

Community Planning MEETING AGENDA

Date February 5, 2015

Time 11 00 AM to 12 00 PM

Location PSC Conference Room 243

Staff Attendees	Oliver Orjiako, Gordon Euler, Jose Alvarez
BOCC Office	Mark McCauley, Peter Silliman
GIS	Bob Pool, Ken Pearrow
Assessor's Office	Peter Van Nortwick
PA's Office	Chris Cook

4th Alternative Discussion Meeting Agenda

Agenda Item	Presenter	Time Frame
Purpose	Oliver Orjiako	5 minutes
SEPA / Number of Alternatives	Chris Cook	5 minutes
Discussion & Clarification of Proposed 4 th Alternatives	Peter Silliman	10 minutes
Process and How to Analyze the 4 th Alternative	ALL	20 minutes
Issues and Implications	Chris Cook/ALL	10 minutes
Next Steps	ALL	10 minutes

Simplified Matrix Display of Comprehensive Plan Alternatives

Zone Category	Alternative 1 Status Quo	Alternative 2 Rural Updates	Alternative 3 City Measures	New Alternative 4 Rural Recognition
Agriculture AG-20	20 acre minimum	10 acres (A-20 → A-10)	No Rural Implications	<ul style="list-style-type: none"> • Recognize existing parcelization <ul style="list-style-type: none"> ○ Remove parcels under 10 acres in size from AG-20 ○ 1,773 lots and 7,157 acres affected ○ No additional lots created /Minimal environmental impact
Forestry FR-40	40 acre minimum	20 acres (F-40 → F-20)	No Rural Implications	<ul style="list-style-type: none"> • Recognize existing parcelization <ul style="list-style-type: none"> ○ Remove parcels under 10 acres in size from FR-40 ○ 1,646 lots and 7,076 acres affected ○ No additional lots created/ Minimal environmental impact
Forestry FR-80	80 acre minimum	NC	No Rural Implications	<ul style="list-style-type: none"> • Recognize existing parcelization <ul style="list-style-type: none"> ○ Remove parcels under 10 acres in size from FR-80 ○ 507 lots and 1,791 acres affected ○ No additional lots created/ Minimal environmental impact
Rural R-20	20 acre minimum	10 acres (R-20 → R10)	No Rural Implications	<ul style="list-style-type: none"> • Recognize existing parcelization <ul style="list-style-type: none"> ○ Remove parcels under 10 acres in size ○ 528 lots and 2,308 acres affected ○ No additional lots created/ Minimal environmental impact
Rural R-10	10 acre minimum	NC	No Rural Implications	<ul style="list-style-type: none"> • Recognize existing parcelization <ul style="list-style-type: none"> ○ Remove parcels under 10 acres in size ○ 2,151 lots and 9,285 acres affected ○ No additional lots created/ Minimal environmental impact
Rural R-5	5 acre minimum	NC	No Rural Implications	<ul style="list-style-type: none"> • Recognize existing parcelization <ul style="list-style-type: none"> ○ 6,605 parcels and 27,616 acres added to this designation
Other				<ul style="list-style-type: none"> ○ Clustering on resource lands ○ Overlay for zone changes to 5 acre ○ Overlay for zone changes to 2.5 acre ○ Time limit for urban holding overlays

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New Comp Plan Alternative

Policy Remove AG & FR resource designation on parcels where the designation does not offer significant additional protection for that resource

Action Recognize existing parcelization and zone existing rural lots less than 10 acres as R-5

This change would potentially affect 6,098 lots and 25,826 acres

AG-20

Exclude parcels less than 10 acres from designation, move to R-5 (1,773 lots and 7,157 ac)

Move to R-5 does not create additional lots or remove option of AG current use

Negligible impact on protecting agricultural lands

FR-40

Exclude parcels less than 10 acres from designation, move to R-5 (1,646 lots and 7,076 ac)

Move to R-5 does not create additional lots or remove option of FR current use

Negligible impact on protecting forest lands

R-10

Exclude parcels less than 10 acres from designation, move to R-5 (2,151 lots and 9,285 ac)

Move to R-5 does not create additional lots

Negligible impact on rural lands

R-20

Exclude parcels less than 10 acres from designation, move to R-5 (528 lots and 2,308 ac)

Move to R-5 does not create additional lots

Negligible impact on rural land

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The purpose of resource designation is to “assure the conservation of agricultural, forest, and mineral resource lands ” RCW 36 70A 060(1)a Our goal is to be consistent with that purpose

Resource lands are those “not already characterized by urban growth and that have long term significance for commercial production” RCW 36 670A 170

Counties may consider the development-related factors enumerated in WAC 365-190-050(1) in determining which lands have long-term commercial significance That regulation says that counties shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by

- (a) The availability of public facilities,
- (b) Tax status,
- (c) The availability of public services,
- (d) Relationship or proximity to urban growth areas,
- (e) Predominant parcel size,
- (f) Land use settlement patterns and their compatibility with agricultural practices,
- (g) Intensity of nearby land uses,
- (h) History of land development permits issued nearby,
- (i) Land values under alternative uses, and
- (j) Proximity of markets

The Washington Courts have upheld a county’s right to establish minimum parcel sizes for commercial forest land designations in MANKE LUMBER COMPANY INC v DIEHL MCPPA in 1998 and for agricultural land designations in FUTUREWISE v CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD LLC in 2007 It also supported the county’s ability to designate resource lands said “counties may choose how best to conserve designated lands as long as their methods are “designed to conserve agricultural lands and encourage the agricultural economy ” RCW 36 70A 177(1)” in LEWIS COUNTY v WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS BOARD

Recommendation, Validate the assumption that the designation of these parcels as resource lands is not necessary to assure their further conservation for agricultural or forest use

Parcel Size by Rural Zoning Description	Parcel Count	Proposed Parcels	Parcel Acreage	Proposed Acreage
Agriculture-20 (AG-20)	2,602	2,602	30,686	23,529
Less than 10 acres	1,773	0	7,157	0
10 acres or more	829	829	23,529	23,529
Forest Tier I-80 (FR-80)	1,532	1,532	127,051	127,051
Less than 10 acres	507	507	1,791	1,791
10 acres or more	1,025	1,025	125,260	125,260
Forest Tier II-40 (FR-40)	2,473	2,473	29,267	22,192
Less than 10 acres	1,646	0	7,076	0
10 acres or more	827	827	22,192	22,192
Rural-10 (R-10)	2,619	2,619	19,140	9,855
Less than 10 acres	2,151	0	9,285	0
10 acres or more	468	468	9,855	9,855
Rural-20 (R-20)	727	727	7,159	4,851
Less than 10 acres	528	0	2,308	0
10 acres or more	199	199	4,851	4,851
Rural-5 (R-5)	16,866	16,866	70,197	70,197
Less than 10 acres	16,173	22,271	57,740	83,565
10 acres or more	693	693	12,457	12,457

Increase in R-5 less than 10 acres

6,098

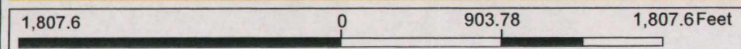
25,825



- Legend**
- County Outline
 - Zoning Overlay**
 - Urban Reserve - 10 (UR-10)
 - Industrial Urban Reserve - 20 (UR-20)
 - Railroad Industrial Urban Reserve (RIUR)
 - Railroad Industrial Overlay District (RIOD)
 - Urban Holding - 10 (UH-10)
 - Urban Holding - 20 (UH-20)
 - Urban Holding - 40 (UH-40)
 - Airport Environs Overlay
 - Surface Mining Overlay District
 - Existing Historic Resort
 - Mill Creek Overlay District
 - Highway 99 Overlay District
 - Activity Center Overlay
 - Transitional Area Overlay
 - Single Family Residential Area Overlay
 - Mixed Residential Area Overlay
 - Multifamily Residential Area Overlay
 - 78th Street Property
 - Columbia River Gorge Scenic Area
 - Mixed Use Overlay
 - Vancouver - Multiple Overlays
 - Sewer Capacity Overlay

Notes:

1: 10,845



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Rural and Resource Parcel Analysis

Zoning	Parcel Size (acres)	# of Parcels (1)	Acres	Tax Status Exempt (2)	Tax Deferral (3)	AG	DFL	OSP	TIM	parcels w/d.u.	>9.5 and <10
AG-20		2,567	31,301	109	1,526	849	16	86	37	1,642	
	<10	1,658	6,432	65	328	283	0	35	10	1,124	27
	<5	830	1,693	57	82	74	0	7	1	572	
FR-40		2,405	29,672	65	1,363	127	343	52	520	1,397	
	<10	1,509	6,312	21	326	23	102	11	190	984	21
	<5	669	1,415	15	81	11	30	4	36	428	
FR-80		1,474	130,025	395	749	33	575	15	102	346	
	<10	422	1,337	18	92	4	56	6	26	183	2
R-20		703	7,306	18	244	91	34	38	81	459	
	<10	486	2,119	8	93	29	12	14	38	334	8
R-10		2,572	19,338	48	716	280	72	93	271	1,757	
	<10	1,992	8,230	34	362	126	31	56	149	1,370	52

Disclaimers:

- (1) These are tax parcels and are not necessarily "buildable" lots , a legal lot determination would be required.
- (2) Tax exempt status is determined by the assessor's office and is usually a Government agency primarily local, state or federal, also school districts and religious institutions.
- (3) Tax deferral means enrolled in one of the four Open Space Taxation programs authorized by the State.

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Issues: Spot zoning of individual properties; smaller parcels sometimes have common ownership with abutting larger parcels and maybe divided solely for tax purposes; there is a 6-acre minimum for Timberland and a 20 acre minimum for DFL; no size minimum for agriculture current use.