



Memorandum

TO: Steering Committee Members

FROM: Winston Rhodes, AICP, Planning Manager

SUBJECT: Draft Land Use and Economic Development Element

DATE: August 24, 2009

Background

The Steering Committee met on August 10, 2009 to discuss the Draft General Plan Update Land Use and Economic Development and clarify several major issues. Two closely interrelated issues that remain where further discussion and Steering Committee direction is needed include the draft land use categories or designations and the draft land use map.

Discussion

Draft Land Use Categories

The Steering Committee had previously felt comfortable with creating a Rural Residential Density designation for extremely sensitive potential development sites with significant biological resources, topographic, hazard and service delivery constraints with an allowable density range of 0 - 0.20 dwelling units per acre (i.e. 1 unit per 5 acres) so there could be very limited development potential. At the August 10 meeting concern was expressed the loss of Open Space and the approach needed to identify parameters for very strictly limited future development on several undeveloped sites that currently have a development expectation.

During the Natural Resources and Open Space Subcommittee discussion, the Subcommittee expressed a desire to change the "Rural Residential" category to "Rural" with a requirement that 90 percent of land within this category be undeveloped. The revised land use category information is attached. In addition, there was discussion about how best to communicate the intention that development potential is strictly limited both in the text and on the Draft Land Use Map. The Subcommittee felt that moving the rural category out of the residential land use categories would help communicate this intent.

Draft Land Use Map

A sketch has been prepared to reflect the latest Natural Resources and Open Space Subcommittee discussion about privately held open space and where a rural land designation may be appropriate. The Subcommittee thought that the location of these "rural" sites and color

used on the map for the rural land category was important to help communicate the intent that the vast majority of land within this category should remain undeveloped due to natural resource, topographic, scenic value and service delivery concerns.

Steering Committee direction is desired on the land use category language, the locations for a rural designation, and desires for how to visually depict the rural designation on the draft land use map.

Attachments

- A. Draft Revised Land Use Designations
- B. Draft Land Use Sketch