

**HUMBOLDT COUNTY PLANNING COMMISSION
GENERAL PLAN UPDATE**

MEETING OF JULY 8, 2010

Recommended Commission Agenda

At the June 24th meeting, the Commission finished review and straw voting for Section 4.7 – Public Lands and began review of Section 4.8- Land Use Classifications. For tonight’s meeting staff recommends that the Commission:

1. Continue review of Section 4.8- Land Use Classifications, beginning with the Urban Reserve (UR) land use classification.
2. Allow time for public comments.
3. Following the newly adopted General Plan Update review process (see Supplemental 2) begin review of the remainder of Part 2, which includes Chapter 5, Community Infrastructure and Services Element, Chapter 6, Telecommunications, Chapter 7, Circulation Element and Chapter 9, Economic Development Element.
4. Continue the hearing to July 15th or other date chosen by the Commission.

Supplements:

Supplemental 1. Planning Commission Recommended Revisions to Section 4.8- Land Use Classifications

Supplemental 2. Review Process for the Remainder of the General Plan Update

Supplemental 1:

Planning Commission Recommended Revisions to Section 4.8- Land Use Classifications

There were no requests for revisions from the Planning Commission during the June 24th Commission meeting on Section 4.8 – Land Use Classifications. Revisions provided below were introduced by staff during the June 17th meeting and are included again here for your convenience with the addition of Agricultural Homestays as an enumerated use in visitor serving uses within the Agricultural Land Use Classifications.

Section 4.8- Land Use Classifications

The Land Use Classifications section warrants some revisions due to some omissions and responses to comments.

The following **revisions** are recommended to the section:

1. Add the **Community Assembly** use type to *Public Facilities (PF)*, *Public Recreation (PR)*, and *Public Lands (P)*.
2. Add a Ground Coverage standard missing from the Timberland (T) designation:
Ground Coverage: **2 acres max.**
3. Revise the first sentence of the **Agricultural Grazing (AG)** land use designation to read as follows:
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.**
Add - Agricultural Homestays in footnote for Agriculture-Related Visitor-Serving.
4. Add an **"X"** to the Inland Zoning Consistency Matrix, Table 4-H, page 4-56 of the Plan text, to show RS is a zoning consistent with the Residential Low Density (RL) land use designation.

Supplemental 2:

Review Process for the Remainder of the General Plan Update

During the June 24th Planning Commission meeting, the Chair requested that staff return with written instructions on the review process of the remainder of the draft Plan. During the Board meeting of May 25, 2010, a proposed methodology for the Commission was discussed that mirrored the process used by the Board during the review of the Housing Element. The Board voted to use a similar process for review of the remainder of the draft Plan. Attachment 1 is an explanation of the process including expectations of staff and Commissioners. Attachment 2 is an example of a working review chart that would be generated once the Commission's "short list" is identified that would be used to capture votes and Commissioner comments. Attachment 3 identifies the staff's identified "short list" for the remainder of Part 2. This is provided to the Commission as a courtesy because the Key Issues and Alternatives charts that were provided earlier did not have the key issues highlighted in yellow (as is identified in the new review process for the remainder of the Plan).

Attachments:

- 1 Planning Commission Plan Alternatives review process guide
2. Example "short list" review charts to capture votes and commissioner comments
3. Staff identified "short list" for the remainder of Part 2

Attachment 1
Planning Commission Plan Alternatives
Review Process Guide

Humboldt County Draft General Plan 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 Commissioners 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 2
Example “short list” voting chart
to capture votes and Commissioner comments

Example of proposed Planning Commission General Plan Update voting chart template

Forest Resources - Final PC Markup 5-13-10

Plan Alternative	Section 4.6 Forest Resources										Staff Remarks/Implementation	R.M.D Position
	4.6.3 Policies											
A B	FR-P2. Timber Harvest Plan Review. Defer to CAL FIRE on timber harvest reviews; comment only where county land-use patterns have significantly contributed to use conflicts at issue and where the County can assist in dispute resolution.											
C	FR-P2. Timber Harvest Plan Review. Defer to CAL FIRE on Timber Harvest Plan reviews.											
Vote Tally:	Alt A/B 3	Alt C 3	Emad C	Faust B	Gearheart B	Kreb B	Mayo C	Nelson Absent	Smith C			
Commission Comments:	Smith and Mayo: The County does not have jurisdiction and should not duplicate or intercede in CAL FIRE review. Faust: The County should review and comment on THP's for consistency with environmental and community protection interests and policies of the County. Kreb and Gearheart: Supports THP review and comment when harvesting could conflict with residential uses.											

Yellow Highlight = Planning Commission final recommendation (this example reflects a split vote).

Attachment 3

Staff recommended Key Policies for the remainder of Part 2

Note: the following key polices, standards and implementation measures were included in the charts provided to the Commission on June 17th but were not highlighted in yellow as outlined in Step 1. They are repeated here for convenience.

Chapter 5, Community Infrastructure and Services Element

Key Policies: P4, P5 (IM-3) P6, P18 with S1, S4 and S5 (IM2-IM8) and P22

Chapter 6, Telecommunications Element

Key Policies: P3 with S1 (IM6-7), P10 and Px with S1 (IM1-2)

Chapter 7, Circulation Element

Key Policies: P3 & P4, P5 (with S3 and IM2), P9, Px, P17 with IM10, P24 with S-3, P25, P27, P31, P34, P35 (with IM12) and P42, IM6

Chapter 9, Economic Development Element

Key Policies: P3, P9 (with IM2), P16 (with IM10), P13 (with IM5) and P6 (with S2 and IM7)