

**Previous BoCC Motions on  
Clustered Rural Subdivisions and  
Rural Residential Subdivisions Internal Road Paving Requirements**

**December 4, 2018**

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1. Direct staff to develop language regarding the open space associated with Rural Cluster Subdivisions to specify that that area is conservation land and Silviculture is not an allowable usage but food production on a limited basis could be an option, staff to provide some language for the Board to review.
2. The trigger for requiring Rural Cluster Subdivisions should be 10 units and not 25.

**February 14, 2019**

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Accept the modifications as proposed by staff with the following changes:

1. That the last sentence of Policy 6.2.12(c)(1) be stricken any changes necessary to make the elimination of the sentence possible.

**Policy 6.2.12(c)(1) Open Space Area in Clustered Subdivisions**

(c) Permitted and Prohibited Uses.

- (1) Permitted uses in open space area are natural resource conservation areas, non-intensive agriculture for food production including community gardens, farms, and orchards, non-intensive Silviculture consistent with (3) below, ~~and common open space~~, resource-based recreation uses which maintain the undeveloped area in a natural state, permeable Stormwater facilities consistent with Stormwater Element Policy 5.1.11, community energy systems, and common water supply systems and common septic system drain fields. Agricultural uses such as larger scale food production, livestock, and equestrian-related uses may be permitted subject to performance standards required in management plans in 6.2.12(c)(3). ~~A residential unit used as a homestead just prior to the creation of the clustered subdivision can continue to be used as a homestead within the open space area and not counted toward the total number of units allowed in the rural clustered subdivision.~~
2. **6.2.12(e)(3)** A forest management plan for the open space of the rural cluster subdivision will only be required on existing Silviculture operations and only the point where they can be made an acceptable fire risk.
3. Request for language that would allow some discretion/flexibility as to the requirement for paved internal access on rural developments.

**March 28, 2019**

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By consensus, the Board is continuing the remaining matters on this presentation to another meeting.