

**PLANNING COMMISSION REPORT  
Regular Agenda – Public Hearing Item**

PC Staff Report  
9/21/09

**ITEM NO. 4 COMPREHENSIVE PLAN AMENDMENT (MJL)**

**CPA-6-4-09: CONSIDER COMPREHENSIVE PLAN AMENDMENT TO RENUMBER THE IMPLEMENTATION CHAPTER TO BE 17 AND RESERVE CHAPTER 13 FOR FUTURE USE. INITIATED BY THE PLANNING COMMISSION ON JUNE 24, 2009 AS PART OF THE ANNUAL REVIEW OF THE COMPREHENSIVE PLAN.**

**STAFF RECOMMENDATION:** Staff recommends approval of the comprehensive plan amendment to change the current Chapter 13 – Implementation to be Chapter 17 - Implementation and reserve Chapter 13 for a future use, and forwarding the recommendation to the governing bodies.

**SUMMARY**

As part of the annual review of the comprehensive plan, it was identified that the implementation chapter (Chapter 13) should be the last chapter of the plan. Two new chapters have been added and a third is in the process of being drafted. This makes the implementation chapter no longer located at the end of the plan where it makes the most sense to be located. The vacant Chapter 13 space would be reserved for a future chapter.

**STAFF REVIEW**

It makes most sense to have the implementation chapter located at the end of the plan and reserve Chapter 13 for future use.

**COMPREHENSIVE PLAN AMENDMENT REVIEW**

**A. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the plan was adopted?**

At the time the plan was adopted, space for new chapters was not reserved. Two chapters have been added and a third chapter is being worked on. Moving the implementation chapter to the end of the plan is a logical step. If another chapter is to be added in the future, a reserved chapter will be available (Chapter 13) as to not have to move the implementation chapter again.

**B. Does the proposed amendment advance a clear public purpose and is it consistent with the long-range goals and policies of the plan?**

The proposed change helps to keep a logical flow of the plan and does not affect the goals and policies.

**C. Is the proposed amendment a result of a clear change in public policy?**

The change is to maintain a logical flow of the plan and does not change policy.

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends renumbering the Implementation Chapter to be Chapter 17 – Implementation and reserving Chapter 13 for future use.