

Board Workshop

Development Department

Planning Process Efficiency Improvement Ideas



Board Direction

SUGGESTION	YAY	NAY	NOW	LATER
Public Notice	✓	✗		
Development Inspections	✓	✗		
Dev Plan Revisions & Deviations	✓	✗		
Neighborhood Workshops	✓	✗		
Select Permitted Uses	✓	✗		
PUD Improvement Plan	✓	✗		
Senior Facilities				

LDR Revisions Take Time

**Now: Low
Hanging
Fruit**

**Later:
Detailed
Analysis**

Main Efficiency Improvements

Updating the Comprehensive Plan

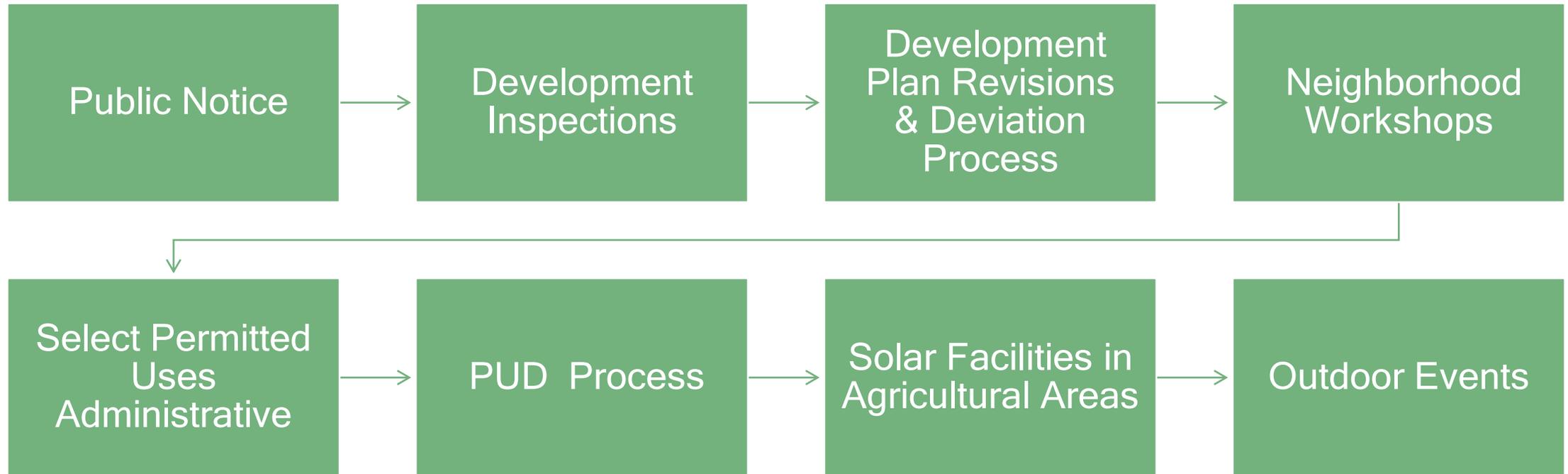


Updating the LDR



Use Energov to manage applications
(submittals, review comments)

8 Process Efficiency Ideas



State
Mandated
Process
Timing
SB 1080

Acknowledge Receipt of Application - 5 Days

1st County Review - 30 Days

Applicant Response - 30 Days

2nd County Review - 10 Days

Applicant Response - 30 Days

County must offer meeting to resolve issues.

3rd County Review - 10 Days & Proceed to
Decision/Hearing

Public Notice

Applicant is responsible for retrieving & purchasing signs, posting, and mailing notices - sends a notarized affidavit to Planning.

County publishes notices in newspaper.



ZONING INSPECTION



REPORT

Development Inspections

- Applicant has surveyor/engineer certify that landscaping has been installed per the improvement plan.



Development Plan Revisions & Deviation Process

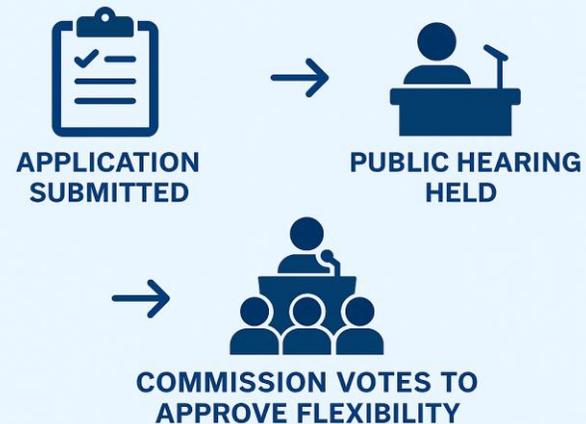
1. Allow administrative approval of limited modifications (eg 10% of any numerical threshold/1,000 sf expansion (lesser of the two)).
2. Allow Deviation Process for certain LDR modifications.

LDR Deviations

Institute a process for Board authorized code deviations.

Today - Variance is only option.

COUNTY COMMISSION PROCESS FOR APPROVING FLEXIBILITY TO STANDARD CODE REGULATIONS



Neighborhood Workshop



Opportunity for Applicant to make revisions early in process.

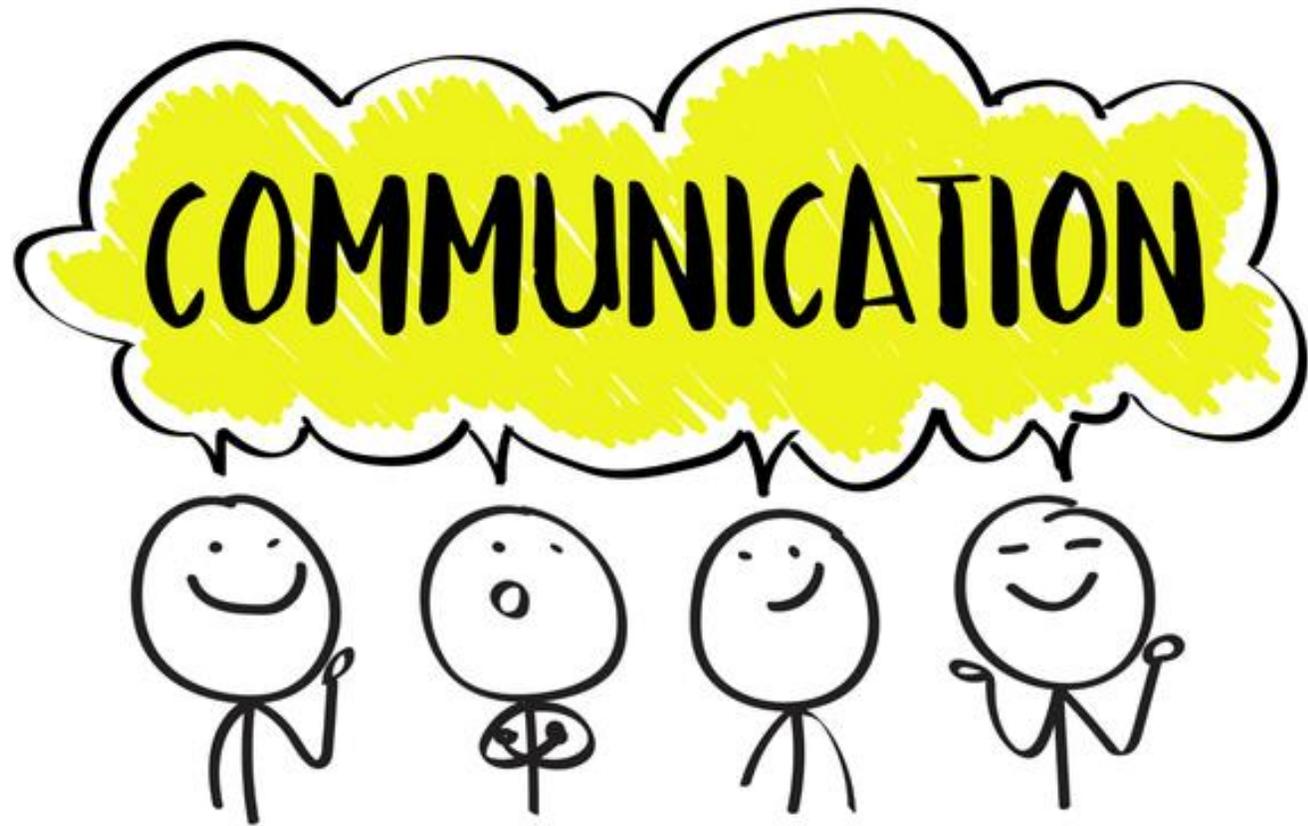
Reduce neighborhood “surprises” when new development occurs.



Select Permitted Uses Administrative

Some permitted uses authorized with Improvement Plan.

Develop Performance Criteria (Admin or Hearing) for other uses that require more consideration.



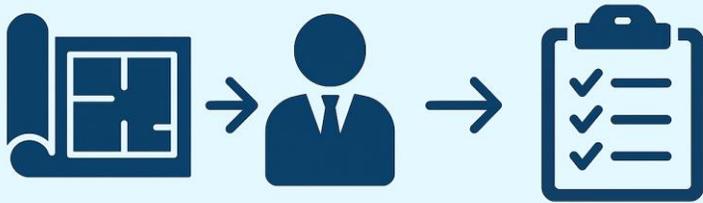
Monthly or
Quarterly
Report on
Key Planning
Projects

PUD Process

Require Preliminary Site Plan
with PUD Rezone

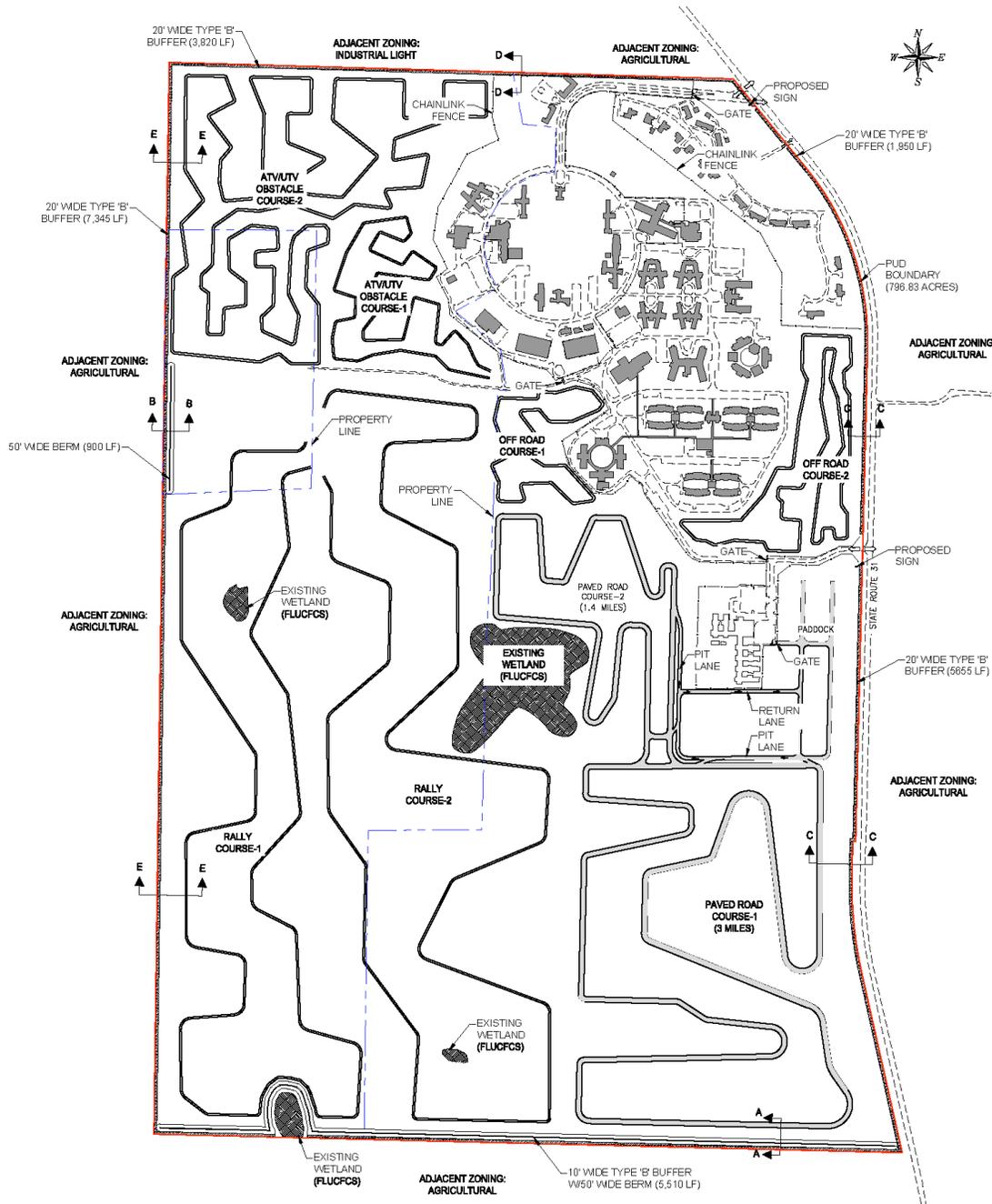
Administrative Approval of
Improvement Plan

STREAMLINED PROCESS



Concept Plan, Preliminary Site Plan, and Improvement Plan

Concept Plan	Preliminary Site Plan	Improvement Plan
Few Details	More Details	All Details Construction Plans
General Uses: Residential, Commercial	Types & Number of DUs, Specific Commercial Use	Signed/Sealed by a PE
Notes stating max Density/Intensity	Wetlands mapped, Actual Density, Intensity, Pavement Markings	All Calculations & Design = \$\$\$\$



Example Concept Plan

Example Preliminary Site Plan





Solar Facilities

Administrative approval in agricultural areas.

Consistent with the spirit of the statute.

Outdoor Events

Administrative approval of application.

- Date, Time, Location
- # of participants/attendees
- Law Enforcement/Fire Protect
- Traffic
- Security



Thank you for your
input!
