



Community Development

February 22, 2022

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Community Development

Building Safety

- Building Permits
- Building Inspections

Planning

- Long Range Planning
- Current Planning
- Zoning Ordinance Enforcement

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Building Safety

Mission:

- Protect health and safety
- Preserve quality of life
- Contribute to economic development

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Building Safety

Duty:

- To enforce all ordinances and laws regulating construction on private property
 - Permit issuance
 - Plans examination
 - Inspection
 - Public education
 - Abatement of substandard buildings/systems

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Building Safety

Permit Types:

- Residential and commercial
 - New construction/structures
 - Remodels and additions
 - Changes of use or occupancy
 - Stand-alone plumbing, mechanical, electrical, etc.
- Facilitating permits for all departments

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Building Safety

Currently Adopted Codes:

- 2018 International Codes
 - Residential Code, Building Code, Mechanical Code, Fuel Gas Code, Plumbing Code, Energy Conservation Code, Existing Building Code, Fire Code, Property Maintenance Code
- 2017 National Electrical Code
- 2009 ANSI Standard for Accessibility ADA (A117.1)
- Appendices

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Building Safety

Adoption of Most Current Codes:

- Maintain pace w/ technological changes
 - New materials and methods of construction
- Insurance Service Office (ISO)
 - Building Code Effectiveness Grading Schedule (BCEGS)

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Building Safety

Adoption of Most Current Codes:

- 6-year code cycles rather than 3 year cycles
 - Maintain consistency w/ neighboring jurisdictions
 - Ease of education and enforcement
 - Reduce cost of replacing books and training
- Next proposed code cycle 2024
 - Approval by the legislative body
 - Code change comparison
 - Contractor and designer training courses

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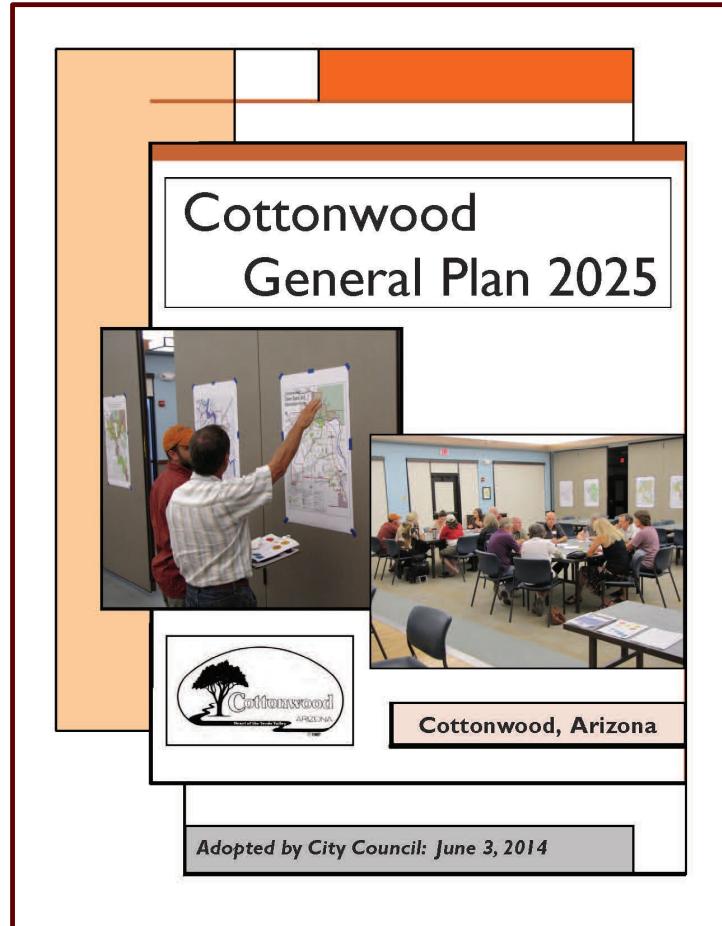


Planning

First point of contact for new development and
redevelopment projects, residential and commercial

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Planning

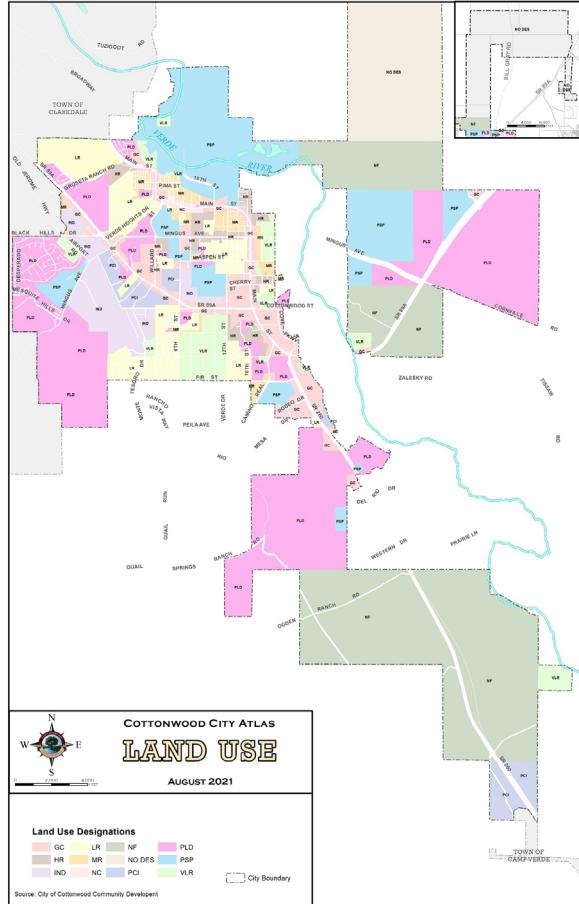


GENERAL PLAN

- Long-Range Planning
- Policy Document
- Amendments – Major and Minor
- 10-Year Update Required by 2024

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Planning

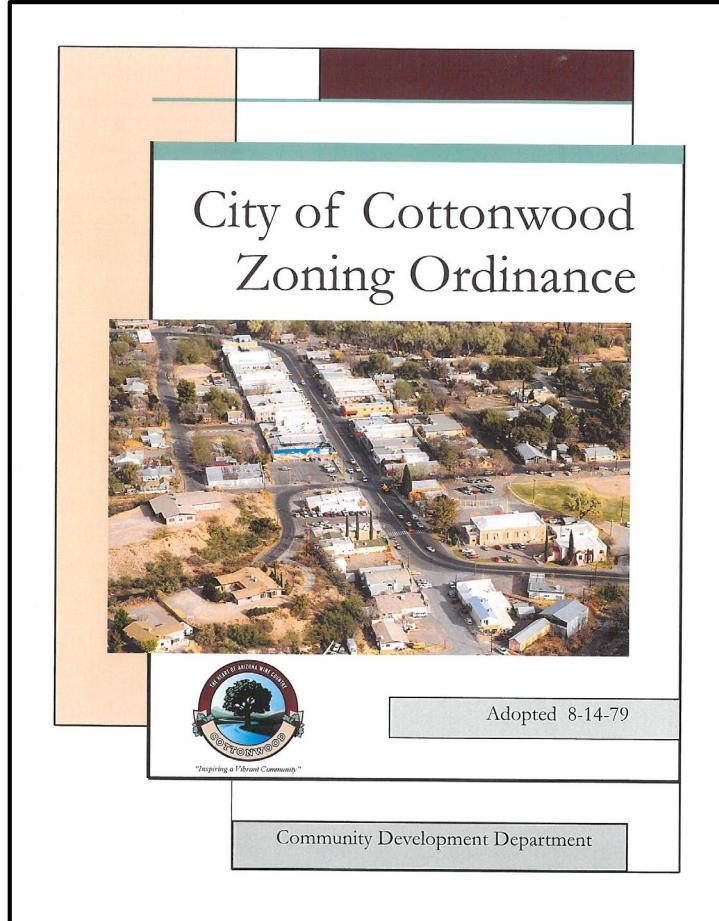


GENERAL PLAN

- Long-Range Planning
- Policy Document
- Amendments – Major and Minor
- 10-Year Update Required by 2024
- Land Use Designations

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Planning

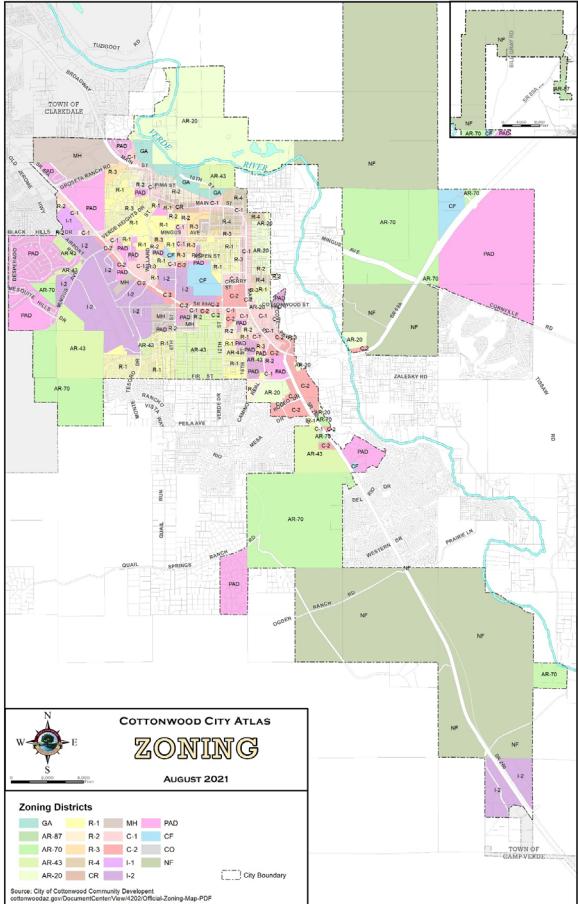


ZONING ORDINANCE

- Current Planning
- Legislative Document
- Amendments
- Enforcement
 - Uses and Property Maintenance
 - Pro-active

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Planning



ZONING MAP

- Current Planning
- Companion to Zoning Ordinance
- Legislative Document
- Amendments (Rezonings)
- Guided by General Plan Land Use

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Planning

OTHER CURRENT PLANNING

- Subdivision Ordinance – New Plats
- Minor Land Divisions / Lot Line Adjustments
- Design Review
- Conditional Use Permits
- Historic Preservation
- Code Review

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Planning

PLANNING & ZONING COMMISSION

- Makes recommendations to City Council on rezonings, amendments, preliminary plats
- Design Review
- Conditional Use Permits

BOARD OF ADJUSTMENT

- Variances (rare)

HISTORIC PRESERVATION COMMISSION

- Historic properties

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