



THE PUBLIC HEARING PROCESS

HOW A DEVELOPMENT PROJECT MOVES THROUGH THE PROCESS



NEIGHBORHOOD WORKSHOP

Often the first time residents are notified about a project.



INTERNAL REVIEW

Multiple County departments review the proposal.



APPLICATION & REVISIONS

Formal application submitted and revised.



STAFF ANALYSIS & REPORT

Staff prepares an analysis and written report.



PUBLIC HEARINGS

Planning Commission hearing(s) and then County Commission (BCC) decision.

HOW TO BE EFFECTIVE



THE COMPREHENSIVE PLAN CONTROLS

All development must be consistent with the Comprehensive Plan.

County Zoning Regulations including UDC implement it.



NOT ALL APPLICATIONS ARE THE SAME

Projects may involve:

- Comprehensive Plan Amendments
- Rezoning Requests
- Special Exceptions

Each follows a different legal standard and requires a different strategy.



PUBLIC HEARINGS ARE LIMITED

You typically have 3–5 minutes to speak.

- Focus on facts – not emotion
- Reference the Comp Plan and UDC
- Clearly state what you want (e.g., deny)
- Coordinate with others to cover different issues



THE RECORD IS CRITICAL

If a County Commission decision is challenged in court, only what's in the official record counts.

- Submit written comments
- Provide sources
- Ask that your materials be included in the record
- Provide copies to the Clerk at the hearing



USE THE TOOLS AVAILABLE

Residents can access:

- Applications via the County website (Accela)
- Comprehensive Plan and UDC on Municode
- Agendas, information packet and videos through "Meetings on Demand"



THIS IS A LONG GAME

It's a marathon, not a sprint.

You may win some battles and lose others, but persistent, informed, and respectful participation makes a real difference over time.



Get involved early. Stay informed.
Focus on facts. Make your voice count.

