

Docket Item No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
20.09	KCC 15A.03.020	Amend to allow pre-application conference waivers.	BOCC and CDS Staff	CDS - Planning	Staff recommends approval of the amendment as proposed.

Currently, KCC 15A.03.020 requires a pre-application conference prior to applying for Cluster Plats and Conservation Plats, Planned Unit Developments, master planned resorts, conditional use permits, shoreline substantial development permits, shoreline conditional use permits, shoreline variances, rezones and any preliminary plat over nine (9) lots. The proposed amendment would allow for pre-application waivers under certain circumstances.

DRAFT – August 2020

15A.03.020 Pre-application conference.

A pre-application conference is offered to all interested potential applicants. Applicants are encouraged but not required to request this conference except in the case of a Cluster Platting and Conservation Platting, Planned Unit Development, master planned resort, conditional use permit, shoreline substantial development permit, shoreline conditional use permit, shoreline variance, rezone and any preliminary plat over nine (9) lots where a pre-application conference is required.

1. Prior to formal submittal of a project permit application, one or more optional conferences with appropriate county department representatives and other public agency representatives may be requested by the applicant. The date, time and place of such conferences shall be at the mutual agreement of the participants.
2. Such conferences are intended as informal discussion and review of possible applications to assist the possible applicant in discovery of appropriate county regulations, standards, application formats and review processes that would be required of a project.
3. Such conferences are not publicized and the public is not permitted to attend in order that a potential applicant's interests be protected.

3.4. A pre-application conference may be waived if the CDS Director or Planning Official determines that the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant. In order to request a pre-application waiver, the applicant shall submit a completed pre-application waiver request form, a written narrative justifying the request for a pre-application waiver, and the required fee.

(Ord. 2016-006, 2016; Ord. 2013-001, 2013; Ord. 2011-013, 2011; Ord. 2010-014, 2010; Ord. 2007-22, 2007; Ord. 2007-22, 2007; Ord. 2000-07; Ord. 98-10, 1998)