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**CLARK COUNTY**  
WASHINGTON

## COMMUNITY PLANNING SUMMARY MINUTES

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### **Rural Lands Task Force Meeting #18 –March 23, 2010 Joint meeting with the Board of County Commissioners**

Commissioners Steve Stuart, Marc Boldt, and Tom Mielke

Present:

Members Present: Ginger Burr, Sharon Bussler, Ingrid Dankmeyer, Russ Grattan, Doug Hagedorn, David Halme, Rocque Merritt, Monty Multanen, Mike Posey, Danny Walsh, Bill Zimmerman and Bob Zumstein

Staff Present: Bill Barron, Oliver Orjiako, Gordy Euler, Jose Alvarez, Chris Cook, Marty Snell, Jon Dunaway, Marlia Jenkins, and Rebecca Tilton

The meeting began at 6:05 pm.

Oliver welcomed everyone to the meeting, and introduced county staff present. Task force members introduced themselves. Gordy reviewed the five tasks the Board asked the task force to address. All three commissioners thanked task force members for their work

Commissioner Stuart chaired the remainder of the meeting, which was spent reviewing the task force recommendations. The Board and the task force openly discussed all the recommendations. The document reviewed at the meeting is attached.

The meeting adjourned at 9:20 p.m.

**NOTE: At this point there are no additional task force meetings scheduled.**

## Rural Lands Review Proposals

The recommendations below are from the Rural Lands Task Force. The task force met 17 times from June 2, 2009 through March 9, 2010. The task force has also recommended changes to policies in the Rural Element of the Comprehensive Plan and to the use tables for rural commercial and rural center residential zones; these are not included below. The date(s) the recommendations were made are shown in parentheses.

Recommendation	Action item	Board/Task Force discussion
Increase residential densities in rural centers. Create an RC-0.5 zoning district. (6/16/09; 6/30/09; 7/14/09)	*Comp plan change *Code changes	
Adopt the code language to implement the Rural Center-Mixed Use Overlay. (6/16/09; 6/30/09)	*Code change *Comp plan change	
Create an advisory board from rural centers to make recommendations on the use table and land use issues unique to rural centers. (6/30/09; 7/14/09)		
Designate light industrial where appropriate to buffer resource land from rural center residential for economic development opportunities.	*Comp plan change	
Graduated parcel sizes radiating from rural centers	*Comp plan change	
Amend CCC Chapter 9.26 Right to Farm/Log such that ag or logging activities are never a nuisance. (7/28/09)	*Code change	
Require all current use-agriculture to submit a farm plan that shows the intent to farm. The plan has to show how a minimum of \$100/acre will be made in three of the	*Code change	

Recommendation	Action item	Board/Task Force discussion
subsequent five years. An audit of IRS Schedule F's will be made by the county every five years. (8/11/09)		
Use publicly-owned land, or have the county acquire farmland to create a lease-back program for farmers. (8/11/09)		
Review the cluster ordinance for keeping land in agricultural use. Allow two one- or two-acre lots plus a buildable remainder parcel. Consider a bonus lot as an incentive. (8/11/09; 8/25/09; 9/8/09)	*Code change	
Develop a TDR program. (8/11/09)	*Professional services needed *Code change	
Put priority on funding a PDR program for productive ag land. (8/11/09)		
Review building codes for regulatory reform opportunities related to ag structures and processing. (8/11/09)	*Code change	
Allow greater flexibility to farmers to support direct marketing of ag products. (8/11/09)	*Code change	
Align county code with state requirements regarding housing for farm workers. (8/11/09)	*Code change?	
Expand disclosure requirements of resource lands activities to potential neighbors. (8/11/09)		
Buffer urban land uses that encroach on ag uses. (8/11/09)	*Code change	
Equitable and consistent setbacks are needed between Rural and resource lands. (8/25/09; 10/13/09)	*Code change	
Have the remainder lot be designated for ag, forest, open space or parkland into	*Code change	

Recommendation	Action item	Board/Task Force discussion
perpetuity. (9/8/09)		
Review the cluster ordinance for keeping land in forest use. Allow two one- or two-acre lots plus a buildable remainder parcel. Consider a bonus lot as an incentive. (8/25/09)	*Code change	
Consider a smaller minimum lot size for Ag-20 land, AG-WL land, and for Forest Tiers 1 and 2. (9/22/09)	*Professional services needed *Comp plan change *Code change	
Provide incentives for owners of current five-acre parcels to plant and manage forest land. (10/13/09)	*Code change	
Update the inventory of mineral resources. Apply the surface mining overlay to active and potential mining sites, and remove where not needed. (10/13/09)		
Review water resources on adjacent lands before allowing surface mining. (10/13/09)		

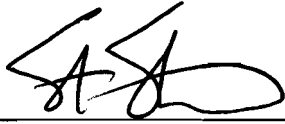
Recommendation	Action item	Board/Task Force discussion
<p>Create a rural/resource reserve overlay, that will not change zoning, on lands in rural areas between cities based on natural barriers and buffers and taking into account viable soils for ag and forestry. (10/27/09; 12/8/09). Resource reserve designation criteria:</p> <ul style="list-style-type: none"> <li>• Ag lands</li> <li>• Lands being farmed that aren't ag-zoned</li> <li>• Productive soils</li> <li>• Public/legacy lands</li> <li>• Critical areas</li> <li>• Greenways/natural features/buffers between UGAs</li> </ul> <p>(12/8/09; 1/12/10; 3/9/10)</p>	<p>*Comp plan change *Code changes</p>	
<p>The county should simplify the permit process, and help small businesses with permit costs by allowing the businesses to finance permit fees through a lien process (in essence, developer agreements for small businesses). (12/8/09)</p>	<p>*Code change?</p>	
<p>Kennel requirements:</p> <ul style="list-style-type: none"> <li>• Five-acre minimum parcel size</li> <li>• Permitted use on 20 acres of more</li> <li>• R/A on less than 20 acres</li> <li>• 125-foot setback</li> <li>• Address noise issues</li> </ul> <p>(1/12/10)</p>	<p>*Code change</p>	
<p>Stable requirements:</p> <ul style="list-style-type: none"> <li>• Permitted use on 10 acres of more</li> </ul>	<p>*Code change</p>	

Recommendation	Action item	Board/Task Force discussion
<ul style="list-style-type: none"> <li>• R/A on less than 10 acres</li> <li>• 20-foot building setback</li> <li>• Address noise, private road, and parking issues</li> </ul> <p>(1/12/10)</p>		
<p>Private bridges:</p> <ul style="list-style-type: none"> <li>• Fire chiefs should notify property owners that private bridges have to be certified by an inspector and weight limits posted, or else the fire department won't respond. A copy of the certification will be sent to the fire district.</li> <li>• Bridges will be re-inspected at a time interval recommended by the inspector.</li> <li>• The county should encourage creation of a road improvement district (RID) or land improvement district (LID) to finance the cost of bridge-building and to spread the cost to property owners over several years.</li> </ul> <p>(1/26/10)</p>	*Code change?	
<p>The following list comprises impacts that should be limited or mitigated for any land use:</p> <ul style="list-style-type: none"> <li>• Noise</li> <li>• Traffic</li> <li>• Dust</li> <li>• Parking</li> <li>• Smell</li> </ul> <p>(1/26/10)</p>	*Code review	

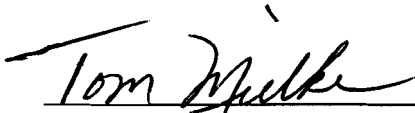
Recommendation	Action item	Board/Task Force discussion
Support county efforts to get Ecology to complete the rulemaking allowing the transfer of water rights between ag users. (2/9/10)		
Conduct an inventory of ag water rights in the county. (2/9/10)		
Explore ways to replenish/restore ag water rights that are taken because of low flows, when lowland supplies are brought on line. (2/9/10)		
Consider designating additional industrial land in the Brush Prairie rural center or a small block adjacent to the rural center. (2/9/10)		
Develop a timber harvesting plan for the Camp Bonneville property. (2/9/10)		
Emphasize ways to minimize parks maintenance costs (for example, removing or not planting grass that requires mowing. (2/9/10)		
The task force supports the concept of a biomass plant in the Chelatchie Prairie rural center. (2/23/10)		
Support an ordinance for small wind energy systems that meets rural needs. (2/23/10)	*Code change	
Have different standards in rural and urban areas. (2/23/10)	*Code review	
Make a concerted effort in the Title 40 review to eliminate what doesn't apply to rural areas and keep what contributes to the preservation of rural character. (2/23/10)	*Code review	

Recommendation	Action item	Board/Task Force discussion
Review the rural subdivision ordinance for ways to streamline it and lower costs. (2/23/10)	*Code change	
Expand the Dollars Corner rural center to the east (south of 219 <sup>th</sup> Street) to include 120 acres that be an educational and workforce training center. (2/23/10)	*Comp plan change	
Rural centers should be allowed to expand to site critical public facilities, such as community colleges, workforce training centers, railroad industrial facilities and other economic development facilities. (2/23/10)	*Comp plan change	

**BOARD OF COUNTY COMMISSIONERS**



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Steve Stuart, Chair



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Tom Mielke, Commissioner

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Marc Boldt, Commissioner

ATTEST:



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Loune Richards  
Clerk of the Board