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Development Review Process

November 16th, 2022

Background



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PC Work Plan

- Initiative #3: Review and recommend possible changes to the development review process including sketch plans, public feedback, and public hearings



People don't know when or how to participate

Communication method for notices are not clear

Process is complicated

The decision to be made is unclear

People are unable to participate

Time, location and number of public meetings

Frustrating and difficult for residents to attend multiple meetings on same topic

People don't trust the process

Public hearings occur at the end of the process

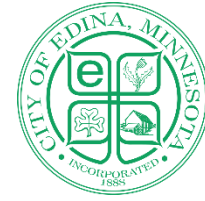
Late meetings look and feel less transparent

Individuals who commented in the past don't feel like their participation mattered

What we know about barriers to participation

*Source, International Association for Public Participation

Opportunities to provide input



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- **Public Hearing (required)**
 - Attend public hearings
 - Call in to public hearing
 - Better Together website
 - Leave a voicemail
- **Correspondence (optional)**
 - On-line correspondence form
 - Email city staff
- **Developer (optional)**
 - Neighborhood meeting hosted by developer

Identify Goals

- Streamline process?
- Improve engagement?
- More predictability?
- Improve equity?
- Others?



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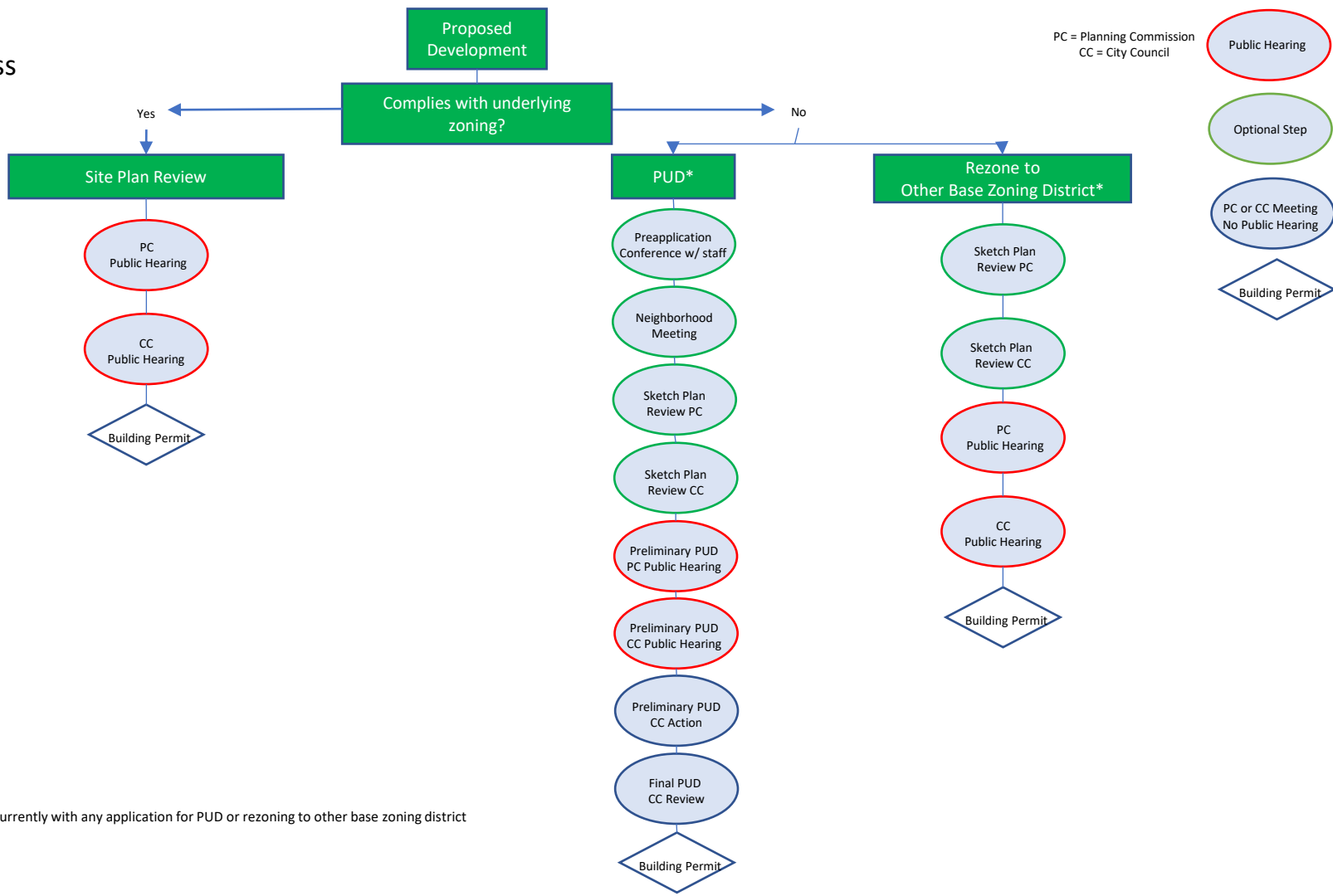
Possible Recommendations



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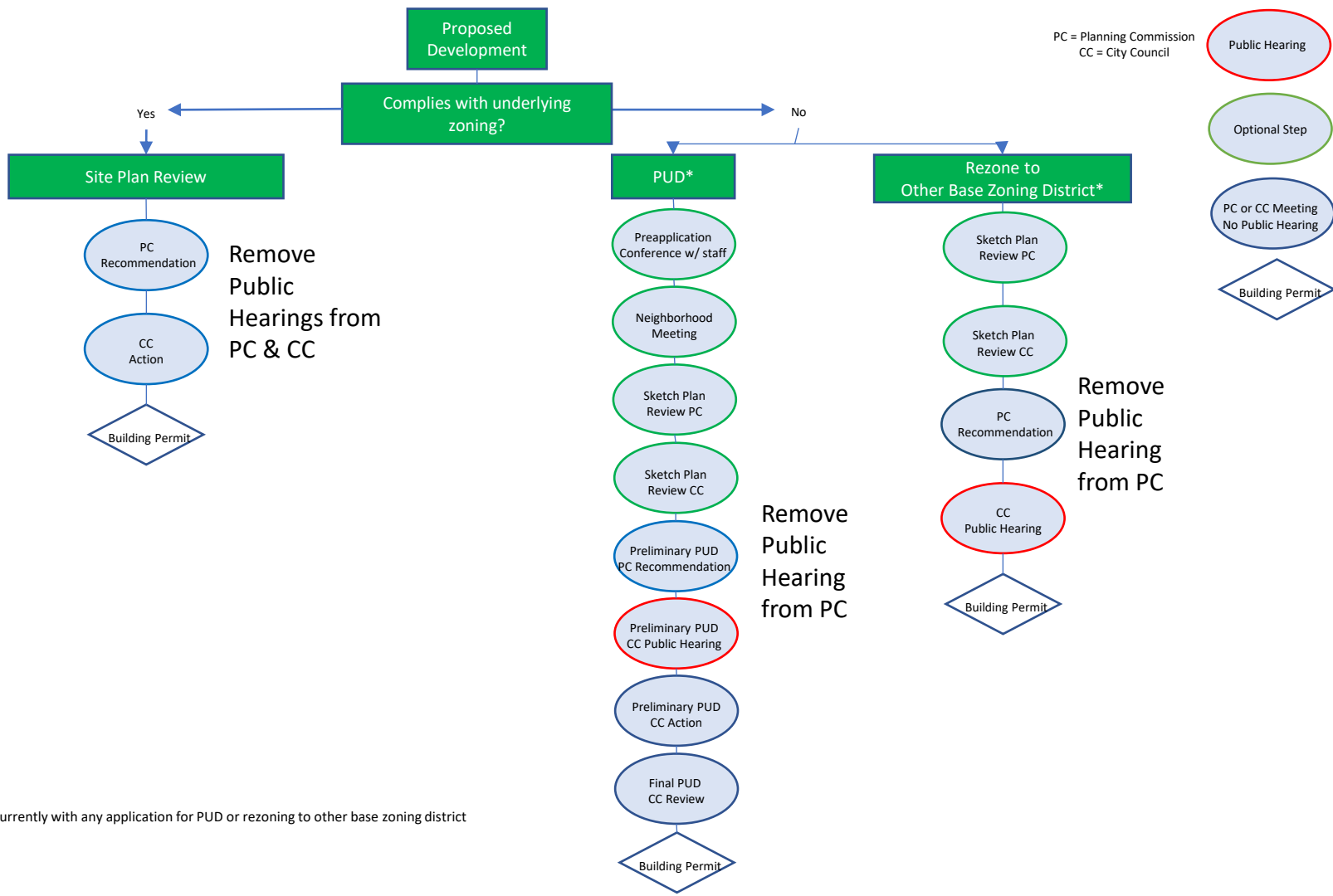
- Eliminate public hearings for projects that only require site plan review.
- Conduct one public hearing at either the Planning Commission or City Council for PUDs and rezonings.

Existing Process



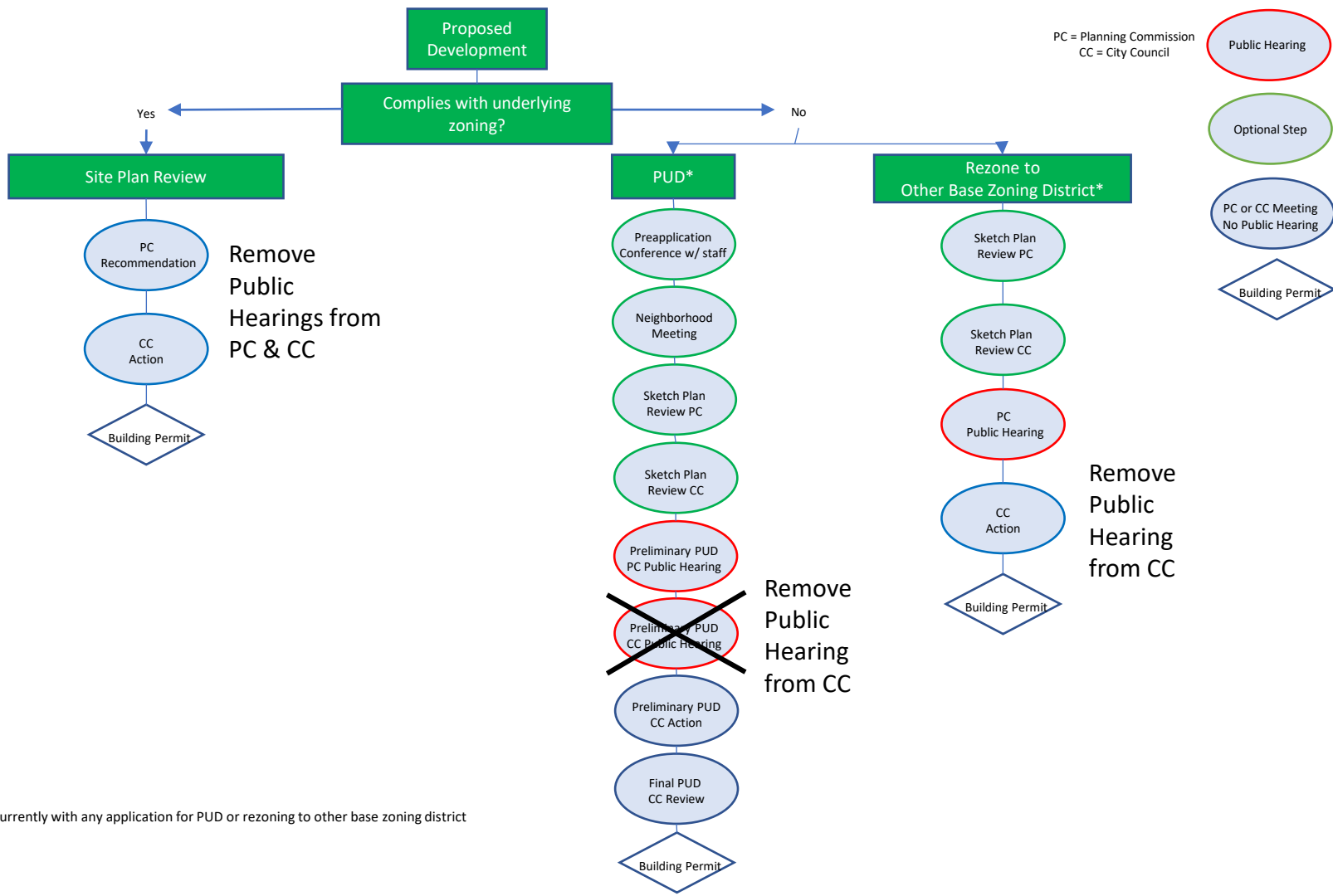
*Site Plan Review occurs concurrently with any application for PUD or rezoning to other base zoning district

Alternative 1

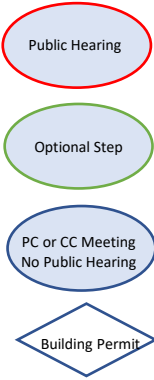


*Site Plan Review occurs concurrently with any application for PUD or rezoning to other base zoning district

Alternative 2



PC = Planning Commission
CC = City Council



*Site Plan Review occurs concurrently with any application for PUD or rezoning to other base zoning district

Questions for City Council



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