



MEMORANDUM

FROM: Nicole Tremblay, Senior Planner
DEPT: Planning & Zoning
TO: Planning Commission
DATE: March 17, 2026

SUBJECT: Decision Criteria Text Amendment – Petition No. 26-08AM

Guided by the City Attorney, Staff presents changes to the wording of decision criteria for several quasi-judicial application types. These include zoning map amendments, conditional uses, site and development plans, preliminary plats, and height exceptions.

The purpose of the changes is to make the criteria more specific where possible, more aligned with the code, and clearer. No new categories of evaluation have been added that would require more of the applicant. References to specific code sections have been added. Sentence structure has also been changed to be more consistent and correct.

Planning Commission Report and Recommendation

Upon review of the petitions and associated documents, Land Development Code, staff memo and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the planning commission to make a recommendation on Text Amendment petition no. 26-08AM.