

With follow up comments from Farm Bureau and Cattlemen in red (Mach 11, 2010)

Plan Alternatives Comparison Chart

Plan Alternative				Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R,M,D
	B	C	D	<p>AG-S2. Agricultural Grazing (AG) Land. Parcels designated AG may be zoned as small as 40-acres in size, where the protection of agricultural operations will be ensured, maintained or enhanced based upon the ability to make all of the following findings:</p> <ul style="list-style-type: none"> A. The parcel size shall not inhibit the use of the property for commercial agricultural operations; and B. The parcel size shall not inhibit economically viable agricultural and timber production on adjoining lands; and C. Uses and parcel sizes in the adjoining area are compatible; and D. The parcel size is consistent with a comprehensive view of all relevant plan policies; and E. Each parcel has frontage on an existing publicly maintained road; and F. All such zoning is within 1/4 mile of an existing maintained public road. 	SUPPORT	R
				COMMENTS:		

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Plan Alternative		Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R.M.D
A	B	<p>AG-S3 Subdivision of Planned Agricultural Grazing Lands. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:</p> <ul style="list-style-type: none"> A. The subdivision will result in significant production improvements through intensive management for the commercial growing of crops and animals; and B. The subdivision shall not inhibit the use of the property for agricultural operations; and C. The subdivision shall not inhibit economically viable agricultural and timber production on adjoining lands; and D. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and E. On each parcel the residential site is located, to the fullest practical extent, in areas of lowest productivity; and F. Access to the remainder is consistent with the uses of the remaining property; and G. All applicable subdivision policies of the Rural Lands can be met. 	<p>Recommend re-wording for clarity.</p> <p>SUPPORT</p>	R
		<p>COMMENTS:</p>		

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Plan Alternative				Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R,M,D
			D	5-2520.4 Utilize the application of zone districts to identify the areas where development is appropriate under Sections 2723.3A.	SUPPORT	R