

Attachment A

Planning Commission Plan Alternatives Review Process Guide

Prior to Hearing:

Step 1. Staff provides the Commission with: 1) narratives found within the Plan of the Chapter or Element under review; 2) the Key Issues chart with the staff's identified "short list" of key policies, standards and/or implementation measures identified in the first column of the chart; and 3) the Plan Alternatives Comparison charts with the "short list" highlighted in yellow. These items will be provided to the Commission at least two weeks prior to the proposed hearing date.

Note: The items identified on the staff's "short list" were identified by staff because they are: 1) a major shift in county policy; or 2) the policy or subject matter received a high level of public interest or comments; and 3) staff believes the item warrant further discussion by the Commission prior to a recommendation to the Board.

Step 2. Planning Commissioners review material at home and identify their initial "short list" of key policies, standards and/or implementation measures and any recommended revisions or comments they wish to make regarding these policies.

During First Hearing:

Step 3. Receive a staff report on the key policy issues and identified "short list."

Step 4. Receive public comments.

Step 5. After close of public hearing, each Commissioner verbally provides staff with their final "short list" of key policies, standards and/or implementation measures.

Prior to Second Hearing:

Step 6. Staff compiles the master voting chart of key policies, standards and/or implementation measures and send to Commission prior to meeting and post on web.

Step 7. Commissioners fill out the voting chart. A completed voting chart would include for each short list policy one or more of the following: a Commissioner's vote, a recommended wording change, a specific question of staff or a comment or opinion to be recorded and expressed to the Board of Supervisors.

During Second Hearing:

Step 7. Receive a staff report summarizing the master "short list" which includes the policies, standards and/or implementation measures identified by the Commission and staff for further deliberation. The Alternative "B" version of policies not identified on the short list would be considered a slate of recommended policies for the draft Plan.

Step 8. Receive public comments.

Step 9. Beginning with the first short list policy the Chair asks each member to express their initial vote or comment on the policy. After each member's comment and vote are captured for the

record, the Chair may move on to the next policy or subject the policy to discussion and deliberation between members. After sufficient deliberation, the chair will call for final comments and straw votes. If necessary, the Chair may make a request to staff to revise the policy or provide additional information and continue voting on the policy to the next meeting.

During Third Hearing:

Step 10. Receive a staff report on any outstanding items from the previous meeting.

Step 11. Receive public comments.

Step 12. Repeat Step 9 until finished with deliberations.

Attachment B

Planning Commissioner recommended Key Policies, Standards and/or Implementation Measures for the Economic Development Element

August, 2010

Chapter 9, Economic Development Element

Goals:

G2, Nelson
G3, Smith
G7, Nelson
G10, Nelson

Policies:

P3, Staff
P6 Staff, Nelson
P7, Emad, Nelson
P8, Emad
P9 Staff
P12, Emad
P13 Staff
P14, (Emad, Nelson)
P16 (Staff

Standards:

S1, Gearheart
S2 Staff, Nelson
S3, Gearheart

Implementation Measures:0

IM2, Staff
IM3, Smith
IM4, Smith, Nelson
IM5, Staff
IM7, Staff, Nelson
IM10, Staff

NOTE: Commissioner Faust agreed with staff recommendations and Commissioner Mayo did not submit a short list.

Alternative C - Plan Alternatives Comparison Chart grouped by topic Chapter 9 Economic Development Element

Plan Alternative				Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
				Goals		
A	B	C		ED-G2. Natural Resource Assets. Protect the long term economic viability of <u>Economically viable</u> agricultural, mineral resource, timber, and coastal dependent lands.	Modified for consistent tense. Nelson	
A	B	C		ED-G3. Strategic Planning. A comprehensive economic development strategy that guides forward progress on economic development goals and informs the public on emerging markets, innovations, and opportunities for entrepreneurship that benefit the region's economic prosperity.	Smith	
A	B	C		ED-G7. Skilled and Ready Workforce. Proactive development of the workforce through early and higher education, vocational training, and lifelong learning, so that our residents are prepared to contribute to the industries in Humboldt County and our region.	Nelson	
A	B	C		ED-G10. Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate workforce housing and provide opportunities for businesses to grow.	Nelson	

Workforce Housing:

				Policies:		
A	B			ED-P3. Workforce Housing. Develop housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.	Leg Staff	
				Standards:		
	B			ED-S3. Disadvantaged Communities. Communities shall be considered disadvantaged based on one or more of the following factors: disproportionately lower median incomes, higher unemployment rates, deteriorated housing conditions, or high commercial and industrial land vacancy rates.	Staff, Gearheart	
				Implementation Measures:		
A	B			ED-IM3. Disadvantaged Community Assistance Programs. Operate economic development programs that promote and seek funding for development assistance to disadvantaged communities.	Smith	

Childcare:

			Policies:		
A	B		ED-P4. Childcare. Promote the provision of childcare facilities within business, commercial and industrial centers, and housing developments. Streamline the permitting requirements for new childcare facilities. Foster private/public partnerships with childcare service and information providers.	Prog, Leg, S1, IM6 Note: not on "short list" – added for clarity	
			Standards:		
	B		ED-S1. Childcare. The County shall consider childcare facilities within commercial and industrial zones as a principally permitted accessory use when supporting that business or industrial use. Maintain a tiered permitting system ranging from principally permitted to conditionally permitted, according to size and location when in commercial or industrial zones but not directly supporting the business or industrial use and within residential zones.	Gearheart	
			Implementation Measures:		
A	B		ED-IM6. Childcare. Modify land use ordinances to reduce permitting requirements for childcare facilities and support development of funding sources.	Note: not on "short list" – added for clarity	

Large Format Retail:


			Policies:		
	B		ED-P6. Large Format Retail. Require <u>discretionary review, including analysis</u> of the economic and workforce impacts, of large format “big box” commercial uses.	Staff additions for clarity. QJ, S2, IM7 Staff, Nelson	
A			ED-P6. Large Format Retail. Large format “big box” commercial uses shall not be located in the unincorporated area.	Prohibits “big boxes” in the unincorporated area.	
		C	ED-P6. Large Format Retail. Large format “big box” commercial uses, meeting established development standards, can be ministerially approved in designated commercial zones.	Ministerial approval consistent w/ development standards	
			Standard:		
	B		ED-S2. Large Format Retail. The County shall require discretionary review of large format “big box” commercial retail uses with a total building floor area; including multiple buildings, outdoor sale areas and storage, in excess of 50,000 square feet.	Re-worded to add definition of “big box” and eliminate redundancy with ED-P6. Staff, Nelson	
			Implementation Measures:		
	B		ED-IM7. Large Format Retail. Develop guidelines for conducting economic and workforce impact analysis for “big box” commercial uses.	Staff, Nelson	
A			ED-IM7. Large Format Retail. Revise the Zoning Code to prohibit Large format “big box” commercial uses from locating in the unincorporated area.		
		C	ED-IM7. Large Format Retail. Adopt development standards for ministerial review of large format “big box” retail.		

Business Development:

				Policies:		
A	B	C		ED-P7. Broadband Internet. Support broadband improvements necessary to maintain the County's business competitiveness and serve remote communities.	Leg Nelson, Emad	
A	B	C		ED-P8. Public Infrastructure. Assist local service providers in the pursuit of state and federal funding and development of land use assessment and fee programs to upgrade and enhance water and wastewater facilities.	Prog, Iss, Leg Emad	
A	B			ED-P9. Freight Mobility. Pursue financial and technical solutions to provide unrestricted interstate truck access on both U.S. 101 and State Highway 299.	Prog, IM2 Staff	
A	B	C		ED-P12. Airport Expansion. Support expansion of the airport to include service to multiple major airport hubs and expanded flight schedules.	Iss, Leg, Prog, IM2 Emad	
A	B			ED-P13. Prime Employment Land Protection. Identify and protect prime employment lands from conversion and encroachment of conflicting uses.	Prog, IM5 Staff	
	B			ED-P14. Industrial Parks. Promote development of well-planned and designed industrial parks catering to existing local, as well as outside, opportunities, where appropriate. Encourage master environmental assessments for industrial parks in order to streamline the subsequent development process.	Iss, Prog, IM2, IM4 Nelson, Emad	
				Standards:		
				None specific to business development.		
				Implementation Measures:		
A	B			ED-IM2. Economic Development Programs. Operate economic development programs that promote and seek funding for workforce development and housing and provide technical and financial assistance, including delivering capital, technical expertise, and training to businesses starting up and expanding.	Staff	
A	B			ED-IM4. Permit Streamlining for Business Growth. Update ordinances and permit processes to increase efficiency and reduce permit-processing times for strategic targets such as, micro-enterprises, home-based businesses, and workforce housing. Increase the type and scale of principally permitted land use activities associated with micro-enterprises, home-	Nelson, Smith	

			based businesses, and expansion and re-location of small businesses. Provide regulatory incentives for base and emerging industries proposing to expand their business operations and workforce.		
		C	ED-IM4. Permit Streamlining for Business Growth. Update ordinances and permit processes to increase efficiency and reduce permit-processing times.	Nelson, Smith	
A	B		ED-IM5. Commercial and Industrial Sites. Maintain and update the commercial and industrial sites database, including identification of prime employment sites, on a two-year cycle and provide online maps of vacant industrial and commercial properties using the County's Geographic Information System.	Staff	

Brownfields:

				Policies:		
A	B			ED-P16. Brownfields. Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield's. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.	Prog, IM1, IM4, IM10  Staff	A
				Standard:		
				None specific to Brownfields		
				Implementation:		
A	B			ED-IM10. Brownfields. Develop zoning standards to provide increased flexibility for interim land uses and continuation of legal non-conforming uses to encourage cleanup and reuse of underutilized commercial and industrial zoned Brownfields.	Staff	