



# Community Development

February 22, 2022

*Inspiring a Vibrant Community*



# Community Development

## Building Safety

- Building Permits
- Building Inspections

## Planning

- Long Range Planning
- Current Planning
- Zoning Ordinance Enforcement

*Inspiring a Vibrant Community*



# Building Safety

## Mission:

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

*Inspiring a Vibrant Community*



# 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

*Inspiring a Vibrant Community*



# 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

*Inspiring a Vibrant Community*



# 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

*Inspiring a Vibrant Community*



# 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)

*Inspiring a Vibrant Community*



# 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

*Inspiring a Vibrant Community*





# Planning

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

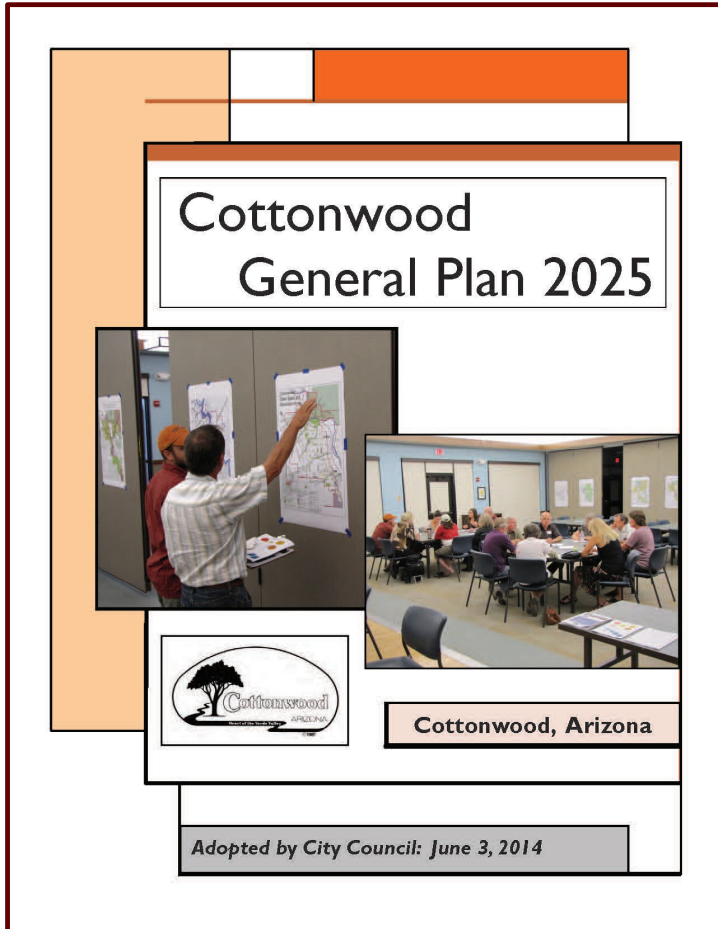
*Inspiring a Vibrant Community*

# Planning



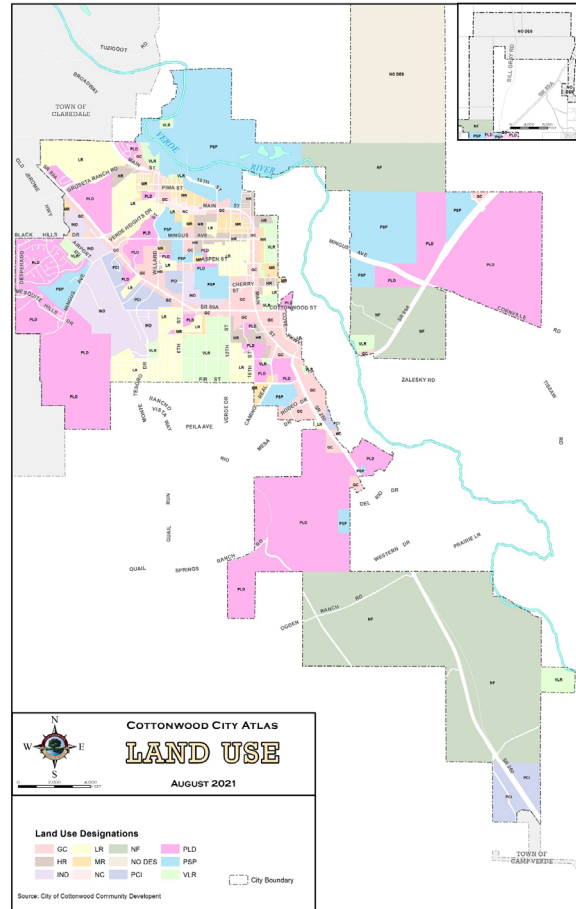
## GENERAL PLAN

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



*Inspiring a Vibrant Community*

# Planning



## GENERAL PLAN

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

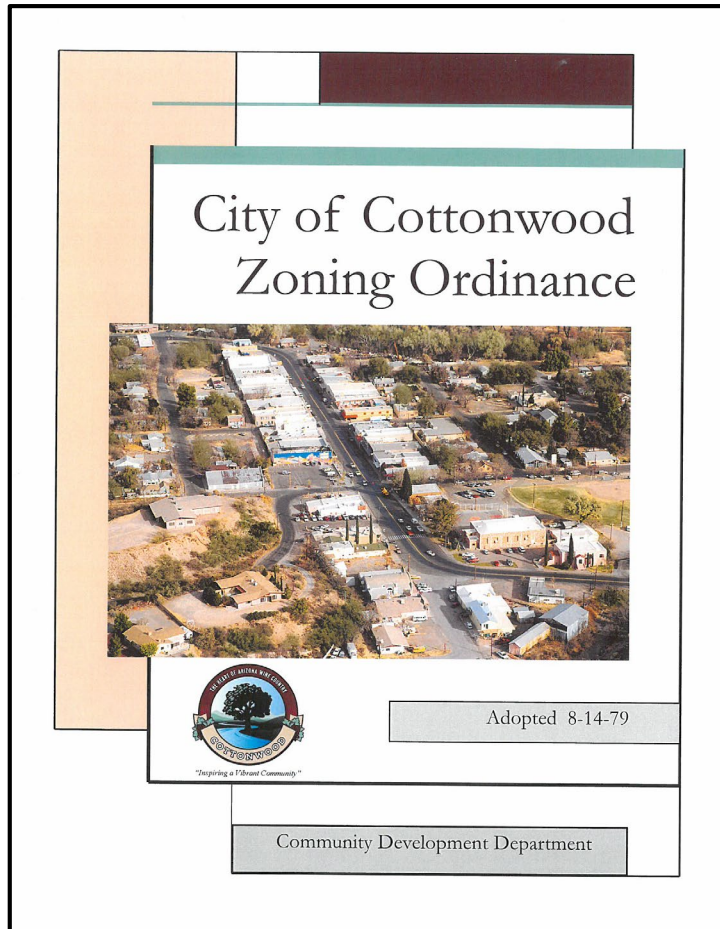
*Inspiring a Vibrant Community*

# Planning



## ZONING ORDINANCE

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



*Inspiring a Vibrant Community*



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





# Planning

## OTHER CURRENT PLANNING

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

*Inspiring a Vibrant Community*



# 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

*Inspiring a Vibrant Community*