

# Sheridan Community Plan Update

## Sheridan Subcommittee Working Group

### Meeting Eight

August 14, 2013; 6:30 PM – 7:20 PM



#### Meeting at a Glance

The eighth meeting of the Sheridan Community Plan Update working group was held on Wednesday, August 14, 2013 at Stewart Hall in Sheridan. There were 15 individuals in attendance, including County staff. Chris Schmidt of the Planning Services Division is the County lead on the Sheridan Community Plan update.

#### What Was Presented?

The meeting began with a PowerPoint presentation reiterating the Community Plan Vision which is the backbone of the Community Plan. It expresses the desire to maintain Sheridan's rural character while strengthening its economy. A brief recap of the last meeting was given outlining proposed changes to 13<sup>th</sup> Street (mixed-use being allowed) along with design standards for commercial and industrial properties.

Tonight's discussion revolved around residential development within and outside of the townsite and potential rezonings. The prime goal in the Community Plan is that all subdivision design and layout be suited to the particular site whether in the townsite, its periphery, or in a rural area.

Within the townsite, the original plat map in 1911 created 25' x 190' parcels on 400' x 400' blocks, an 80' right-of-way, and alleys. The subcommittee was asked if they wanted future development within and adjacent to the townsite to continue this distinctive grid pattern. Proposed guidelines in the Plan will not specify new housing's architectural style but will have recommendations that new housing should have similar lot widths, setbacks, and massing as surrounding properties.

The subcommittee was asked whether they wanted to allow for creation of flag lots and whether they wanted to permit gated subdivisions in the Plan area (individual property gates are allowed). A recommendation was sought from the subcommittee on whether they supported rezoning two conservation easement/mitigation sites (the 623 acre Silvergate reserve northwest of the townsite and the 732 Yankee Slough Reserve southeast of the townsite) from Farm to Open Space. These parcels are under permanent conservation easement and cannot be developed in the future. Rezoning of a 33-acre parcel at Nader Road and Sheridan Lincoln Boulevard from Industrial Park to Farm, 20-acre minimum like adjacent properties was also considered.

Also considered was allowing of clustered subdivisions on large parcels outside of the townsite through the County's Planned Development regulations. This type of subdivision must set aside a significant portion of habitat or agricultural land, and therefore, the property owner would be granted up to thirty percent more units over the number of units permitted by base zoning. In exchange, a specified percentage of the site must be maintained and preserved for a resource use. Clustering can permit ranchers, farmers and other landowners to realize development value from their property while protecting large, contiguous pieces of land.

Subcommittee members were given a survey to provide input on these key residential design and rezoning questions.

#### What's Next?

This was the last regularly scheduled subcommittee meeting. County staff will be preparing the draft document and chapters will be put on the website for subcommittee review as they are ready. Members will be emailed when new chapters are added. County staff will also be meeting with County Counsel to determine what level of environmental review is necessary with the suggested land use changes and regulations. That will influence how long it will take before a final document is adopted- less if there is a negative declaration, longer if a more substantial analysis is required.

There will likely be another meeting to discuss the draft Land Use plan when it is completed. This is anticipated to be in November and at that meeting we can discuss any issues or comments on all of the chapters completed to date. Once the draft document is done, we will send it to subcommittee members for review and comment. We will make any suggested changes, it will be released to the public, and workshops will be held at the MAC and Planning Commission. It will then return to the MAC for a recommendation and later to the Planning Commission and Board of Supervisors for adoption.

Staff will remain in contact with you through email updates.

**THANK YOU ALL FOR YOUR PARTICIPATION!**

#### Handouts included:

- Meeting Eight Agenda
- Sheridan Community Plan Update – Meeting Seven – Meeting at a Glance
- Results of Commercial Design Preference Survey
- Planned Residential Development (PD) Chapter 17 Zoning Ordinance guidelines
- New Residential Land Use Survey to be completed and returned by September 1st

#### Next Meeting

To be determined but tentatively November.

Meeting handouts and other material is available at:

<http://www.placer.ca.gov/sheridan>