

## Land Uses Updates in Gorge 2020

Gorge 2020 is a three-year process to review, and revise as necessary, the **Columbia River Gorge National Scenic Area (CRGNSA) Management Plan**. Part II of the CRGNSA Management Plan includes goals, objectives, policies, and guidelines for the **land use designations** in the National Scenic Area. The land use designations are intended to protect resources in agricultural lands and forest lands; protection and enhancement of open spaces; and in the GMA, identify areas used or suitable for commercial development. Part II Chapter 7 of the Management Plan includes **general policies and guidelines for land uses** in the land use designations.

## How Updates Were Identified and Proposed

During the process of public scoping, staff meetings with state and federal agencies, and discussions with county planners, Gorge Commission and Forest Service Staff received comments related to language and policies in the Plan that are perceived to cause unnecessary confusion and inefficiencies in the development review process, as well as suggestions about specific land uses and activities that might need to be added to or revised in the Plan.

Throughout 2018 and 2019, Commission and Forest Service staff consulted with NSA county planners to identify and work through the technical fixes to the plan. At a series of public open houses held for this focus topic from August to October 2019, staff gathered input received from landowners and other local stakeholders. Input received from all of the public meetings along with feedback and guidance from the Commission informed the proposed revisions presented in the draft chapter.

## Synopsis of Proposed Updates

- Adding new expedited review use for **roof-mounted solar panels**, provided they comply with the resource protection and procedural guidelines in the Management Plan.
- Removing the provision for **cluster developments** from the Plan. Cluster developments are rarely proposed, and opportunities for these kinds of land divisions are limited.
- Remove the term “cottage industries” to streamline language. Combining the current guidelines for Cottage Industries and **Home Occupations**, keeping the term “home occupations”. Add a definition for “home occupations” in the Glossary.
- Adding guidelines for the current practice of permitting **renewable energy production** as a review use, accessory to an existing approved use.
- Adding **overnight accommodations** in established single-family dwellings as a review use in the GMA.
- Changing allowances for **bed and breakfast inns** to be only in the SMA.
- Clarifying the guidelines for **commercial events** by modifying the description of types of commercial events allowed, adding a definition of commercial events to the Glossary, and adding guidelines for monitoring commercial events.
- Clarifying what is considered a **mining** activity by updating the definition for “Exploration, development (extraction and excavation), and production of mineral resources” in the Glossary.

## Modifications to Definitions

- **Accessory renewable energy system** – A system accessory to a primary structure or allowed use on the parcel that converts energy into a usable form such as electricity or heat and conveys that energy to the allowed structure or use. An Accessory Renewable Energy System is a solar thermal, photovoltaic, or wind turbine structure, or group of structures designed to offset all or part of the annual energy requirements of the primary use on the subject parcel.
- **Agricultural building** – separated the definitions for agricultural buildings and agricultural structures.
- **Agricultural structure** – updated to include fences, trellises, and irrigation systems.
- **Commercial event** – An organized gathering at an allowed commercial development. Such events include weddings, receptions, indoor concerts, and farm dinners, and are incidental and subordinate to the primary use on a parcel.
- **Dwelling unit** – updated for clarification.
- **Exploration, development (extraction and excavation), and production of mineral resources** – modified to clarify that transportation of mineral resources is included in the definition of mining.
- **Fruit and produce stand** – A venue on a property selling agricultural products primarily grown on the subject parcel. Fruit and produce stands are not a commercial use.
- **Home Occupation** – A small-scale commercial use conducted in a legal single-family dwelling or accessory structure, employing the residents of the dwelling and up to three outside employees. Periodic use of home offices, studios, and other work areas used only by the residents of the dwelling are not a home occupation.
- **Overnight accommodations (GMA)** – The rental of one or more rooms located in legal single-family dwelling on a daily or weekly basis. Overnight accommodations are clearly incidental to the use of a structure as a single-family dwelling and are owner-operated.

## Formatting / Editorial Changes

- Updating language throughout the chapter for consistency with new draft language in resource protection chapters.
- Adding language to clarify policies and streamline implementation.

## Scenic Updates in Gorge 2020

Gorge 2020 is a three-year process to review, and revise as necessary, the **Columbia River Gorge National Scenic Area (CRGNSA) Management Plan**. The CRGNSA Management Plan protects **scenic resources** and identifies goals, objectives, policies, and guidelines for resource protection and enhancement of the scenic resources by regulating viewsheds from Key Viewing Areas (KVAs), maintaining diversity in the scenic beauty and rural character of Gorge landscapes, establishing guidelines for scenic travel corridors, and regulating signage necessary for commerce, recreation, safety, and public information.

## How Updates Were Identified and Proposed

The goal of the technical review is to update, clarify, and provide consistency within the language and tools of the chapter so the Management Plan can consistently protect, enhance, assess and monitor the existing natural resources and ensure efficiency in carrying out purposes of the Act.

## Synopsis of Proposed Updates

Existing **Landscape Setting Descriptions** were refined and clarified by better depicting the scenic character within a broader ecological context to include more distinctive land use and cultural features, landform patterns, vegetation, and waterforms. Settings were moved within the chapter to better clarify they are relevant in both SMA and GMA. This will allow the Counties, Commission, and Forest Service to manage the scenic resources as the dynamic landscapes they represent and provides a visual vernacular planners and experts can use to help land owners successfully meet and maintain scenic visibility standards.

### LANDSCAPE SETTINGS

Pastoral, Coniferous Woodland, Oak-Pine Woodland, Grassland, Rural Residential, Residential, Village, River Bottomland, Gorge Walls, Canyon and Wildlands, and developed settings

The definition of a **Key Viewing Area (KVA)** was refined to address scale and scope, so that implementers of understand they may include associated parking areas, rest areas, gathering spots, and trailheads. This is designed to make determinations of “visibility” from KVAs more comprehensive, accurate, defensible, and consistent. The KVA list now clarifies the KVA Historic Columbia River Highway includes the HCRH State Trail.

Two regulatory determinations used in implementation, **Visually Subordinate** and **Not Visually Evident Definition**, were linked to landscape setting character descriptions, to bring the plan up to date with the state of the science of scenery management. This will provide landowners with additional tools to ensure distinctive characteristics of a landscape setting remain intact. This can be carried out by repeating design elements such as form, line, color, and texture present in the attributes of the landscape setting. Language related to **Visual Management System** has been deleted or updated, to align with the current science, reflecting that it has been superseded by the newer **Scenery Management System**.

The concept of “**species common to the landscape**” has been updated to ecologically native species and relevant examples for each landscape will be provided in the accompanying handbook.

## Modifications to Definitions

- **Topographic Visibility** – added to Plan to align with the accompanying Scenic Implementation Handbook.
- **Skyline** - clarified as the juncture of the topographic surface of the earth against the sky, for consistency in implementing.

## Formatting / Editorial Changes

- Guidelines for **signs** consolidated from other sections in the Plan to make implementation easier.
- Guidelines for **structural development application grading plan** consolidated in Part II, Chapter 7 with the other Standards for Applications for Review Uses.
- **Mining and reclamation guidelines** were moved to Part II, Chapter 7 to clarify that they not solely connected to the Scenic Resource, but all of the resources protected in the Act.

## Natural Resource Updates in Gorge 2020

Gorge 2020 is a three-year process to review, and revise as necessary, the **Columbia River Gorge National Scenic Area (CRGNSA) Management Plan**. The CRGNSA Management Plan protects **natural resources** from potential destruction, displacement, or degradation when development or changes to land uses occur. The plan focuses on natural resources defined as wetlands, streams, ponds and lakes, riparian areas, wildlife and wildlife habitat, rare plants, and priority habitats and is designed to protect these resources from overuse, destruction, disturbance and fragmentation through resource. The natural resource chapter includes objectives, policies, and guidelines for the GMA and SMA for these resources.

## How Updates Were Identified and Proposed

The goal of the technical review is to update, clarify, and provide consistency within the language and tools of the chapter so the Management Plan can consistently protect, enhance, assess and monitor the existing natural resources and ensure efficiency in carrying out the purposes of the Act.

The Gorge Commission and Forest Service convened a Natural Resources Technical Team in June 2018 that included Columbia River Inter-Tribal Fish Commission, Confederated Tribes of Warm Springs, Confederated Tribes of the Umatilla Indian Reservation Natural Resources, Klickitat County Planning Department, Multnomah County Planning Department, Oregon Biodiversity Information Center, Oregon Department of Fish & Wildlife, US Forest Service, Wasco County Planning Department, Washington Department of Ecology, Washington Department of Fish & Wildlife, Washington Department of Natural Resources, Washington Natural Heritage Program, Yakama Nation Fisheries. The team met several times in 2018 and 2019. In December 2018, staff presented to the Commission an update on the technical revision, including some examples of the corrections and updates being considered. At the Commission meeting on May 14th, 2019, staff presented an initial draft chapter for Commission and public feedback, and the current draft addresses that feedback. The Commission reviewed and approved final chapter updates on April 29, 2020.

## Synopsis of Proposed Updates

- Applicable state and federal agency authorities and the applicant's responsibility to comply with laws and policies were clarified.
- The term **priority habitats** is more clearly used through, and a single set now applies in both GMA and SMA. Other terms such as "natural areas" and "wildlife areas" and associated Table 2 were replaced or removed.
- The **endemic plant list** was updated.
- Updated and clarified Part II, Chapter 7 to clarify requirements for wildlife and rare plant surveys for particular uses.
- Goals and objectives for **water resources** were updated, removing the phrase to "increase the quantity" of wetlands to better reflect the existing goal of creating wetlands only as a last mitigation to compensate for wetland loss. The preferred approach is to protect existing wetlands and encourage proactive improvement of wetland habitats. Changed references to address water resources collectively, when appropriate to consolidate redundant policies that apply to wetlands, streams, lakes, and ponds.

- Objectives were updated to describe the approaches and tools the Commission currently uses to achieve resource protections, including using regulation, promoting incentives, and supporting conservation easements that protect natural resources.
- Climate change references added.

### Modifications to Definitions

- Rehabilitation and Enhancement Plans (Water Resources), Wildlife Management Plans, and Protection and Rehabilitation Plans (Plants) are now referred to as Mitigation Plans. “Mitigation” in the Plan is defined to include all of these actions.
- Updated “sensitive wildlife species” to “rare” as a term, given that “sensitive” is both a specific type of status and also a generic term for status species. The term “rare” is used to refer to all status species, including those that are listed “sensitive” under federal, state, and Forest Service rules.
- “Rare” plants now explicitly includes plant communities or ecosystems ranked by WA Natural Heritage Program or ORBIC as vulnerable using NatureServe global and state status rankings.
- When referencing external standards, such as the Wetland Delineation Manual, added the phrase “as may be revised from time to time” to allow for future updates.
- In the definition of rare plants (moved from Goals to Policies), “This includes designated native plant communities” was added to clarify that representative or sensitive native plant communities in either state database are treated in the same way as mapped rare plant locations/populations.

### Formatting / Editorial Changes

- Minor edits to introductory language.
- To improve readability and streamline the chapter, several policies for GMA wetlands and streams have been combined into policies for “water resources”.
- Moved definitions of sensitive wildlife and rare plants out of their respective Goals sections and into Policies.

## Recreation Updates in Gorge 2020

Gorge 2020 is a three-year process to review, and revise as necessary, the **Columbia River Gorge National Scenic Area (CRGNSA) Management Plan**. The CRGNSA Management Plan protects **recreation resources** and identifies goals, objectives, policies, and guidelines for resource protection and enhancement. In the GMA, this is for protection of resources, scenic appreciation and scenic travel corridors, resource-based recreation, river access and protection of treaty rights, interpretation and education, trails and pathways, transportation, and coordination. The SMA focuses on resource protection.

## How Updates Were Identified and Proposed

Forest Service and Commission staff held four meetings with technical recreation experts in spring 2019 to evaluate scoping comments and assess the best available information to explore how the Management Plan could be improved.

In 2019 through 2020, staff convened a stakeholder meeting which included public and private land managers, state agencies and county planners. These meetings provided an opportunity to discuss both strengths and limitations within the existing plan, and to build on the comments and feedback from the Commission, public and stakeholders on draft revisions. A public meeting was held in October 2019 and featured a presentation on the overview of the process and recreation chapter, and received feedback on revision topics and proposed changes

Feedback from the public during scoping, discussions with technical experts and stakeholders, and Commission feedback provided the foundation for updates to this chapter. This discussion provided additional clarification and perspectives on the information presented in the draft chapter.

## Synopsis of Proposed Updates

- Incorporating recreation settings into Recreation Intensity Classes (RICs). Currently the Management Plan provides clear and objective guidelines on the development and construction of Recreation Facilities. Development is controlled based on the RICs where the development is proposed. This includes factors managing the site's physical development. As recreation sites experience higher volumes of visitors, the recreational use at the site has the potential to affect protected resources. Applicable RICs should identify user experience standards for recreation managers to consider in the development of new sites to consider ongoing use and visitor experience during the development of the recreation site. The proposed updates would incorporate social, physical, managerial, and trail considerations into the GMA and expand and clarify those in the SMA.
- Include a policy statement supporting recreation managers utilizing recreation management practices to protect scenic, natural, or cultural resources from recreation use. This would provide support for recreation managers to take action during times when the use at a recreation site has the potential to impact protected resources.
- Update recreation goals to meet Commission and FS direction. This included revising language that encouraged expanding recreation supply to meet demand. Objectives, Policies and Guidelines were revised to reflect updated goals for recreation.
- Objectives and policies requiring consideration of equitable and accessible recreation for new development to encourage recreation access for all visitors.

## Modifications to Definitions

- **Recreation Setting** – the tool for managing recreation development and opportunities based on the sites social, physical and managerial setting. Definitions for **Social Setting**, **Physical Setting** and **Managerial Setting** were also included.
- **Equitable Recreation** – Developments that are equally accessible and available to all people
- **Accessible** – In compliance with the Federal accessibility guidelines and standards.

## Formatting / Editorial Changes

- Sign guidelines identified in the Recreation chapter were relocated and consolidated with other signage guidelines.
- Guidelines that repeat existing applicable guidelines in other chapters were removed to reduce redundancy.



## Summary of Climate Change Adaptation and Mitigation Planning in Gorge 2020: New Climate Change Chapter

Gorge 2020 is a three-year process to review, and revise as necessary, the **Columbia River Gorge National Scenic Area (CRGNSA) Management Plan**. Given that the National Scenic Area Act predated widespread understanding of and planning for climate change, the current Management Plan does not specifically discuss the implications of climate change for protecting and enhancing the scenic, natural, cultural, and recreation resources and economic vitality of the National Scenic Area. *The proposed, new Climate Change Chapter responds to the vital need to address climate change impacts directly within the Management Plan.*

### Synopsis of New Climate Change Chapter

Climate change poses the most wide-reaching and urgent challenge facing resource management agencies today. The National Scenic Area is particularly vulnerable to the extremes of climate change impacts, including wildfire, given its topography and high winds. As a bi-state compact agency overseeing a complex patchwork of land ownership at the doorstep of one of the region's largest metropolitan areas, the Columbia River Gorge Commission has a unique responsibility to respond to the urgent threats of climate change. The proposed Climate Change Chapter, included in Part III: Action Program, outlines a **Framework for Action** to address climate change impacts to National Scenic Area resources through a suite of adaptation and mitigation actions.

The Climate Change chapter includes these topics:

- Most pressing and significant impacts of climate change in the National Scenic Area.
- Roles of the Gorge Commission in addressing climate change impacts both inside and outside of the Management Plan and as both a lead agency and partner.
- Framework for Action to address climate change impacts through an integrated climate **adaptation** and **mitigation** approach. Applies to the General Management Area (GMA) within the National Scenic Area.
- GMA Policies included in the Framework for Action, summarized below. This section includes preliminary text on stream and forest land protections. The Gorge Commission seeks public comment on this text and its implementation. For details, see Part III Chapter 1: Climate Change.

**Adaptation:** *Actions to manage the risks of climate change impacts*

**Mitigation:** *Actions to reduce the sources or enhance the sinks of greenhouse gases that cause climate change*

## GMA Policies for Climate Adaptation and Mitigation

The Framework for Action: Climate Change Adaptation and Mitigation includes seven GMA policies that provide high-level guidance to the Gorge Commission for climate change planning, implementation, and monitoring:

1. Develop and adopt a **Climate Change Action Plan** based on a local vulnerability assessment. Includes a target completion date, clear objectives, integrated monitoring, and these action planning topics:
  - **Streams and riparian areas** – protecting and enhancing aquatic and riparian systems. Includes expanding stream buffers, requiring vegetation enhancement, protecting cold water refuge habitats, and other approaches.
  - **Forest resources** – protecting forested lands for carbon storage. Includes siting and development standards, forest practices policies, land conversion policies, and other approaches.
  - **Wildfire** – protecting scenic, natural, cultural, and recreation resources from wildfire and reducing the risk of human-caused ignitions from new development and other causes. Includes siting and development standards, building design and materials standards, and other approaches.
  - **Climate change priorities of the four Columbia River treaty fishing tribes** – protecting culturally-important resources, including traditional First Foods, Treaty-reserved rights, and cultural sites.
  - **Agricultural lands** – protecting agricultural lands from conversion to other uses, except for conversion to forest land.
2. Incorporate climate change indicators as part of the Vital Sign Indicators (VSI) monitoring program. VSI will inform planning efforts, support decision-making, and guide adaptive management.
3. Evaluate changes to the condition of National Scenic Area resources based on new information and monitoring data to determine the need for Management Plan amendments.
4. Partner with local, state, and federal agencies; the four Columbia River treaty fishing tribes; non-governmental organizations; and diverse community residents and stakeholders to develop and implement climate change adaptation and mitigation strategies and actions.
5. Develop and implement climate mitigation strategies, as consistent with the Gorge Commission's authorities and responsibilities, that limit and reduce greenhouse gas emissions, enhance forest carbon storage, and encourage renewable energy and transportation solutions.
6. Support development and maintenance of safe, climate resilient infrastructure that strengthens economic and community resilience within the National Scenic Area.
7. Encourage and support voluntary efforts, consistent with the Management Plan, to improve climate change resilience through landscape health, stream enhancement, and other proactive measures.

## Economic Development Updates in Gorge 2020

Gorge 2020 is a three-year process to review, and revise as necessary, the **Columbia River Gorge National Scenic Area (CRGNSA) Management Plan**. The Economic Development chapter of the Management Plan addresses one of the National Scenic Area Act's two stated purposes: "to protect and support the economy of the Gorge by encouraging growth to occur in existing urban areas and by allowing future economic development in a manner that is consistent with protection of scenic, cultural, recreation, and natural resources [Section 3(2)]."

## How Updates Were Identified and Proposed

"Economic Vitality" was selected in 2018 as one of the four "deep dive" focus topics for the Gorge Commission to consider after comments were compiled from the public and agencies during the scoping phase of the Gorge 2020 Management Plan review process. Gorge Commission and Forest Service staff invited a group of local community leaders and members of the four Columbia River treaty fishing tribes with knowledge and experience in Gorge business, tourism and commerce, to participate in the Economic Vitality Work Group (EVWG). One of the tasks of the EVWG was to review and provide input on revisions needed to the Economic Development chapter. The EVWG met several times in 2018 and 2019 and provided recommendations for revisions to the chapter. Staff presented an initial revised draft chapter with EVWG suggested edits for Commission and public feedback at the August 13th, 2019 Commission meeting.

A public comment period was held December 1, 2019 to February 1, 2020 on the draft revisions to the Economic Development chapter. Comments were gathered from the public, the Commissioners, and participants in the EVWG during that period. On April 28, 2020, staff presented an updated draft chapter reflecting that input and asked for the Commission to either endorse the language as prepared by the staff or modify it to reflect its preferences. The Commission provided additional feedback on the draft chapter. This current draft Economic Development chapter is endorsed by the Gorge Commission.

## Synopsis of Proposed Updates

Defining the term **economic vitality** as used in this chapter: "a strong and diverse economy that contributes to increased prosperity, job opportunities, and an enhanced quality of life."

Updating the list of the Gorge's primary economic sectors to include **high tech, health care, manufacturing** and **processing**.

Adding a statement recognizing the current and potential impacts of **climate change** on the region's economic sectors.

Adding more examples from the current Management Plan of how **agriculture** and **forest industries** are protected and supported:

- Enhancing agricultural lands for agricultural uses, forest lands for forest uses and forest lands for agricultural uses;

- Being consistent with the strategies listed in the Economic Vitality Plan to provide ongoing support for these uses;
- Encouraging conservation efforts such as renewable energy and water efficiency; and
- Allowing commercial uses on GMA agriculture lands that are incidental and subordinate to the agricultural use.

Updating the list of allowed **commercial uses** to reflect proposed updates to Part II Chapter 7: Land Use General Policies and Guidelines.

Adding a recognition of the importance of adequate, efficient and reliable **infrastructure** (such as water, sewer, roads, energy, telecommunications, and broadband).

Clarifying language about the Commission's role in the **certification of economic development proposals** for loans and grants in the National Scenic Area.

## Urban Area Boundary Updates in Gorge 2020

**Gorge 2020** is a three-year process to review, and revise as necessary, the **Columbia River Gorge National Scenic Area (CRGNSA) Management Plan**. Upon an application from one of the six counties in the National Scenic Area, the 1986 National Scenic Area Act allows the Gorge Commission to make minor revisions to the boundaries of any of the thirteen Urban Areas if the revision meets four criteria, described in the Act. To date, the Commission has not adopted a regulatory interpretation for the terms or standards used in the Act. The text from the Act is as follows:

### (f) Revision of urban area boundaries

- (1) Upon application of a county and in consultation with the Secretary, the Commission may make minor revisions to the boundaries of any urban area identified in subsection (e) of this section. A majority vote of two-thirds of the members of the Commission, including a majority of the members appointed from each State, shall be required to approve any revision of urban area boundaries.
- (2) The Commission may revise the boundaries of an urban area only if it finds that—
  - (A) a demonstrable need exists to accommodate long-range urban population growth requirements or economic needs consistent with the management plan;
  - (B) revision of urban area boundaries would be consistent with the standards established in section 544d of this title and the purposes of sections 544 to 544p of this title;
  - (C) revision of urban area boundaries would result in maximum efficiency of land uses within and on the fringe of existing urban areas; and
  - (D) revision of urban area boundaries would not result in the significant reduction of agricultural lands, forest lands, or open spaces.

Section 544d of the Act, referenced above, refers to the standards in the Management Plan. The purposes referenced above refer to the purposes of the Act.

## How Updates Were Identified and Proposed

Public scoping early in the Gorge 2020 Management Plan review process identified urban area boundary revision policy as a focus topic for review. The Gorge Commission directed staff to clarify the definition of a “minor revision” and to clarify the process and/or criteria for revision of urban area boundaries. The Commission adopted non-regulatory guidance in 1992 in the form of a handbook and has deliberated on the definitions used and process outlined in the Act but no policy decisions were made.

To re-start the discussion as a Gorge 2020 focus topic, Commission staff convened an open, collaborative working group in 2018 with state planning officials from Oregon and Washington, representatives from the six NSA counties, thirteen Urban Areas, ports, conservation organizations, and the general public. Keeping in mind the Gorge Commission’s historical difficulty in defining the term “minor revision,” Commission staff led six public workshops with the working group to first address the process and criteria for boundary revisions, with the goal of reaching consensus on a set of clear standards that counties could follow in applying for revisions to urban area boundaries. Commission staff developed some policy proposals that the working group discussed. While there was majority support on some items, the working group was not able to reach consensus on a cohesive process or criteria for a revision policy.

At its September 2019 meeting, the Gorge Commission heard an update from Commission staff and public testimony about the working group process. The Commission directed staff to pause public workshops and facilitate Commission discussion on the definition of “minor revisions.” The Gorge Commission discussed the term and other aspects of urban area boundary revision policy at its November 2019, January 2020, and February 2020 meetings allowing public comment at each meeting. Commission staff based their draft revisions to the Management Plan on the items and interpretations that had support from a majority of Commissioners at those meetings. Commission staff then presented the draft revisions to the Commission at its May 12, 2020 meeting, and the Gorge Commission discussed the revisions at the May 12 and May 26, 2020 meetings. (Summaries of the six working group meetings and minutes from Gorge Commission meetings are available on the Gorge Commission website, or upon request.)

## Synopsis of Proposed Updates

Commission staff identified that the existing language in the Management Plan regarding urban area boundary revision policy (Part IV, Chapter 1: Gorge Commission Role) was not any more descriptive or clear than what the Act already described. The current language was removed and then replaced with policies drafted by staff that reflected the Gorge Commission’s points of general agreement around urban area boundary revisions.

- Policies 1-5 describe procedural aspects of the Gorge Commission’s review of applications to revise the boundaries of an urban area.
- Policy 6 and 7 align the Commission’s review of applications to revise urban area boundaries with each state’s period review timeline and direct the Commission to consult with the appropriate state agencies to determine an appropriate process to align the Commission’s review with other mandatory state planning reviews.
- Policy 8 describes a majority of Commissioners’ views on what may be considered a minor revision. At its May 26 meeting, the Commission voted to add language placing an upper limit on what would be considered a minor revision.
- Policy 9 requires that land revised out of an urban area not be inconsistent with the scale of development found elsewhere in the General Management Area.
- Policy 10 outlines aspects of the “demonstrated need” criteria from the Act and other specific factors that counties should consider, approved by a majority of Commissioners.
- Policy 11 states that the Commission may require counties or local governments to adopt enforceable conditions of approval to ensure land added to an Urban Area is used only to satisfy the demonstrated needs that were the basis for the adjustment.
- Policy 12 states that the Commission will determine an applications compliance with the purposes of the Act, and the relevant standards used in developing the Management Plan, on a case-by-case basis.
- Policy 13 states that the Commission will review applications for consistency with the criteria requiring maximum efficiency of land uses within and on the fringe of Urban Areas on a case-by-case basis, and that the Commission may require enforceable conditions of approval to ensure that land revised into an Urban Area results in the maximum efficiency of land use.
- Policy 14 prioritizes applications to revise an urban area boundary where there would be no reduction in agricultural, forest, or open space lands, and states that the Commission may establish a priority of lands to be considered for revising into Urban Areas.