

# Code Enforcement and Title 22: Ensuring compliance through land use review (File 247-15-000491-TA)

Planning Commission public hearing  
October 22, 2015



# Hearing Procedure

The Planning Commission's recommendation on this application will be based upon the record, the staff report, and the testimony and evidence presented at this hearing.

The hearing will be conducted in the following order:

1. Staff will provide a brief report.
2. The applicant will present its testimony and evidence.
3. Opponents and proponents will testify and present evidence.
4. Other interested persons will then present testimony or evidence.
5. The applicant presents rebuttal testimony.
6. Staff will be afforded an opportunity to make any closing comments.

# Background

- Board called for a committee based on public comments during 2014 update of Code Enforcement Manual

Committee's membership was wide-ranging

- Development community
- Land use activists
- Private citizens
- County staff from Planning and Legal

Group met January 6 and April 23 and did much work via e-mail, reaching consensus by mid-May

# Proposed Changes to County Code

## • DCC 22.20, Review of Land Use Applications

### Create 22.20.015 Code Enforcement and Land Use

- Defines code violation
- County will accept, but not process, land use applications or building permits
- If application corrects violation, County will process
- Exceptions granted for emergencies involving public health, safety, and welfare

# Proposed Changes to County Code

- DCC 1.16, Code Violations and Enforcement
  - Amend 1.16.010, Violations Deemed Class A or B
    - Add 1.16.010(F) which inserts reference to new 22.20.015
    - Reorganize Chapter so that old (F) becomes new (G)

# Next Steps

## Open the Public Hearing

### Planning Commission At End of Testimony Can:

- Continue the hearing to a date certain
- Close the oral record, leaving written record open to a date certain
- Close the record and set a date certain for deliberations
- Close the record and deliberate

### The Planning Commission recommends to the Board

- Approve as proposed
- Modify, then propose approval
- Deny

### Questions of staff?

*File 247-15-000491-TA, Planning Commission Public Hearing, 10/22/15*