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MEMORANDUM

To: Board of County Commissioners

From: Dan Johnson, Director

CC: Cheryl Bell – Assistant Director Development
Jennifer Hughes – Planning Director

RE: Scheduling of Public Hearings for Minor and Time Sensitive ZDO Amendments

Date: May 2, 2023

REQUEST: Confirmation of prior Board direction on advancing the minor amendment package to the Zoning and Development Ordinance.

BACKGROUND: The Board held a policy session on proposed “minor” amendments to various sections of the Zoning and Development Ordinance on July 13, 2022, and directed staff to move ahead to public hearings. In addition to a number of routine “clean-up” or procedural amendments, the package includes four substantive policy-related issues included:

- ZDO Section 406 - Amending the County’s more restrictive requirements for forest template dwellings to match the minimum requirements under state law
- ZDO Section 202 - Modifying the ZDO’s definition of “lot of record” to make it less complex and restrictive while maintaining consistency with state law
- ZDO Section 1206 - Resolve a code conflict by extending the nonconforming use discontinuance period from one year to two years, while also reducing the implementation period for nonconforming use alterations from four years to two years
- ZDO Section 513 - Allowing public restrooms in the Rural Tourist Commercial (RTC) District as a conditional use. One example of where this could be applied is in Government Camp where some members of the community have been considering this type of facility to serve tourists.

All the aforementioned amendments essentially reduce limitations in various sections of our ordinance.

These minor amendments were delayed last year due to multiple Planning staff retirements and resignations. Although the program is still short on staff, the importance of these amendments warrants moving forward.

We are targeting June or July for a Planning Commission hearing and July for a Board hearing unless the Board has concerns with advancing the aforementioned amendments.