

STREAMLINE PERMITTING - \$45,000 in 2009

This project begins with development of a centralized filing system. Efficient access to project files is crucial to customer service and to a more responsive permitting process. We are attempting to assemble a central file system with existing funds and the assistance of DSHS' Community Jobs Initiative work assistance program and volunteer help.

While assembly of that file structure is under way, we will analyze the applicability of the existing computer software to the task of permit issuance and tracking. It clear that the existing system or, if not adequate to the task, some other system is needed to manage the permit process so that we can achieve higher levels of certainty in permit intake, review, approval, inspection, and close-out.

A portion of this budget proposal is offered as a place-holder in the event that the current software system is found not to be adaptable/adequate for the permit tracking task.

Another component of permit streamlining is the assistance of a consultant with specific expertise in permit process and programming.

COMPREHENSIVE PLAN UPDATE- \$100,000 in 2009, \$50,000 in 2010

Comprehensive planning has occupied huge investment in time and finances due to the Growth Management Hearing Board decisions. This is coming to completion in the next couple of months. Nevertheless, the normal update cycle called for in the plan comes around in 2011.

Under this unique circumstance of timing, Council has many options available for this Plan Update cycle.

1. In recognition of the extensive updating undertaken in the last many months, Council could determine that the Comprehensive Plan has received a thorough update, and no further work is necessary during the upcoming months to address the 2011 update cycle. Minimal work in response to the 2011 update cycle does not preclude the Council from docketing amendments on the Annual Plan Amendment Docket in 2009 and 2010, or in any subsequent year after the 2011 update cycle.

If there is no funding allocation and direction for coordinated effort in the run-up to the 2011 update, the effort will be considerably less coordinated than recently established planning standards.

2. The Council has an outstanding docketed Comprehensive Plan Amendment from a citizen. This calls for a large-scale reassessment of the commercial and residential zoning in the Hwy. 2 corridor.

This proposal implies a larger policy question regarding the economic development program. Stated very simplistically: does the economic development program invest available resources in residential development as a way of building population base to attract future commercial development, or; does the program invest available resources in recruitment of commercial development to emphasize tax base and expect that residential development will need less input.

This question translates itself into the basic policy level of the Comprehensive Plan Economic Development Element and the utility and facility service allocations. If commercial is emphasized, many of the assumptions upon which the recent consultant activity has been based will need to be revisited. If this is the chosen alternative, the \$100,000 and \$50,000 in 2009 and 2010 respectively would be needed.

3. As a third alternative, Council could determine to expend minimal effort at the Comprehensive Plan policy level, and invest in the codes that implement the Plan (see Development Code Update below).

DEVELOPMENT CODE UPDATE-

\$15,000 to \$70,000 in 2009

Updating of the Development Code is discussed in item 3. (above) as an alternative to extensive work on the comprehensive plan.

If the Council determines that both projects should proceed at a significant level, the expenditure for code update will need to be significant because there will be little or no staff time available for actual code language construction. The code update work will need to be done by consultants with oversight from staff. If comprehensive plan updating is not a significant item, staff will endeavor to do a significant portion of the code updating in-house. The \$15,000 figure will accommodate work if the project is in-house. The \$70,000 figure is needed if we need to have most of the work handled by consultants.

Codes needing attention are: Streets, Sidewalks & Public Places (Title 12), Water, Sewers, and Public Services (Title 13), the Unified Development Code (Title 16), Environment (Title 17), Other Land Use Regulations (Title 21), Sign Regulations (Title 22). These codes need attention in view of recent Comprehensive Plan revisions in specific, and

accepted practices and standards in general. This effort will also make a significant contribute to the Streamline Permitting program above.