



Legislation Text

File #: 20-0348, **Version:** 2

Agenda Item Name:

Rural and Agricultural Comprehensive Plan policies: Follow up to previous Commission discussion and direction of draft changes to policies on Rural Clustered Subdivisions and Rural Subdivision internal road paving requirements.

Presenter:

Ken Zeichner and Ken McMurry (Growth Management (352)374-5249)

Description:

This item is a presentation and discussion of draft policy changes to Rural and Agricultural policies previously brought before the Board in three meetings from December 2018 to March 2019 as part of the Evaluation and Appraisal of the Comprehensive Plan. The draft Rural and Agricultural Comprehensive Plan policy changes and Board motions from those meetings are included as backup material.

Staff is seeking input and direction from the Board on draft policy changes and whether to advertise for public hearings by the Local Planning Agency and County Commission on amendments to the Comprehensive Plan.

Recommended Action:

Receive presentation and provide direction on draft changes to the Rural and Agricultural Policies of the Comprehensive Plan and authorize advertisements of public hearings by the Local Planning Agency and the County Commission.

Prior Board Motions:

December 4, 2018:

1. Direct staff to develop language regarding the open space associated with Rural Cluster Subdivisions to specify 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: 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 and any changes necessary to make the elimination of the sentence possible.
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 to 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.

Fiscal Consideration:

N/A

Background:

In December 2018, as part of the Evaluation and Appraisal of the Comprehensive Plan, staff presented draft policy changes in support of local foods regarding community gardens and farms in Rural Clustered Subdivision open space and agricultural-based incentives for clustering. Based on the Board's direction, staff presented additional draft policy changes in February and March 2019 regarding lowering threshold for requiring clustering; open space allowable uses, management plans, and ownership entities; and changes to the Rural Residential Subdivision requirements for internal paved roads. At the March 2019 meeting, the Board discussed Clustered Rural Subdivisions, identified issues, and deferred discussion of the item to a future meeting not part of the Evaluation and Appraisal-based Amendment process.