

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners
John Fischbach, County Administrator

FROM: Rachel McHugh, DCD-LRP

DATE: May 22, 2006

SUBJECT: Unified Development Code Omnibus Amendment Package Annotation

STATEMENT OF ISSUE:

The Unified Development Code (UDC) was originally adopted in 2001. The Omnibus amendment package is intended to update out of date references, adjust for recent changes to state law or court decisions affecting land use, expand economic development opportunities in accordance with the scope of Comprehensive Plan policies, improve permit efficiency and clarify permit processes for public convenience.

The preliminary proposal was produced by staff through coordination with other county departments, with input from the Land Use Planning and Economic Development Advisory Panel (LUPEDAP), Board(s) of County Commissioners (BoCC) and the Planning Commission UDC Review Committee and with consideration of input from the public. The Planning Commission developed its recommendation after reviewing all the issues and analyzing staff, UDC Review Committee and public commentary.

On February 21, 2006 the BoCC requested from staff and the Planning Commission annotation and description of the history and logic for the recommendations contained in the UDC Omnibus package. The attached documents are in response to that request.

Attached to this Agenda Request are:

1. UDC "Itemized Omnibus History" memo 5/22/06, DCD staff update memo 5/22/06 and draft of Legal Notice for a public hearing on 6/5/06.
2. Additional Staff/ Planning Commission memos: Press release 9/9/05, staff to PC 9/16/05, legal notice 12/22/05, PC to BoCC 12/6/05 and staff/UDC review to PC 5/31/05.
3. Early UDC development documents: LUPEDAP handout, staff memo 12/22/03, UDC Review Committee memo 10/12/04,
4. UDC Review Committee minutes: 3/9/05, 3/23/05, 4/13/05, 4/29/05, 6/21/05, 7/15/05, 4/11/06, 4/25/06 and 5/2/06.
5. Planning Commission minutes title pages: 1/5/05, 2/2/05, 4/20/05, 6/15/05, 7/20/05, 8/3/05, 10/5/05, 10/19/05, 11/2/05, 4/19/06 and 5/3/06.
6. Mining supportive information: UDC Interpretation 5/15/01, Mineral Extraction and Processing Performance Standards and Mineral Extraction memo.

ANALYSIS/STRATEGIC GOALS/PROs and CONS:

The UDC Omnibus annotation will help demonstrate the rationale and development of the recommendations in the Omnibus. It will allow the BoCC to identify specific concerns may have regarding those recommendations.

FISCAL IMPACT/COST-BENEFIT ANALYSIS:

Many of the recommendations in the UDC Omnibus will increase permit review efficiency, streamline the permit process and make the permit process more accessible to the public.

RECOMMENDATION:

Staff recommends that the BoCC approve the attached draft legal notice for a public hearing on the entire UDC Omnibus Code Amendment package tentatively scheduled for June 5.

REVIEWED BY:

John Fischbach, County Administrator

Date