Overall Effect

The following decision tree is intended to assist the Planning Commission in evaluating the Overall Effect to determine whether the proposed amendment should be recommended for approval, modified for an approval recommendation, or not recommended for approval. The Overall Effect will be evaluated by the Planning Commission based upon the rating criteria established by the Planning Commission for each specified effect (i.e. Property, Environmental, & Implementation). On July 26, the Planning Commission determined that a positive, neutral, or negative (+, 0, -) would be prepared for each of the specified effects, based upon the rating criteria; further each criteria and positive or negative overall effect would be identified as relatively large or relatively small.

Principles of Decision Tree
- Each amendment will be rated as having an overall effect of positive, neutral, or negative relative to the existing code
- The Planning Commission will recommend that the City Council adopt only those items that receive an overall rating of positive
- If an item has a negative overall effect as proposed, an attempt should be made to revise the amendment or consider an alternative that results in an overall positive effect

Overall Effect Analysis / Decision Tree:
- The objective is for amendments recommended to the City Council to have a positive rating.
- If there is one relatively large negative effect or two relatively small negative effects, then the Planning Commission will ask the staff if it is possible to find an alternative approach that would accomplish the same objective and produce a positive rating.
- If there is one relatively small negative effect, then the Planning Commission should seek an amendment / modification to reduce negative rating. If there is no option for an amendment to reduce negative rating then the Planning Commission will need to determine if the:
    - Is outweighed by two relatively small positive effects or one relatively large positive effect; or,
    - Is NOT outweighed by the other effects.

Examples of final effects determinations, after revisions to reduce negative effects

E. Effect	I. Effect
n (small negative)	O (neutral)

P. Effect	O. Effect
p (small positive)	Neutral

E. Effect	I. Effect
n (small negative)	p (small positive)

P. Effect	O. Effect
p (small positive)	Positive

E. Effect	I. Effect
p (small positive)	0 (neutral)

P. Effect	O. Effect
p (small positive)	Positive

E. Effect	I. Effect
n (small negative)	n (small negative)

P. Effect	O. Effect
P (large positive)	Negative