

# Resolution to align effective dates of development-related City Code and fee changes across all Bureaus

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Office of  
Commissioner  
Dan Ryan

# Permit Improvement -- Why

## City Council Priorities

Houselessness — Economic Recovery — Community Safety

## March 2021 Audit

City does not meet timeliness goals

City does not measure or report on activities

City does not follow policy for customer complaints

Challenges affect equitable treatment of customers

***Implement the 2018 recommendations – or adopt alternatives***

Stronger governance needed to solve systemic problems

**BACKGROUND**

# Permit Improvement Task Force -- Who

## Task Force Co-Chairs



Commissioner  
Dan Ryan



Commissioner  
Mingus Mapps

## Other Members

- Consists of leaders and staff from seven City permitting bureaus
- Includes representatives from the development community
- Includes representatives from all Council offices



**BACKGROUND**



# OVERARCHING TASK FORCE GOALS

1

Reduce  
permitting  
timeline

2

Improve  
customer  
experience

3

Improve  
performance  
management



BACKGROUND

**Today's Resolution**  
Seeks to improve the  
customer experience by:

- 1. Consolidating code changes to twice a year - March 1<sup>st</sup> and October 1<sup>st</sup>\***
- 2. Codify the fee changes to once a year on July 1<sup>st</sup>**

\* Exceptions include emergency, legal or compliance related changes or changes that minimally impact customers.



**PROPOSAL**



# Why?

## Improved Customer Experience

- Consistent experience across all bureaus
- Predictable schedule of code and fee changes
- Minimizes disruptions or delays due to changes
- Coordinated outreach and training opportunities

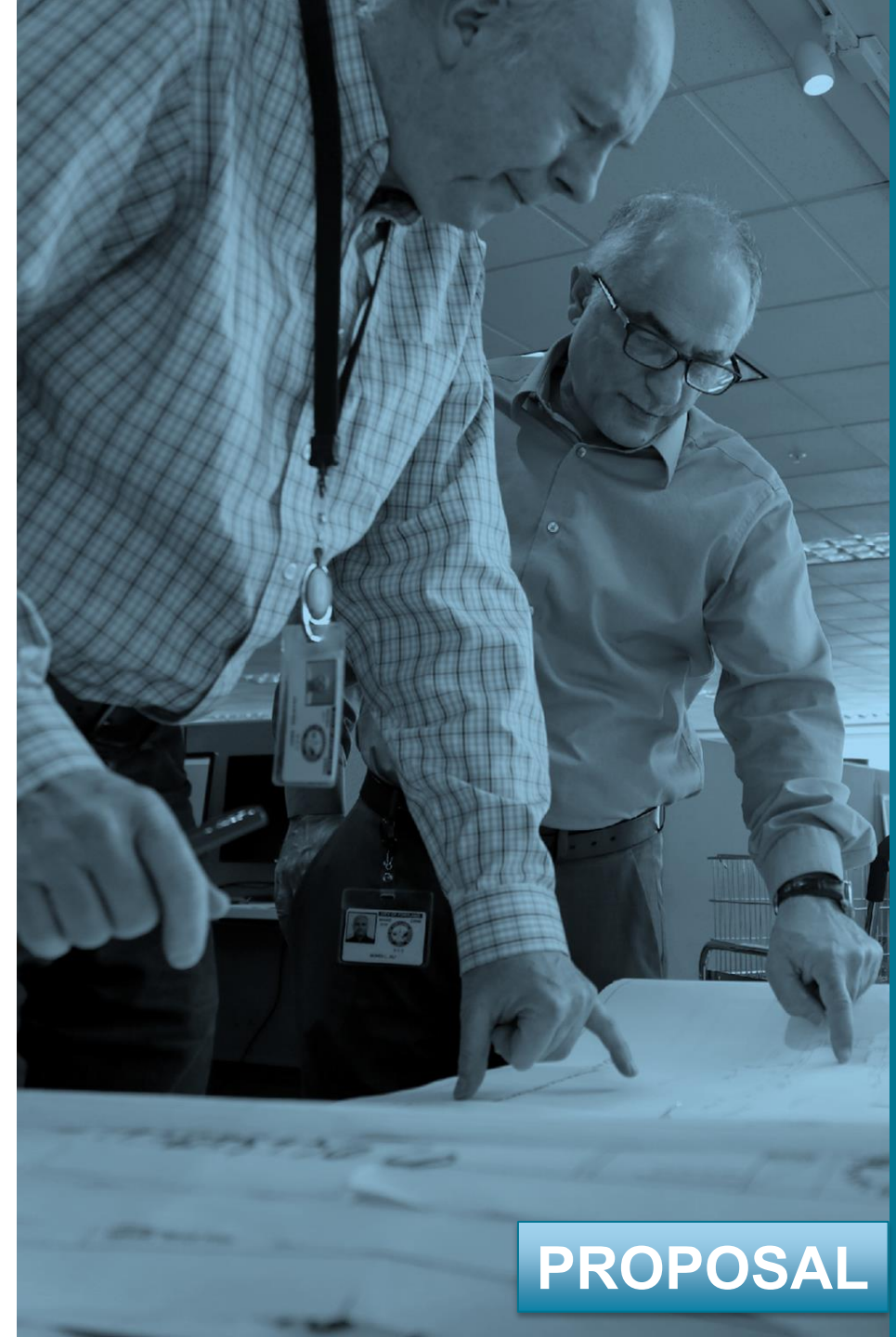


**PROPOSAL**

# Why?

## More Efficient and Cost Effective

- Less administratively expensive to manage fewer changes
- More predictable staffing workflows for implementation activities
- Ability to proactively coordinate and prepare for customer outreach
- Increased collaboration across bureaus

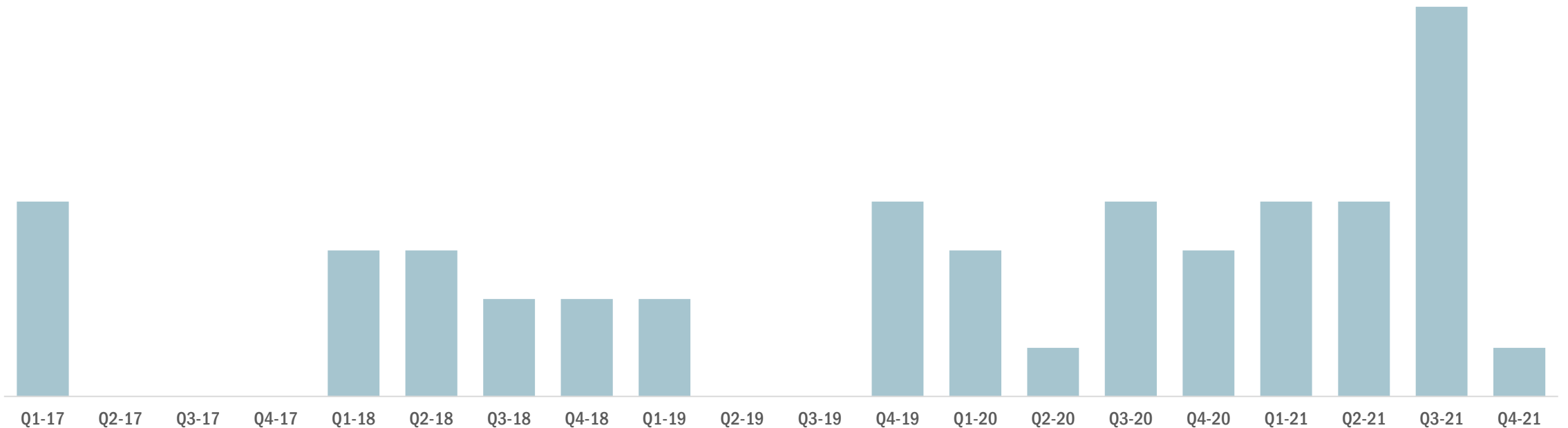


**PROPOSAL**

# Development Related Code Amendment Projects

2017 - 2021

48 Amendments  
38 Council Actions  
Ad Hoc Fee Changes



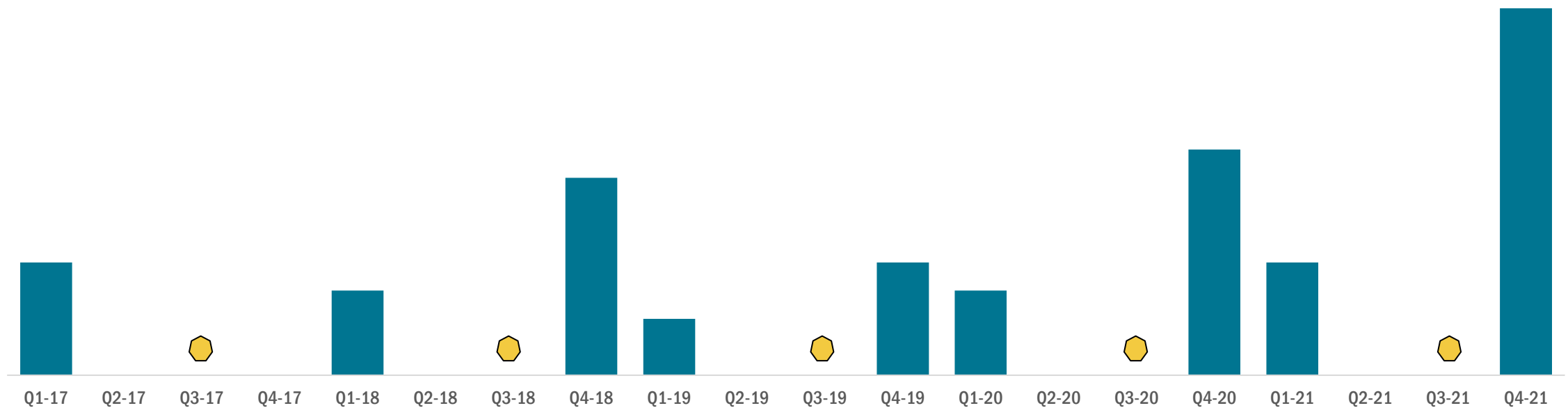
PROPOSAL




If the **March 1st** and **October 1st** standard effective dates were implemented\*

2017 - 2021

**48 Amendments**  
**9 Council Actions**  
**Fee Changes Once A Year**



 Fee changes annually on July 1st

\* hypothetical model



**PROPOSAL**

# Which actions are already coordinated – and which are **newly subject** to these timelines?

## **Already implemented with a coordinated effective date (BPS & BDS)**

- Development standards (e.g., height, use, design) for new buildings and additions and alterations to existing buildings (in Title 33)
- Neighborhood contact and other permit process requirements for development (in Title 33)

## **Newly subject to the resolution**

- Building, mechanical, plumbing, electrical, etc. codes (in Titles 24, 25, 26 and 27)
- Structural requirements to install a new sign (in Title 32)
- Permit process and restrictions on removal of trees when there is associated development (in Title 11)
- Erosion and sediment control regulations for development (in Title 10)
- Stormwater management regulations for development (in Chapter 17.38)
- Public works project requirements (in Title 17)
- System Development Charges



# What actions are **NOT** affected by this Resolution?

## Changes that would be exempt

- Inclusionary Housing density bonuses and associated in-lieu fees (Title 30) – *Housing Emergency*
- Development standards (Title 24, 25, 26, 27 and 33) required to be in affect by a specific date set by state law – *RIP2, State Building Code requirements*
- Minor, technical corrections to development standards that are not substantive enough to affect a development project (Title 24, 25, 26, 27 and 33)

## Changes that would likely *Not* be subject to the resolution

- Penalties for receiving a noise violation (Title 18)
- Property maintenance requirements (Title 29)
- Landlord/tenant rules (Title 30)
- Rules for beekeeping (Title 13)
- Regulations for discharges to the sanitary system (Chapter 17.34)
- Customer rates for use of water, sanitary and storm (Chapter 17.36), and other services



# Questions?

