



# LAND USE PLANNING



*“We consistently heard from the permitting entities that AKS was always professional, knowledgeable, and thorough in their submittals and communications.”*

Brianna Conrow  
HOST Development



Our planners get involved early in a project to help determine the best options for clients. With our years of experience and varied background, we understand the requirements and codes of the various jurisdictions and can provide reliable advice on how best to proceed.

As many types of projects require land use approvals and permits, AKS views our planning services as a critical element of our business. Our team members bring the unique perspective of being cross-trained in other disciplines including civil engineering, land surveying, landscape architecture, and arboriculture. We draw upon this diversity to develop insightful, feasible, and cost-effective solutions to meet the project goals of our clients. Our expertise is applied to both private land use development and municipal planning projects.

What sets AKS apart from other planning firms is our ability to relate and communicate. We are skilled in translating technical jargon into everyday language that residents at community meetings can understand and relate to. We clearly address the concerns of neighboring property owners and help them to accurately understand the impacts of a proposed project. Most importantly, we help our clients through the often complex maze of permitting processes to accomplish their goals and complete their project.

Over the years, we have developed close working relationships with the local, state and federal jurisdictions. We are known for working cooperatively with government staff, elected officials, and the general public to provide reasonable solutions and obtain excellent results.



*Land Use Planning, continued*

**Land Use Planning Services**

**Residential Development-**

- ✓ Site and Master Planning
- ✓ Feasibility Studies
- ✓ Urban and Rural Applications
- ✓ Planned Unit Developments
- ✓ Measure 49 Claims
- ✓ Subdivisions and Partitions

**Commercial, Industrial, and Institutional Developments-**

- ✓ Commercial Master Planning
- ✓ Public Infrastructure Permitting
- ✓ Site Design and Review Applications
- ✓ Conditional Use Permits

**Other-**

- ✓ Land Use Planning and Permit Entitlements
- ✓ Property Line Adjustments
- ✓ Non-Conforming Use Rights Applications
- ✓ Public Meeting Facilitation and Neighborhood Involvement
- ✓ Comprehensive Plan and Code Text Amendments
- ✓ Zone Change Applications
- ✓ Variances and Adjustments

*“AKS has worked on many privately and publicly funded projects in Happy Valley. I have found that they are easily accessible, and quick to return phone calls or email. I appreciate their professional and team oriented approach.”*

Carol Earle  
City of Happy Valley

**About AKS**

**AKS Engineering & Forestry, LLC** is a Northwest based, locally owned multi-disciplinary consulting firm that has been serving clients since 1996. We provide civil engineering, land surveying, hydrographic surveying, land use planning, landscape architecture, natural resources, arborist, and forest engineering services.

AKS has professional planners certified by the American Institute of Certified Planner. We also have LEED Accredited Professionals on staff.

[www.aks-eng.com](http://www.aks-eng.com)