

	Item	Time Frame
<b>Land Use and Zoning Topics</b>	<ul style="list-style-type: none"> <li>• Single Family Residential – Property Use, Growth and Long-term site usage, Home Office pressure; Housing maintenance code issues, esp. for single-family rental housing; Non-exclusive residential density (e.g., Minneapolis elimination of single-family zoning); Residential Solar installations – visual impacts</li> </ul>	Immediate
	<ul style="list-style-type: none"> <li>• Blending of commercial and industrial enterprises (e.g. small scale: brewery taprooms, and similar “maker” spaces that encourage both manufacturing and storefront retailing in the same space.</li> </ul>	0-2 years
	<ul style="list-style-type: none"> <li>• Future reconversion of overbuilt senior housing units following baby-boom generation.</li> </ul>	5-10+ years
	<ul style="list-style-type: none"> <li>• Affordable Housing Development – Regulations, Financing, Owner v. Rental aspects</li> </ul>	Immediate
<b>General</b>	<ul style="list-style-type: none"> <li>• Hemp and Marijuana Regulation – Options; Current state of regulations in other jurisdictions;</li> </ul>	Immediate
	<ul style="list-style-type: none"> <li>• Conflicts between public engagement efforts and declining civil discourse.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>• Expanding impacts of religious land use and assembly use – especially religious land uses in traditional residential settings.</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>• “Amazon Effect” – variable pressures on existing commercial spaces due to online e-commerce; and/or related pressure to replace underused commercial and industrial areas with multi-family residential</li> </ul>	0-2 years+
<b>Transportation Topics</b>	<ul style="list-style-type: none"> <li>• Bicycle/Scooter rentals, and other commercial uses of the public right of way</li> </ul>	0-2 years
	<ul style="list-style-type: none"> <li>• Autonomous and Electric vehicles – changes foreseen due to automobile storage and remote garage storage; changes due to need for charging station</li> </ul>	2-5 years
	<ul style="list-style-type: none"> <li>• Car-sharing – long term impacts on possible reduction in overall automobiles-per-household in high car-sharing areas.</li> </ul>	2-5 years