

PLANNING AND ZONING COMMISSION
ANNUAL REPORT FOR:

July 1, 2013 – June 30, 2014

The Planning and Zoning Commission, with the support of the City Planner, is responsible for the orderly and appropriate use and development of residential, commercial and industrial land and the conservation of natural resources. Services provided include the review and approvals of a wide range of land use applications, zoning regulation amendments, planning and development projects, and grant opportunities to ensure that development and growth within the City occurs in a manner which is consistent with existing land use and environmental policy and the objectives contained in the Plan of Conservation and Development.

During the report period, the Planning and Zoning Commission held ten (10) regular meetings. A total of seventeen (17) project applications for land use approvals were submitted and four applications for a site plan waiver. The Commission issued A Request For Proposal for selection of a Planning Consultant to review the City’s land use regulations and staff oversaw the process to select a contractor to rebuild bulkheads at the Costa property and PAF.

The work of the Commission also included processing seven (7) referrals from municipal agencies, boards and committees including the Zoning Board of Appeals, the Mayor and Council for Community and Economic Development issues and the Mayor’s annual Capital Improvement Program, a six-year capital spending plan for the City totaling more than \$15,000,000.

A distribution of the applications acted upon by the Commission during the period follows:

Special Permit	2
Site Plan	5
Coastal Site Plan	7
Subdivision Modification	0
Zone changes	0
Zoning Regulation changes	3
Site Plan modifications	0

During the upcoming year, the Planning & Zoning Commission will begin the 18- month comprehensive review and rewrite of the City Zoning Regulations in conjunction with staff and the Planning Consultant, Planimetrics. The staff of the Commission will continue to assist with the redesign and reuse of the Costa Property and the construction of the bulkhead at the property and adjacent PAF site, and the annual preparation of the Capital Improvement Budget.

The Commission and staff will continue to provide technical assistance and expertise to other city departments and members of the public in areas such as land development, coastal management,

source-water protection, interpretation of regulations and other land use, infrastructure and capital projects.

Respectfully submitted,

David P. Rose, Chairperson
Planning & Zoning Commission

Barbara Goodrich
City Planner

