

# Development Services

**Developer Concerns  
Development Update  
Process Improvement  
Permit Extensions & Land Use Vesting**

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# Direction

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Seeking direction on adoption of an Ordinance to extend time limits and expiration periods for building and clearing & grading permit applications and issued permits

Seeking direction to initiate amendments to the LUC to allow administrative extensions to the vesting provisions of LUC 20.40.500 related to certain land use approvals and retain processing of the LUCA



# Agenda

1. Developer Concerns
2. Development Activity Update
3. DS Process Improvement Initiative 23-24
4. Life of Approval & Permit Background
5. Proposed Extension Ordinance
6. Proposed Land Use Code Amendment



# Permit Extensions Respond to Developer Concerns

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- Office market in transition
- Tech industry workforce reductions
- Employers & employees determining future of telework
- Inflation of construction & land costs
- Interest rates
- Housing projects
- Projects need benefit of extensions



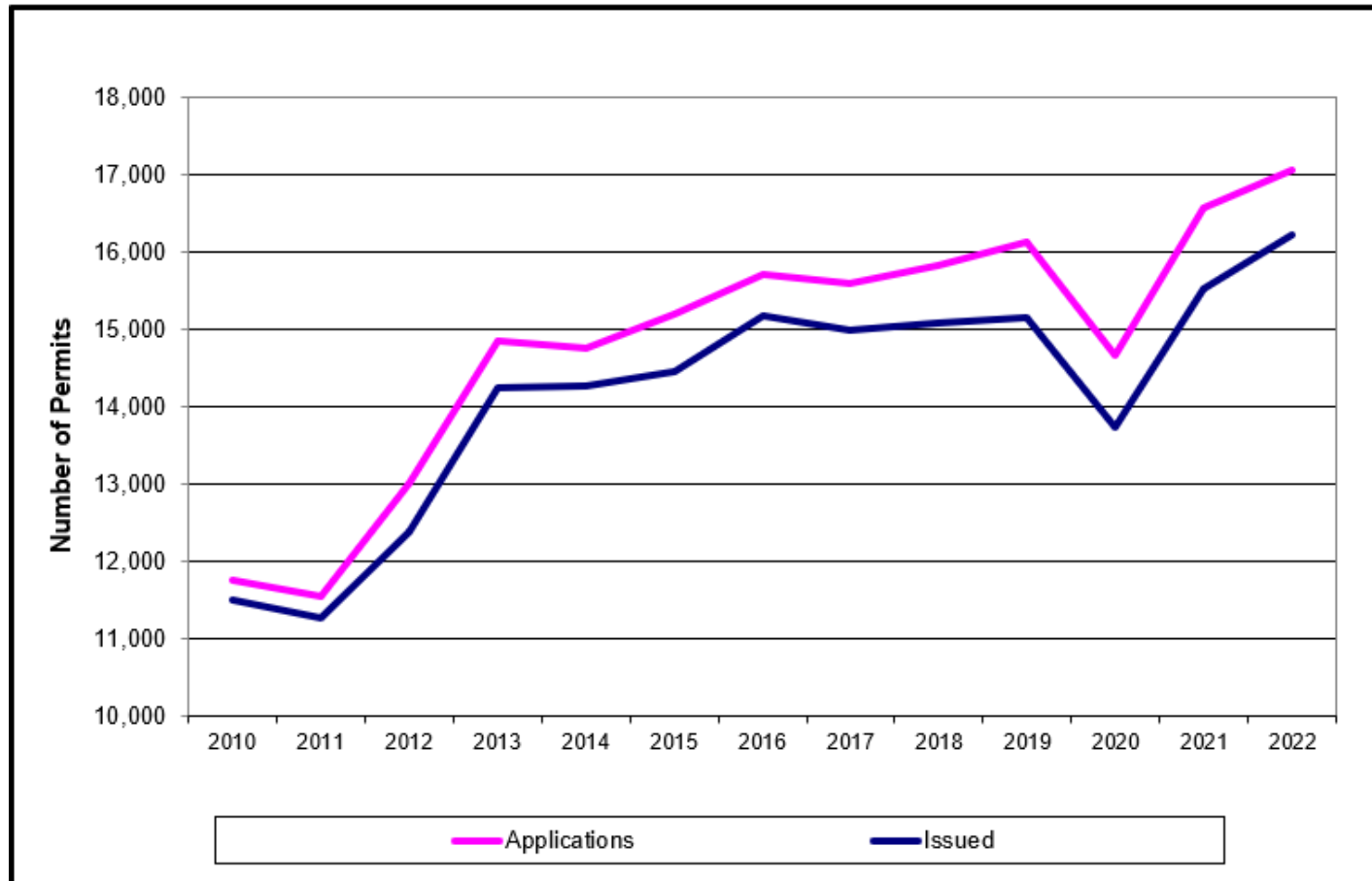


# Development Activity

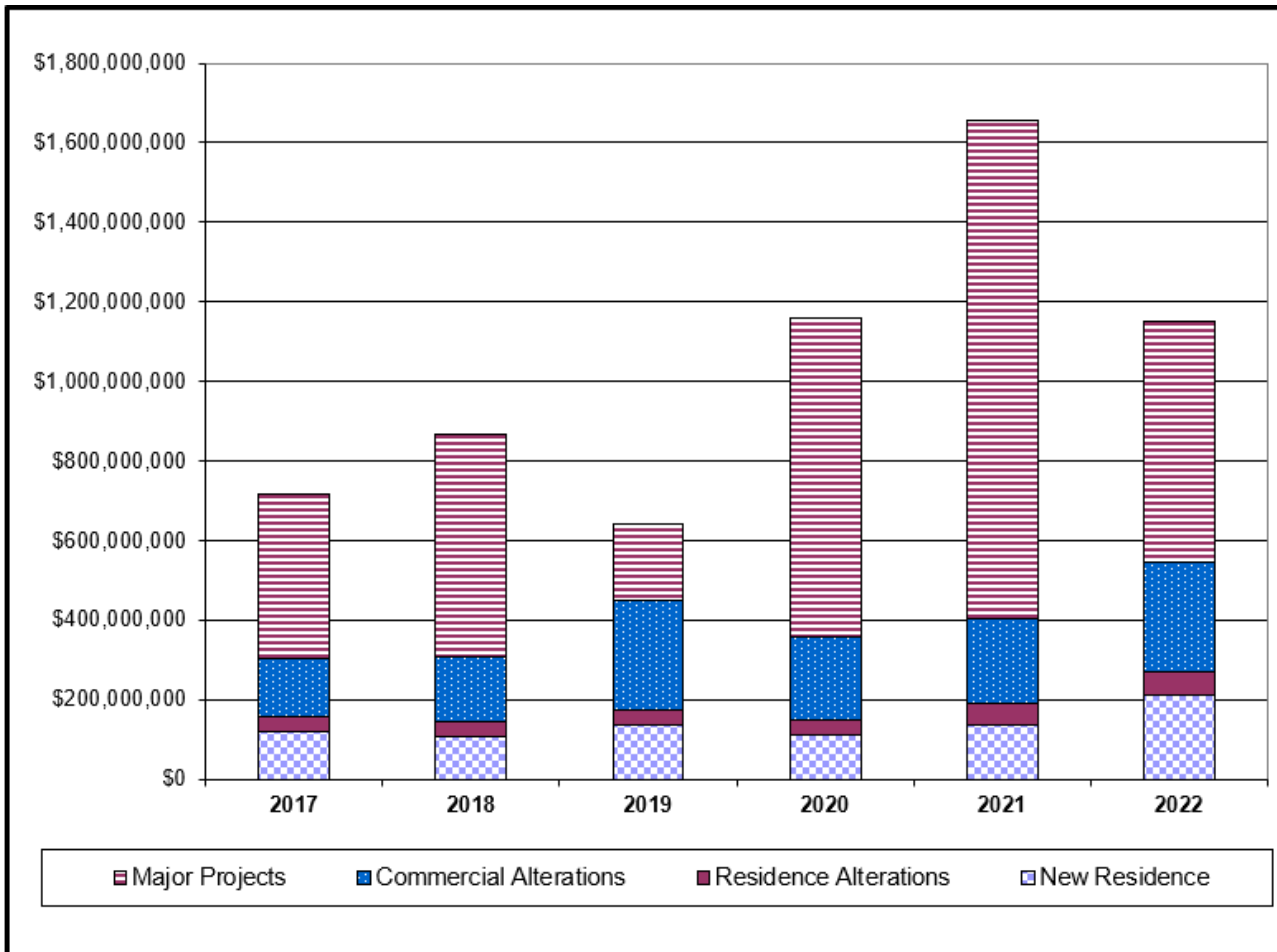
- 10-year development cycle
- Many projects in the pipeline
- Office market in transition
- Some projects slowing and need permit extensions
- Risk of recession
- Economic development update Feb 27th & May



# Permit Volumes



# Construction Valuation



# DS Process Improvement Initiative 2023-2024

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## Performance Management & Customer Service

- Focus on building resiliency
- Expand consultant resource pool
- Strengthen performance management system
- Work to meet customer where they are
  - One-time customers and professional developers/consultants



# DS Process Improvement Initiative 2023-2024

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## Simplify & Streamline Permitting – Affordable Housing

- Next Right Work Initiatives
- Streamline the permit intake process
- Staff support for applicants
- Utilize lessons learned in future improvement work



# DS Process Improvement Initiative 2023-2024

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## Continuous Process Improvements

- Strategic Plan Update
- Technology upgrades to improve customer service
  - Expanded Virtual Permit Center
- Technology upgrades to ease administrative burden
  - Records Repository
  - Payment Processing



# DS Process Improvement Initiative 2023-2024

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## Maximizing human potential

- Hire and train new staff
- Improved new employee onboarding
- Retain current talent
- Work with HR to be regionally competitive



# Proposed Construction Permit Extension (180-days)

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- Building permit applications
- Issued building permits
- Clearing & grading permit applications
- Issued clearing and grading permits



# Proposed Land Use Code Vesting Extension

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- Permanent regulations to extend vesting for land use permits
- Provide certainty for development community and other stakeholders
- Allow more time to respond to market conditions
- Aligned with other sections of LUC that allow extensions to vesting



# Direction - Next Steps

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