

Land Development Code Amendment Process

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Most Pressing Issue

- Timely and accurate review of Land Development and Comprehensive Plan Projects
- Serving Current Population
- Planning for Future Growth
- Water Quality and Environmental
- HB 7103 Requirements



Addressing LDC Issues

- BCC asked the Administrator to coordinate a process for amendments
- Updated by County Attorney Palmer
- Updated by Building and Development Services staff
- Held Commissioner briefings
- Held joint meeting with County Attorney's Office and staff



LDC Amendment Areas

- Administrative Procedures Development
- Procedures
- Definitions
- HB 7103 Implementation
- DRC Procedures/Uses



Tier review process

- Tier 1 (3-9 months)
 - Staff-RLS-Legal Review-BCC-Adoption
- Tier 2 (9-18 months)
 - Staff-RLS-Legal Review-BCC-Adoption
- Tier 3 (12-24 months)
 - Staff-RLS-Legal Review-BCC-Adoption



Tier	Item	LDC/COMP Plan Amendments
1	1	Administrative Procedures
1	2	LDC 312. Procedures (Procedures of General Applicability)
1	3	HB 7103 Implementation
1	4	LDC Chapter 2, Definitions
1	5	LDC Section 304 Procedures (Development Review-DRC)
	6	LDC Chapter 6, Signs (sign content only)
	7	LDC Section 106.3 Enforcement (Remedies & Penalty)
	8	LDC Chapter 3, Standards (Review Authority & Procedures)
	9	LDC Chapter 4, Standards (Zoning)
	10	LDC Chapter 5, Standards (Accessory & Specific Uses & Structures)
	11	LDC Sections 311 (Code Interpretation)
	12	LDC 402, Interpretations/Uses (Planned Development)
	13	LDC 316.12 (Alterations to Approved Special Permits)
	14	LDC 324, (Changes to Special Permits & Approved Site Plans)
	15	LDC 321.C, Large Projects (Additional Information)
	16	LDC Section 370 (Appeals of Administrative Decision)
	17	LDC 371, Appeals (Appeals of Quasi-Judicial)
	18	LDC Section 1001.1, (Required Access)
	19	LDC Section 1106.3 (Application for Impact Fee Credits)
	20	LDC Chapter 706 Wetland Impacts (Wetland Protection)
	21	Comp Plan Policy 3.3.1.1. Wetland Impacts
	22	EAR
	23	Peril Of Flood (within EAR)
	24	CIE Annual Report (CIP)

Resources available/needed

- County staff
 - HB 7103 Timeframes
 - LDC Process
 - Implementation
- County Attorney
 - HB 7103 Time Frames
 - LDC Process
- Other related Departments
 - HB 7103 Timeframes
 - LDC Process



Next Steps

- Finalize Tier Rankings
- Create new DRC flowchart
- Begin Requests for Legal Services
- Schedule Work Sessions and Meeting dates
- Report Progress Quarterly
- Finalize Amendments



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Questions and Answers

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