



**CITY OF WINOOSKI
PLANNING COMMISSION
FY 2023 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 and support the policy priorities and strategies that were identified and prioritized by the City Council. 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 AND EVALUATE INCENTIVES FOR DEVELOPMENT PRIORITIES

ACTION NARRATIVE

The Planning Commission continues to review and recommend amendments to the land use regulations that will identify incentives to support community priorities. In FY 2022, the Planning Commission recommended amendments that are intended to support housing affordability and dwellings with multiple bedrooms. While not listed as a "must do", the City Council identified incentives for development priorities as the highest "recommended" action under economic vitality. While specific priorities were not identified with the policy priorities and strategies, the Planning Commission should identify specific incentives that will support Council priorities.

PLANNING COMMISSION ROLE

As the City Council evaluates the community priorities, the Planning Commission should review and assess what incentives may be available to support or encourage these priorities. Several priorities that have been discussed include:

- Affordable Housing
- Multi-bedroom housing
- Inventory and variety of housing options
- Historic Preservation
- Multi-modal Transportation Improvements
- Parking reforms
- Energy Efficiency/Sound Mitigation

The Planning Commission should identify strategies or incentives that can be incorporated into the land use regulations that will implement the City's priorities. These incentives may result in amendments to the land development regulations or include standalone regulations or guidelines as appropriate.

MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives	1, 3, 4, 10, 11, 12
Municipal Infrastructure Goals & Objectives	4, 7, 8, 9, 12
Safe, Healthy, Connected People Goals & Objectives	1, 3, 14,
Housing Goals & Objectives	1, 2, 6

TIMELINE

Evaluate development incentives and update land use regulations for consideration by City Council in early CY 2023.

2. REVIEW AND UPDATE PARKING REGULATIONS AS APPROPRIATE

ACTION NARRATIVE

Parking has been identified as one of the greatest impacts on existing development and redevelopment for the community. The Planning Commission has discussed, considered, and evaluated various options for parking amendments including a waiver option that was ultimately denied by the City Council. In FY 2021, the City received funding to conduct a Parking Inventory, Analysis, and Management Plan thru the Chittenden County Regional Planning Commission. This plan was approved by the City Council in June of 2022. This document provides general information on policies or recommendations for possible amendments to consider in relation to the City's minimum parking requirements.

PLANNING COMMISSION ROLE

The Planning Commission should identify items from the final report that will help implement the City's goals related to parking standards.

MASTER PLAN IMPLEMENTATION

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

TIMELINE

Possible consideration in the first quarter of FY 2023.

3. REVIEW AND EVALUATE PROTECTIONS FOR HISTORIC RESOURCES

ACTION NARRATIVE

In 2021, the City, through a Municipal Planning Grant, conducted an inventory and evaluation of historic resources utilizing the consulting firm of VHB. These efforts were specifically focused on properties located in the Gateway Zoning District including Malletts Bay Avenue, Main Street, East Allen Street, and the upper portion of Weaver Street. A report on the historic value of the

properties was developed by the consultant. In addition, draft guidelines for future preservation efforts were also prepared by the consultant for consideration by Council.

While not identified as a high priority by City Council, historic preservation remains a community interest. In addition, there have been changes at the state level that have necessitated updates to the Unified Land Use and Development Regulations regarding the application, documentation, and treatment of historic resources.

PLANNING COMMISSION ROLE

The Planning Commission should review and evaluate draft language that is intended to protect and preserve identified historic resources in the City and is aligned with priorities identified by City Council. For the FY 2023 Work Plan, it is expected that this will be done through specific amendments to the Unified Land Use and Development Regulations. The City Council will continue to review and evaluate the recommendations from the report prepared by VHB, and assess capacity, funding, complexity, priority, and responsibility for these recommendations in future years. The Planning Commission may be asked to assist with these efforts in FY 2023 and beyond, depending on the specific implementation measures that are identified.

MASTER PLAN IMPLEMENTATION

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

TIMELINE

Review draft language to be included in the Unified Land Use and Development Regulations in second quarter of FY 2023.

4. GENERAL ZONING UPDATES

ACTION NARRATIVE

As with all land use regulations, these documents need to be regularly evaluated and reviewed to ensure they are meeting the standards and priorities of the community. Consistent review will ensure the land use regulations are staying current with other trends including modal choice for travel, family dynamics, and work-from-home impacts on specific land use needs. Several topics that have been noted for consideration in this item include:

- Racial Equity
- Protection of Natural Areas
- Childcare incentives or options

In support of this item, the City has received funding through a Municipal Planning Grant (MPG) to develop a housing equity action plan. The intent of this plan is to provide recommendation for changes to City regulations, including the ULUDR, to support equitable access to safe, healthy, and affordable housing. It is anticipated that this work will be done by a consultant with

management and oversight from City staff. The funding for this effort is set to expire in May of CY 2023, but may be extended through September of CY 2023.

PLANNING COMMISSION ROLE

The Planning Commission should review the land use regulations and identify any possible amendments to support changes related to the above noted items, or other priorities identified by City Council. Additionally, the Planning Commission should support, as necessary, the work that will be done through the MPG funding, and consider amendments based on the final report, if completed in FY 2023.

MASTER PLAN IMPLEMENTATION

Multiple Goals & Objectives will be addressed through this action

TIMELINE

This may require an on-going review throughout FY 2023.

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