

Land Use Planning Commission
Application of the Adjacency Principle
Outline - Conceptual Chapter 10 Revisions Regarding Part Two – Resource-
Dependent Uses

The following is a brief outline of the rule revisions staff anticipate presenting to the Commission in the coming months. A guidance document will be developed if additional explanation of any of the topics would be helpful to applicants and the public. Items related to Phase 2 are highlighted; all other items were part of the outline from Part 1.

- **Section 10.02** **Definitions**

Some new terms may need to be defined, and the definition of existing terms used in rule may need to be revised.

- **Section 10.08** **Criteria for the Adoption or Amendment of Land Use District Boundaries**

B. Add new locational criteria regarding the portions of the Comprehensive Land Use Plan that address location of development – to include specific and general standards, and reference to other sections of rule. *Note: standards addressing resource dependent uses may be included in Section 10.25,V, described below.*

- **Section 10.21** **Existing Development Subdistricts**

Primarily D-CI, D-GN, and D-RS Subdistricts (Sections 10.21,A, C, and K respectively)

- Revise each subdistrict description to include: i) requirement for new subdistrict designations to be located within the primary or secondary locations; and ii) allowance for logical extension of existing subdistrict designations outside of the GAA to be expanded only for existing uses.
- Revise certain use listings (e.g., subdivision, commercial, industrial) to incorporate reference to the primary and secondary locations.
- Revise applicable Recreational Lodging Facility use listings in all subdistricts referring to the “Geographic Allowance Area” – retain current outcomes but revise phrasing to match new terminology and section cross-references.¹
- Incorporate resource-dependent use listings (e.g., small-scale recreation supply, recreation day-use facilities, natural resource processing).

- **Section 10.21** **Possible New Development Subdistricts**

If necessary, add new subdistrict listings. Possible examples:

- Low-Density Development Subdistrict (D-LD)
- Resource Dependent Development Subdistrict (D-RD)

- **Section 10.25,Q** **Subdivision and Lot Creation**

Add a new provision listing each type of subdivision and the general locations where they may be allowed. *Note: this element may be included in Section 10.25,Q or as part of a new Section 10.25,V.*

¹ This will also require similar edits to Section 10.27,Q,3 (Recreational Lodging Facilities) Geographic Allowance Area.

- **Section 10.25,V Locational Standards**

Create a new section that addresses each item described below. This approach will provide the ability to relate certain use listings, standards, or subdistricts to applicable locational standards.

- Identify the factors used to distinguish the primary and secondary locations;
- Identify applicable criteria to guide the Commission in assessing the location of resource dependent uses; and
- Identify each type of subdivision and the general locations where they may be allowed. *Note: this element may be included in this section or as part of Section 10.25,Q.*

- **Section 10.26 Dimensional Requirements**

Consider which dimensional requirements will apply to temporary or mobile uses, and how.

- **Section 10.27,__ Activity Specific Standards**

If valuable, collect standards for types of uses that may be similar. Possible examples:

- Residential, Commercial, Industrial – including distinctions between uses that are resource-dependent and those that are not.