



# Subdivision Ordinance for Monongalia County

Proposed Roll-Out Issues and Steps – March 2020



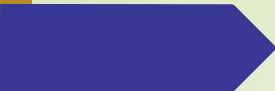
# What are we covering today?

- ▶ Changes to the August Draft:
  - ▶ Reminder of what was in the August Draft
  - ▶ Changes then
  - ▶ Changes since then
  - ▶ 3 New Things
- ▶ Other Information:
  - ▶ New Timeline
  - ▶ Proposed Fees
  - ▶ Online Widget



# Who is affected by the ordinance?

- ▶ Developers and people who subdivide their land:
  - ▶ Mostly large developments
  - ▶ Small scale development is either exempt or staff reviewed in a simple process
- ▶ Neighbors:
  - ▶ Ensuring the developments next to them minimize water and transportation issues
- ▶ Land Development – the Notice of Improvement Form – (formerly ILP):
  - ▶ Ensuring that plat represents reality, check against doing things that will hurt them down the road – **ONLY required for NEW ADDRESSES, optional service for additions to SFD residences**
  - ▶ One-stop shop (Assessor Real Property Improvement Form, County Floodplain Ordinance Requirement)



# Where have we come from and where are we now?

- ▶ Timeline 1968 original proposal
  - ▶ Then, major initiatives: 1978, 1994/5, 2009/10
  - ▶ Current effort began in 2013
  - ▶ More than half a dozen drafts from 2014 through current 'final' draft, penultimate draft having been presenting this past winter
  - ▶ August draft was the penultimate draft with a number of improvements
- 
- ▶ This draft is intended to be the final draft before adoption
  - ▶ Roll-out the draft to the 'stakeholders and public'
  - ▶ Workshops for the engineering and development firms that are likely to USE the Ordinance
  - ▶ Public Hearing and Adoption (proposed to go into effect July 1)
  - ▶ Grandfathering allowed 6 months; Review after a year



# What is in the regulations?

- ▶ Types of subdivisions: exempt, minor, major, and phased major
- ▶ Water Management: particularly Article 17 improved substantially
  - ▶ Extra attention to slopes and best management practices – changed substantially
  - ▶ On-site treatment (i.e. not put in a pipe) was optional in the last version. In this version, for parking lots that are more than required, on-site treatment is mandatory.
- ▶ Access Management: particularly Article 9 and Appendix B try to ensure connectivity, reduce over-parking, and a mechanism to fix/improve existing infrastructure/performance. A WHOLE LOT more examples and details to help developers and incent developers to provide better infrastructure.

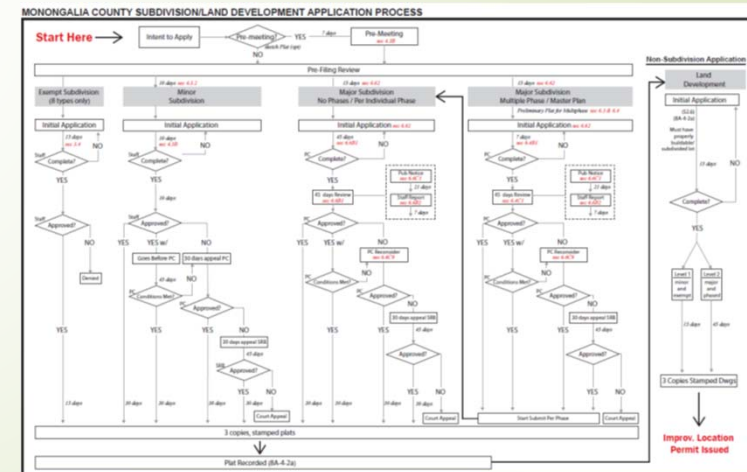
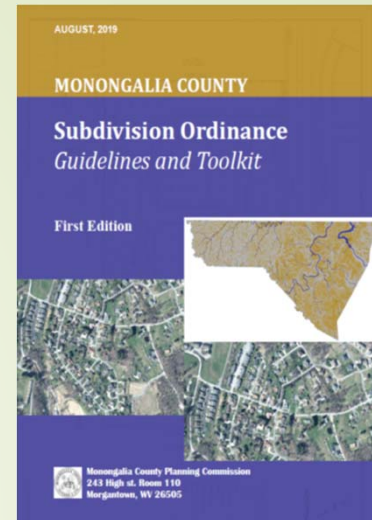


# How is it organized?

- ▶ Introductory material
- ▶ Application Process
- ▶ Subdivision types and how to treat each type
- ▶ Subdivision Review Board (the 'appeals' board)
- ▶ Enforcement
- ▶ Road Standards
- ▶ Earthwork, signs, fire protection, flood areas, utilities
- ▶ Lot requirements and HOAs
- ▶ Stormwater management and drainage
- ▶ Appendices: definitions, parking standards
- ▶ Guidelines and examples

# What was different last time?

- ▶ WHAT we were regulating has stayed the same: Improve quality of development, particularly water management and access management!
- ▶ HOW we regulate has been improved:
  - ▶ Added clarity – added a guideline/toolkit,
  - ▶ Ease of application and improved timeline
  - ▶ Flexibility – avoided LU references
    - ▶ Added choices to improve development
  - ▶ Added easier phasing of development
  - ▶ Corrections



# What are the Other Differences in the August version? (Hand-out)

<b>Before</b>	<b>Now</b>
Concepts same - <i>What</i>	Application/threshold/process simplification/Execution improved - <i>How</i>
Parking based on West Run Zoning	Changed table to guideline and had a generic standard that could be adapted to a local zoning standard
Parking was a part of site water management	Extra parking stormwater had to be treated on-site
Road standards based on DOH	Subdivisions need to cater to their residents who want sidewalks and bike paths
Road standards based on DOH	Need to account for access management connecting adjacent properties
Standards were focused on larger developments (threshold 12)	Adapted to enable small development without adding significant burden (threshold 5)
Setbacks were large	Setbacks were reduced, but allow for zoning to increase them
Slopes requirements 'appeared' strict	Clarified language to allow engineered geotechnical solutions for resolving slope development issues similar to neighboring areas
Not enough encouragement of mixed middle housing	Added more flexibility on housing-types/design
Process was confusing	Simplified timelines and diagrams for clarity
Back door for hiding big development in minor/family subs	Added time limits
Deadlines and time delays lead to lack of clarity	Time windows clarified and time limits added to deferrals
Not user-friendly enough	Added guidelines with examples and templates of good development models
Facilitates car travel at the expense of pedestrian safety	Improved design requirements to enhance ped-friendliness (e.g. curb radii)
Some residual language and structure that were confusing	Edited for clarity




# Developer Considerations

## Challenges

- Higher standard is the default: better roads, more connectivity (but happier residents = better \$/residence)
- Default Corridor (bldg-bldg) is wide enough to ensure all necessary infrastructure
  - more required ROW reserved (cf. **grading limits**), less required construction
- More accountability (slope, impervious)
- Flexibility
  - Less cookie-cutter (but less bad)
  - BUT provide templates (**MANY MORE examples**)
- Phasing
  - Stronger push for phasing large developments
- Discourage odd lots, cul-de-sacs and lack of connectivity
- **Process impacts more developments, but streamline whole process**

## Advantages

- Encourages more efficient overall design (more lots, less cost per: runs, slope, etc.) Encourage efficient lots/pkg, hammerheads and connectivity
- Less ROW, less required upfront construction
- Flexibility
  - Many ways to address requirements
  - More acceptance of innovation (slopes)
  - Mechanisms to gain approval for developments
- Phasing
  - Assessed rates lower for later phases
  - Infrastructure commitment lower (upfront)
  - Bonding/phase – so lower
  - Easier change based on marketplace changes
- **Template application process (making simpler) – fees are friendly.**



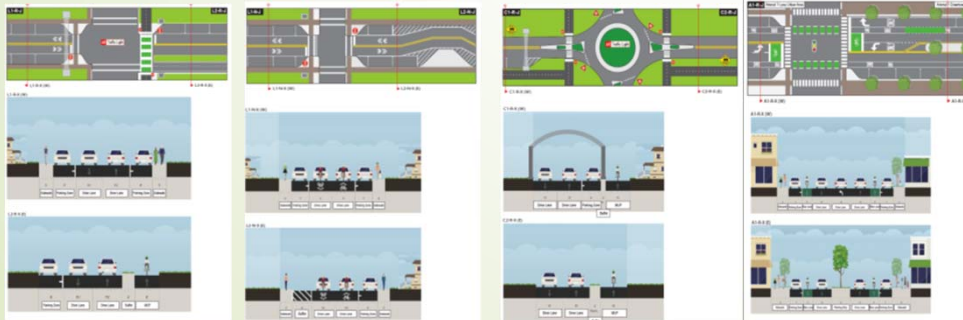
## What is different THIS time?(i.e. why the delay?)

- ▶ Again WHAT we were regulating has stayed the same: Improve quality of development, particularly water management and access management!
- ▶ Again HOW we regulate has been FURTHER improved:
  - ▶ Added clarity – AND have added MORE information for the guideline/toolkit,
  - ▶ Ease of application and improved timeline – ILP/NIF has been modified further: Additions are OPTIONAL, New Addresses are STILL required (but there is no fee for either)
  - ▶ More clearly incentive based choices to improve design
  - ▶ Flexibility
  - ▶ Corrections

# What is different THIS time?(i.e. why the delay?)

## 3 Things requested by developers:

- Alternative to bonding to avoid 'double-dipping'
- Avoiding flippant denials based on uninformed opinion – see preferred design and expedited track
- More clarity on Transportation Designs – see enhanced transportation examples in guidelines

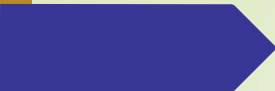


Major	Road Type	Side 1 (S1)	Side 2 (S2)	Local 1 (L1)	Local 2 (L2)	Collector 1 (C1)	Collector 2 (C2)	Arterial 1 (A1)	Arterial 2 (A2)	Arterial 3 (A3)	
Want	Function	Alley-like	Conn	pkw	conn	distrb	distrb	main	main	thru	
Come	Example	Windsor Ave	Briarwood St	Continewood St	Riddle Ave	Ward Run Rd	Baker's Ridge Cmnty/Reg	Main St Community	Kingswood Pk Regional	WV 705 Regional	
Sketch	Location Type	Subdiv	Subdiv	Nbhd	Community	Community	Community	Community	Community	Regional	
	# Units to Junction (w/bonus)	5 max	9 (10)	4-39 (50)	4-39 (50)	up to 52	up to 52	up to 52	52 plus	Limited	
Apply: Compl All doc	Dimension										
	Min. ROW Width	50	50	50	50	50	50	70	60	80	
	Min. Grading Limits	25	25	30	30	35	35	60	30	60	
	Travelway Width	20	20	22	22	24	24	44	30	60	
	Min. Lane Width	9	9	9.5	9.5	10	10	10	11	12	
	Shoulder Width/Side	1	1	1.5	1.5	2	2	2	4	6	
	Frontage Width/Unit	50	50	50	50	50	50	25	150	100	
90% D	Max. Length to Junction	500-1000	500-1000	200-1300	200-1300*	1300	1300*	<1320	>1320	>1320 nbhd spe.	
	Max Average Grade %	15	15	12	12	12	12	12	DOH	DOH	
Final PC App	Min. K-value (Crest Curves)	3	7	12	12	19-29	29-61	12-29	29-61	44-84	
	Min. W-value (Sag Curves)	10	17	26	26	37-49	49-79	26-49	49-79	64-96	
	Min. SSD	80	115	155	155	200-250	250-360	115-250	250-360	305-425	
Buildi Comp (built)	Acceptable Material	Asp, Con, Gra	Asp, Con, Gra	Asp, Con	Asp, Con	Asp, Con	Asp, Con	Asp, Con	Asp, Con	Asp, Con	
	Sub-Base (in.)	6	6	6	6	6	6	8	8	8	
	Base Asphalt (in.)	3	3	3	3	4	4	4	5	6	
House	Wearing Asphalt (in.)	2	2	2	2	2	2	2	2	2	
Final a	Multimodal Operation										
	AMH	<15	<20	25	25	30-35	25-45	25-35	35-45	40-50	
	Transit	N	N	N	Schl	Tris*	Tris*	Tris	Regional	Regional	
	Truck	N	N	N	sm truck	Y	Y	Y	Y	Y	
	Bike Facility	PedL/sh	PedL/sh	PedL/sh	MUP/LR/MUP	L/MUP	MUP/L	L/sh	MUP	MUP	
	Walk Facility	PedL	SW	ISW(ROW)*, MUP	1+ROW, MUP	1+ROW, MUP	MUP, 25W, Bus	25W	MUP->25W in urb	MUP	
	On Street Parking (Rec)	1 side(8'L)	1 side(8'L)	in nbhd	in nbhd	in nbhd	in nbhd	2 side	not recommended	not recommended	
	Traffic Calming	hump	hump	neck/chic	neck/chic	neck/bmpy/rt	ndk/rt	bms/med/P	in urb only	strips	
	Regional Connection										
	Junction Type	J-S1-R	J-S2-R	J-L1-R	J-L2-R	J-C1-R	J-C2-R	J-A1-R	J-A2-R	J-A3-R	
	Traffic Calming	Rt i/o (w/L)	Rt i/o (w/L)	P	P	Rbt, P	Rbt, P	Rbt, P	Rbt, P	Rbt, P	
	Control Device	no sman, Stp	Decel, Stp	Stp	Stp (L1)	L1	Rbt	Rbt, Lt	Rbt, Lt	Rbt, Lt	
	Corner Radius	10-15	10-20	10-15	10-20	10-20	10-20	10-15	10-30	10-30	
	Parking	1 side	1 side	2 side, 1 side	1 side, 2 side	in urb	in urb	2 side	no	no	
	Multimodal	PedL	15W	MUP, 15W(1ROW)	MUP, 25W SchL	MUP, 25W, SchL	MUP, SchL	25W, Bus	MUP	MUP	
	Misc	ROW->DOH	ROW->DOH	ROW->DOH (sigT)	ROW->DOH, lane, sigT	ROW->DOH, lane, sigT	ROW->DOH, lane, sigT	ROW->DOH, lane, sigT	ROW->DOH, lane, sigT	ROW->DOH, lane, sigT	
Major Want Come	Junction Type	J-S1-C	J-S2-C	J-L1-C	J-L2-C	J-C1-C	J-C2-C	J-A1-C	J-A2-C	J-A3-C	
Sketch	Traffic Calming	Chic	Chic	sq, table	sq, table	sq, table	bump, Rbt	bump, Rbt	Rbt	Rbt	
Apply: Compl All doc	Control Device	Stp	Stp (Y)	Stp	Stp, mltat	Rbt	Rbt	L1, Rbt	L1, Rbt	L1, Rbt	
	Corner Radius	10-15	10-15	10-15	10-15	10-15	10-15	10-15	10-20	10-30	
	Parking	1 side(8'L)	1 side(8'L)	2 side, (1 side)	2,1 side	in urb	in urb	2 side	no	no	
	Multimodal	15W	15W, PedL	15W(1ROW), MUP	SchL, 25W, MUP	25W, Bus	MUP, 25W, Bus	25W, Bus	MUP	MUP	
	Misc	ROW->HOA	ROW->HOA	ROW->HOA	ROW->HOA	ROW->DOH, pkg	ROW->DOH, pkg	ROW->DOH, vlt/ctrl	ROW->DOH, ROW	ROW->DOH, ROW	
90% D	Junction Type	J-S1-N	J-S2-N	J-L1-N	J-L2-N	J-C1-N	J-C2-N	J-A1-N	J-A2-N	J-A3-N	
Prelim	Traffic Calming	Neck, P	Neck, P	Chic, neck, P	Chic, neck, P	Neck, chic, P	Neck, chic, P	P, Med	P, Tree	P, Tree	
Apply: Compl All doc	Control Device	Stp	Stp (Y)	Stp	Stp	L1	L1, (Rbt)	L1, Rbt	Rbt, Lt	L1, Rbt	
	Corner Radius	10-15	10-20	10-15	10-20	10-20	10-20	10-15	10-30	10-30	
	Parking	1 side	1 side	*2 side	2,1 side	in urb	in urb	2 side	no	no	
	Multimodal	18ROW, PedL	PedL, 18ROW	Ln, Sh	MUP, Ln	25W, MUP (ROW)	MUP	25W, MUP	MUP	MUP	
	Misc	ROW->HOA	ROW->HOA	ROW->HOA, sigT	ROW->HOA, sigT	ROW->DOH, sigT	ROW->DOH, sigT	ROW->DOH	ROW->DOH	ROW->DOH	
Final PC App	Junction Type	J-S1-O	J-S2-O	J-L1-O	J-L2-O	J-C1-O	J-C2-O	J-A1-O	J-A2-O	J-A3-O	
Buildi Comp (built)	Traffic Calming	hump	hump	hump	Neck, chic	bmp	bmp	no sman	no sman	no sman	
	Control Device	Stp	Stp (Y)	Stp	Stp	L1	Rbt	L1, (Rbt)	Rbt, Lt	L1, Rbt	
	Corner Radius	10-15	10-20	10-15	10-20	10-20	10-20	10-15	10-30	10-30	
	Parking	(*1 side)	(*1 side)	2 side(1)	1 side,*2	*2 side	*2 side	2 side	no	no	
	Multimodal	PedL	15W	15W,MUP,*25W,*Ln	MUP, 15W, *25W	MUP, 25W	MUP	25W, MUP	MUP	MUP	
	Misc	ROW->HOA	ROW->HOA	ROW->HOA	ROW->HOA	ROW->DOH, lane, sigT	ROW->DOH, lane, sigT	ROW->DOH, sigT, Buf	ROW->DOH, sigT	ROW->DOH, sigT, Buf	
House	Required	Default requirement - waiver allowed, but demonstration of need on applicant									
Final a	Guide (i.e. if needed)										



# Other

- ▶ Revised timeline
- ▶ Fees
- ▶ Widget



# Proposed Roll-Out Schedule

- ▶ March 2020 – Ordinance draft sent back out to stakeholders and developers (and available to the public)
- ▶ March-April- Hold a series of workshops explaining the draft and what it means for county developers and engineers
  - March-April 2020 Engineers
  - April 2020 Developers
- ▶ April 22 Announcement of Public Hearing of Final Draft (may push back)
- ▶ May 27 Public Hearing and potential 'Adoption' (may push back).



# Ordinance Schedule

- ▶ July 2020 – Ordinance goes into effect, BUT grandfathering is allowed for 6 months
- ▶ January 2021 – Sunset date for submitting grandfathered developments, beginning of Ordinance being required for everyone.
- ▶ June-July 2021 – Year review to correct errors/improve unworkable elements, etc.
  
- ▶ NOTE: County Engineer and Subdivision Review Board must be in place by the time the Ordinance goes into effect. This is proposed to be in parallel to the timeline for adoption and once 'adopted' and before any Ordinance goes into effect, these positions will be officially 'filled'.

# Proposed Fees

## SUBDIVISION REVIEW FEES

Exempt.....	No permit fee
Minor .....	\$50.00
Major or Major Phase (1-50 Lots) .....	\$100.00
Major or Major Phase (50+ Lots) .....	\$200.00
Major, Phased Preliminary.....	\$200.00

## NIF I/ILP I (INFRASTRUCTURE ONLY) FEES

No. Lots _____	Total _____
Exempt .....	No permit fee
Minor .....	\$100.00 + \$50 per Lot
Major or Major Phase (regular) .....	\$350.00 + \$50 per Lot
Major or Major Phase (expedited) .....	\$200.00 + \$50 per Lot
Visit (scheduled) .....	\$100.00
Visit (unscheduled) .....	\$250.00

## MISCELLANEOUS FEES

Extension of Original Permit .....	25% of original fee
<b>Original Fee Cost</b> _____	<b>Extension Fee</b> _____
Reproduction Services ... <small>(\$5.00/15 min for scan or 50¢ per page)</small> _____	
GIS and Mapping Services .....	(See Separate Fee Sheet) _____

## NOTICE OF IMPROVEMENT FORM (NIF) FEES

New Single Family and Duplex Dwellings (per unit)

No. Units _____	Total _____
Up to 1,000 sq. ft. ....	\$20.00
Up to 2,000 sq. ft. ....	\$30.00
Over 2,000 sq. ft. ....	\$50.00

Additions to Single Family Dwelling Units

0 sq. ft. to infinity..... No permit fee

Multifamily & Nonresidential Building/Structure/Additions

Up to 5,000 sq. ft. ....	\$50.00
Up to 10,000 sq. ft. ....	\$300.00
Up to 50,000 sq. ft.....	\$500.00
Over 50,000 sq. ft. ....	\$750.00

Late Fee .....

### Accessory Building/Structure

Accessory to Agricultural Use..... No permit fee

Accessory to Residential Use (non-dwelling) ..... No permit fee

Accessory to Nonresidential Use (non-dwelling)

Up to 500 sq. ft. ....	\$20.00
Up to 1,000 sq. ft. ....	\$30.00
Over 1,000 sq. ft. ....	\$100.00

Late Fee .....

# Fees – Subdivision Fees

COUNTY	Fees Separate?	Exempt #	Exempt	Minor #	Minor App	Final Plat	Major #	Major App	Variance /Waiver	Prelim Plat	Final Plat
Berkeley (6/1/2017)	Yes (Sec 603)	N/A		Our Exempt	275 (+75 per lot)		2+	129.8 (+88.5 sign fee)	188.8	1-49: 708 (+472 per lot) 50+: 1298 (+472 per lot)	1-49: 471 + mjr app 50+: 1062 + mjr app
Fayette		5+ ag		2 or less w parent			3+				
Grant (9/26/13)	Yes (art 8)	3 at -8 ares all 8+ acres and our exempt	0	?	75		?	25		175 (+25 per lot)	
Greenbrier (in code)	No (Sec 2.2H & 2.3K)	50+ acres plus our exempt		4 or less w parent 3 or less w parent plus our exempt	25 300-1000 per lot		5+	100 (per lot)			
Hampshire	No (Art 23)	none found					4+	100		500 (+1000 per lot)	
Hardy	No (Art 19)	our exempt	35 or (25 + 25 per lot for heirs)	3 or less from parent	25	75 (+50 per lot)	4+	125 (25 fee and 100 pub hear)	100		200 (+ 50 per lot)
Harrison		all 10+ acres		5 or less w parent			6+				
Jefferson	Yes (sec 24.102)	none found	100	5 or less w parent			6+	1-50: 250 (+400/500 per lot) 51+: 1k (+400/500 per lot)			300
Kanawha	?	all 10+ acres for ag purposes		5 or less w parent	75 (+50 per lot)	N/A	6+			350 (+ 25 per lot)	50
Mineral	Yes (Art 9) Fee is Art 14	2 parcels 10 acres-, all 10 acre+	100 (+ 25 per lot)	5 or less from parent	50 or 100 (+25 per lot)		6+	25		300 (+50 per lot) 5-10: 500 (+75 per lot) + 50 ad fee 11+: 500 (+100 per lot) + 100 ad fee	5-10: 250 + 50 ad fee 11+: 250 + 50 ad fee
Morgan	App I	4 parcels at 20+ acres	25 or 60	4 or less w parent	250 (+ 75 per lot)		5+				
Putnam	Yes (table V)	only family	0	3 or less w parent	75 (add 50 after 1 lot)		4+	200 (+75 per lot)			
Raleigh	No (Sec 4.5A, 4.7A)	only family (single division)		5 or less w parent	100		6+	100		see Major App	
Wood	No (Sec 3)	testamentary transfer, court order		4 or less w parent, merger, family			5+	100			
<b>MON COUNTY</b>		Minor		5 or less w parent		50	6+				100 (+50 per lot)
		Major		6 or more w parent			6+	1-50: 100 51+: 200			350 (+50 per lot)
		Major (exped)		6 or more w parent			6+	1-50: 100 51+: 200			200 (+50 per lot)
		Major with Phase (Each Phase is a Final)		11 or more w parent			11+	200			350 (+50 per lot)
		Major with Phase (exped) [Each Phase is a Final]		11 or more w parent			11+	200			200 (+50 per lot)



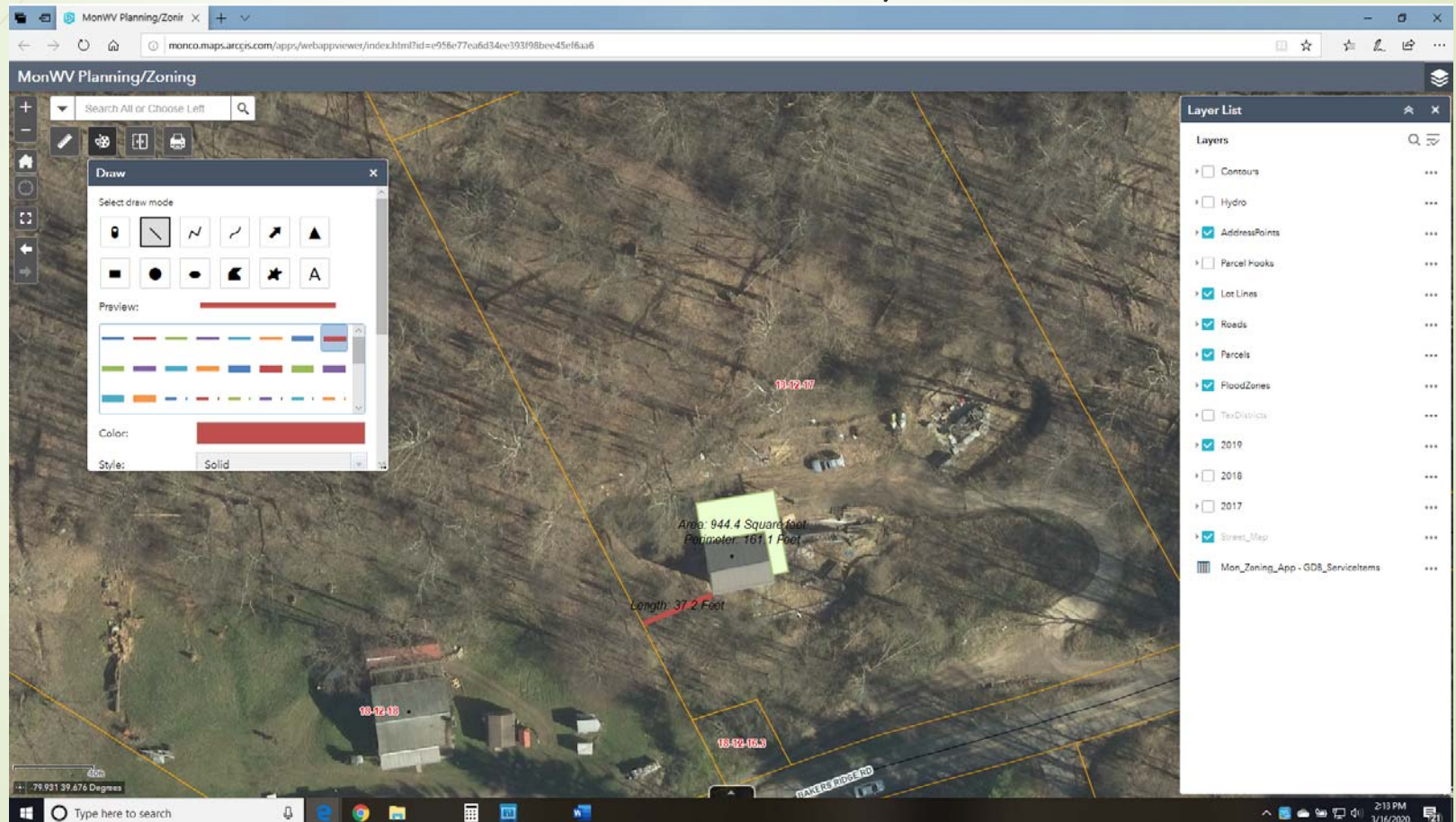
# Fees – Subdivision Fee Estimates

COUNTY	APPLICATION				INFRASTRUCTURE			
	5 Lots P	20 Lots P	50 Lots P	100 Lots P	5 Lots F	20 Lots F	50 Lots F	100 Lots F
Berkeley (6/1/2017)	3,068.00	10,148.00	24,308.00	47,908.00	689.30	689.30	1,280.30	1,280.30
Grant (9/26/13)	300.00	675.00	1,425.00	2,675.00				
Hampshire	5,500.00	20,500.00	50,500.00	100,500.00				
Hardy					575.00	1,325.00	2,825.00	5,325.00
Jefferson					1,200.00	10,250.00	252,500.00	50,250.00
Kanawha	475.00	850.00	1,600.00	2,850.00	325.00	50.00	50.00	50.00
Mineral	225.00	1,325.00	2,825.00	5,325.00				
Morgan	925.00	2,600.00	5,600.00	10,600.00	300.00	300.00	300.00	300.00
Putnam					575.00	1,700.00	3,950.00	7,700.00
Wood	100.00	100.00	100.00	100.00				
MON COUNTY								
Minor	50				350			
Major		100	100	200		1350	2850	5350
Major (exped)		100	100	200		1200	2700	5200
Major with Phase (Each Phase is a Final)		200	200	200		1900	4750	9500
Major with Phase (exped) [Each Phase is a Final]		200	200	200		1600	4000	8000

# Fees – Notice of Improvement Form (NIF – {ILP})

COUNTY	Fees Separate?	ILP	RES 2000 sq ft (\$250K)	20 houses	MULTI 85000 sq ft (\$5345000)	COMM 2136 sq ft (561000)	COMM 40750 sq ft (\$1240200)
Berkeley (6/1/17)	Yes	res 59 (+ 0.24 sq ft), dup 89 (+0.24 sq ft), multi 295 (+0.26 sq ft), non res 295 (+0.32 sq ft)	\$539.00	\$10,780.00	\$22,395.00	\$978.52	\$13,335.00
Fayette	In UDC (1006, IV, E)	1% cost of construction	\$2,500.00	\$50,000.00	\$53,450.00	\$5,610.00	\$12,402.00
Greenbrier	No (Art V)	res and comm (6 per 1k)	\$1,500.00	\$30,000.00	\$32,070.00	\$3,366.00	\$7,441.20
Hampshire	Yes?	25 (0-12,500 \$) 2 per 1k (+12,500 \$)	\$500.00	\$10,000.00	\$10,690.00	\$1,122.00	\$2,480.40
Hardy	No (art VII)	res 100, comm 275, indus 500, multi 100	\$100.00	\$2,000.00	\$100.00	\$275.00	\$275.00
Jefferson	Yes	95 (+0.20 per sq ft) single res 350-375 (+0.25 per sq ft) multi-fam & non res	\$495.00	\$9,900.00	\$21,600.00	\$909.00	\$10,562.50
Kanawha	?	25 for 30k or 25+2.50 for every 1k over 30k	\$575.00	\$11,500.00	\$13,312.50	\$1,352.50	\$3,050.50
Mineral	Yes	25 (500-2.5K sq ft), 50 (2.5K-25K), 100 (25K-75K) 150 (75K+) res 75 (500-2.5K sq ft), 125 (2.5K-25K), 200 (25K-75K) 250 (75K+) non res	\$25.00	\$500.00	\$250.00	\$75.00	\$200.00
Morgan	Yes (Sec 7.8)	res 50 + 0.10 per sq ft, comm (<2K) 50 + 0.15 per sq ft, (+2K) 250 + 0.15 sq ft	\$250.00	\$5,000.00	\$13,000.00	\$570.40	\$6,362.50
Raleigh	No (Art VII)	1/4 of 1% cost of construction (0.0025)	\$625.00	\$12,500.00	\$13,362.50	\$1,402.50	\$3,100.50
MON COUNTY		20 (0-1K sq ft), 30 (1K-2K), 50 (2K+) res 50 (0-5K sq ft), 300 (5K-10K), 500 (10K-50K) 750 (50K+) non res	\$30.00	\$600.00	\$750.00	\$50.00	\$500.00

# Widget (online tool to enable filing 'development' forms online – available when Ordinance is in effect)





## Other Actions/Next Steps (estimated)

- ▶ Guidelines/Toolkit – Final rough draft roll-out – March
- ▶ Guidelines/Toolkit – Final draft – March-April
- ▶ Finalizing – any errors, red flags - April
- ▶ Public Hearing/potential adoption (assuming agreement to move forward) – May
- ▶ Ordinance goes into effect (if adopted) – July 1
  - Dependent issues: Extra Staff, County Engineer, and SRB (Start-April, Available July 1)
- ▶ Jan 2021 - Sunset date for submitting grandfathered developments
- ▶ May 2021 - July 2021 - First Review of the Regulations