

ROLE COMPARISON

Roles split operational delivery from policy leadership

PLANNER I OR II	CED DIRECTOR
CORE FOCUS Day-to-day planning and land-use application processing.	CORE FOCUS Policy, economic development, long-range planning, and building-permit oversight.
APPLICATIONS Site plans; plats; conditional use; zoning/GP amendments; agreements; variances; admin approvals/verification.	STRATEGY & POLICY Recruitment/retention; incentives/partnerships; General Plan/major plans; zoning code; housing policy.
REVIEW & SERVICE Completeness reviews; applicant consultations; tracking; monitoring Commission/Council conditions.	GOVERNANCE & MANAGEMENT Grants; Council/Commission support; executive advice; budgets, personnel, contracts, consultants; department coordination.
BOARDS & COORDINATION Staff reports; Commission agendas/presentations; Council presentations; Development Review Committee lead.	PERMITS & FINANCE Permit/code review; fees and Finance; fee schedule; Municipal Code updates; city projects/studies.