



**City of Winooski**  
Vermont's Opportunity City

27 West Allen Street  
Winooski, Vermont 05404  
802 655 6410  
**winooskivt.gov**

**Planning Commission Agenda**

Thursday, July 23, 2020 at 6:30 PM

- Please read our updated [Remote Meeting Procedures](#) if you plan to participate.
- To sign up for public comment, fill out our [Public Comment Request Form](#) or call 802 655 6410 to schedule.
- Attend online: <https://zoom.us/j/94846849795>
- Attend by phone: 1 646 558 8656
- Meeting ID: 948 4684 9795
- Need help installing and using Zoom? [View their online resources](#).

**I. Call to Order**

**II. Changes to the Agenda**

**III. Public Comment**

**IV. Approve Previous Meeting Minutes**

[https://www.winooskivt.gov/AgendaCenter/ViewFile/Minutes/\\_06112020-665](https://www.winooskivt.gov/AgendaCenter/ViewFile/Minutes/_06112020-665)

**V. Election of Officers**

Documents:

[1 - Election of Officers - Overview Memo - 07.23.2020.pdf](#)

**VI. Review of Council Action on Parking Waiver**

Documents:

[2 - Update on Council Action - Parking Waiver - 07.23.2020.pdf](#)

**VII. Continued Discussion on Form-Based Code Siting Standards**

Documents:

[3 - Form Based Code Siting - Overview Memo - 07.23.2020.pdf](#)  
[3.1 - Siting Standards Revisions - v.8 - 07.23.2020.pdf](#)

**VIII. Discussion on Work Plan Items and Future Meeting Agendas**

Documents:

[4 - Planning Commission Work Program Tasks - Overview Memo - 07.23.2020.pdf](#)  
[4.1 - FY 2020 Work Plan - 07.01.2019 - FINAL.pdf](#)

**IX. Department and City Updates**

**X. Other Business**

**XI. Adjourn**

## Memorandum

**TO:** Planning Commission

**FROM:** Eric Vorwald, AICP  
Planning & Zoning Manager

**RE:** **Election of Officers**

**DATE:** July 23, 2020

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The purpose of this memo is to provide information regarding the election of officers of Planning Commission. The Commissioners should consider each position and make a nomination from the regular members of the Commission to fill each role. This item requires action by the Planning Commission.

### Overview

With the start of each new term, the Planning Commission elects officers to oversee the proceedings of the meetings. There are three officer positions that need to be filled. Below is a list of each position and the member currently serving in the role. Each officer serves a term of one year.

Chair - Mike O'Brien  
Vice-Chair - Amy Houghton  
Secretary - Terry Zigmund

The role of each officer is as follows:

Chair - Serves as the moderator of each meeting including setting agendas and keeping order.

Vice-Chair - Serves as the chair when the chair is not able to perform their duties.

Secretary - Keeps minutes of the meeting.



## Memorandum

**TO:** Planning Commission

**FROM:** Eric Vorwald, AICP  
Planning & Zoning Manager

**RE:** **Follow-up Discussion on Parking Waiver – Council Direction to Planning Commission**

**DATE:** July 23, 2020

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The purpose of this memo is to provide an overview and next steps for the Planning Commission to continue their discussions on parking reforms based on the action of the Winooski City Council to deny the draft parking waiver.

### Overview

At their regular meeting on June 15, 2020, the City Council approved the following motion:

*Deny the parking waiver and direct the Planning Commission to review and revise the parking standards to support mixed use development density along the gateways as described in the City's Master Plan or identify incentives that would allow for reduced parking in exchange for development that is consistent with community identified needs such as additional affordable housing.*

At the heart of this motion is the idea that parking should be reviewed through the lens of the overall good of the community and not just neighborhood scale impacts. While protecting and preserving the existing neighborhoods is an important component of the City's land development policies, so are economic development, affordable housing, multi-modal transportation, and environmental protection. All of these elements need to be balanced, and parking is a key part of each.

Along with the direction from Council, the 2019 Master Plan provides goals and objectives to direct City policy. Several of these goals and objectives intersect with parking reform including:

- Maximizing development density along the gateways
- Creating more and affordable housing options for all residents
- Utilizing available public infrastructure (such as roads) to support residents, businesses, and visitors through multi-modal transportation options, including on-street parking
- Reducing impervious surfaces that contribute to stormwater runoff and treatment



- Allowing more greenspace to be incorporated into development and redevelopment through reduced impervious coverage typically associated with parking
- Supporting economic development by limiting single purpose parking or de-facto vehicle storage

### **Supporting Documentation**

The Planning Commission was previously presented with data from the Housing Commission regarding the impacts of parking on housing. In that document the Housing Commission highlighted several datapoints and emphasized the fact that the percentage of renters in the City with 0 or 1 car is approximately 68% (18.12% and 49.66% respectively). This is contrasted by almost 90% of homeowners have 1 or 2 vehicles (38.73% and 49.92% respectively)

In 2017, the City received a parking study that was completed for the Downtown. This study identified that only 55% of the available parking in the Downtown was occupied during the observed peak hour. This study further concluded that following completion of all planned projects, the peak parking capacity would only be at approximately 75% with a significant number of unused spaces indicating excess parking is available in the Downtown Core.

Along with existing information, the CCRPC will be managing a more comprehensive parking study on behalf of the City of Winooski. This effort will begin later this summer and is intended to provide information on existing parking inventories along the major corridors. This study is also intended to provide guidance on policy to more effectively and efficiently manage the existing parking inventory and ensure the City's parking needs are being met.

### **Next Steps**

With Council's direction serving as the basis for a path forward, the Planning Commission should begin to evaluate how parking reforms can be done in a comprehensive manner to:

- Address the goals and objectives of the Master Plan
- Allow organized and managed on-street parking throughout the City
- Integrate multi-modal transportation options
- Expand land development capacity to increase housing options
- Reduce unnecessary impervious surfaces
- Support economic development through increased property tax revenue and additional commercial space
- Identify possible incentives to support community priorities

In addition to existing documents and efforts that are underway, the Planning Commission should identify any other specific data that will inform their discussions over the next several months. This could include information on current enforcement areas, resident only parking, examples from other municipalities (as discussed in the webinar from the Agency of Commerce and Community Development) or similar materials.



## Memorandum

**TO:** Planning Commission

**FROM:** Eric Vorwald, AICP  
Planning & Zoning Manager

**RE:** **Form Based Code – Revisions to Siting Standards**

**DATE:** July 23, 2020

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The purpose of this memo is to provide information regarding amendments to Appendix B of the Unified Land Use and Development Regulations related to the Form-Based Code.

### Overview

Included with the Planning Commission's FY 2020 Work Program was an item to look at specific amendments to the form-based code. Specifically, the Planning Commission spent multiple meetings, including field trips, to review the siting standards of the code. After multiple edits and evaluation, the Planning Commission identified specific amendments to consider. In March of this year, the draft amendments were forward to the Chittenden County Regional Planning Commission for their review and comment. Staff then updated the draft document based on those comments.

### Next Steps

With a new draft prepared, staff will present this information to the Planning Commission for their consideration. The Planning Commission should provide any additional comments to staff in anticipation of a final draft being prepared. These updates will be added to a more comprehensive review of the Unified Land Use and Development Regulations that will then be considered for a public hearing and subsequently forwarded to the City Council for their consideration. No date has been set for this action and is anticipated to occur later in FY 2021.



# Part 4. Building Form Standards

## 401. Intent

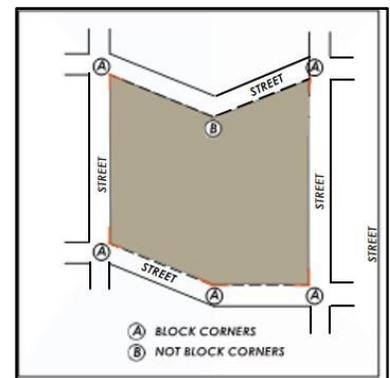
- A. The goal of the BUILDING FORM STANDARDS (BFS) is the creation of a vital, and coherent public realm through the creation of good STREET-SPACE. The intent of these form standards is to shape the STREET-SPACE—the specific physical and functional character—of the Gateway District. The form and function controls on building frontages work together to frame the STREET-SPACE while allowing the buildings greater latitude behind their FACADES. The BUILDING FORM STANDARDS aim for the minimum level of control necessary to meet this goal.
- B. The BFS set the basic parameters governing building construction, including the building envelope (in three dimensions) and certain required or permitted functional elements, such as FENESTRATION (windows and doors), STOOPS, BALCONIES, FRONT PORCHES, and STREET WALLS.
- C. The BFS establish the rules for development and redevelopment on private lots, unless otherwise indicated on the REGULATING PLAN.
- D. The REGULATING PLAN identifies the BUILDING FORM STANDARD within the Gateway District, establishing the rules for development and redevelopment on all lots, unless otherwise indicated on the REGULATING PLAN.

## 402. General Provisions

The following apply to all BFS, unless expressly stated otherwise within an individual BFS or otherwise designated on the REGULATING PLAN.

### G. Siting

- 1. Building FACADES shall be built to the RBL as prescribed in the BFS.
- 2. The building FACADE shall be built to the RBL within 30 feet of a BLOCK CORNER, unless otherwise specified in the BFS. (See diagram 402.G.2.)
- 3. The RBL, for all BFS frontages except Detached, designated on the REGULATING PLAN as an absolute line, incorporates an offset area (or depth) of 24 inches behind that line (into the BUILDABLE AREA) allowing for jogs, FACADE articulation, etc. unless otherwise designated herein. Therefore, where the FACADE is placed within that 24-inch zone, it is considered to be “built to” the RBL.



402.G.2

- 4. In order to create interest and provide a pedestrian scale in the Urban General and Storefront BFS, when the RBL is co-located with the front property line on the REGULATING PLAN, the following requirements will apply to any building with a FACADE length of 75 linear feet or more.

- a. Up to two-thirds of the building in the Urban General or Storefront BFS may be set back up to eight feet from the RBL. This offset will allow for entry ways, seating, landscaping, street furniture, or other amenities to enhance the STREET-SPACE as noted under *Part J. Elements*.
  - b. Each offset shall encompass a COMPLETE AND DISCRETE FACADE COMPOSITION (as defined under Section 402. B.) including a functional entry door either to a SHOPFRONT or to a publicly accessible interior finished space of the building.
5. Buildings in the Urban General or Storefront BFS with a FACADE length of 50 feet or less may set the entire building back up to eight feet from the RBL provided the GROUND STORY is developed with COMMERCE, RETAIL, or CIVIC USES. Otherwise, the FACADE shall be built to within 24 inches of the RBL.
  6. Buildings in the Townhouse/Small Apartment BFS may be set back up to eight feet from the RBL provide that:
    - a. a front porch is not proposed for the development.
    - b. the RBL is co-located with the front property boundary and a setback is not already incorporated into the REGULATING PLAN.
  7. The eight foot offset is a maximum distance and is inclusive of the 24-inch offset described under 402. G. 3.
4. For Detached frontages the RBL incorporates an offset area (or depth) of 10 feet behind that line (into the BUILDABLE AREA) allowing for jogs, FACADE articulation, etc. unless otherwise designated herein. Therefore, where the FACADE is placed within that 10 foot zone, it is considered to be "built to" the RBL.
  5. Where a STREET WALL is required, it shall be located along any RBL frontage that is not otherwise occupied by a building; and shall be built to within the 24-inches of the RBL zone.
  6. Buildings may only occupy that portion of the lot specified as the BUILDABLE AREA; within any LOT BUILDING LIMIT and outside of any NEIGHBORHOOD MANNERS setback.
  7. No part of any building may be located outside of the BUILDABLE AREA except overhanging eaves, awnings, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, handicapped ramps approved by the Zoning Administrator, or BALCONIES. STOOPS, steps, and ramps shall not be located within the CLEAR SIDEWALK area. For appropriate COMMERCE and RETAIL uses, temporary displays or cafe seating may be placed in the DOORYARD.
  8. There is no required setback from COMMON DRIVES except as otherwise indicated in the BFS.
  9. There are no side lot setbacks, except as specified in *Section E. Neighborhood*

*Manners* (above) or in the individual BFS.

10. The PARKING SETBACK LINE is generally 30 feet behind the RBL and extends, vertically, from the first floor level, as a plane unless otherwise indicated on the REGULATING PLAN or in the BFS. Vehicle parking shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade, on-street, or otherwise indicated on the REGULATING PLAN.

XX. The BUILDABLE AREA is defined for each BFS in Sections 403 thru 406 respectively and represents the maximum area where buildings can be located. If a setback is incorporated into the design as described in 402 G. 3 or 402 G. 4, then the BUILDABLE AREA will be similarly adjusted for each setback to maintain the maximum BUILDABLE AREA permitted by each BFS.

11. All lots, including CORNER LOTS and through lots, shall satisfy the build- to requirements for any and all of their RBL frontages, and the DOORYARD and/or FRONT YARD requirements for each designated BFS, unless otherwise specified in this Code.

## J. Elements

1. FENESTRATION is regulated as a percentage of the FAÇADE between floor levels. FENESTRATION is measured as glass area (including mullions, muntins, and similar window frame elements with a dimension less than one inch) and/or open area.
2. FENESTRATION shall be distributed such that no 30-foot section of a FAÇADE violates the BFS percentage parameters.
3. Windows shall not direct views into an adjacent private lot where the COMMON LOT LINE is within 20 feet. Specifically: the window opening and it's window panes shall be at an angle of greater than 90 degrees to/ with the COMMON LOT LINE, unless:
  - a. that view is contained within the lot (e.g. by a PRIVACY FENCE or GARDEN WALL), or
  - b. the window's sill is at least 6 feet above its finished floor level, or
  - c. otherwise specified in the individual BFS.

4. No part of any building may project forward of the RBL except overhanging eaves, AWNINGS, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, BALCONIES, or handicapped ramps approved by the Zoning Administrator.

5. GROUND STORY AWNINGS shall have a minimum of ten-foot clear height above the sidewalk and a minimum five-foot depth, measured from the FAÇADE. The maximum depth is to back-of-curb or the TREE LAWN edge, whichever is less.

6. BALCONIES shall not project within 5 feet of a COMMON LOT LINE or encroach within the public right-of-way.

7. Where an individual BFS includes balconies as a method for achieving the required PRIVATE OPEN AREA, the BALCONY:

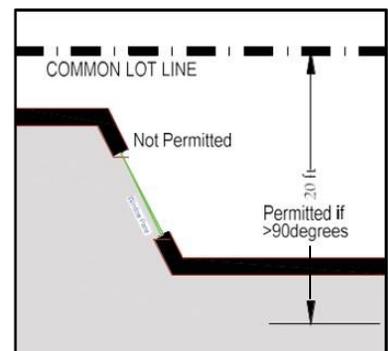
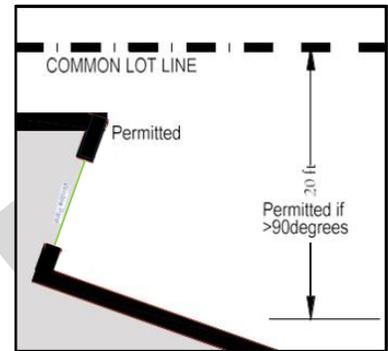
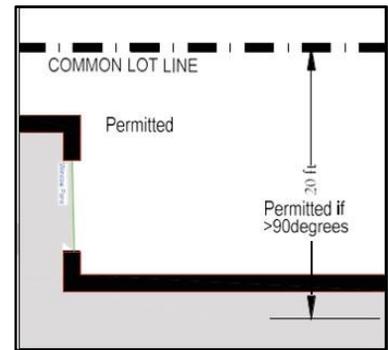
- a. shall be enclosed by balustrades, railings, or other means that block at least 55 percent of the view through them;
- b. shall not otherwise be enclosed above a height of 42 inches, except with insect screening and/or columns/posts supporting a roof or connecting with another BALCONY above; and
- c. shall be roofed.

8. BAY WINDOWS shall have an interior clear width of between four and eight feet at the main wall. BAY WINDOWS shall project no more than 42 inches beyond the RBL and walls and windows of the bay shall be between 90 degrees (perpendicular) and 0 degrees (parallel) relative to the primary building wall from which they project.

9. ATTIC STORIES are permitted for all BFS frontages.

- a. On the RBL/FAÇADE side of the roof pitch (BLOCK interior elevations are not restricted) ATTIC STORY windows may only be located in DORMERS and/or gable-ends.
- b. ATTIC STORY DORMERS are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the RBL FAÇADE length.
- c. ATTIC STORIES do not count against the ULTIMATE BUILDING HEIGHT or maximum STORY height as long as they meet the above standards.

10. For Urban General and Urban Storefront frontages, as an alternate to the ATTIC STORY, a HALF STORY is allowed above the maximum full story, provided that:



402.J.3  
Plan View Diagrams

- a. its footprint is no more than 50% of any of the STORIES below it,
  - b. it is set back from the FAÇADE below no less than 15 feet, and
  - c. not less than 1/3rd of the building's total roof area is constructed as a GREEN ROOF.
  - d. HALF STORIES do not count against the ULTIMATE BUILDING HEIGHT or maximum STORY height as long as they meet the above standards.
11. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE. No GROUND STORY FAÇADE may include a section of greater than 75 feet without a functioning entry door, unless otherwise specified in the BFS.
  12. All required FRONT PORCHES shall be completely covered by a roof. FRONT PORCHES may be screened (insect screening) when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET-SPACE. The finished FRONT PORCH floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. FRONT PORCHES shall not extend past the DOORYARD into the CLEAR WALKWAY.
  13. The finished STOOP floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. STOOPS shall not extend past the DOORYARD into the CLEAR WALKWAY.
  14. PRIVACY FENCES may be constructed along and within 6 inches of COMMON LOT LINES, except those forward of the RBL, and along COMMON DRIVES. PRIVACY FENCES shall have a maximum height of 8 feet.
  15. Any setbacks, as described under Section 402. G. 4, that are incorporated into a building design shall include the following elements:
    - a. Setbacks shall incorporate ground cover suitable to control any runoff or erosion.
    - b. Setbacks may include landscaping, street furniture (such as benches), bicycle parking facilities, or other pedestrian scale elements as approved by the Zoning Administrator or Public Works Director.
    - c. Setbacks that are done in conjunction with a SHOPFRONT shall include space that can be used for seating; temporary display of goods or merchandise; or similar facilities to support the use associated with the SHOPFRONT.

## Memorandum

**TO:** Planning Commission

**FROM:** Eric Vorwald, AICP  
Planning & Zoning Manager

**RE:** **Work Plan Tasks Overview and Update**

**DATE:** July 23, 2020

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The purpose of this memo is to provide information regarding the FY 2020 Work Plan progress and to identify tasks for future Planning Commission meetings.

### Overview

At the beginning of FY 2020 in July of 2019, the Planning Commission discussed and identified several items to include on their work plan for the year. There were five tasks identified in the FY 2020 Work Plan including:

1. Review the Vision of the Form Based Code and recommend amendments
2. Review and update parking regulations as appropriate
3. Review and evaluate incentives for development priorities
4. Identify general updates to the Unified Land Use and Development Regulations
5. Support efforts to develop historic preservation regulations

Most of these tasks were discussed throughout the previous year and, work to advance each task was undertaken. In some cases, more time than anticipated was required to work through the specific items.

### Next Steps

Looking forward to FY 2021, the Planning Commission should discuss the pervious year's work plan and decide if there are items to continue moving forward over the next year, and identify priorities that will advance the goals and objectives of the Master Plan. The FY 2020 Work Plan is included for reference.



**CITY OF WINOOSKI  
PLANNING COMMISSION  
FY 2020 WORK PLAN**

The City of Winooski's Planning Commission annually establishes a plan of work including tasks that will implement the 2019 City of Winooski Master Plan. The following is a list of tasks that will directly work towards implementation of the goals or strategies listed in the Master Plan. This document is organized in a narrative format that includes and Implementation Action with a summary about that action; timeline for implementation of the action, or key milestones as appropriate for the action; costs and potential funding sources if known; and specific goals and objectives from the Master Plan that will be met through the actions.

**1. REVIEW VISION OF THE FORM-BASED CODE**

ACTION NARRATIVE

The Gateway Zoning District, as part of the form-based code, was established to create a dense, walkable, multi-use development pattern along the City's gateways. This development pattern includes wide sidewalks, multi-modal transportation options, and mixed-use buildings that front along the street space. With several developments constructed or in process in the Gateway Zoning District, concerns have been raised that the vision presented with the development of the regulations is not matching the development pattern being established.

PLANNING COMMISSION ROLE

The Planning Commission should consider the vision that was established with the Gateway Zoning District and evaluate if the current development pattern is meeting that vision. This should be done in the context of the developments that are constructed, permitted, or under review. Additionally, other efforts (including the Main Street Revitalization Program) should be considered in relation to the future vision of the community. Changes to the Unified Land Use and Development Regulations should be considered, as appropriate, to ensure the vision will be realized. This may impact more than just the form-based code.

MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 1, 3, 4  
Municipal Infrastructure Goals & Objectives 8



## TIMELINE

Draft recommendations prepared and approved by the Planning Commission CY 2020.

## **2. REVIEW AND UPDATE PARKING REGULATIONS AS APPROPRIATE**

### ACTION NARRATIVE

With the update to the Unified Land Use and Development Regulations in 2017, specific changes for the Gateway Zoning District were not included. One intent of the Gateway Zoning District was to promote a “park once” approach to land development and allow for reduced parking needs. Additionally, parking has been identified as a barrier to establishing affordable housing units. Parking regulations should be reviewed to determine any changes that may be appropriate.

### PLANNING COMMISSION ROLE

Initial work on this task will begin with the Housing Commission. The Housing Commission will compile data related to existing parking needs of residential areas to establish baseline information. This may include number of vehicles per household, number of spaces in existing developments, land area occupied with parking, available on-street parking, and parking requirements in other communities. This information will help the Planning Commission determine any changes that may be appropriate to meet the future parking needs of the community.

In support of this action, the Planning Commission should review the existing parking requirements to identify potential areas for change. This could include consultations with members of the development community to identify challenges that have been encountered in real-world situations. Additionally, the Planning Commission should evaluate alternative transportation options to determine if multimodal transportation alternatives may be necessary to support reduced parking requirements. This discussion may also include additional incentives for relief from the parking regulations.

### MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 4  
Municipal Infrastructure Goals & Objectives 9

## TIMELINE

Options or recommendations identified for possible updates by end of CY 2019



### **3. REVIEW AND EVALUATE INCENTIVES FOR DEVELOPMENT PRIORITIES**

#### ACTION NARRATIVE

The Unified Land Use and Development Regulations include incentives to encourage affordable housing and energy efficiency in buildings. Both of these incentives are incorporated into the Gateway Zoning District. Since these incentives were added, no development has taken advantage of the bonuses allocated through these incentives.

#### PLANNING COMMISSION ROLE

In support of this effort, the Housing Commission will review existing information on incentives and provide data to the Planning Commission. This data may include an analysis of incentives that are working in other communities, preferred incentives from the development community, or incentives that will lead to developments that incorporate community priorities.

The Planning Commission should review the data that will be compiled by the Housing Commission and the existing Unified Land Use and Development Regulations to evaluate the incentives that are included and determine if they should be expanded, modified, eliminated, or otherwise altered. Additionally, the Planning Commission should identify the types of development that are desired through the incentives. Specific options include affordable housing, energy efficiency, or sound mitigation measures.

#### MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 4  
Housing Goals & Objectives 1, 2, 7

#### TIMELINE

Development priorities and incentives identified by the end of CY 2019.

### **4. GENERAL ZONING UPDATES**

#### ACTION NARRATIVE

Staff has been tracking issues related to the existing Unified Land Use and Development Regulations for the past year. Many of these issues relate to missing or incorrect references; formatting issues; or limited details to provide guidance with interpretations. This work plan item will cover the updates related to these minor edits, tweaks, and changes to the ULUDR that can



be completed as a comprehensive update package. These updates are not intended to include any substantive changes that may require additional resources, support, or public outreach.

#### PLANNING COMMISSION ROLE

The Planning Commission should review draft changes to the Unified Land Use and Development Regulations to evaluate impacts to land development and ensure clarity to the regulations is being achieved. The Planning Commission will suggest edits or changes to the amendments before holding public hearings on the changes. The Planning Commission may consider these more administrative changes independently of larger updates, or incorporate one comprehensive package of updates to be considered by Council.

#### MASTER PLAN IMPLEMENTATION

Multiple Goals & Objectives will be addressed through this action

#### TIMELINE

Draft recommendations prepared and approved by the Planning Commission CY 2020.

### **5. SUPPORT EFFORTS TO DEVELOP HISTORIC PRESERVATION REGULATIONS**

#### ACTION NARRATIVE

As land development activities continue throughout the City, interest in the preservation of Winooski's history has increased. In order to implement this action, several questions have been presented. Specifically:

- What does preservation mean to the City of Winooski?
- What resources exist within the community?
- What techniques should be implemented locally to best achieve the community's preservation goals?

The first step that has been identified for this action will be establishing an inventory of the City's existing historic resources. This may include buildings or structures; landscapes; neighborhoods or districts; or similar resources that have a significant place in Winooski's history. The work will help inform the methods of preservation that will support the community's goals.



### PLANNING COMMISSION ROLE

The City will seek grant funding to enlist the help of experts to conduct an inventory of historic resources and to solicit input from the community regarding preservation goals. To support this effort, the Planning Commission may host community forums, provide input on draft proposals, or similar efforts, however the primary work on the inventory will be done through outside efforts.

The resulting information from the survey and input from the community will inform the direction the City may support regarding historic preservation. The Planning Commission will take this information and help develop any regulatory updates that may be needed.

### MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 10 and 11  
Municipal Infrastructure Goals & Objectives 12

### TIMELINE

Inventory to begin when funding sources are identified.

