



**Neighborhood Development Services
Department**

2026 Code Clean-Up Cycle

**Local Builders and Developers
Listening Session with Planning
Commission**

June 23, 2026



What We Did Last Year (2025 Cycle)

- **Completed 83 amendments to the Development Code**
- **Corrected technical errors and improved clarity throughout the Code**
- **Updated procedures to align with adopted review processes (took effect March 2026)**
- **Strengthened consistency between the Code and Development Review**
- **Received extensive feedback from community members, builders, and officials** — including issues beyond the scope of Clean-Up, which highlighted the need for clearer communication of process boundaries



Goal of the 2026 Clean-Up

- **Focus on small, technical refinements** — not major policy issues
- **Capture State mandated changes**
- **Improve clarity, consistency, and predictability in Development Review**
Ensure the Code remains a reliable, user-friendly tool for applicants and reviewers
- **Better communicate the purpose and scope of the Clean-Up effort** — including dedicated web resources for transparency ([Code Clean-Up Webpage](#))
- **Continue tracking larger policy topics outside the Clean-Up process**



Purpose of Tonight's Work Session

- **Hear directly from builders and developers about how the Code functions in practice**
- **Identify unclear or inconsistent provisions causing slowdowns in review**
- **Understand what is working well and should not be changed**
- **Gather technical feedback appropriate for the 2026 Clean-Up cycle**
- **Document bigger-picture issues for Long Range Planning to evaluate separately**



Listening Session Questions

- **Please begin by sharing your role in the development process and how you interact with the Development Code in your work.**
- **What parts of the Code create confusion or slowdowns, and what small, technical adjustments could improve clarity or predictability?**
- **What elements of the Code are currently working well and should remain unchanged during this Clean-up cycle?**

Thank You

And remember to please visit
[The City's Development Code Clean-Up
page for more information](#)

