



Rural Zoning Updates

Community Outreach Meetings

July 12 & 14, 2021

Agenda

1. Staff Introductions

- Associate Planner Joanna Wilk
- Senior Planner, Michael Meehan
- Principal Planner, Manira Sandhir

2. Presentation

- Recorded

3. Live polls

4. Questions/Comments

- Q&A chat function
- Click "*raise hand*" to speak at end of presentation
- If a lot of "hands", questions/comments are limited to 1 min a person

Overview

Rural Zoning Updates can be simplified into three efforts:

1. Replacing Local Serving provisions with development standards
2. Simplifying and streamlining the permit process for agriculture supportive uses
3. Aligning development in agricultural areas with County policies

AR - Ranchlands
HS - Hillside
RR - Rural Residential
A - Exclusive Agriculture

AR

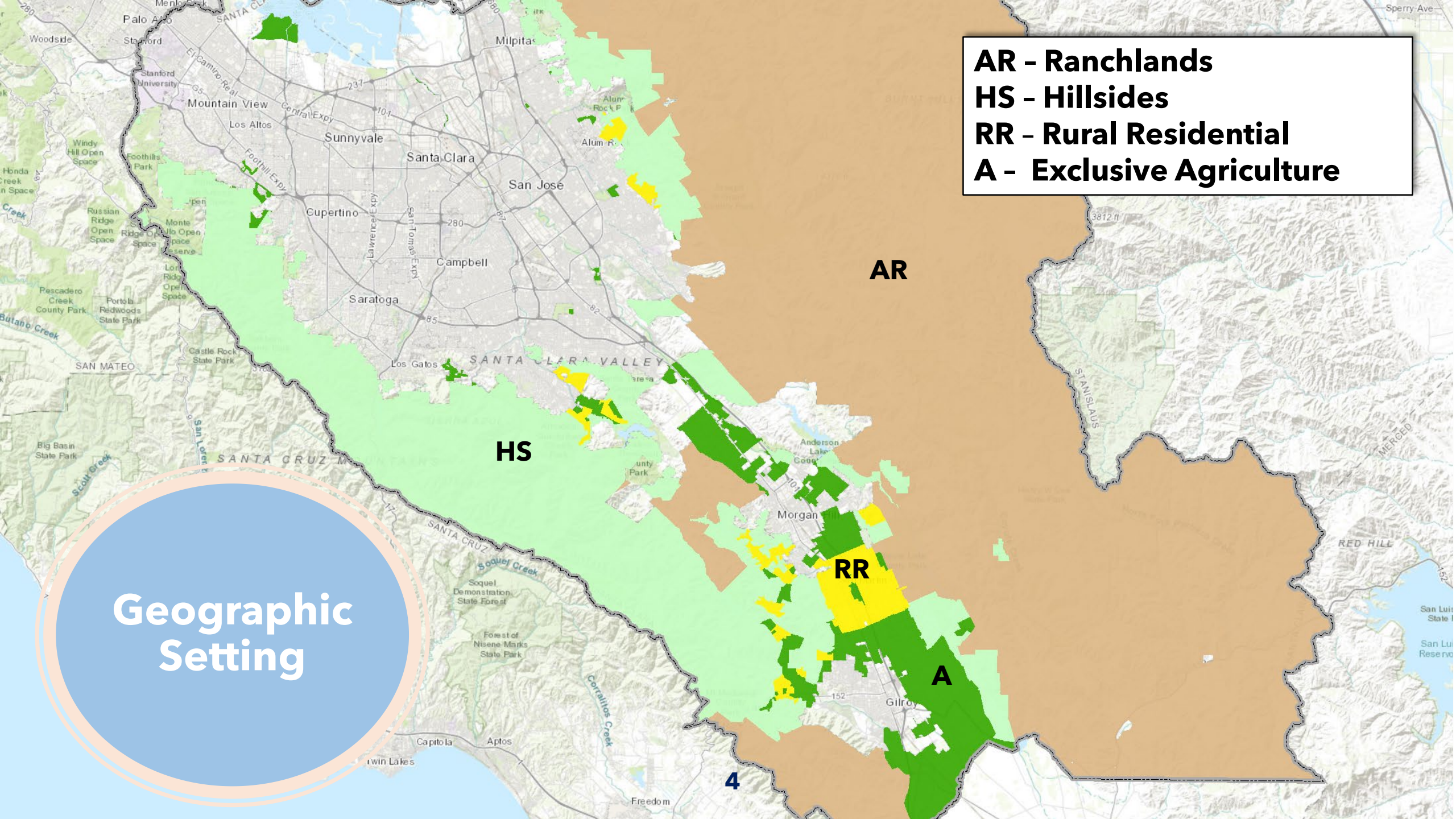
HS

RR

A

**Geographic
Setting**

4



Development Standards

Replace confusing, subjective, and duplicative Local Serving provisions with objective Development Standards.

Local Serving Provisions

Goal: Ensure size, scale, and intensity is compatible with rural community

Implementation: Uses "Data Document" to establish threshold for building size, events, and attendance for certain uses in certain zones. Projects exceeding this threshold prepare a Rural Resources Impact Study.

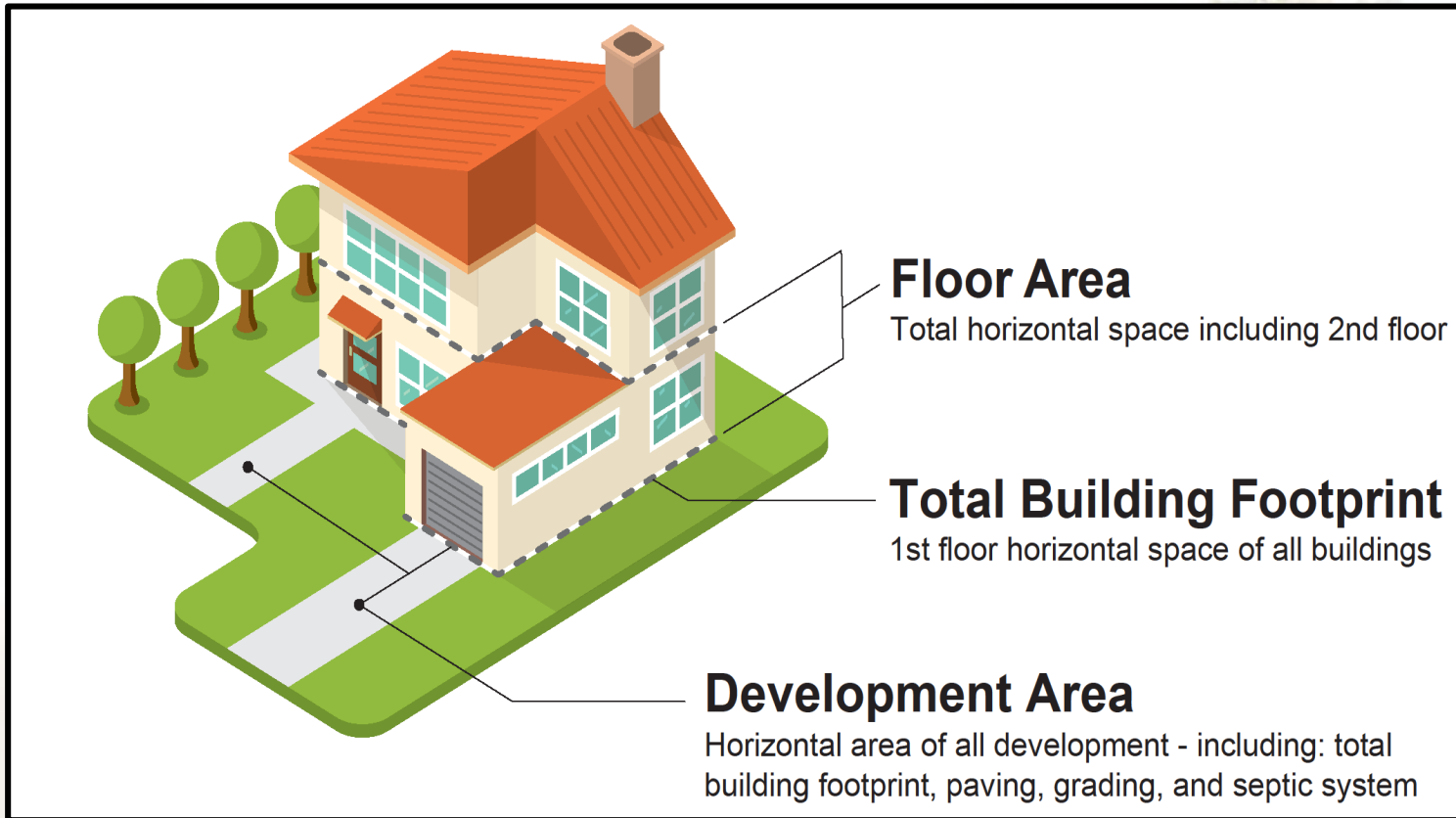
Development Standards

Goal: Ensure size, scale, and intensity is compatible with rural community

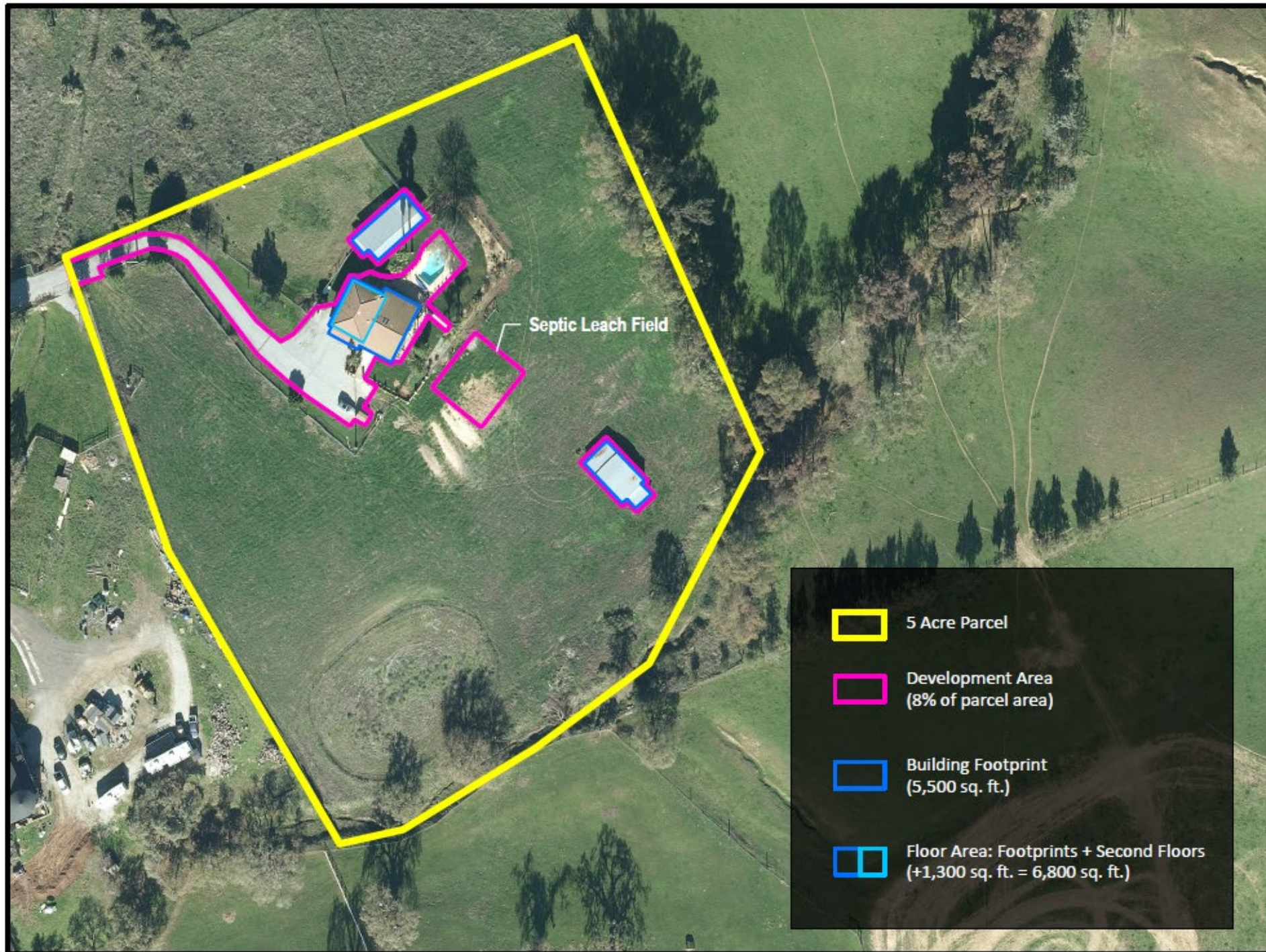
Implementation: Set limitations on building footprint and development areas for new uses in rural zones.

Development Standards

Development Standards Example



- Limit on development area and building footprint to new projects in Rural Zones
- Specific limits are to be determined pending feedback from the public.



Streamlining Agriculture Uses

Simplifying and streamlining agriculture related uses in rural zones

Current Ordinance:

- Multiple agriculture related uses, each with separate but overlapping definition (i.e. ag processing, sales, wineries, etc.)
- Each agriculture related use has different permitting requirements in different zones.

Proposed Ordinance:

- Related uses combined into "*Agriculture Supportive Uses*"
- "Limited" projects to be permitted administratively (**no public hearing**)
- "General" projects above a certain size to receive Special Permit (**public hearing**)

Development in Ag Areas

Aligning Residential Development with Rural Resource Conservation Policies

R-RC 61

Allowable land uses in exclusive agricultural areas shall be limited to

- a. agriculture and ancillary uses,
- b. uses necessary to directly support local agriculture, and
- c. other uses ***compatible with agriculture which clearly enhance the long-term viability of local agriculture and agricultural lands.***

R-RC 62

Residential uses in agricultural areas ***may be allowed for persons directly involved in on-site agricultural operations*** as an ancillary or supportive use of agriculture.

Development in Ag Areas

Limiting non-agriculture related uses in Agriculture zones

Current Ordinance:

- Several non-ag related uses allowed pending Use Permit application and approval (i.e. hospitals, kennels, etc.)
- Current County policies limit new uses in Ag zones to be directly related or supportive of agriculture

Proposed Ordinance:

- Permit new uses in the Ag zones only if related to or supportive of agriculture

Development in Ag Areas

Aligning Residential Development with Rural Resource Conservation Policies

- Development of “rural ranchettes” leads to farmland loss and conflicts with existing agricultural uses by introducing new commuter traffic and other potential conflicts
- Options:
 1. Limiting size of homes
 2. Ancillary to on-site ag



Summary

Topics of Discussion

- Local serving to be replaced with objective development standards.
- Simplify and streamline permitting process for agriculture supportive uses.
- Limit new development in Exclusive Agriculture zones for certain uses that are unrelated to agriculture.
- Potentially lessen the impact from new estate homes in Exclusive Agriculture zones

Next Steps

- Public Outreach
 - Stakeholder outreach
- Prepare Draft Amendments / Environmental Impact Report
- SMPAC review
- Planning Commission
- Return to HLUET for final review
- Board of Supervisors

Q&A

1. Poll Questions
2. Chat Questions/Comments
3. Speaker Questions/Comments

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