

# 2015

## MAJOR COMPREHENSIVE PLAN AMENDMENTS

- Work-session for discussion on three Staff initiated Major Comprehensive Plan text Amendments:
  - PZ-PA-001-15: Healthy Places,
  - PZ-PA-002-15: Green Energy designations
  - PZ-PA-003-15: Medical Marijuana Cultivation Land Use Policy,



# PZ-PA-001-15

- County wide
- Applicant: County Staff
- Request: To add a subsection  
“Healthy Places” in Chapter 8



## EMERGING ISSUES:

- Growing trend to support local and healthy food sources specifically, more widely available food sources such as farmer's markets, community gardens and urban agriculture.
- “Healthy Places” will address the availability of healthy food and will include a series of goals, objective and policies



## IMPACTS ON POLICY DIRECTION

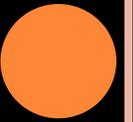
- Further reiterates and passes on our agricultural heritage to future residents.
- This will let staff look into and will support future zoning ordinance amendments that will allow for the co-location of farmers markets on school sites and in recreation areas of Planned Area Developments.
- Support the locations of community gardens in open spaces in PAD's



# DISCUSSION

- Questions?





# PZ-PA-002-15

- County wide
- Applicant: County Staff
- Request: Add a new “Green Energy” designation as a land use type and allow them to be processed as minor amendments (up 320 acres)



## EMERGING ISSUES

- Utility scale photo-voltaic power plants are a unique use and do not fit the traditional employment classification or “General Public Services & facilities” scope. Can be next to residential.
- Market forces have dictated a bidding process for solar site-ing, meaning there is a degree of speculation.
- Treat facilities as minor amendments to allow co-application with zoning proposals.



# IMPACTS ON POLICY DIRECTION

- Short term: Creates designation for photovoltaic solar, allows as a non-major amendment
- Long term: creates placeholder for future green energy possibilities when technology becomes more benign, possible zoning amendment to allow facilities as SUP's or specific green energy zoning district.



# DISCUSSION

- Address soft spot in Comp Plan.
- Address on our end Convolted process, reduce regulatory barriers
- Can still be but not necessarily located in Employment designations and Public Services and Facilities.





# PZ-PA-003-15

- County wide
- Applicant: County Staff
- **Request: Add a new language regarding medical marijuana outdoor cultivation facilities**



## EMERGING ISSUES

- Original MMJ code allowed grow facilities in CB-2, C-3, with substantial size and location limitations, same Comp Plan criteria applied, as today.
- Most recent amendment removed the size restriction of off-site medical marijuana grow processing facilities and allowed outdoor growing (≤five acres outdoor growing area), & substantially expanded eligible properties for SUP.



# EMERGING ISSUES

- Grow facilities share several similar operational characteristics industrial uses which need to go in the purple or qualify as an *Alternate Land Use* in the moderate low density designation (yellow).
- Agricultural land uses cannot be regulated allowed everywhere (5 commercial acres)
- Current SUP process require compliance with the Comp Plan, sometimes re-designation is in order



# EMERGING ISSUES

- Address grow facilities in a comprehensive planning sense, where do they fit?





# DISCUSSION

- Is language necessary if so consider, Fit within designation.
- Modern interpretation of traditional farming practices.

