DATE: February 22, 2019

TO: Steve Ehlmann, County Executive
          Joann Leykam, Director of Administration

CC: John Watson, County Counselor
          Donna Vogt, County Council

FROM: Michael Hurlbert, AICP, Director of Community Development

RE: Item for the March 11, 2019 County Council meeting

BILL FOR INTRODUCTION:

An Ordinance Amending Sections 405.510 and 405.535 of the Unified Development Ordinance Relating to Notification Requirements for Properties Subject to Rezoning and Conditional Use Permit Application and Approval Processes.

At its February 20, 2019 meeting, the Planning & Zoning Commission approved a motion to request that the County Council increase the County's notification requirements for zoning map amendments and conditional use permits in A, Agricultural Districts. Specifically, the notification distance for rezoning applications would be increased from 1,000 feet to 2,000 feet, and the notification distance for conditional use permit applications would be increased from 500 feet to 2,000 feet. This increase would apply only if at least 75% of the linear boundary of the subject property were also zoned A, Agricultural. The reason for recommending this change, as stated by the Planning & Zoning Commission, is to account for larger parcel sizes in rural areas and increase awareness of area property owners that public input will be taken on the application.

Per Section 405.535.B.2 of the County Code, the Planning & Zoning Commission may recommend revisions to Chapters 405 and 410 of the Unified Development Ordinance "upon its own motion, for final determination by the County Council."

Had these provisions been applied to applications received in 2018, the number of notification letters mailed would have increased from 956 to 2,834, and the cost of printing and postage would have increased from $592.72 to $1,164.36, which is a 51% cost increase. This does not include the additional staff time that would have been necessary for processing and mailing notifications.

The Planning & Zoning Commission recommends approval.