



Lewis & Clark C O U N T Y



BOARD OF COUNTY COMMISSIONERS

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December 16, 2021

Dear Members of the Zoning Advisory Panel (ZAP):

We are writing to you today first to thank you for your dedicated work on the ZAP over the past year. We know the work to develop recommendations can be challenging from a variety of perspectives and recognize that this kind of community effort takes a willingness, to initially learn the topics at hand, and then formulate constructive solutions for consideration. We commend you, the moderator, and the county staff for your service.

As the ZAP approaches the conclusion of your work together, we wanted to take this time to provide a reminder of the reason for the existence of the panel and the identified areas of consideration that you were asked to contribute recommendations. Attached you will find a copy of two resolutions. One resolution creates the zoning itself, and one resolution creates the ZAP and lays out your specific role and scope for the development of recommendations to the Planning Board and ultimately the County Commission.

With zoning already established as a result of the commission action taken in the fall of 2020, and per Resolution 2020-98, the ZAP is to address only three areas:

- Assist Staff with the drafting of regulations for the Urban Residential Mixed-Use Zone District; and
- Assist Staff with the drafting of regulations for the Suburban Residential Mixed-Use Zone District; and
- Suggest potential options to address the 3 Key Issues (Water, Roads, and Fire) in the Rural Residential Mixed-Use District, in lieu of the approved (but with implementation deferred) 10-acre minimum lot size/density.

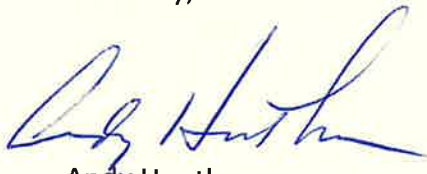
In addition to the role and direction laid out in the resolution of creation, the timeline for the work of the ZAP is also made clear for the purpose of accepting any potential changes to the zoning regulations by June 1, 2022, when the full zoning regulations will go into effect. This timeline not only includes the work of the ZAP, but also the public notice process and considerations that will need to be taken by the Planning Board as well as the public notice and consideration of the County Commission. In order for all of this to be completed by the June 1, 2022, as established in the resolution, the ZAP must complete its work no later than February 9, 2022. This date cannot

be extended any further due to the time it will take to move any recommendations forward through the process.

Please view the resolutions and let the Planning Department Staff know if you have any questions regarding the timelines or direction for the work of the ZAP.

We again are very grateful for your commitment to the process and look forward to the recommendations you submit to the Planning Board on or before February 9, 2022.

Sincerely,



Andy Hunthausen



Jim McCormick



Tom Rolfe