

**Section 4.8, Land Use Classifications – Planning Commission Recommendations, Ad Hoc Working Group, Resource Lands Working Group and Staff Recommendations**

| Planning Commission Recommendation   | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes   | Staff Recommendation & Notes  |
|--|---|---|
| <b>4.8 Land Use Classifications</b> (Chapter 4. Land Use Element)  |   |   |
| <b>Residential Land Uses Designations</b>  | <i>(Note: if no recommendations or other comments appear in this column, it is assumed the ad hoc working group and Rural Lands Working Group supports the Planning Commission recommendation.)</i> | <i>(Note: if no staff recommendations or other comments appear in this column, staff is supporting the Planning Commission recommendation.)</i> |
| <b>Residential Medium Density (RM)</b>   |   |   |
| The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. Design review can be used to ensure compatibility with neighborhood character.   |   |   |
| <b>Allowable Use Types:</b><br><b>Residential</b><br>Single Family Residential<br>Multi Family Residential<br>Manufactured Home Parks<br>Group Residential<br>Planned Developments<br>Emergency Shelter<br>Transitional Housing<br>Residential Accessory Uses<br><b>Other</b><br>Bed & Breakfast Inns<br>Community Assembly<br>Neighborhood Commercial<br>Non-Commercial Recreation<br>Office and Professional<br>Private Institution<br>Fish & Wildlife Management<br>Essential Services<br>Similar Compatible Uses |   |   |
| <b>Development Standards:</b><br>Density Range – 7 to 30 units per acre, as specified on map<br>Max. Floor Area Ratio (FAR) – 1<br>Additional Provisions – per zoning  |   |   |
| <b>Residential Low Density (RL)</b>  |   |   |
| The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units  |   |   |
| <b>Allowable Use Types: Residential</b><br>Single Family Residential<br>Second Residential Unit<br>Multi Family Residential<br>Manufactured Home Parks<br>Guest House<br>Planned Developments<br>Residential Accessory Uses  |   |   |

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| <p><b>Residential Low Density (RL)</b><br/> <b>Other</b><br/>                     Cottage Industry<br/>                     Bed &amp; Breakfast Inns<br/>                     Community Assembly<br/>                     Neighborhood Commercial<br/>                     Non-Commercial Recreation<br/>                     Essential Services<br/>                     Fish &amp; Wildlife Management<br/>                     Similar Compatible Use</p>   |   |                              |
| <p><b>Development Standards:</b><br/>                     Density Range – 1-8 units per acres, as specified on map<br/>                     Max. Floor Area Ratio – 0.40<br/>                     Additional Provisions – per zoning</p>   |   |                              |
| <p><b>Residential Estates (RE)</b></p>   |   |                              |
| <p><b>Allowable Use Types:</b><br/> <b>Residential</b><br/>                     Single Family Residential<br/>                     Second Residential Unit<br/>                     Guest House<br/>                     Planned Developments<br/>                     Residential Accessory Uses<br/> <b>Other</b><br/>                     Cottage Industry<br/>                     Bed &amp; Breakfast Inns<br/>                     Community Assembly<br/>                     Non-Commercial Recreation<br/>                     Private Institution<br/>                     Fish &amp; Wildlife Management<br/>                     Essential Services<br/>                     General Agriculture<br/>                     Intensive Agriculture<br/>                     Stables &amp; Kennels<br/>                     Timber Production<br/>                     Similar Compatible Uses</p> |   |                              |
| <p><b>Development Standards:</b><br/>                     Density Range – 1 – 5 acres per unit as specified on map<br/>                     Max. Floor Area Ratio – 0.20<br/>                     Additional Provisions – per zoning</p>   |   |                              |

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| <b>Rural Residential (RR)</b>  |  |  |
| <p>This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RR5-20 and RR20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR40, RR60, and RR160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.</p>  | <p><i>AHWG Option 1: Keep RR and Add Ag Residential. Identify lands with no real ag potential, zone them as RR; identify lands with ag potential and zone them as AR.</i></p> <ul style="list-style-type: none"> <li>• <i>Discussion:</i> <ul style="list-style-type: none"> <li>○ <i>Need stronger resource land protection. RR designation assumes priority is residential, when priority needs to be resource lands. Ag Residential would continue the ag emphasis.</i></li> <li>○ <i>Better potential to preserve lands for ag use in the future.</i></li> <li>○ <i>Helpful if intent is to have animals on the property</i></li> <li>○ <i>Term suburban implies transition to urban</i></li> </ul> </li> </ul> <p><i>AHWG Option 2: Rename as Rural Homestead. Slight modifications could be acceptable. Ensure that mapping reflects ag designations associated with prime ag soils.</i></p> <ul style="list-style-type: none"> <li>• <i>Discussion:</i> <ul style="list-style-type: none"> <li>○ <i>Ag interests want the word agricultural to apply to exclusively ag lands and not those lands that are predominantly residential with minor ag operations. Want a brighter line between ag and marginal ag.</i></li> <li>○ <i>This designation should have Right to Farm &amp; Timber Operations ordinance protection in place. This already exists to some extent, need to assure process is in place if zoning designation changes.</i></li> </ul> </li> </ul> | <p><b>Support the Planning Commission version. These areas are primarily used for rural residential purposes, so describing them that way in the General Plan is appropriate. Conversely, describing them as Agricultural in the General Plan would dilute the meaning, significance, and protections afforded to agricultural uses in the Agricultural Exclusive (AE) and Agriculture Grazing (AG) Plan designations. Agricultural uses, including intensive agriculture, stables and kennels are allowed in the RR designation, so from a practical standpoint there would be no added benefit from renaming the Plan designation.</b></p> |
| <p><b>Allowable Use Types:</b><br/> <b>Residential</b><br/>           Single Family Residential<br/>           Second Residential Unit<br/>           Guest House<br/>           Planned Developments<br/>           Residential Accessory Uses<br/> <b>Other</b><br/>           Cottage Industry<br/>           Bed &amp; Breakfast Inns<br/>           Community Assembly<br/>           Neighborhood Commercial<br/>           Non-Commercial Recreation<br/>           General Agriculture<br/>           Intensive Agriculture<br/>           Stables &amp; Kennels<br/>           Timber Production<br/>           Fish &amp; Wildlife Management<br/>           Essential Services<br/>           Similar Compatible Uses</p> | <p><i>RLWG recommends adding (instead of General Agriculture under "Other"):</i><br/> <b><u>Agricultural</u></b><br/> <u>General Agriculture</u></p>   | <p><b>Support the Planning Commission version. From a practical matter, there is no advantage to highlighting the allowance for General Agriculture as proposed by RLWG. It is unclear why General Agriculture should take precedence over the other agricultural uses, such as Stables and Kennels, or other allowed uses, such as Timber Production and Cottage Industry.</b></p>  |
| <p><b>Development Standards:</b><br/>           Density Range – 5 to 160 acres per unit, as specified on map<br/>           Max. Floor Area Ratio – 0.10<br/>           Additional Provisions – per zoning</p>   |  |  |

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| Planning Commission Recommendation  | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes   | Staff Recommendation & Notes   |
|---|---|--|
| <b>Commercial Designations</b>  |   |  |
| <b>Commercial General (CG)</b>  |   |  |
| <p>The Commercial General (CG) classification is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.</p>   |   |  |
| <p><b>Allowable Use Types:</b><br/> <b>Commercial</b><br/>           Automotive Sales, Service, &amp; Repair<br/>           Bed &amp; Breakfast Inn<br/>           Commercial Recreation<br/>           Neighborhood Commercial<br/>           Office &amp; Professional<br/>           Private Recreation<br/>           Retail Sales<br/>           Retail Services<br/>           Transient Habitation<br/> <b>Civic</b><br/>           Administrative<br/>           Community Assembly<br/>           Essential Services<br/>           Health Care Services<br/> <b>Other</b><br/>           Residential Uses Subordinate to Principal Use<br/>           Similar Compatible Uses</p> |   |  |
| <p><b>Development Standards:</b><br/>           Maximum Structure Height – 45 feet<br/>           Max. Floor Area Ratio -<br/>           Additional Provisions - per zoning</p>   | <p><i>AHWG Option 1: Make no height limitations that are not based on fire department protection capabilities or safety issues (e.g. proximity to airport).</i></p> | <p><b>Proposed Maximum FAR: 3</b><br/> <b>Support Planning Commission recommendation of a 45' height limit. Height limits help establish the allowed building intensity, the concentration of uses on a property, but they are not required.</b></p> |
| <b>Commercial Services (CS)</b>   |   |  |
| <p>This classification is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).</p>  |   |  |
| <p><b>Allowable Use Types:</b><br/> <b>Commercial</b><br/>           Automotive Sales, Service, &amp; Repair<br/>           Bed &amp; Breakfast Inn<br/>           Commercial Recreation<br/>           Heavy Commercial<br/>           Neighborhood Commercial<br/>           Office &amp; Professional<br/>           Private Recreation<br/>           Retail Sales<br/>           Retail Services<br/>           Transient Habitation<br/>           Warehousing, Storage, &amp; Distribution<br/> <b>Industrial</b><br/>           Research/Light Industrial<br/> <b>Civic</b><br/>           Administrative<br/>           Community Assembly<br/>           Essential Services</p>   |   |  |

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| <p><b>Commercial Services (CS) Allowable Use Types:</b><br/> <b>Civic</b> (continued)<br/> Health Care Services<br/> <b>Other</b><br/> Residential Uses Subordinate to Principal Use<br/> Similar Compatible Uses</p>  |   |   |
| <p><b>Development Standards:</b><br/> Maximum Structure Height -<br/> Max. Floor Area Ratio -<br/> Additional Provisions - per zoning</p>  | <p><i>AHWG Option 1: Make no height limitations that are not based on fire department protection capabilities or safety issues (e.g. proximity to airport).</i></p> | <p><b>Proposed Maximum FAR: 3</b><br/> <b>Proposed maximum height: 50' (exceptions allowed with a Special Permit). Height limits help establish the allowed building intensity, the concentration of uses on a property, but they are not required.</b></p> |
| <p><b>Commercial Recreation (CR)</b></p>   |   |   |
| <p>This classification is intended for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.</p>   |   |   |
| <p><b>Allowable Use Types:</b><br/> <b>Commercial</b><br/> Bed &amp; Breakfast Inn<br/> Commercial Recreation<br/> Heavy Commercial<br/> Private Recreation<br/> Transient Habitation<br/> Visitor Serving Facilities<br/> <b>Civic</b><br/> Community Assembly<br/> Essential Services<br/> <b>Other</b><br/> Residential Uses Subordinate to Principal Use<br/> Timber Production<br/> Similar Compatible Uses</p> |   |   |
| <p><b>Development Standards:</b><br/> Maximum Structure Height -<br/> Max. Floor Area Ratio -<br/> Additional Provisions - per zoning</p>  | <p><i>AHWG Option 1: Make no height limitations that are not based on fire department protection capabilities or safety issues (e.g. proximity to airport).</i></p> | <p><b>Proposed Maximum FAR: 3</b><br/> <b>Proposed maximum height: 50' (exceptions allowed with a Special Permit). Height limits help establish the allowed building intensity, the concentration of uses on a property, but they are not required.</b></p> |
| <p><b>Mixed-Use &amp; Urban Reserve Designations</b></p>   |   |   |
| <p><b>Mixed Use (MU)</b></p>   |   |   |
| <p>This classification is intended for lands in central areas of urban communities where the presence of public utilities and a sufficient population base allows the development of pedestrian-oriented, mixed-use (commercial, office, and residential) development. The maximum residential density is 16 dwelling units per acre and the maximum allowable FAR (Floor to Area Ratio) is 3.</p>                   |   |   |
| <p><b>Allowable Use Types: Residential</b><br/> Single Family Residential<br/> Second Residential Unit<br/> Multi Family Residential<br/> Group Residential<br/> Planned Developments<br/> Emergency Shelter<br/> Transitional Housing<br/> Residential Accessory Uses<br/> <b>Commercial</b><br/> Bed &amp; Breakfast Inn<br/> Commercial Recreation</p>  |   |   |

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| <p><b>Mixed Use (MU) Allowable Use Types:</b></p> <p><b>Commercial</b> (continued)<br/>                     Neighborhood Commercial<br/>                     Office &amp; Professional<br/>                     Private Recreation<br/>                     Retail Sales<br/>                     Retail Services<br/>                     Transient Habitation</p> <p><b>Other</b><br/>                     Cottage Industry<br/>                     Community Assembly<br/>                     Non-Commercial Recreation<br/>                     Fish &amp; Wildlife Management<br/>                     Essential Services<br/>                     Similar Compatible Uses</p>  |   |                              |
| <p><b>Development Standards</b><br/>                     Max. Floor Area Ratio - 3<br/>                     Additional Provisions – per zoning</p>   |   |                              |
| <p><b>Village Center (VC)</b></p>  |   |                              |
| <p>The Village Center (VC) classification is used to classify lands in central areas of community planning areas without public utilities. The VC allows for small scale mixed-use development appropriate for a smaller population base. The maximum residential density is 1 dwelling unit per acre, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.</p>   |   |                              |
| <p><b>Allowable Use Types:</b></p> <p><b>Residential</b><br/>                     Single Family Residential<br/>                     Second Residential Unit<br/>                     Multi Family Residential<br/>                     Manufactured Home Parks<br/>                     Group Residential<br/>                     Planned Developments<br/>                     Emergency Shelter<br/>                     Transitional Housing<br/>                     Residential Accessory Uses</p> <p><b>Commercial</b><br/>                     Bed &amp; Breakfast Inn<br/>                     Commercial Recreation<br/>                     Heavy Commercial<br/>                     Neighborhood Commercial<br/>                     Office &amp; Professional<br/>                     Private Recreation<br/>                     Retail Sales<br/>                     Retail Services<br/>                     Transient Habitation</p> <p><b>Other</b><br/>                     Cottage Industry<br/>                     Community Assembly<br/>                     Non-Commercial Recreation<br/>                     General Agriculture<br/>                     Stables &amp; Kennels<br/>                     Timber Production<br/>                     Fish &amp; Wildlife Management<br/>                     Essential Services<br/>                     Similar Compatible Uses</p> |   |                              |
| <p><b>Development Standards</b><br/>                     Max. Floor Area Ratio - 2<br/>                     Additional Provisions – per zoning</p>   |   |                              |

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| <b>Rural Community Center (RCC)</b>  |   |                              |
| <p>The Rural Community Center (RCC) classification is used for small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services. The maximum residential density is 1 dwelling unit per acre with community water, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.</p>   |   |                              |
| <p><b>Allowable Use Types:</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Single Family Residential</li> <li>Second Residential Unit</li> <li>Multi Family Residential</li> <li>Manufactured Home Parks</li> <li>Group Residential</li> <li>Planned Developments</li> <li>Emergency Shelter</li> <li>Transitional Housing</li> <li>Residential Accessory Uses</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Bed &amp; Breakfast Inn</li> <li>Commercial Recreation</li> <li>Heavy Commercial</li> <li>Neighborhood Commercial</li> <li>Office &amp; Professional</li> <li>Private Recreation</li> <li>Retail Sales</li> <li>Retail Services</li> <li>Transient Habitation</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>Cottage Industry</li> <li>Community Assembly</li> <li>Non-Commercial Recreation</li> <li>General Agriculture</li> <li>Stables &amp; Kennels</li> <li>Timber Production</li> <li>Fish &amp; Wildlife Management*</li> <li>Essential Services</li> <li>Similar Compatible Uses</li> </ul> |   |                              |
| <p><b>Development Standards</b></p> <p>Max. Floor Area Ratio – 2</p> <p>Additional Provisions – per zoning</p>   |   |                              |
| <b>Urban Reserve (UR/)</b>   |   |                              |
| <p>The purpose of this classification is to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.</p>   |   |                              |
| <p><b>Allowable Use Types:</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Single Family Residential</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Bed &amp; Breakfast Inn</li> </ul>  |   |                              |

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| <p><b>Urban Reserve (UR/) Allowable Use Types:</b></p> <p><b>Commercial</b> (continued)<br/>                     Commercial Recreation<br/>                     Heavy Commercial<br/>                     Neighborhood Commercial<br/>                     Office &amp; Professional<br/>                     Private Recreation<br/>                     Retail Sales<br/>                     Retail Services<br/>                     Transient Habitation</p> <p><b>Other</b><br/>                     Cottage Industry<br/>                     General Agriculture<br/>                     Timber Production<br/>                     Fish &amp; Wildlife Management'<br/>                     Similar Compatible Uses</p>   |   |  |
| <p><b>Development Standards</b><br/>                     Max. Floor Area Ratio -<br/>                     Additional Provisions – per zoning</p>  |   |  |
| <p><b>Industrial Designations</b></p>   |   |  |
| <p><b>Industrial, General (IG or MG)</b></p>  |   |  |
| <p>This classification (IG in inland areas; MG in coastal areas) provides for general industrial and manufacturing uses, typically in urban areas, convenient access to transportation systems and full range of urban services are available. May be accommodated in rural areas where full urban services are not required for the intended use.</p>  |   |  |
| <p><b>Allowable Use Types: Industrial</b><br/>                     Aquaculture<br/>                     Coastal-Dependent Industrial<br/>                     Coastal-Related Industrial<br/>                     Hazardous Industrial<br/>                     Heavy Industrial<br/>                     Research/Light Industrial<br/>                     Surface Mining<br/>                     Metallic Mining<br/>                     Timber Products Processing</p> <p><b>Agricultural</b><br/>                     Agricultural Products Processing<br/>                     Feed Lot/Slaughter House<br/>                     Hog Farming<br/>                     Intensive Agriculture</p> <p><b>Commercial</b><br/>                     Heavy Commercial<br/>                     Office and Professional<br/>                     Warehousing, Storage and Distribution</p> <p><b>Civic</b><br/>                     Administrative<br/>                     Essential Services<br/>                     Extensive Impact Civic Uses<br/>                     Solid Waste Disposal</p> <p><b>Timber</b><br/>                     Timber Production</p> <p><b>Other</b><br/>                     Public Access Facilities<br/>                     Public Recreation<br/>                     Residential Subordinate to Principal Use<br/>                     Similar Compatible Uses</p> | <p><i>RLWG recommends adding Utilities &amp; Energy Facilities</i></p>                                | <p><b>Support the Planning Commission version; the “Heavy Industrial” use would cover power plants and other similar facilities.</b></p> |



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| <b>Development Standards:</b><br>Maximum Structure Height -<br>Max. Floor Area Ratio –<br>Additional Provisions - per zoning   | <i>AHWG Option 1: Make no height limitations that are not based on fire department protection capabilities or safety issues (e.g. proximity to airport).</i>   | Proposed maximum FAR: 3<br>Proposed maximum height: 75' (exceptions allowed with a Special Permit). Height limits help establish the allowed building intensity, the concentration of uses on a property, but they are not required.   |
| <b>Industrial, Resource Related (IR)</b>   |  |  |
| This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.   |  |  |
| <b>Allowable Use Types: Industrial</b><br>Aquaculture<br>Hazardous Industrial<br>Heavy Industrial<br>Surface Mining<br>Metallic Mining<br>Timber Products Processing<br><b>Agricultural</b><br>Agricultural Products Processing<br>Feed Lot/Slaughter House<br>Hog Farming<br>Intensive Agriculture<br><b>Commercial</b><br>Heavy Commercial<br>Warehousing, Storage, & Distribution<br><b>Timber</b><br>Timber Production<br><b>Other</b><br>Public Access Facilities<br>Public Recreation<br>Residential Subordinate to Principal Use<br>Similar Compatible Uses | <p><i>RLWG recommends adding Utilities &amp; Energy Facilities</i></p> <p><i>RLWG Note: The planning commission version of the matrix adds Timber: Timber Production to the allowable uses in this section however, it is not indicated on Table 4-E in the Planning Commission Approved Draft March 19, 2012 (the book)</i></p> | <p>Support the Planning Commission version; the “Heavy Industrial” use would cover power plants and other similar facilities.</p> <p>Revise the matrix as suggested.</p>   |
| <b>Development Standards:</b><br>Maximum Structure Height -<br>Max. Floor Area Ratio –<br>Additional Provisions - per zoning   | <i>AHWG Option 1: Make no height limitations that are not based on fire department protection capabilities or safety issues (e.g. proximity to airport).</i>   | Proposed maximum FAR: 3<br>Proposed maximum height: 75' (exceptions allowed with a Special Permit). Height limits help establish the allowed building intensity, the concentration of uses on a property, but they are not required.   |
| <b>Industrial, Coastal Dependent (MC)</b>  |  |  |
| The purpose of this classification is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.   |  |  |
| <b>Allowable Use Types: Industrial</b><br>Aquaculture<br>Coastal-Dependent Industrial<br>Coastal-Related Industrial<br>Heavy Industrial<br>Surface Mining<br><b>Commercial</b><br>Office & Professional<br>Warehousing, Storage, & Distribution<br><b>Civic</b><br>Essential Services<br>Extensive Impact Civic Uses<br><b>Other</b><br>Public Access Facilities<br>Public Recreation<br>Residential Subordinate to Principal Use<br>Similar Compatible Uses   | <p><i>RLWG recommends adding Utilities &amp; Energy Facilities</i></p> <p><i>RLWG recommends adding Timber Production</i></p>  | <p>Support the Planning Commission version; the “Heavy Industrial” use would cover power plants and other similar facilities.</p> <p>Support the Planning Commission version. Timber harvesting accessory to permitted uses would be allowed. Climatic conditions on these areas adjacent to the ocean do not tend to result in highly productive forests.</p> |

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|---|---|--|
| <b>Development Standards:</b><br>Maximum Structure Height -<br>Max. Floor Area Ratio -<br>Additional Provisions - per zoning  | <i>AHWG Option 1: Make no height limitations that are not based on fire department protection capabilities or safety issues (e.g. proximity to airport).</i>  | Proposed maximum FAR: 3<br>Proposed maximum height: 75' (exceptions allowed with a Special Permit). Height limits help establish the allowed building intensity, the concentration of uses on a property, but they are not required.   |
| <b>Business Park (MB)</b>   |   |  |
| This classification is intended to provide sites that are suitable for "business park" developments. These are to be well designed and mixed industrial - commercial areas developed in a park-like environment and composed of nuisance-free light industrial; research and development; administrative, business, and professional offices; and warehousing and storage facilities.                                   |   |  |
| <b>Allowable Use Types:</b><br><b>Industrial</b><br>Research/Light Industrial<br><b>Commercial</b><br>Neighborhood Commercial<br>Office & Professional<br>Warehousing, Storage, & Distribution<br><b>Civic</b><br>Administrative<br>Essential Services<br><b>Other</b><br>Public Access Facilities<br>Public Recreation<br>Residential Subordinate to Principal Use<br>Transient Habitation<br>Similar Compatible Uses  | <i>AHWG Option 1: Retain MB as written.</i> <ul style="list-style-type: none"> <li>• <i>Provides developer with clarity about what is allowed, expected. PUD means you have to guess.</i></li> <li>• <i>Hopefully there will be other locations identified and zoned as MB.</i></li> <li>• <i>Retail uses should not be included due to significance of traffic impacts (standard in other places) other than retail that only serves employees on site.</i></li> </ul><br><i>AHWG Option 2: Allow retail as a principally permitted use in MB.</i> <ul style="list-style-type: none"> <li>• <i>Owner of one of two sites in County designated as MB feels that retail should be allowed there to make it more viable.</i></li> </ul> | Support Planning Commission recommendation. The Neighborhood Commercial Use Type allowed in the MB Plan designation will include retail sales and services which provide convenient facilities to residential areas, such as markets, stores, and gas stations. The decision to allow these uses with or without a conditional use permit is controlled by the zoning. |
| <b>Development Standards:</b><br>Maximum Structure Height – 50 feet<br>Max. Floor Area Ratio – 1.0.<br>Additional Provisions - per zoning   |   | Support Planning Commission recommendation for a maximum FAR of 1 and maximum height of 50'.   |
| <b>Open Space and Public Lands Designations</b>   |   |  |
| <b>Conservation Flood Plain (CF)</b>  |   |  |
| Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes, or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.   |   |  |
| <b>Allowable Use Types:</b><br><b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Resource Production</b><br>General Agriculture<br><b>Industrial</b><br>Aquaculture<br><b>Civic</b><br>Public Recreation & OS<br><b>Other</b><br>Surface Mining<br>Similar Compatible Uses |   |  |
|   |   |  |

**Section 4.8, Land Use Classifications – Planning Commission Recommendations, Ad Hoc Working Group, Resource Lands Working Group and Staff Recommendations**

| Planning Commission Recommendation   | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes  | Staff Recommendation & Notes   |
|--|--|--|
| <b>Development Standards</b><br>Additional Provisions – per zoning   |  |  |
| <b>Conservation Flood Plain Recreation (CFR)</b>   |  |  |
| Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes or other such flood control features, and in which conditions for recreational uses are favorable.   |  |  |
| <b>Allowable Use Types:</b><br><b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Resource Production</b><br>General Agriculture<br><b>Industrial</b><br>Aquaculture<br>Coastal Dependent Industrial<br><b>Civic</b><br>Public Recreation & OS<br><b>Other</b><br>Caretaker's Residence<br>Subordinate Residential<br>Surface Mining<br>Temporary RV Park<br>Similar Compatible Uses |  |  |
| <b>Development Standards</b><br>Additional Provisions – per zoning   |  |  |
| <b>Natural Resources (NR)</b>  |  |  |
| The purpose of this classification is to protect and enhance valuable coastal fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.   |  |  |
| <b>Allowable Use Types:</b><br><b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Industrial</b><br>Aquaculture<br><b>Other</b><br>Caretaker's Residence<br>Surface Mining<br>Similar Compatible Uses  | RLWG recommends adding<br><u><a href="#">Agricultural</a></u><br><u><a href="#">General Agriculture</a></u><br><br>RLWG recommends adding<br><u><a href="#">Timber</a></u><br><u><a href="#">Timber Production</a></u> | Support the Planning Commission version. Agriculture and timber harvesting could be done accessory to a permitted use. These areas do not produce highly productive forests due to windy and salty conditions. |

**Section 4.8, Land Use Classifications – Planning Commission Recommendations, Ad Hoc Working Group, Resource Lands Working Group and Staff Recommendations**

| Planning Commission Recommendation  | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes   | Staff Recommendation & Notes   |
|---|---|--|
| <b>Development Standards</b><br>Additional Provisions – per zoning  |   |  |
| <b>Open Space (OS)</b>  |   |  |
| This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety such as areas subject to flooding, steep or unstable slopes, and for compatible outdoor recreational uses such as accessways and trails and scenic enjoyment.   |   |  |
| <b>Allowable Use Types:</b><br><b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Resource Production</b><br>General Agriculture<br>Timber Production<br><b>Industrial</b><br>Aquaculture<br><b>Civic</b><br>Public Recreation & OS<br><b>Other</b><br>Caretaker's Residence<br>Surface Mining<br>Similar Compatible Uses |   |  |
| <b>Development Standards</b><br>Additional Provisions – per zoning  |   |  |
| <b>Public Facility (PF)</b>   |   |  |
| The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.  |   |  |
| <b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Civic</b><br>Administrative<br>Community Assembly<br>Essential Services<br>Extensive Impact Civic Uses<br>Public Recreation & OS<br>Solid Waste Disposal<br><b>Other</b><br>Caretaker's Residence<br>Surface Mining<br>Temporary RV Park<br>Similar Compatible Uses    | <p><i>RLWG recommends adding</i><br/> <b><u>Agricultural</u></b><br/> <a href="#">General Agriculture</a></p> <p><i>RLWG recommends adding</i><br/> <b><u>Timber</u></b><br/> <a href="#">Timber Production</a></p> | <p><b>Support the Planning Commission version. Agriculture and timber harvesting could be done accessory to a permitted use.</b></p> |
| <b>Development Standards</b><br>Additional Provisions – per zoning  |   |  |

**Section 4.8, Land Use Classifications – Planning Commission Recommendations, Ad Hoc Working Group, Resource Lands Working Group and Staff Recommendations**

| Planning Commission Recommendation  | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes   | Staff Recommendation & Notes  |
|---|---|---|
| <b>Public Recreation (PR)</b>   |   |   |
| The purpose of this classification is to protect lands suitable for public recreation or resource protection.   | <i>RLWG recommends adding the word public in the introductory sentence. "The purpose of this classification is to protect <b>public</b> lands suitable for public recreation of resource protection."</i> | <b>Support the Planning Commission version. Public recreation facilities are also provided by non-profit organizations.</b> |
| <b>Allowable Use Types:</b><br><b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Resource Production</b><br>General Agriculture<br>Timber Production<br><b>Industrial</b><br>Aquaculture<br><b>Civic</b><br><u>Community Assembly</u><br>Public Recreation & OS<br><b>Other</b><br>Caretaker's Residence<br>Surface Mining<br>Temporary RV Park<br>Similar Compatible Uses |   |   |
| <b>Development Standards</b><br>Additional Provisions – per zoning  |   |   |
| <b>Public Lands (P)</b>   |   |   |
| The Public Lands designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.  |   |   |
| <b>Allowable Use Types:</b><br><b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Resource Production</b><br>General Agriculture<br>Timber Production<br><b>Industrial</b><br>Aquaculture<br><b>Civic</b><br><u>Community Assembly</u><br>Public Recreation & OS<br><b>Other</b><br>Caretaker's Residence<br>Surface Mining<br>Temporary RV Park<br>Similar Compatible Uses |   |   |
| <b>Development Standards</b><br>Additional Provisions – per zoning  |   |   |

**Section 4.8, Land Use Classifications – Planning Commission Recommendations, Ad Hoc Working Group, Resource Lands Working Group and Staff Recommendations**

| Planning Commission Recommendation  | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes   | Staff Recommendation & Notes   |
|---|---|--|
| <b>Resource Dependent (MR/)</b>   |   |  |
| The purpose of this classification is to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.   |   |  |
| <b>Allowable Use Types:</b><br><b>Natural Resource</b><br>Boating Facilities<br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Resource Production</b><br>General Agriculture<br><b>Industrial</b><br>Aquaculture<br>Coastal Dependent Industrial<br><b>Other</b><br>Similar Compatible Uses   | <p><i>RLWG recommends adding</i><br/> <b>Timber</b><br/> <a href="#">Timber Production</a></p> <p><i>...for the purposes of harvesting previously existing trees.</i></p>   | <p><b>Support the Planning Commission version. Timber harvesting accessory to permitted uses would be allowed. Windy and salty conditions in these areas adjacent to the ocean reduce forest productivity.</b></p>   |
| <b>Development Standards</b><br>Additional Provisions – per zoning  |   |  |
| <b>Resource Production Land Use Designations</b>  |   |  |
| <b>Timberland (T)</b>   |   |  |
| The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 – 160 acres/unit.  | <p><i>AHWG Option 1: This <del>The Timber Production</del> designation</i></p> <p><i>RLWG recommends adding</i><br/>                     “Currently existing substandard parcels within TPZ are recognized as compliant.”</p>   | <p><b>Support AHWG recommendation.</b></p> <p><b>Support the Planning Commission version. It is unclear what “compliant” is intended to mean. Why would the T designation be treated differently than the other designations?</b></p>  |
| <b>Allowable Use Types:</b><br><b>Agricultural</b><br>General Agriculture<br><b>Timber</b><br>Timber Production<br>Timber-Related Recreation<br><b>Commercial</b><br>Timber-Related Visitor-Serving<br><b>Industrial/Extractive</b><br>Agriculture & Timber Products Processing<br>Oil & Gas Drilling & Processing<br>Metallic Mining<br>Surface Mining<br><b>Natural Resource</b><br>Fish & Wildlife Habitat Mgt<br>Public Access Facilities<br>Resource-Related Recreational<br>Watershed Management<br>Wetland Restoration<br><b>Other</b><br>Labor Camps<br>Public Recreation<br>Residence Incidental to Principal Use<br>Utilities & Energy Facilities <sup>3</sup><br>Similar Compatible Uses | <p><i>AHWG Option 1: Modify “Residence <u>Incidental to Principal Use</u>” to ensure consistency with associated Chapters within the Land Use Element. Group wasn’t sure what was recommended and didn’t have the documentation to clarify.</i></p> <p><i>RLWG recommends adding</i><br/> <b>Residential</b><br/> <a href="#">Single Family Residence</a><br/> <a href="#">Second Dwelling Unit</a></p> | <p><b>Further clarification of the proposed changes is needed.</b></p> <p><b>Support the Planning Commission version. Treating residential uses the same as timber production would weaken the protections for timber uses in these areas. Encouraging residential uses would result in more conflicts with timber production uses. The purpose of the T designation is to protect timberlands from conflicting land uses.</b></p> |

**Section 4.8, Land Use Classifications – Planning Commission Recommendations, Ad Hoc Working Group, Resource Lands Working Group and Staff Recommendations**

| Planning Commission Recommendation   | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes  | Staff Recommendation & Notes  |
|--|--|---|
| <p><b>Development Standards</b><br/>                     Minimum Parcel Size: 20 – 160 acres<br/>                     Ground Coverage: <u>2 acres max.</u><br/>                     Additional Provisions – per zoning</p>   | <p><i>RLWG recommends adding</i><br/>                     “Currently existing substandard parcels within TPZ are recognized as compliant.”</p>   | <p>Support the Planning Commission version.</p>   |
| <p><b>Agricultural Exclusive (AE)</b></p>  |  |   |
| <p>This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.</p>   |  |   |
| <p><b>Allowable Use Types:</b><br/> <b>Agricultural</b><br/>                     Agriculture-Related Recreation<br/>                     Feed Lot/Slaughter House<br/>                     General Agriculture<br/>                     Hog Farming<br/>                     Intensive Agriculture<br/>                     Stables &amp; Kennels<br/> <b>Timber</b><br/>                     Timber Production<br/> <b>Commercial</b><br/>                     Agriculture-Related Visitor-Serving<sup>1</sup><br/> <b>Industrial/Extractive</b><br/>                     Agriculture &amp; Timber Products Processing<br/>                     Aquaculture<br/>                     Oil &amp; Gas Drilling &amp; Processing<br/>                     Surface Mining<br/> <b>Natural Resource</b><br/>                     Fish &amp; Wildlife Habitat Mgt<br/>                     Public Access Facilities<br/>                     Resource-Related Recreational<br/>                     Watershed Management<br/>                     Wetland Restoration<br/> <b>Other</b><br/>                     Cottage Industry<br/>                     Farm Employee Housing<br/>                     Labor Camps<br/>                     Public Recreation<br/> <b>Agricultural Exclusive (AE) Allowable Use Types:</b><br/> <b>Other (continued)</b><br/>                     Residence Incidental to Principal Use<br/>                     Second Agriculture Residence<br/>                     Utilities &amp; Energy Facilities<sup>3</sup><br/>                     Similar Compatible Uses</p> | <p><i>AHWG Option 1: Retain as written.</i></p> <ul style="list-style-type: none"> <li><i>Maintain high quality ag production lands at larger acreages to minimize continued conversion of ag to other uses.</i></li> <li><i>Ensure consistency with the density range specified in AG-S1.</i></li> </ul> <p><i>AHWG Option 2: Change to minimum parcel size of 20 acres.</i></p> <ul style="list-style-type: none"> <li><i>60-acre minimum is too large, concern with purpose of reducing value. What was the recommended difference between inland and coastal parcels (larger parcels inland)?</i></li> <li><i>Prefer option allowance of conversion of AE for ag purposes (e.g. ranch to truck farm).</i></li> <li><i>Williamson Act minimum of 10 only applies to keeping existing parcels in ag uses, this is for future subdivision purposes.</i></li> </ul> <p><i>RLWG recommends adding</i><br/> <u>Residential</u><br/> <u>Single Family Residence</u></p> | <p>Support the AHWG Option 1 (the Planning Commission version).</p> <p>Support the Planning Commission version. Elevating residential uses to the same level of agricultural uses would encourage residential uses resulting in more conflicts with agricultural uses. The purpose of the AE designation is to protect agricultural areas from conflicting land uses.</p> |
| <p><b>Development Standards</b><br/>                     Minimum Parcel Size: 60 acres<br/>                     Ground Coverage: 2 acres max.<br/>                     Additional Provisions – no residential subdivisions</p>   |  |   |
| <p><b>Agricultural Grazing (AG)</b></p>  |  |   |
| <p>This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.</p>   |  |   |

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| Planning Commission Recommendation  | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes | Staff Recommendation & Notes |
|---|---|------------------------------|
| <p><b>Allowable Use Types:</b></p> <p><b>Agricultural</b><br/>           Agriculture-Related Recreation<br/>           Feed Lot/Slaughter House<br/>           General Agriculture<br/>           Hog Farming<br/>           Intensive Agriculture<br/>           Stables &amp; Kennels</p> <p><b>Timber</b><br/>           Timber Production<br/>           Timber-Related Recreation</p> <p><b>Commercial</b><br/>           Agriculture-Related Visitor-Serving<sup>1</sup><br/>           Timber-Related Visitor-Serving</p> <p><b>Industrial/Extractive</b><br/>           Agriculture &amp; Timber Products Processing<br/>           Aquaculture<br/>           Oil &amp; Gas Drilling &amp; Processing<br/>           Metallic Mining<br/>           Surface Mining</p> <p><b>Natural Resource</b><br/>           Fish &amp; Wildlife Habitat Mgt<br/>           Public Access Facilities<br/>           Resource-Related Recreational<br/>           Watershed Management<br/>           Wetland Restoration</p> <p><b>Other</b><br/>           Cottage Industry<br/>           Farm Employee Housing<br/>           Labor Camps<br/>           Public Recreation<br/>           Residence Incidental to Principal Use<br/>           Second Agriculture Residence<br/>           Utilities &amp; Energy Facilities<sup>3</sup><br/>           Similar Compatible Uses</p> | <p><i>RLWG recommends adding</i><br/> <u>Residential</u><br/> <u>Single Family Residence</u></p>      |                              |
| <p><b>Development Standards</b><br/>           Minimum Parcel Size: 40 – 160 acres<br/>           Ground Coverage: 2 acres max.<br/>           Additional Provisions – per zoning</p>   |   |                              |



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| Planning Commission Recommendation | GPU Ad Hoc Working Group (AHWG) (red) and Resource Lands Working Group (RLWG) (blue) Proposed Changes   | Staff Recommendation & Notes   |
|------------------------------------|---|--|
|                                    |   | Add <b><u>"Tribal Lands (TL)"</u></b> as a land use designation  |
|                                    |   | <p><b>Add the following description for the Tribal Lands designation:</b></p> <p>"The purpose of the Tribal Lands designation is to identify all lands within the boundaries of Reservations and Rancherias of Federally-recognized Native American Tribes and to land outside Reservations and Rancherias that is held in trust for a Tribe or its Members by the federal government. The County shall use the Tribal government's adopted land use plan as policy guidance for land use and permit approvals relating to non-Tribal fee land that is planned Tribal Lands. Proposed subdivisions of land planned Tribal Lands shall be originated with contact with the appropriate Tribal government and shall be processed in accordance with the Tribal government's adopted subdivision regulations, where applicable.</p> <p>Where there is no adopted Tribal land use plan, the allowable use types for non-Tribal fee land designated Tribal Lands shall be one of the following:</p> <p>1) For properties zoned TPZ, the allowable use types and maximum allowable residential density shall be the same as those specified for land planned Timber. In addition, all policies relating to timber resources contained in Section 4.6, Forest Resources, shall apply.</p> <p>2) For properties within or adjacent to urbanized areas of community planning areas the allowable use types shall be the same as those specified for land planned land Residential Estates, and the maximum residential density for shall be one (1) to five (5) acres per dwelling unit.</p> <p>3) For properties not zoned TPZ and not within or adjacent to urbanized areas of community planning areas, the allowable use types shall be the same as those specified for land planned Rural Residential, and the maximum residential density for shall be 40 to 160 acres per dwelling unit. In addition, all policies relating to Rural Lands contained in Section 4.4, Rural Lands, shall apply.</p> |
|                                    |   | Add <b><u>"Railroad"</u></b> as a land use designation   |
|                                    | <p>AHWG requests input from Counsel:</p> <ul style="list-style-type: none"> <li>• Need legal counsel input: is designation appropriate to protect the ROW for transportation purposes?</li> <li>• Rather than restrict the use from something, is it better to restrict to certain uses (e.g. transportation)?</li> </ul> | <p><b>Add the following description for the Railroad designation:</b></p> <p>"The purpose of the Railroad designation is to protect contiguous rail rights of way currently held by the North Coast Railroad Authority, and those along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake from development that may interfere with the use of these rights of way for transportation purposes."</p>  |