



MEMORANDUM

DATE: July 8, 2016

TO: Honorable Mayor Brian Treece
Members of City Council

FROM: Rusty Strodman, Vice-Chairman Planning and Zoning Commission

RE: Unified Development Ordinance – Planning Commission Public Hearing

At the request of the City Council and in accordance with the provisions of Chapter 29 of the City Code, the Planning and Zoning Commission is reviewing and preparing to make recommendation on the adoption of the new Unified Development Ordinance (UDO) for the City of Columbia. As many of you may be aware, the staff and Commission have been holding public information and comment session on the new UDO contents since the beginning of May. These sessions began shortly after and have been following the schedule outlined by the Community Development Director in his report to Council on April 4.

As the Commission has held its information and comment sessions a recurring theme has emerged by those providing input - the process for review and adoption is being rushed. To allay these concerns, the Commission believes that additional time to review and address the public issues and concerns is necessary. The expressed public concerns are that the proposed August 18, 2016 Planning Commission final public hearing on the UDO will allow little, if any, time for public review of the revised final draft. The Commission shares these concerns and believes that it is in the best interest of all those involved that the final public hearing be delayed until October 20, 2016.

This delay will permit the Commission to work with staff on the outstanding issues/concerns that have been raised during the public information and comment sessions. Staff has been gathering the issues/concerns into an "Issues and Comment Spreadsheet" which is currently 21 pages in length. The spreadsheet will assist the Commission in methodically moving through the issues/concerns ensuring that all public input is vetted and possible changes are made or noted as to why they were not. The review of the spreadsheet's contents will begin at supplemental Commission work sessions beginning on July 13. The detailed review of the issues/concerns will be completed by September 7. The final public hearing draft will be released on or about September 23 which will permit approximately one month of public review of the final draft. The Planning Commission will then hold its public hearing on the UDO at its October 20 Commission meeting.

The Commission desires to respect the time and effort that the public has put into the review of the new UDO as well as the desires of Council to act on this important piece of legislation. It believes that a diligent review of the issues/concerns expressed will ensure that Council receives a UDO that has been well vetted, is less controversial, and best represents the varied views of the residents of our community. To accomplish these goals, the Commission believes a delay in its public hearing from August 18 to October 20 is necessary.

The Commission seeks Council's acknowledgement that it is supportive of this delay for the above stated reasons.