

2021 LDC Zone Map Restart  
 Ledger of Issues and Discussion  
 Draft Date: 28jun2022

Date	Topic	Discussion/Comments	Action/Direction to Staff
27-Jun-22	"Homestead" and "Agriculture" are also tax classifications. Suggest creating a new name for the Homestead (HM) and Agriculture (AG) zone designation to reduce confusion.	Homestead alternative names could be "Agrestic", "Farmstead", "Exurban", or "Homesteading". "Agricultural" district could be "Agrarian", "Working Lands", "Agricultural Production", and "Commercial Agriculture".	Not discussed yet
27-Jun-22	CM Newton motion related to "lived character" and to "re-evaluate/rezone if not developed within 7 years"	Staff recommends ordinance or comprehensive plan amendment requiring a review of the appropriateness of "large" development rezone approvals every 5 years when Comprehensive Plan is reviewed.	Discussion started - no direction to staff yet
27-Jun-22	Rural Residential - which zones in the 2021 LDC are the closest translation	R1 is a faithful translation of the RR district. The land uses allowed under R1 are the same as RR, and farm animals are accessory uses in both districts. Translating RR to RT would be an upzoning and downzoning for properties currently zoned RR as it would give greater use permissions but would cut density in half.	Discussion started - no direction to staff yet
27-Jun-22	Update and revise definitions of "multi-family" uses and structures	Definitions for "multi-family" related terms should be revised to "multi-unit", "multi-dwelling", "single-family attached" and other more accurate terms. Handout to be created.	Not discussed yet
6-Jun-22	CM Newton motion related to "lived character" and to "re-evaluate/rezone if not developed within 7 years"	Motion related to "lived character" and to "re-evaluate/rezone if not developed within 7 years". Amending a zoning approval without due process is unlawful. Both of these concerns are comprehensive plan/land use element issues. Best response is a policy or rule to review the appropriateness of "large" development rezone approvals every 5 years when Comprehensive Plan is reviewed.	Discussion started - no direction to staff yet

6-Jun-22	How to translate MH to 2021 zones?	R2 or R3 for MH replacement? Need to modify text to make it work. R5 doesn't work everywhere contextually. R5 could work better with some text modifications.	Tentatively determined that HM, RT, R5 for MH Parks; HM, RT, R1, R2 for individual units; motion from PC at future meeting?
6-Jun-22	It is not clear why the 2021 code combines the 2 Park and recreation zones into a single open space zone	The PR district is not currently mapped/used, nor has it ever been. It was created at the request of RCRC. The TROS was then created around 2007 to address an issue with a golf course potentially being redeveloped into housing. The new OS zone fulfills all of these needs.	No action necessary; OS designation sufficient
6-Jun-22	Rural - which zones in the 2021 LDC are the closest translation	Agricultural uses, including livestock as a use, are principal uses under the 2005 LDC. These are also principal uses in the 2021 LDC for the RT, HM, and AG districts. Four general accessory uses are listed in the 2005 LDC, while the 2021 LDC has many more because it is more specific. "Domesticated Farm Animals" could be added as an accessory use. Also, staff has observed that the general public does not understand the concept of "Accessory Use" and so further clarification/education may be needed.	Criteria were proposed for evaluating whether RU should translate to AG, HM, or RT. AG is > 35 acres; HM is 3 - 35 acres; RT is 1.5 - 3 acres. Use Assessor and BL data to help determine. Create a map version.
6-Jun-22	The HM district may not be necessary - it was recommended early in the 2021 LDC drafting process to fill the gap between AG and RT		Discussion occurred; decided to not eliminate HM zone at this time.
6-Jun-22	The nuances of allowing 2- 3- or 4-dwelling unit structures in the R2 and R3 zones was too complicated for residents to understand.	Options include: 1. remove multi-dwelling uses from R2 and R3, 2. make the regulations for multi-dwelling uses more restrictive, 3. Increase minimum lot size for multi-dwelling uses in R2 and R3	Successful motions to remove duplex, 3-plex, and 4-plex uses from R2, R3, R4 zone designations; and to remove townhouse use from R4 zone.

6-Jun-22	Zone Map Revisions	Map versions 0.1 and 0.2 discussed. Static vs interactive maps discussed	Continue with static maps for various iterations; include street names on maps. Once final draft version identified, change to interactive map for additional public review and input.
18-May-22	How to translate MH to 2021 zones?	R2 or R3 for MH replacement? Need to modify text to make it work. R5 doesn't work everywhere contextually. R4 or R5 could work in more locations with some text modifications.	Propose text amendments and zone map scenario(s)
18-May-22	M1 goes to EMP	General consensus that this works - maybe some tweaks?	Propose text amendments if necessary
18-May-22	OI Zone -the minimum district size is too large and limits its applicability	The INS district is a relatively equal replacement for the OI, though that was not the INS's original intent. The district minimum would need to be removed to be a better fit, as well as modifications to the general description. There are about 335 parcels, totaling around 1,519 acres, zoned OI under the 2005 code.	Staff to research and recommend minimum size
18-May-22	Rural - which zones in the 2021 LDC are the closest translation	AG and RH are the closest. Needs more discussion. Public opinion is that any zone change that limits their ability to keep domesticated farm animals is considered a down zoning.	Further investigate and report back
18-May-22	Rural Residential - which zones in the 2021 LDC are the closest translation	Most RR zones are in the northern center of the County. Some text changes needed to get R1 to more closely match. R1 does not allow the animal uses that RR does. RT is not as similar? Public opinion is that any zone change that limits their ability to keep domesticated farm animals is considered a down zoning. There are only a few properties currently zoned RR.	Further investigate and report back
18-May-22	The nuances of allowing 2- 3- or 4-dwelling unit structures in the R2 and R3 zones was too complicated for residents to understand.	Further discussion is necessary	Further investigate and report back

18-May-22	Worksheet - Which 2021 LDC zone district translations and text do not revising, and which need revisions	Zones without highlighting were identified by 0 commissioners as needing revisions, those in light red were identified by 1-2 commissioners, those in medium red were identified by 3-4, and those in dark red by 5 or more. No zones were highlighted dark red.	Create map translation scenarios and hold discussions on the items identified as needing revisions. Ongoing process.
18-May-22	Zone Map Revisions	General discussion on how the "translated" zone designations were interpreted and applied to the "base" translation map	Direction to produce additional map variations based on the meeting discussion
27-Jun-22	Zone Map Revisions	Discuss new map interations based on previous direction from Planning Commission	
27-Jun-22			


