

O'Donnell, Mary Beth



From: Orjiako, Oliver
Sent: Tuesday, February 10, 2015 11:15 AM
To: O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Delineation Method_MEMO.docx

FYI

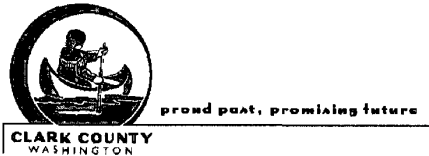
From: Orjiako, Oliver
Sent: Tuesday, February 10, 2015 11:15 AM
To: Silliman, Peter
Cc: Alvarez, Jose; Euler, Gordon
Subject: Delineation Method_MEMO.docx



Hello Peter:

This is a follow up to your email to me and my response that we have to review the entire report before I can get back to you. I reviewed the reports and asked Jose to do the same and prepare a memo in to your inquiry. Please, review the attached memo and let us know if you have questions. Thanks you.

Best - Oliver



MEMORANDUM

TO: Peter Silliman
FROM: Oliver Orjiako, Director of Community Planning
PREPARED BY: Jose Alvarez, Planner III
DATE: February 10, 2015
SUBJECT: 1993 Farm Focus Report - Delineation Methodology

In the last two paragraphs of the 1993 Farm Focus Group Delineation Methodology section the document states that:

"The focus group next used DCD's guidelines to more closely examine candidate areas with serious limiting factors and to determine the relative value of candidate areas for agricultural use. Sixty-nine candidate areas comprising approximately 50,000 acres were identified. The Vancouver Lake lowlands candidate area, with its high quality of soils, large parcels, and wildlife values, was placed in a special class.

As a general guide, Tier I agricultural areas are 800 acres or larger in size, have at least 50% prime or unique soils, and have at least 50% of their area in parcels 20 acres or larger. Tier II agricultural areas are 300 acres or larger, have at least 50% prime or unique soils, have at least 50% of their area in parcels 20 acres or larger, or are candidate areas that are 800 acres or larger that did not meet the soil and/or parcel size minimums for Tier I classification: Tier III agricultural areas are all candidate areas that did not meet the size, soil or parcel size minimums for Tier I or Tier II classification."

There were two farm focus group reports one group essentially did not believe that agriculture in Clark County had no long term commercial significance and proposed the following for properties in Tier III: "The minimum lot size shall be the same as the rural zoning district for the surrounding area." At the time there were only two rural zones proposed R-5 and R-10.

For the folks who thought agriculture was commercially viable they had the following recommendation: "Minimum parcel size should be adequate to allow reasonable and economic agricultural use and discourage the conversion of agricultural lands to residential use. The minimum parcel size in Commercial Agriculture III shall be 10 acres."

In comparing the draft map from 1994 that identifies Tier III it doesn't appear that any of the Tier III land was added as Agriculture. The Tier III land may have been included in the Agri-Forest designation but currently there is none in the AG-20 zone. The other possibility is that it is included in one of the 800 acre candidate areas that did not meet the parcel size minimums for Tier I classification and presumably met the other criteria for the agricultural designation.