

**HUMBOLDT COUNTY PLANNING COMMISSION
GENERAL PLAN UPDATE**

MEETING OF APRIL 15, 2010

Recommended Commission Agenda

At the April 8th meeting, the Commission began the review and straw voting for Section 4.6 – Forest Resources. The Planning Commission directed staff to return with revised wording on several goals and policies. For tonight’s meeting staff recommends that the Commission:

1. Review staff revisions to FR-G1, FR-G3, FR-P8 and FR-P9.
2. Discuss staff revisions to these policies, modify as necessary and take straw votes for retention or deletion of policy alternatives.
3. Open consideration of FR-P9 with a staff report on the policy alternatives and discuss any proposed Commissioner modifications. Deliberate and take straw votes on the alternatives or make a request to staff for more information or revisions to the policy. If necessary, continue the straw vote to the next meeting.
4. Continue reviewing subsequent policies, standards and implementation measures. The Commission may want to consider receiving a brief staff report on policies (like FR-P9) that include substantively different alternatives. If not, staff recommends the Chair introduce the policies and then follow the deliberation steps outlined in #3 above.
5. Allow time for public comments after straw voting.
6. Continue the hearing to April 22nd or other date chosen by the Commission.

Supplemental 1:

Staff revisions to FR-G1, FR-G3, FR-P8 and FR-P9
(Prepared for Planning Commission meeting of 04-15-10)

Note: Staff additions to the Key Issues and Alternative Chart policy language are shown in red. Deletions are shown by ~~strikethrough~~.

FR-G1 Forestland Resources

Discussion

4-08-10: During the meeting, Commissioners agreed to include eco-system values in the list of multiple forestland values. Staff is making a supplemental suggestion to replace the term “natural resource values” for “eco-system values.” Staff intended the term “natural resource values” to reflect ecological values and believes the term “eco-system values” better captures that meaning. Replacing terms would avoid possible redundancy.

Proposed Policy Revision

FR-G1 Forestland Resources. Public and private forestland producing a wealth of multiple economic, ~~natural resource~~ and eco-system values. Constructive dialog and cooperation between state, federal

and local agencies and private property owners and a regulatory framework that maximizes private and public interests.

FR-G3 Stable Land Base

Discussion

4-08-10: Chair Smith thought that other factors, such as public acquisitions, could undermine the stability and productivity of the forest land base. The Commission asked staff to bring back revised language reflecting the range of issues that have the potential to undermine the available supply or productivity of forestlands. Staff made revisions to the Alternative B version of FR-G3 that identify a host of policies that collectively would result in an adequate and stable supply of forestlands producing economic and eco-system benefits.

Staff also made revisions to the Alternative A version of the FR-G3 to reflect the potential affects of fragmentation on eco-system values.

Proposed Policy Revisions

Alternative B version:

FR-G3 Supply of Productive Forestlands ~~Stable Land Base.~~ ~~Forest lands protected from further fragmentation into parcel sizes that cannot economically sustain timber production as the primary use.~~ An adequate and stable supply of forestlands whose economic and eco-system values are sustained by policies and standards governing minimum parcel sizes, public acquisition, incompatible uses, public infrastructure investments, environmental protection and incentives for sustainable uses.

Alternative A version:

FR-G3 Stable Land Base. Forestlands protected from further fragmentation into parcel sizes that which undermine eco-system values or cannot economically sustain timber production as the primary use.

FR-P8 Protection of High Quality Timberlands

Discussion

4-08-10: The Commission expressed concern that the current wording of FR-P8 (see below) could make it compulsory to plan all parcels that could be classified as "Timber Site Quality III" into timber production.

Current wording of FR-P8:

FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use.

The State Timber Site Quality classification system has only been applied to land already forested or in TPZ. Therefore, it is not likely that the policy could compel non-forested lands to be planned for Timberland (T). However, forested lands that might be planned for an alternative use, such as agriculture, could be compelled to be planned as Timberland under this policy.

Because of this problem and Commission deliberations, staff is revising its recommendation to make the Alternative B version of FR-P8 only apply to lands already planned "T" outside of community planning areas. This approach would prevent the conversion of high quality forest lands already planned "T" into alternative uses but avoid "forcing" all Site Class III forestlands into the T designation.

Staff has also added a sentence to the Alternative B version of FR-P8 that addresses TPZ zoning. The proposed wording would require acceptance of lands into the TPZ zone within lands designated "T" if the

lands meet state TPZ requirements. With this addition, recommended FR-P8 extends both plan and zone protections to timberlands.

During the review of FR-P8, staff noticed that the second sentence for the Alternative A version of the policy is more appropriately placed in the Alternative A version of FR-P9. Accordingly, staff recommends the Alternative A versions of FR-P8 and FR-P9 shown below.

Proposed Policy Revisions

Alternative B version:

FR-P8. Protection of High Quality Timberlands. Parcels planned "T" (timberland) of Timber Site Quality III or higher outside of Community Planning Areas shall be retained for ~~to maintain~~ timber production as the primary use. Parcels planned "T" shall be zoned Timber Production Zone (TPZ) if the lands proposed for re-zoning meet the requirements for TPZ land outlined in state law (GCS 51113).

Alternative A version:

FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use. ~~Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).~~

Alternative A version:

FR-P9. Residential Construction on TPZ Zoned Parcels. Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance on new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services. . Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).

