Subdivision & Land Development

Building Trust in the Process

Key Principals

1. Improvement of Public Participation
2. Reduction of Municipal Burdens
3. Sustainable Systems & Processes
4. Improvement of Due Process

Comprehensive Plan

1. Re-Establishing Authority
2. Comp Plan *Review* of Goals and Objectives every 5 years
3. Future Land Use Map
    1. Even Years – Planning Recommendation
    2. Odd Years – Council Ordinance

Public Information v. Public Hearing

1. Two Types of Projects:
   By-right vs. Relief Required
2. Public Hearings for ***Relief***
   Due Process, subject to appeal, etc.
3. Public Information is a neighborhood-based event, not a Board meeting
4. Notice, Signage etc.

Municipal Burden

1. Mitigation of busy-work
2. Professional Stamps & Liability
3. Planner Support at Developer Cost
4. Consent Agenda
5. Notice
6. Clarity on Timelines

Sustainable Systems

1. Zoning Code becomes regulation subject to the Comp Plan Ordinance & Future Land Use Map Ordinance
2. Process (not map etc.) becomes state regulation akin to liquor regulations
    1. Routine updates through a public process driven by experts
    2. Local implementation and enforcement
    3. Universal forms, expectations etc.
    4. Develops precedent with time
    5. Development of Fees committed to Specific Funding Goals
3. Reorganization of statutes to single Act

Unified Development Review

1. From pilot to permanent
2. Eliminate duplicative hearings, jumping back and forth between boards

Due Process

1. All of the Above
2. Appeals
    1. Seal the Record
    2. State Hearing Officer
    3. De Novo Review
    4. No Remand
    5. Precedential Authority