

Number	Staff Comment Received (and where noted new public comment)	Staff Recommendation/Comment	Planning Commission Decision
1	1101.A & B - General exemptions. Both A and B say "except within the Historic Design Review". Strike in ".A" and keep in ".B"		PC agreed
2	1101.A keeps (1), (2), (3), (6), (7), (8), (9), (10), and (11)		PC agreed
3	1101.A(4)(b) strike parenthetical.	By not mentioning, height will be measured using same rules in part 3 as all other height is measured.	PC agreed
4	1101.A (4) and 1101.B (2) add "single or two family" before "residential use"	As written the exemption applied to all residential uses including multi-family. Staff felt this is too generous an exemption from zoning.	PC disagreed. Leave as currently written that all residential uses get the exemption.
5	1101.A (10) add word "minor" before "grading, filling..."	Matches language in current zoning.	PC agreed
6	1101.A (4) and (5) moved to .B	These exemptions make sense broadly but not in the design review district.	PC agreed
7	1101.B keeps (1), (2), (3), (4), (5), and (6)		PC agreed
8	1101.B(4) "Fences not more than 4 feet in height" moved to .A	By shortening the height requirement from 6 to 4 feet we could clean up the exemption by not worrying about good side of fence. It was also felt that 4 foot fences could be exempt everywhere including design review.	PC disagreed with recommendation. PC voted to delete fences from list of exemptions. All fences should receive permits.
9	1101.B(3) add "to a single or two family residential use" after "stairs or walkway"	Similar to #5 above	PC agreed
10	1101.B(4) change to "Walls not more than 4 feet in height." kept in .B but all the subsections (a) to (d) are struck as unnecessary.	Similar to fences (#9) the walls up to 4 feet kept as exempt but not in the design control where they should be reviewed	Similar to fences, all walls should get permits. Remove walls from the list of exemptions.
11	1101.B (7) move to .A	Public emergency service antennas should be exempt everywhere.	PC agreed
12	1101.B(3)(b) change to "entry stairs with landings up to 25 square feet in area and associated steps"	Clarifies that it is the landing that can be 25 square feet not the stairs and landing. 25 feet is standard for ADA landing.	PC agreed - clarified during editing to be rewritten to be: "(3) An entry landing up to 25 square feet and any associated handicapped ramp or stairs provided they are uncovered and none of these feature extend into the right of way."
13	1203.F strike "or variance" and "and Section 4603" as they are not appropriate.	What is described is a waiver and should not be confused with variance (which is always an option but a separate and more complicated option).	PC agreed
14	1206.A(2) add a comma between "structure" and "remove"		PC agreed
15	1206.C replace "it" with "the structure".	Poor practice to use pronouns in regulations.	PC agreed
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17	1101.A(10) strike (b) and add "provided appropriate measures to prevent stormwater runoff from adversely impacting nearby properties, public infrastructure or downstream waterbodies."	agreed that this wording may be clearer.	PC agreed
18	1204.A add a (1) A use shall be considered abandoned if the use has been discontinued for a period of six consecutive months. Intent to resume a non-conforming use shall not confer the right to do so.	This matches current zoning and only applies to non-conforming uses.	PC agreed

