

**Planning and Zoning Commission
Certified Recommendation 07-06-PZ-01
Unified Development Code**

A SWEETWATER COUNTY PLANNING AND ZONING COMMISSION CERTIFIED RECOMMENDATION REQUESTING THAT THE SWEETWATER COUNTY BOARD OF COUNTY COMMISSIONERS, IN COMPLIANCE WITH THE PROCEDURES OF THE WYOMING ADMINISTRATIVE PROCEDURES ACT, REVIEW AND ADOPT THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION'S RECOMMENDED SWEETWATER COUNTY UNIFIED DEVELOPMENT CODE, AND PROPERLY WITHDRAW THE NECESSARY AND RELATED SWEETWATER COUNTY REGULATIONS AND CODES.

WHEREAS, it is the goal of the Unified Development Code to incorporate other development-related regulations that were traditionally maintained as freestanding regulations; and

WHEREAS, a Unified Development Code provides a logical way of dealing with outdated and conflicting code provisions, adds more flexibility in regulating new development and improves administrative efficiency; and

WHEREAS, the Sweetwater County Planning and Zoning Commission adopted the Sweetwater County Comprehensive Plan - 2002 in August of 2002 to: **1)** Clarify and streamline the development application and approval process; **2)** Clarify the roles and responsibilities of the Board of County Commissioners, the Planning and Zoning Commission, and the Land Use Department with regard to land use planning and decision making; **3)** Review and clarify the County's Zoning Classifications; **4)** Provide for the development applications, forms and permits that can be tailored to fit local situations and circumstances; **5)** Ensure the County's land use regulations are consistent with and support the County Plan and Development Code goals and objectives; **6)** Adopt, maintain and implement proactive County land use plans and supporting regulations; **7)** Coordinate County and community planning policies and procedures.

WHEREAS, in September 2002, the Board of County Commissioners established a steering committee chaired by the Board of County Commissioners to guide Bear West, Inc., planning consultants, in the drafting of the Unified Development Code, and whereas this committee met monthly for two years to assist in the drafting of the proposed Unified Development Code; and,

WHEREAS, in August of 2004 the Steering Committee and Bear West completed drafting the proposed Unified Development Code, and the Sweetwater County Planning and Zoning Commission advertised on August 14, 2004, the "Draft Unified Development Code of Sweetwater County for Public Hearing on September 15, 2004" and a subsequent public meeting on September 16, 2004; and,

WHEREAS, on September 15, 2004, the Sweetwater County Planning and Zoning Commission held a public hearing to consider all views, and comments regarding the Draft Unified Development Code; and,

WHEREAS, on September 16, 2004, in an advertised public meeting, the Planning and Zoning Commission reviewed the public comments received and, based on those comments, the Planning and Zoning Commission, in order to allow the public more time to review the draft Code, the Planning and Zoning Commission decided to hold an additional public hearing regarding the draft Code on February 15, 2005, and;

WHEREAS, on January 12, 2005, the Sweetwater County Planning and Zoning Commission advertised, the “Draft Unified Development Code of Sweetwater County” for a second public hearing to be held on February 15, 2005, and;

WHEREAS, on February 15, 2005, the Sweetwater County Planning and Zoning Commission conducted its second public hearing on the “Draft Unified Development Code” for the purposes of gathering additional view and comments; and,

WHEREAS, on February 16, 2005, the Sweetwater County Planning and Zoning Commission held an advertised public meeting to review the comments received on the Draft Code; and, as a result of that review, the Planning and Zoning Commission established a review process where the “Draft Unified Development Code” would be reviewed and revised in manner by the Planning and Zoning Commission which would consider the comments received and the goals of the Comprehensive Plan; and,

WHEREAS, on March 2, 2005 the Sweetwater County Planning Zoning Commission began their comprehensive review of the public comments and the “Draft Unified Development Code” which continued over the next three years on a monthly basis until June 13, 2007.

NOW THEREFORE BE IT RESOLVED, in accordance with Wyoming Statutes and based on nearly five years of public process and exhaustive review, the Sweetwater County Planning and Zoning Commission, hereby, in this Certified Recommendation, unanimously recommends that the Board of County Commissioners:

- 1) Adopt the attached “Sweetwater County Planning and Zoning Commission Recommended - Sweetwater County Unified Development Code” in accordance with the review and adoption procedures established in the Wyoming Administrative Procedures Act;
- 2) Immediately upon adoption, properly withdraw the Sweetwater County Zoning Resolution, Subdivision Regulations of Sweetwater County and Growth Management Plan and Agreement excepting the Growth Management Plan Agreement as it relates to the City of Green River; and the Sweetwater County adopted 1996 City Green River and City of Rock

Springs zoning districts and their corresponding zoning district regulations.

- 3) Apply, where necessary, the necessary Zoning District name changes to the Sweetwater County Zoning Map.

Dated this 13th day of June 2007.

SWEETWATER COUNTY PLANNING
AND ZONING COMMISSION

Gale Lamb, Chairman

Glen Sugano, Vice Chairman

Herb Price, Member

Sue Palmer, Member

Ray Williams, Member

Attest:

Steven Dale Davis, County Clerk