

CONCEPTUAL DEVELOPMENT REVIEW



2021 FILING & PUBLIC HEARING SCHEDULE

CLOSING DATES FOR FILING Application Deemed Complete	COMMENTS AVAILABLE Tuesday by 4 P.M.
1/5/2021	2/2/2021
1/19/2021	2/16/2021
2/2/2021	3/2/2021
2/16/2021	3/16/2021
3/2/2021	3/30/2021
3/16/2021	4/13/2021
3/30/2021	4/27/2021
4/13/2021	5/11/2021
4/27/2021	5/25/2021
5/11/2021	6/8/2021
5/25/2021	6/22/2021
6/8/2021	7/6/2021
6/22/2021	7/20/2021
7/6/2021	8/3/2021
7/20/2021	8/17/2021
8/3/2021	8/31/2021
8/17/2021	9/14/2021
8/31/2021	9/28/2021
9/14/2021	10/12/2021
9/28/2021	10/26/2021
10/12/2021	11/9/2021
10/26/2021	11/23/2021
11/9/2021	12/7/2021
11/23/2021	12/21/2021
12/7/2021	1/4/2022
12/21/2021	1/18/2022

Applications that require hearings before the Planning Commission must go through a two part process including an Application Phase and a Public Hearing Phase as described below.

Application Phase (mandatory for all cases, 29 days for review)

- City staff reviews the application and provides comments including a staff recommendation and conditions of approval.
- Application is reviewed for completeness for continuation to the Public Hearing Phase.

Public Hearing Phase (41 days from deadline to hearing)

- Minimum time to complete public noticing and prepare staff report. Little to no project changes are anticipated.

There is a period of time between the end of the Application Phase and the beginning of the Public Hearing Phase for applicants to work out project issues.

The Conceptual Development Review process is available for applicants who do not want to submit a formal application or who would like to obtain feedback on conceptual plans. The duration of this process is 29 days and the projects receive the same type of review as the Application Phase described above.

Appeal Period For Planning Commission Items — 10 days from date of meeting

PLANNING COMMISSION SCHEDULE

PART 1 – APPLICATION PHASE

CLOSING DATES FOR FILING Application Deemed Complete	COMMENTS DUE TO APPLICANT BY 4 P.M.
1/5/2021	2/2/2021
1/19/2021	2/16/2021
2/2/2021	3/2/2021
2/16/2021	3/16/2021
3/2/2021	3/30/2021
3/16/2021	4/13/2021
3/30/2021	4/27/2021
4/13/2021	5/11/2021
4/27/2021	5/25/2021
5/11/2021	6/8/2021
5/25/2021	6/22/2021
6/8/2021	7/6/2021
6/22/2021	7/20/2021
7/6/2021	8/3/2021
7/20/2021	8/17/2021
8/3/2021	8/31/2021
8/17/2021	9/14/2021
8/31/2021	9/28/2021
9/14/2021	10/12/2021
9/28/2021	10/26/2021
10/12/2021	11/9/2021
10/26/2021	11/23/2021
11/9/2021	12/7/2021
11/23/2021	12/21/2021
12/7/2021	1/4/2022
12/21/2021	1/18/2022

PART 2 – PUBLIC HEARING PHASE

HEARING DEADLINES Application Deemed Complete	PLANNING COMMISSION HEARINGS Monday, 5 P.M. Council Chamber
11/24/2020	January 4
12/8/2020	January 20 (Wed)
12/22/2020	February 1
1/5/2021	February 17 (Wed)
1/19/2021	March 1
2/2/2021	March 15
2/16/2021	March 29
3/2/2021	April 12
3/16/2021	April 26
3/30/2021	May 10
4/13/2021	May 24
4/27/2021	June 7
5/11/2021	June 21
5/25/2021	July 7 (Wed)
6/8/2021	July 19
6/22/2021	August 2
7/6/2021	August 16
7/20/2021	August 30
8/3/2021	September 13
8/17/2021	September 27
8/31/2021	October 11
9/14/2021	October 25
9/28/2021	November 8
10/12/2021	November 22 (Cancelled)
10/26/2021	December 6
11/9/2021	December 20 (Cancelled)

NOTE: Your meeting or public hearing date is determined by the submittal of a **COMPLETE** application package by the hearing deadline. All applications must go through the Part 1 Application Phase.