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 Rural Landowners Distribution

*Submitted @
 Planning Commission
 3/19/2015 as public
 Comment*

Clark County Citizens United

"Promoting Rural Interests"



CP 16 # 0573

P.O. Box 2188, Battle Ground, WA 98604

Proposed ALTERNATIVE 4 ELEMENTS COMPARED TO STATUS QUO AND ALTERNATIVE 2

| <u>Feature</u> | <u>Status Quo</u> | <u>Alternative 2</u> | <u>Proposed Alternative 4</u> | <u>Rationale/Comments</u> |
|--|-------------------|----------------------|-------------------------------|--|
| Predominant Lot Size Process, w/o de-designation of R, AG, & F design. | not included | not included | included | Recognition of rural character. Equity with neighbors. Several variations of "neighboring area" possible. |
| AG Minimum Lot | AG-20 | AG-10 | AG-5 | Flexibility. Precedence in other Counties. |
| Forest Tier 2 Designation | FR-40 | FR-20 | FR-10 | Flexibility. Precedence in other Counties. |
| Largest Rural Designation | R-20 | single R design. | R-5 | Recognition of rural characteristics, etc. |
| Intermediate Rural Designation | R-10 | single R design. | R-5 | Recognition of rural characteristics, etc. |
| Smallest Rural Designation | R-5 | single R design. | R-5 | Recognition of rural characteristics, etc. |
| Cluster Development in AG | not included | not included | included | Flexibility. Precedence in other Counties. |
| Cluster Development in FR | not included | not included | included | Flexibility. Precedence in other Counties. |
| Cluster Development in R | included | unclear | included | Flexibility. Precedence in other Counties. |
| Urban Reserve and Urban Holding Overlay Releases and Revisions | not included | not included | included | URO and UHO to be lifted and either (A) revert to prior zoning, or (B) designated as business commercial |
| Recognize Existing R-Zoned Lots with min of R-2.5; R-5 similar rezone | not included | not included | included | Future flexibility. No new lots created. |
| Sign Type Updates | not included | not included | delayed process | Updates with most current science and implications to be delayed to a separate process that would start within 36 months; certainty of process to be instituted by formal inclusion as an Objective in the revised CMP |