

O'Donnell, Mary Beth



From: Orjiako, Oliver
Sent: Wednesday, February 18, 2015 8:01 AM
To: Euler, Gordon; Anderson, Colete; O'Donnell, Mary Beth
Cc: Cook, Christine; Horne, Chris
Subject: FW: WS PPT
Attachments: 2015-0218_BOCC_WS_rev1.pptx

FYI.

-----Original Message-----

From: Silliman, Peter
Sent: Wednesday, February 18, 2015 7:42 AM
To: Orjiako, Oliver; Alvarez, Jose
Subject: WS PPT

Oliver,

Council asked last night that I add information to the PPT that I was only going to report orally. I asked Tina to post the revised PPT to the GRID and provide copies for the work session. I wanted to make sure you had a copy in advance of the meeting as well.

Please note the slide listing;
Alt 2 AG-10 Clustering
Alt 2 FR-20 Clustering
TDR –Resource to Rural
Recognize adjacent parcel size in Rural area

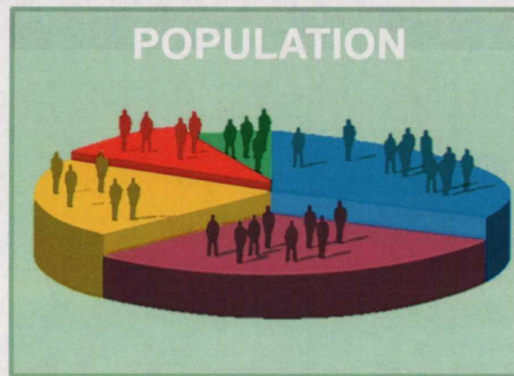
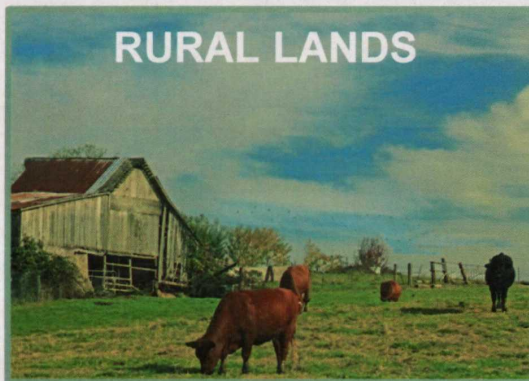
These are issues the constituents have been asking for and the council wanted to be updated on. Our conversations indicated they would be, or could be addressed, and did not need to be added as an alternative 4. I will bring them up and you can explain to the council how they will be addressed.

I'll come talk to you so we are all clear what each of these mean.

Thank you,

Peter Silliman
Peter.Silliman@clark.wa.gov

Clark County 20-Year Comprehensive Plan Management Plan 2015-2035



Oliver Orjiako, Director, Community Planning



Board Work Session, February 18, 2015

Agenda



1. Purpose of the meeting

- Update on actions since last work session
- Discussion of proposed EIS Alternative #4

2. Next steps



Update on actions since last work session

- January 21, 2015
 - BOCC direction to pause process.
- January-February 2015
 - Series of meetings on crafting Alternative #4.
- February 3, 2015
 - BOCC Hearing on City of Ridgefield request.
- February 6, 2015
 - Letters sent to City Planners and Mayors with deadline of March 3, 2015 to make UGA expansion requests.
- February 13, 2015
 - City-County coordination meeting.

SEPA review and process

Proposed Alternative 4:

- Recognize existing parcelization for parcels <9.5 acres
- AG -20 to Rural
 - 682 parcels / 2864 acres
 - 554 developed, 128 undeveloped
 - 68 in current use, 10%
- FR-40 to Rural
 - 844 parcels / 3673 acres
 - 680 developed, 164 undeveloped
 - 68 in current use, 8%

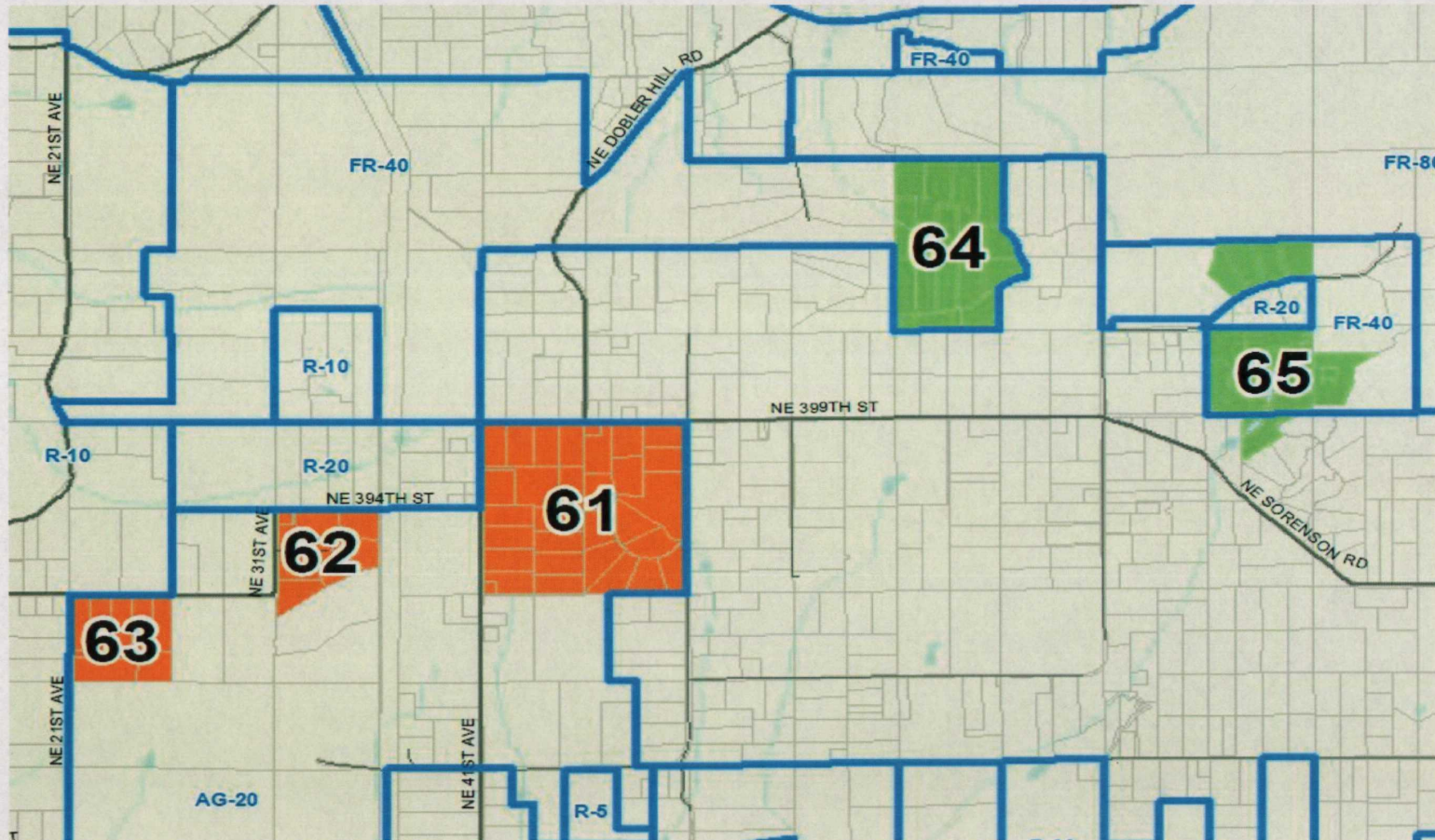
SEPA review and process

Proposed Alternative 4:

- Technical adjustment to resource designations
 - 1993 Farm Focus Group/ Forest Group designation criteria
 - No technical adjustments in 20 years
- The parcels have already been divided
 - Primarily vacant in 1994, mostly developed in 2015
 - AVG parcel size is 4.2 for AG and 4.4 for FR
- Current use rate reflects rural use not resource use
 - Rural parcels <9.5 acres 8.7%
 - Resource parcels >9.5 acres excluding public owned 83%

SEPA review and process

Alternative 4:



SEPA review and process

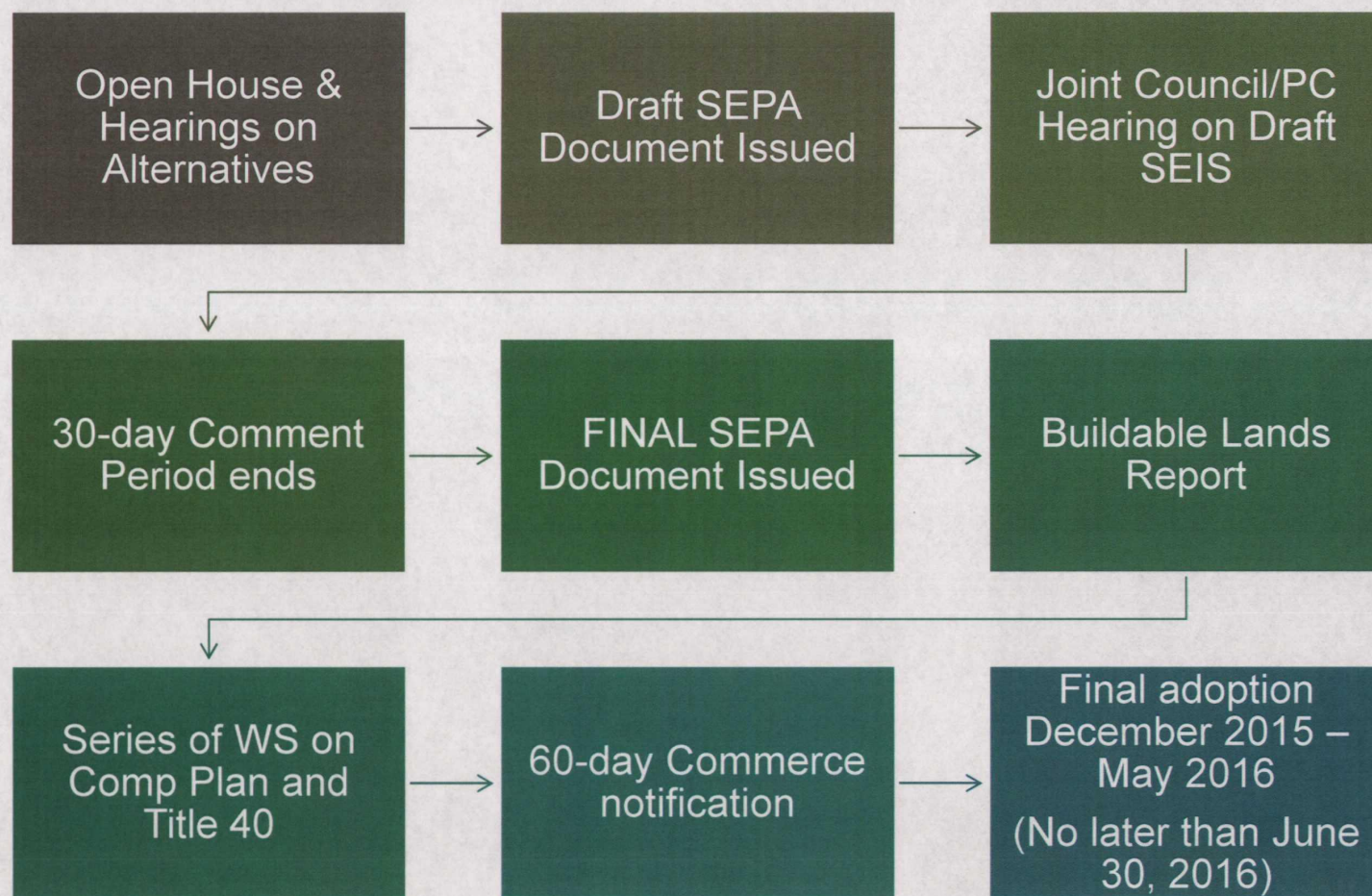
Alternative 2 clarification:

- Alt 2 AG-10 Clustering
- Alt 2 FR-20 Clustering
- TDR –Resource to Rural
- Recognize adjacent parcel size in Rural area

Issues & Implications

- Legal Issues Raised by Alternative 4
 - 1. SEPA analysis will be required.
 - 2. De-designation must be justified.
 - 3. An unknown number of these properties are not legal lots.
 - 4. Some instances of spot zoning appear on the map.
 - 5. The proposal must be consistent with rural character.

Next Steps





Thank you.



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