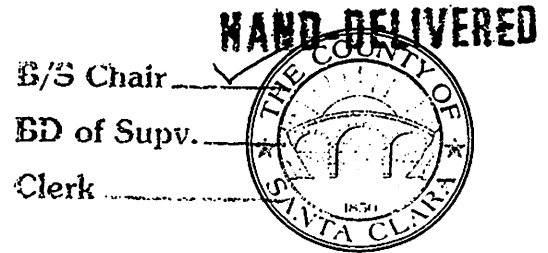


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MEMORANDUM

Date: May 30, 2006

To: Board of Supervisors
Peter Kutas, Jr., County Executive
Ann Miller Ravel, County Counsel

From: Valentin Alexeeff, Director, Department of Planning and Development *VA*

Re: **Follow-Up to Item 73, May 23, 2006 Board Consideration of Viewshed Protection Study Status Report and Schedule**

This memorandum is in response to questions raised during the Board's discussion of the Status Report on the Viewshed Protection Study, May 23, 2006, particularly regarding schedule and future public hearings.

First, let me offer my apology for my response to the question of whether we were meeting the original timelines. When I responded, I was focused on the last page of the time line attachment wherein we planned to be in front of the Board in the time frame of June to September 2006. I believed that we would meet that timeline. However, there is another part of the timeline that referenced a draft ordinance by March 2006. We are clearly late in presenting the draft ordinance to the Planning Commission so that the Board can review it. I was not focused on that portion of the timeline when I responded to the question. There was no effort or intention to deceive or mislead the Board.

Second, Staff also apologizes for any misunderstandings regarding the way in which the schedule has been presented and the actual delays that have occurred in fully preparing draft documents to be available to the public, the Planning Commission, and the Board of Supervisors. Staff will strive to produce drafts of the proposed General Plan amendment text, ordinances, and mapping during the month of June for presentation to the Planning Commission at the earliest possible dates available. The next Planning Commission hearing date available is July 6, 2006. Staff is scheduling a workshop and hearing for that date to expedite as much as possible the required public hearing process and return to the Board of Supervisors during the previously indicated time period of June 30th to September 30th 2006.

By way of background, the schedule for the completion of the Viewshed Protection work plan item was approved by the Board of Supervisors October 18, 2005. The schedule outlined activities staff would undertake and anticipated timelines for completion of those activities. Various activities, such as additional mapping analyses, development of website information, development of stakeholder and property owner lists and involvement, among others, were to be completed by end of 2005 or March 31, 2006.

Among these activities were the development of draft policies and ordinances, guidelines, and consideration of proposals for simplifying Design Review procedures, and further consultation with model ordinance jurisdictions. These documents were intended primarily as draft, internal documents, to serve as the basis for community outreach. This is similar to the process followed in development of Williamson Act Guidelines and the Heritage Ordinance.

The schedule also included activities under the heading of Public Review and Hearings, for which preparations and hearings were to be conducted between June 30, 2006 and September 2006. The transmittal also stated the following:

“One of the most difficult aspects of the work effort will be to accurately predict the amount of time that may be required for public outreach, meetings, and follow-up. In each of the two most recent County endeavors to enact the “-d1” and “-d2” Zoning Districts, the demand for public meetings and discussion opportunities was much greater than anticipated.” (Paragraph 3, Page 3 of the attached transmittal)

Work that was begun in the latter part of 2005 to prepare draft policy documents, ordinances, and standards by March 31, 2006 has been delayed by the public outreach efforts, including the formal stakeholder committee meetings of January through February, and the major community meetings that consumed most of the month of March.

Public interest and participation has been tremendous. The Stakeholder Committee process evolved in concept from a few informal discussions to a series of six formal meetings through the end of February, with up to thirty or more participants in each meeting. These meetings were highly productive and provided an excellent forum for the exchange of information and opinion. However, staff time devoted to those meetings, preparations, and follow-up did not allow for the completion of some of the other work products. General Plan Policies, ordinance concepts, and design options were developed prior to the community meetings at the end of March. They were presented in power point. There wasn't enough time to prepare stand-alone documents for circulation particularly without input from the community meetings. The issue at this point is getting the information in a form suitable for commission and public review.

In summary, we are taking appropriate measures to on this matter back on track and before the Planning Commission in July and then to the Board as soon as possible thereafter.