

O'Donnell, Mary Beth



CPIC #0312

From: Tilton, Rebecca
Sent: Wednesday, October 01, 2014 12:03 PM
To: Barnes, Ed; Madore, David; Mielke, Tom; Silliman, Peter; Orjiako, Oliver; O'Donnell, Mary Beth
Subject: Written Testimony re: Comp Plan Update
Attachments: Carol Levanen comments_093014.pdf

Hello,

Attached please find written comments submitted by Carol Levanen during the Board's Hearing of September 30 (public comment time).

Thank you,
Rebecca

Rebecca Tilton, Clerk of the Board
Board of Clark County Commissioners
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9-30-14 = Rec'd & copied to Beard; Orjiako, O'Donnell; Silliman
from Carol Levanen

Clark County Board of Commissioners
P.O. Box 5000
Vancouver, Washington 98666

September 25, 2014

Re: Rural zoning in six Washington state counties (also includes Mason County)

Clark County is one of six counties in the state of Washington directed by the Washington State Office of Financial Management to do a buildable lands analysis within their Comprehensive Land Use Plan. The other counties are **King, Pierce, Kitsap, Snohomish and Thurston**. These counties are considered urban counties and require additional steps to determine the need for urban growth areas. Clark County Citizens United, Inc. took a look at these six counties to compare and determine what policies were adopted in the rural and resource elements of their Comprehensive Land Use Plans. The following information are those comparisons.

KING COUNTY - (Information found within the Comprehensive Plan)

Chapter 3 - Rural Area and Natural Resource Lands

R-305 Forest zone - 1 unit per 20 acres, Agriculture zone -1 unit per 10 acres
consist of lands managed for forestry or farming

Rural Forest Focus Area residential density

R-306 1 unit per 10 acres residential density adjacent to and 1/4 mile of Agriculture Production or Forest Production Districts

Predominate lot size is greater than or equal to 10 acres in size

R-308 1 unit per 5 acre rural residential density

Predominant lot size is less than 10 acres.

R-309 RA 2.5 acre zone consists of existing pattern of lots below 5 acres that were created prior to adoption of 1994 Plan

70% of the Forest Production District land is in public ownership

R-622 Forest 1 unit per 80 acres - "many small lots were created prior to zoning and residences in FPD makes commercial forestry less viable".

R-642 Farmland Preservation Program - protects farmland in metro areas

PDR covenants restrict development and limit use to ag and open space

1985 voters established Ag Production District large lot zone - agriculture use

R-645 APD zoned Ag 10 or Ag 35

R-646 1 unit per 35 acres

Predominant parcel size is 35 acres or larger

1 unit per 10 acres

Predominant parcel size is smaller than 35 acres.

THURSTON COUNTY - (Information found in Comprehensive Plan)

Chapter 2 Land Use

Urban Growth Area

4 to 16 units per acre

10 year re-evaluation of UGA and densities

Rural Area Designation

Rural densities - 5 acres, 10 acres, 20 acres

Resource land is 38.8% of total land

Rural lands - 1 unit per 20 acres is 3.2% of total land

Rural lands - 1 unit per 10 acres is 1% of total land

Rural lands - 1 unit per 5 acres is 46.6% of total land

LAMIRDS - is 3.5% of total land

Forest

Lands in existing commercial production

Density is 1 unit per 80 acres - except smaller ownership less than 640 acres

Clustered is 1 unit per 20 acres.

Legal lots from 10 to 39.99 acres since 1993 can be divided one time into maximum of two (2) lots

Agriculture

Nisqually Valley - 1 unit per 40 acres - except clusters with 1 unit per 5 acres

All other agriculture areas are 1 unit per 20 acres.

Rural - 1 unit per 20 acres

Predominant parcel size of 20 acres or larger

Urban Reserve - 1 unit per 5 acres

Rural Residential - 1 unit per 5 acres (buffer resource areas)

Predominant parcel size is 5 acres or larger

LAMIRDS - 1 unit per 5 acres - densities greater than 1 unit - 5 acres

1 unit per 2 acres - existing development at density of 1 unit per 2 acres

1 unit per 1 acre - predominant parcels prior to 7-1-1990

2 units per 1 acre - predominant parcels prior to 7-1-1990

CLARK COUNTY - (Information found in Clark County Development Code Title 40)

Forest - 1 unit per 80 acres - 1 unit per 40 acres

Agriculture - 1 unit per 20 acres

Agriculture-Wildlife - 20 acres - 160 acres with 1 unit per 160 acres family dwelling

Rural

R-20 - 1 unit per 20 acres

R-10 - 1 unit per 10 acres

R-5 - 1 unit per 5 acres

Cluster - Rural zone - 1 parcel per minimum lot size of zone.

PIERCE COUNTY (Found in the Comprehensive Plan)

Chapter 19A.30 and 19A.40

Rural Reserve - 1 unit per 10 acres - 1 unit per 5 acres

Subdivision action shall be clustered not to exceed 12 units - may be more than one cluster per project - balance of tract held for future expansion

Resource Lands - Agriculture land distinct from rural lands - has long term commercial significance. Designation of Agriculture lands requires RCW 36.70A. 030 (10) and WAC 365-190-050

a. Soils - Soils identified as "Prime Farmland" in the NRCS Field Office Technical Guide which have a grass/legume production yield of 3.5 tons per acres or greater as identified by the United States Department of Agricultural Natural Resources Conservation Service Soil Classification System

(1) Minimum parcel size 5 acres or larger - Soil data most reliable - options below 5 acres provided in community planning process.

(2) Soil type must be 50% or more of parcel areas or , in certain areas, 25% of parcel

b. Intensity of Nearby Uses - parcels adjacent to lots of record of one acre or less on more than 50% of perimeter of parcel shall not be designated Agriculture Resource

**Reserve - 5 acre - Buffer
parcels not meeting criteria, not included**

D.e LU Agriculture - criteria and process for remaining properties from Agriculture Reserve Land Designation

Density 1 unit per 10 acres and 1 unit per 5 acres

Cluster - minimum 20 acres parcel - no more than 10 lots per cluster - remainder dedicated to agriculture

Forestry - 1 unit per 80 acres

Cluster allowed

Remove land from designation - show no longer suitable for long term production.

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Rural Residential

LU - Re - R-10 1 unit per 10 acres - minimum lot size 5 acres - bonus density provides two units per 10 acre when 50% retained in open space.

Rural Separation - 1 unit per 5 acres

Rural 10 - 1 unit per 5 acres - 2 units of one acre per 10 acres if 50 % open space left - (8units per 40 acres)

Rural 20 - 1 unit per 20 acre - 2 one acre units per 20 acres if 50% open space left (4 units per 40 acres)

Rural Farm - 1 unit per 10 acres
Clustering of 1 acre lots

Community Plan - 1 unit per 5 acre
Cluster of parent parcel 20 acres or larger - remanded for agriculture

SNOHOMISH COUNTY - (Information found in the Comprehensive Plan)

Forest

1 unit per 80 acres - 1 unit per 20 acres

Rural Diversification - RD - 1 unit per 4.75 acres - per sq. ft.

Rural Resource Transition - 1 unit per 10 acres

Rural 5 - 1 unit per 4.75 acres - per sq. ft.

Forestry and Recreation - 1 unit per 4.75 acres - per sq. ft.

Agriculture - 1 unit per 10 acres

Suburban Agriculture - 1 unit per 1 acre

Rural Conservation - 1 unit per 2.38 acres - per sq. ft.

Rural Use - 1 unit per 1/2 acre - per sq. ft.

5 acre minimum site - mini equestrian center

Minimum lot areas in the rural use zone shall be minimum allowed by the implementing zone in the comprehensive plan **using the smallest lot size**

Split parcel at UGA line can be divided into two lots

Allows Clusters

KITSAP COUNTY (Information in the Comprehensive Plan)

There are 22 Compact Rural Areas - 5 Rural Communities

Agriculture open space - less than 5 acres devoted to agriculture - income of \$1500 or more per year for 5 years

Rural takes 24% of future population growth

Rural Residential - 1 unit per 5 acres

Rural Protector - 1 unit per 10 acres

Rural Wooded - 1 unit per 20 acres

Forest - 1 unit per 40 acres

**Cluster development in Rural Wooded - 1 unit per 20 acres - cluster less than 1/4 of total site - remainder left as open space
1 unit per 5 acre - 75% of gross acres**

Policy RL - 66 - Kitsap County currently has no lands specifically designated and zoned for long term commercially significant agricultural use

Rural Wooded Incentive Program - allows Clusters

Rural Residential - recognizes areas that are already committed to a pattern of smaller rural lots

79.75% of rural Kitsap County is 1 to 10 acres in size.

CONCLUSIONS

- 1. Clark County has restrictive zoning and parcel sizes, with little flexibility.**
- 2. Clark County does not allow for pre-existing lot recognition within the zone.**
- 3. Clark County has the most percentage of land mass designated to resource land.**
- 4. Clark County has no specific zone information in the Comprehensive Plan.
The zoning information has been placed in Clark County Code**
- 5. Clark County does not recognize predominant parcel sizes within the zones.**
- 6. Clark County does not recognize clusters in resource zones.**
- 7. Clark County recognizes very few higher density rural communities.**
- 8. Clark County does not qualify it's resource zones with specific criteria.**
- 9. Clark County does not recognize smaller parcelization created prior to the GMA.**

(Mason County has Rural Residential - 1 unit per 2.5 acres, Rural Residential - 1 unit per 10 acres, Rural Multifamily and Rural Commercial)

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Clark County has a long way to go to achieve comparable statistics to the other counties in the group, in their Comprehensive Land Use Plan. It would seem that planning staff would also be able to obtain these same statistics to consider, as they review the Plan in 2016 and make changes to the Plan that would benefit the rural community. At first glance, it would seem some of the other counties are just as, or more restrictive. But, in reading further, one sees that is not the case. The other counties take into account local circumstances, use predominant parcel sizes and allow much more flexibility in their plans than Clark County allows, yet they all have complied with the GMA.

Clark County Citizens United, Inc.s' recommendations are not unreasonable and closely align with rural and resource lands criteria adopted by other counties in the state. A static Plan isn't likely to encourage a good plan. CCCU believes that, after 20 years, the time has come for the county to reconsider rural lands mapping and designations and make corrections that would make Clark County's' plan more consistent with other counties that OFM considers to be similar. Recognizing existing parcelization, using the predominant parcel size in the zone and correcting resource maps, would be a good start.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Levanen", with a long horizontal line extending to the right.

Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604