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MEMORANDUM

To: Planning, Building and Zoning Committee

From: Pat Tierney, Principal Planner
Brittany Albrecht Sloan, Deputy Director and Zoning Administrator

Date: October 1, 2013

Re: Proposed 2013 Unified Development Ordinance Text Amendments
Articles 10 and 11

On May 28 the Committee directed staff to prepare text amendments to Articles 10 and 11 of the Lake County Unified Development Ordinance (UDO), which pertain to subdivisions and school and park contributions. The proposed amendments relate to streamlining the administrative processes for subdivisions and eliminating inconsistencies in the ordinance. The draft amendments are included in Exhibit "A" attached to this report, and the following page includes a guide to the document. Staff will present a brief overview of the proposed amendments at the October 1 meeting.

While the Zoning Board of Appeals holds public hearings for zoning text amendments, the Planning, Building and Zoning Committee is responsible for conducting public hearings on amendments related to subdivisions (Article 10) and school and park contributions (Article 11), in accordance with state statute. At the conclusion of the discussion regarding the proposed amendments, the Committee will take action to schedule a public hearing to be held at the October 29, 2013 Committee meeting.

2013 Amendments to Articles 10 and 11 Dashboard

Amendment Number	Category	Page Number	Purpose and Description
1	Streamlining	1	Allows the Director to approve final plat extensions by up to 12 months per subdivision phase
2	Streamlining	1	Classifies alternations to platted easements as minor modifications
3	Streamlining	1-2	Authorizes the Director to hold Public Informational Meetings for Minor Subdivisions
4	Streamlining	2-3	Authorizes the Director to act on certain requested modifications to street standards
5	Streamlining	3	Authorizes the Director to act on certain requested modifications to stormwater management facilities
6	Streamlining	3	Authorizes the Director to act on certain requested modifications to dam and impoundment structure standards
7	Streamlining	3-4	Authorizes the Director to act on certain requested modifications to subdivision and street landscaping standards
8	Streamlining	4	Authorizes the Director to act on certain requested modifications to pedestrian walkways and trails standards
9	Streamlining	5	Eliminates the one year assurance term extensions limit
10	Housekeeping	6	Corrects cross section reference error
11	Housekeeping	6	Corrects grammatical error
12	Housekeeping	7	Makes minor changes to park and recreation area design guidelines and commentary