Alpine Community Plan Update
Community Plan Goals and Policies Update
Public Review Instructions
September 27, 2018

The County is requesting public comment on proposed changes to the existing goals and policies of the Alpine Community Plan (originally approved December 1979, with minor updates through December 2016). The revision of goals and policies is one part of the overall Alpine Community Plan Update. Additional changes will include updates to the land use and mobility maps, design guidelines, and community plan text/narrative.

Review Process

The proposed goals and policies are scheduled to be discussed at <u>a special meeting of the Alpine Community Planning Group on October 11th and at the regularly scheduled Alpine Community Planning Group meeting on October 25th</u>.

To review the preliminary proposed goals and policies, start with the Goals and Policies Comment Matrix. The Matrix provides the content for the proposed changes while the strike through/underline Community Plan provides the content for how those goals and policies will be reflected in the document itself. Please review the staff recommendations and come prepared with any comments and questions to the Community Planning Group meeting on October 11th.

Resources

1) Goals and Policies Comment Matrix

Number	Existing Element	Proposed Element	Type	Text	Potentially Related General Plan Goal/Policy (Empty Cells = N/A)	Initial PDS Note/Recommended Changes	Steering Committee Note/Recommendation	Proposed Change/Wording	Public Comments Received	County Staff Recommendation/Response
46	Land Use - Commercial	Land Use	Policy	2.B. Individual sites should be large enough to accommodate retail/floor space, off-street parking, and sufficient landscaping to protect the village rural appearance of the Town Center area. [PP]	LU-11.3 Pedestrian-Oriented Commercial Centers	Recommend removal. Existing regulations related to floor area, parking, and landscaping already exist. Consideration beyond these can be included in design guidelines.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (V. Banuhai)	Remove. Issue will still be addressed, but in design guidelines where specific details and guidelines can be developed.
47	Land Use - Commercial	Land Use	Policy	3. Allow for the possibility of commercial uses along Alpine Boulevard within the Village boundary. [PP]	LU-11 Commercial, Office and Industrial Development; LU-11.3 Pedestrian-Oriented Commercial Centers	Recommend revise/remove. If there is a vision/direction the community would like to see with the commercial along Alpine, then include. If not, then land use plan will address.	Remove.	Remove.	ReZone or change to allow mixed-use, residential up top and commercial below. (AFPD) / Disagree. Recommend keeping entire wording of sentence. (V. Banuhai)	Remove. Replaced with Goal 8209/Policy 8203 regarding focusing commercial and mixed use development in the village/core of Alpine.
48	Land Use - Commercial	Land Use	Policy	4. Develop the intersection of Tavern Road and Interstate 8 as a commercial quadrant with easy access to and from the freeway. [PP]		Keep.	Keep.	Revise: Develop the three interchanges with Interstate 8 (Tavern Road, West Villere, and East Villere) as commercial quadrants.		Revise
49	Land Use - Industrial	Land Use	Goal	1. Provide compact industrial areas sufficient to meet the long term needs of the community, to provide local employment, and to ensure that their development remains consistent with a rural community.	LU-11.2 Compatibility with Community Character	Keep.	Keep.	Remove. The appropriate assignment of industrial uses will be accomplished through the community plan update analysis process and does not require a policy to address.		Remove
50	Land Use - Industrial	Land Use	Policy	1. Existing and new industrial development shall be consistent with the guidelines and standards of the Alpine Design Review Manual. [PP, C]	LU-11.2 Compatibility with Community Character	Recommend removal. Application of design guidelines will be through zoning "B" designator.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (V. Banuhai)	Remove. Issue will still be addressed, but in design guidelines where specific details and guidelines can be developed.
51	Land Use - Industrial	Land Use	Policy	2. Encourage non-polluting light industry to locate in Alpine in order to provide employment for community residents and contribute to the local tax base. Discourage the location of industry that would result in significant amounts of environmental pollution. [PP]	LU-11.4 Commercial and Industrial Development	Need more info. Is this about providing light industrial land use or some program to recruit light industrial employers? The Land Use Plan will address the former. Environmental pollution would be mitigated through.	Likely remove. LU plan should include adequate industrial land for future use	Remove. The appropriate assignment of industrial uses will be accomplished through the community plan update analysis process and does not require a policy to address.	Disagree. Recommend keeping entire wording of sentence. (V. Banuhai)	Remove.

This document provides an evaluation of each existing and proposed goal/policy in the Alpine Community Plan. From left to right, the Matrix lists:
- The goal/policy's existing and proposed community plan element
- The text of the goal/policy
- Potentially related General Plan goal/policy
- Initial Planning and Development Services (PDS) response or recommended change
- The Steering Committee recommendation
- Staff proposed change or wording after the Steering Committee's review
- Public comments received
- The County staff recommendation or response.

A goal/policy highlighted in yellow indicates an issue where there is differing community input.

2) Community Plan in strike-through/underline format
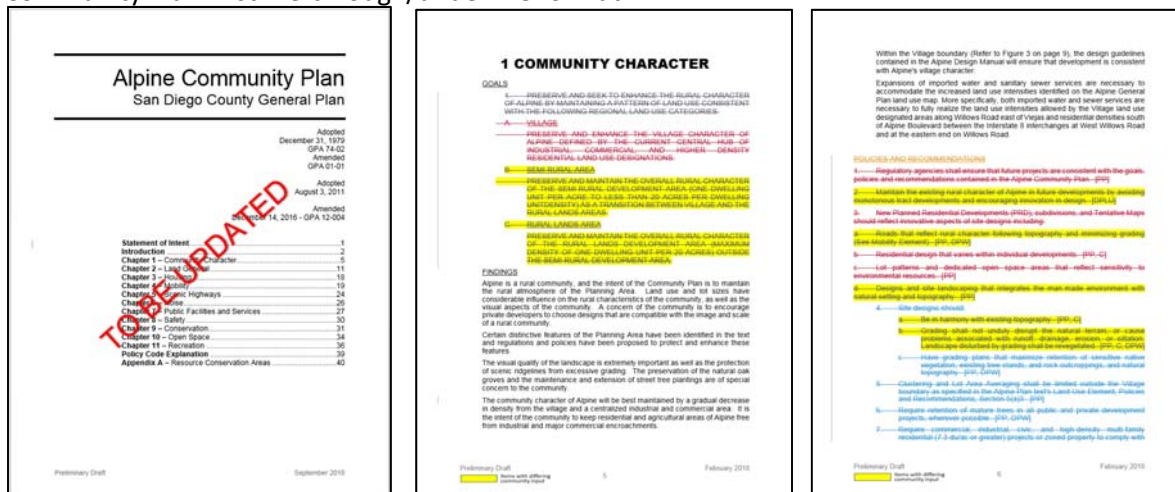
The second resource is a strike-through/underline version of the proposed changes in context with the Community Plan. This format is typical of code changes and includes both the existing and proposed text. The content of these changes is the same as presented in the Goals and Policies Comment Matrix, but is presented in this alternate format for ease of review. Changes are noted in the following manner:

     a. Black text: existing text to remain/be incorporated into revised document
     b. Red text: strikethrough: existing text to be deleted/replaced
     c. Blue text: underlined: proposed new text
     d. A goal/policy highlighted in yellow indicates an issue where there is differing community input.

Please note that this is not the format of the final document, and no updates beyond those to goals and policies are reflected (e.g. maps, titles, section numbering/formatting, etc.).

Should you have any questions, please feel free to contact:
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Thank you for your continued participation and we look forward to your input.