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MEMORANDUM

DATE September 29, 2007
TO Butte County Planning Commissioners
FROM Joanna Jansen and Tanya Sundberg
RE **September 28, 2007 Planning Commission Study Session Materials**

Dear Planning Commissioners,

Please find enclosed a series of materials for the upcoming September 28, 2007 Planning Commission Study Session on the General Plan Update. The contents of this packet include the following:

- ◆ Meeting agenda
- ◆ Land Use and Transportation Alternatives descriptions and maps
- ◆ Land Use Alternatives Overview Table
- ◆ Policy Alternatives
- ◆ Raw input from at the May 17 Public Workshop, the May 31 CAC meeting, the August 2 CAC meeting, and the September 6 CAC meeting
- ◆ Written requests and comments received regarding change areas and alternatives

The following instructions are provided to help Planning Commissioners prepare for the Study Session. In order to efficiently work through these materials on the day of the Study Session, we request that you do the following upon receiving this information:

1. **Review the Land Use and Transportation Alternatives.** The bulk of the September 28 study session will be a review of Alternatives 1, 2 and 3 to receive Planning Commission input on the range of Alternatives being considered before these are forwarded to the Board of Supervisors for final review and approval. **Please note:** The outcome of Meeting Series #2/3 will be three final land use alternatives that will provide the basis for discussion during Meeting Series #4. Meeting Series #4 will be entirely devoted to a discussion of the pros and cons of the three alternatives, including the amount and type of change being considered in specific change areas or in specific regions of the County. During Meeting Series #2/3, which includes the September 28 study session, input regarding

whether development is appropriate on a certain change area, or what type of development should be considered, would be premature. Instead, we are asking the Planning Commission to answer the following questions for each change area:

1. *Is the proposed change area of countywide significance?*
2. *Are the proposed change area boundaries appropriate? Should it be bigger or smaller?*
3. *Does the range of alternatives proposed reflect an appropriate set of choices for future land use in the area?*

We will then forward the Planning Commission's input on whether the change areas are appropriate for further discussion in Meeting Series #4 (not whether the change areas are appropriate for development) to the Board of Supervisors.

2. Review Policy Alternatives. The meeting will include a discussion of the Policy Alternatives. These Policy Alternatives are based on feedback from the CAC and the public, and have been slightly modified from the versions that were presented at the August 2 and September 6 meetings. Please review this policy document, considering the following questions:

1. *Does the range of questions under each topic adequately cover the issues related to that topic? If not, what additional questions should be asked?*
2. *Does the range of solutions to each question reflect an appropriate set of response choices? If not, what additional solutions should be included?*

Remember, this meeting is not intended to evaluate the range of policy options, choose between them, or rank them. Your role in this exercise is to help determine if the right questions are being asked, and if an appropriate set of response choices is being provided.

The Land Use and Transportation Alternatives that are finalized at the end of this meeting series will be analyzed and evaluated for the upcoming Meeting Series #4. During Meeting Series #4, you will have the opportunity to choose your preferred Land Use and Transportation Alternatives. During Meeting Series #5, you will select the policy responses that you support. The outcomes of Meeting Series #4 and #5 will be the basis for the General Plan 2030 land use, transportation and policy components.

Thank you for your time in reviewing the enclosed materials prior to the September 28 meeting, and for your ongoing commitment and invaluable input as we work to develop General Plan 2030.