3 Rural and Natural Resource Element

Introduction

Clark County's rural and resource areas are characterized by forests, large and small scale farms, rivers and streams that provide quality habitat for fish and wildlife, and a wide variety of homes found in Rural Centers and scattered on lots in a broad range of sizes. Many rural residential communities are focused in areas with historic roots of large-scale commercial forestry, farming, and mining. Also, rural residential communities are focused on scenic resources such as rivers and views or to lifestyle activities such as the keeping of horses.

The soils and terrain in the rural and resource areas create significant environmentally sensitive areas, such as steep, erodable slopes, wetlands and ground water recharge areas. Maintenance of tree cover, natural vegetation and wetlands are critical to prevention of erosion, flooding, property and habitat damage, the continued functioning of the ecosystem and preservation of rural character.

Growth Management Act

Statewide planning goals were adopted in 1990 as part of the Growth Management Act (GMA) to guide development and adoption of comprehensive plans and development regulations. A basic principle of the GMA is that growth should first be directed to areas already characterized by growth and where growth can be supported with adequate urban facilities and services. By directing development to areas where facilities are currently provided or can be efficiently provided in the future, the county can better utilize limited resources in both rural and urban areas. Additionally, by generally directing growth to such areas, Clark County can ensure that a distinct option for rural living will be available for generations to come. This Chapter satisfies the GMA's mandatory Rural Element (RCW 36.70A.070 (5)) by:

- designating rural lands "lands that are not designated for urban growth, agriculture, forest or mineral resources";
- providing a projected 20-year population growth;
- identifying rural government services;
- providing a variety of densities for residential, commercial and industrial land uses; and,
- addressing rural character of such lands, which can include critical areas as well as small-scale farm and forestry activities.

This Chapter also satisfies the GMA's Goal 8 to maintain and enhance natural resource-based industries and designated resource lands (RCW36.70A.020 (8)).

Clark County's Rural Communities

Clark County's rural area contains predominately low-density residential development, farms, forests, watersheds crucial to fisheries and flood control, mining areas, small rural commercial centers, historic sites and buildings, archaeological sites and regionally important recreation areas. Designation and conservation of a rural area maintains rural community character as a valued part of the county's diversity. It also provides choices in living environments, maintains a link to Clark County's heritage, allows small-scale farming and forestry and helps protect environmental quality and sensitive resources.

As defined by (WAC 365-195-210(19)), rural lands are those areas, which lie outside of urban growth areas and do not include designated long-term resource lands (agriculture, forest or mineral resources). In Clark County the rural area represents a lifestyle based on historical development patterns and resource-based industries such as commercial forestry, Christmas trees, dairies, berry farming, orchards and mining. Today much of the county's rural lands include a mix of resource, small commercial, recreational and residential uses.

No single attribute describes the rural landscape. Instead combinations of characteristics which are found in rural settings impart the sense of what we commonly describe as rural. These factors are cumulative in nature and the more of these factors that are present influence feelings of whether a particular area is rural. In many cases these characteristics are subjective and frequently not all of them are found in each area. When describing rural conditions the public will often describe these areas in terms of a certain lifestyle. The factors listed below are those that usually describe "rural character."

- the presence of large lots;
- limited public services present (water, sewer, police, fire, roads, etc.);
- different expectations of levels of services provided;
- small scale resource activity;
- undeveloped nature of the landscape;
- wildlife and natural conditions predominate;
- closer relationship between nature and residents;
- personal open space;
- a sense of separation from intense human activity;
- a sense of self sufficiency; and
- rural commercial supporting rural area population.

Planning for rural lands in Clark County is important for the following reasons:

- to maintain a rural character;
- to recognize their location at the urban fringe, where they are susceptible to sprawl development which can overwhelm the existing character, infrastructure and way of life;
- to serve as transition areas between urban and resource uses because urban and resource uses are dependent on each other, but are not always compatible;
- to provide services and goods that support resource activities;
- to supply nearby urban residents with locally harvested resource products which are fresh and often less costly;
- to allow the efficient provision of public facilities and services by clearly delineating between urban and rural uses so that growth is directed to more compact urban centers;
- to add an important dimension to the quality of life through the existence of rural lands, open space and natural or critical areas;
- to provide for the planned future expansion of urban uses, if necessary or needed, in the rural lands that border designated urban areas; and,
- to protect and enhance streams and riparian habitat necessary for sustaining healthy populations of salmonids.

The Rural and Natural Resource Element is an integral part of the county's 20-Year Plan. This element concentrates on how future land use needs within rural and resource lands will be met, and the methodology used to designate resource lands. This element emphasizes how rural and resource

lands should be used in the future, supporting the ongoing and future resource activities (farming, forestry and mineral extraction) and encouraging such activities on a smaller scale in the rural non-resource lands. Together, this element in concert with the rest of the 20-Year Plan supports the long-range vision for Clark County.

Rural Population Growth

The Rural Area is not expected to accommodate large amounts of growth, but allows for low-density residential development and other traditional rural uses. The GMA requires that rural development be contained and controlled to ensure the protection of rural character, assure the visual compatibility of rural development with the surrounding rural area, protect environmentally sensitive areas and habitat and protect against conflicts with natural resource uses such as farming, forestry and mining. As of January 2015, ~~April 2002, approximately 64,536~~ 62,205 people resided within the rural and resource lands, or those areas outside of the urban growth areas.
It is anticipated that 12,859 ~~19,263~~ people or 10 percent of the new growth will be accommodated in the rural area. The total county population projection (including urban and rural areas) over the next 20 years is approximately 577,431 ~~584,310~~ persons.

Rural Land Distribution

Clark County is approximately 420,000 acres in size, of which approximately 320,000 acres are outside the Urban Growth Area. The predominate land uses outside the Urban Growth Area include forest, agriculture and single family residential development. Table 3.1 illustrates the distribution of land uses based on 1994, ~~and~~ 2004 and 2016 zoning categories throughout the rural and resource lands.

Table 3.1 Acreage Totals Based on 1994, 2007 and 2016 Zoning Categories

ZONING	ACRES - 1994	ACRES - 2007	ACRES - 2016
R-5, R-10, R-20	105,102	100,117	102,213
AG-10[1], AG/WL	39,802	35,760	37,460
FR-20[1], FR-80	157,516	158,068	158,099

[1]Zoning changed from AG-20 and FR-40 in the 2016 plan update.

Rural Commercial / Industrial Uses

Existing commercial and industrial uses are located within the rural and resource areas of Clark County. The majority of existing commercial uses can be found within Rural Centers (275 ~~160~~ acres), although there is some commercial use outside these centers (85 ~~30~~ acres). Currently, the majority of industrial land is found within the cities or the proposed urban growth areas. Industrial land within the rural area is limited to the Brush Prairie area and Chelatchie Prairie, the site of the abandoned sawmill.

Commercial and industrial lands, especially regarding the relationship with employment, are discussed in more detail in Chapter 1, Land Use and Chapter 9, Economic Development. CR-1 and IH ~~MH~~ are the zoning designations applied to rural commercial and industrial parcels.

Rural Center

Rural Centers are distinguished by small lot development with a definite edge, surrounded by a rural landscape of generally open land used for agriculture, forestry, large lot residential development, recreation and environmental protection purposes. These centers are often at the crossroads where historical development has allowed for both smaller lots and commercial uses within these nodes of development. Within these centers rural residential development is based on historical patterns.

Commercial activities located at crossroads provide rural residents with an opportunity to meet many of their daily needs without going into one of the cities.

Within the Rural Centers, the following land uses have been identified: residential, commercial, industrial, public facilities, parks and open space. The commercial and industrial designations are similar to past comprehensive plan maps with some additional commercial areas designated. The commercial and industrial activities within these centers should support opportunity for job growth, tax base to support schools, rural and resource needs and not draw people from the urban area.

Commercial uses to be encouraged in Rural Centers include post offices, veterinary clinics, day care, schools, small medical practices, shopping services and housing opportunities compatible with surrounding roads, and utilities. These, in turn, reinforce the center's rural character and distinct sense of community. The Rural Centers of Clark County are as follows: Brush Prairie, Meadow Glade, Hockinson, Dollars Corner, Farger Lake, Amboy, and Chelatchie Prairie. Table 3.2 and 3.3 provides acreage information on existing land uses within these Rural Centers.

Table 3.2 Acreage of Land Uses in Clark County's Rural Centers, 1994

	Land Uses in Acres				
Rural Centers	**Residential**	**Commercial**	**Industrial**	**Public**	**Total**
Amboy	364	23	NA	13	400
Brush Prairie	242	49	36		327
Chelatchie	279	15	229		523
Dollars Corner	223	106	NA		329
Hockinson	236	28	NA		264
Meadow Glade	1284	15	9		1,308

Source: Assessor's Data Base

Table 3.3 Acreage of Land Uses in Clark County's Rural Centers, ~~2007~~2016

	Land Uses in Acres				
Rural Centers	**Residential**	**Commercial**	**Industrial**	**Public**	**Total**
Amboy	325	26	0	40	401
Brush Prairie	229	63	25	10	327
Chelatchie	192	11	234	42	479
Dollars Corner	219	115	0	4	338
Fargher Lake[1]	68	21	0	4	92
Hockinson	237	32	0	30	299
Meadow Glade[2]	482	8	0	0	490

Source: Assessor's Data Base
[1] *Fargher Lake was created in 2000.*
[2] *Meadow Glade is within the proposed Battle Ground UGA expansion.*

Designation Criteria

A variety of different attributes were assessed to determine the future land uses within the rural and resource lands of the county. As required by the Growth Management Act legislation, the conservation of resource lands (agriculture, forestry and mineral) was analyzed and based on the criteria provided, resource lands were designated. After identifying resource lands, the rural lands were analyzed with regard to lot patterns and sizes and current uses, including the commercial activity within the Rural Centers. Furthermore, rural lot sizes providing for primarily residential

development were considered in light of the county's ability to properly serve such sites. The GMA designation criteria for both rural and resource lands were used in the determination of minimum lot sizes for all land use designations. This determination was also based on the population allocation to these areas and the ability to provide services. These land use designations emphasize the pre-dominate types of uses be it resource-based or more residential in nature.

The policies (pages 3-14 through 3-23) for the rural area govern the use of lands, which are not reserved for agriculture, forest, or mineral resources, nor are they designated for urban development. Land uses, densities, and intensities of rural development are to be compatible with both adjacent urban areas and designated natural resource lands. A minimum lot size of one dwelling per five, ten, or twenty acres has been designated throughout the rural area based on existing lot patterns; buffers to adjacent resource lands; preservation of rural character, and continued small scale farming and forestry.

The policies for the resource areas govern the use of lands~~, which~~ that are reserved for agriculture, forest, and mineral resources. More specific designation criteria for these three resource land categories are found under the following three headings: ~~Forest Land~~Forest lands, Agricultural Lands, and Mineral Lands.

Resource Lands

Clark County is fortunate to have a variety of lands rich in natural resources including forests, farmland and deposits of gravel, sand and other minerals. These natural resources are a component of the economy, providing jobs, tax revenue and valuable products and materials for local use and export. Farmlands and forests also provide aesthetic, recreational and environmental benefits to the public while contributing to the diverse character of the county. The resource land designations are tailored to each of the resources and at a minimum address the guidelines provided by state law. Below is a brief description of the state minimum guidelines and methodology used in designating forestry, agriculture and mineral resource lands. The majority of this work was developed with the assistance of three citizen focus groups, each responsible for a specific resource.

~~Forest Land~~Forest lands

The Washington Department of Commerce (Commerce) ~~Community, Trade and Economic Development (DCTED)~~ provided counties and cities with guidelines to assist in classifying and designating resource lands. These guidelines include criteria for identifying forest resource lands. According to Commerce~~DCTED~~, the private forestland grading system of the state Department of Revenue should be used in classifying forest resource lands, which includes the identification of quality soils for forestry. Long-term commercially significant forestlands generally have a predominance of higher private forestland grades.

~~Forest land~~Forest land is defined by the Growth Management Act as "land primarily useful for growing trees, including Christmas trees...for commercial purposes, and that has long-term commercial significance for growing trees commercially" (WAC 365-190-060). Long-term commercial significance "includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land."

The effects of proximity to population areas and the possibility of more intense uses of the surrounding lands are also important factors in classifying forestlands. Commerce~~DCTED~~ provides seven indicators as guidelines for local governments to use in classifying forestlands:

- the availability of public services and facilities conducive to the conversion of ~~forest land~~forest lands;
- the proximity of forestland to urban and suburban areas and rural settlements: forestlands of long-term commercial significance are located outside the urban and suburban areas and rural settlements;
- forestlands consist of predominantly large parcels;
- the compatibility and intensity of adjacent and nearby land use and settlement patterns with forestlands of long-term commercial significance;
- property tax classification: property is assessed as open space or forestland pursuant to RCW 84.33 or 84.34;
- local economic conditions which affect the ability to manage timberlands for long-term commercial production and significance; and
- history of land development permits issued nearby.

The delineation of ~~forest land~~forest lands began by quantifying and mapping Commerce's~~DCTED's~~ seven indicators. With the exception of soil grades (Figure 21), which are uniformly outstanding throughout the county, maps were created showing parcel size, tree cover, tax status, physical structures, roads, utilities, zoning, slope and rainfall. Urban areas and areas close to urban and suburban areas where few stands of timber remain were not mapped.

The maps were used to identify forest resources within the county. The task was made easier by the Washington Forest Protection Association, which represents many large and small forest owners, and the Washington Department of Natural Resources. These groups classified lands under their ownership for designation as long-term forest resource land. Other lands were designated based on the criteria outlined above.

Agricultural Lands

Agricultural land is defined by the GMA as "land primarily devoted to the commercial production of horticulture, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees or livestock, and that has long-term commercial significance for agricultural production" (WAC 365--190-050). Long term commercial significance "includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land."

Quality soils are a primary factor in classifying and designating agricultural resource lands (Figure 22). Commerce~~DCTED~~ requires that the land capability classification system of the United States Department of Agriculture Soil Conservation Service be used in classifying agricultural resource land. This system includes eight classes of soils published in soil surveys. As with forestlands, the effects of proximity to population areas and the possibility of more intense uses of the land are important factors in classifying agricultural lands. Commerce~~DCTED~~ provides 10 indicators to assess these factors; however, it is left up to the local jurisdictions to interpret these guidelines in the designation of resource lands:

- the availability of public facilities,
- tax status,
- the availability of public services,
- relationship or proximity to urban growth areas,
- predominant parcel size,

- land use settlement patterns and their compatibility with agricultural practices,
- intensity of nearby land uses,
- history of land development permits issued nearby,
- land values under alternative uses, and
- proximity to markets.

The classification and designation of agricultural land began by quantifying and mapping Commerce's~~DCTED's~~ ten indicators. Maps were created showing prime and unique soil, agricultural cover, forest cover, parcel size, tax status, physical structures, roads, utilities and zoning. Heavily forested areas and urban areas were not mapped.

The maps were used to identify Clark County's most productive farmland. This process identified farm areas that included major patterns of high quality soils and agricultural activity in areas with generally larger parcels. These lands became candidate areas for consideration as agricultural resource lands of long-term commercial significance. Commerce's~~DCTED's~~ guidelines again were used to more closely examine candidate areas with serious limiting factors and to determine the relative value of candidate areas for agricultural use. The Vancouver Lake lowland candidate area, with its high quality of soils, large parcels, and wildlife values, was placed in a special class. The remaining candidate areas were divided into three tiers.

After completion of this work, looking at forestry and agriculture on an individual basis, it was found that there were a number of areas where farming activity was occurring adjacent to forestry and vice versa or where parcels were not identified up because both farming and forestry activity was occurring on the site, with neither being the predominant use. Therefore, all the "edges" of the resource areas were re-evaluated. Reconsideration of the land use designations in these areas was done by a task force in 1998. Through that review, much of the 35,000 acres of land designated as Agri-Forest under the 1994 Comprehensive Plan was redesignated to Rural 20, 10 or 5, representing 20, 10 or 5-acre minimum lot sizes. Approximately 3,500 acres of the land was disputed by an alternative task force contingent. Consideration was remanded back to the county by the courts. The Clark County Board of Commissioners voted to retain the rural designation rather than a resource designation.

GMA allows the use of innovative zoning techniques in areas designated as agricultural lands of long-term commercial significance (RCW 36.70A.177). Listed among five examples is the use of cluster zoning. A clustering provision was included in the 2016 Comprehensive Plan update.

Mineral Lands

The Growth Management Act (RCW 36.70A.040(3)(b)) requires Clark County and each city within it to designate mineral resource lands and to adopt development regulations conserving those resource lands from which the extraction of minerals occurs or can be anticipated. The Act specifically requires the designation of "mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals."
There are three key issues to the designation and conservation of mineral resource lands.
These issues include:

- defining what types of mineral resources are potentially significant in the county;
- defining the extent and long-term significance of aggregate that is needed to meet the demand of the county's projected population; and,

- determining how to balance a variety of land uses within mineral resource areas.

The mineral resources identified and mined in Clark County consist of two aggregate types: sand and gravel (round rock) and quarry rock.

The primary uses of sand and gravel deposits are aggregate for Portland cement "ready mix" concrete and asphalt concrete, drain rock, base rock and fill. There are four principle sand and gravel mining areas in Clark County: the North County-Woodland Area, East Fork of the Lewis River, Orchards and East Mill Plain. The deposits in the northern half of the county are primarily recent alluvium and Pleistocene terrace deposits. The thickness of the alluvial deposits ranges from a few feet to tens of feet, while the terrace deposits are approximately 30-60 feet thick. The rocks have not been weathered and are fairly hard.

The most abundant gravel deposits lie in the southern portion of the county (Orchards, East Mill Plain). These are primarily recent alluvium and Pleistocene flood deposits. The gravel here is uniform in size, un-weathered, and contains a high percentage of hard, non-reactive rocks. This area also has little overburden and a close proximity to markets. Deposits range from 60 to 100 feet thick, with thickness generally decreasing with distance north from the Columbia River. The expansion of the Vancouver and Camas urban areas has made a major portion of this resource permanently inaccessible.

The second type of aggregate, quarry rock, is typically used as base rock for roads, riprap, and jetty rock or as crushed aggregate. In southwest Washington, most quarry rock is of marine volcanic origin, characterized by poor strength and durability due to contact with sea water during extrusion of lavas. However, there are several locations in Clark County where high-quality basalt bedrock is found capable of producing substantial amounts of durable aggregate. Currently seven rock quarries are in active operation in the county. With the exception of Fisher Quarry, most rock quarries are located in the north and east portions of the county a considerable distance from the market.

Mineral resource lands of long-term commercial significance were designated as part of the 1994 Comprehensive Plan as required by WAC 365-190-070. Mineral resource lands consist of areas that appear to contain the resource, based on the best available geological information; are primarily not within environmentally sensitive areas (e.g., 100-year floodplain, high quality wetland areas); and are at least 80 acres in size, or include at least one 40-acre parcel or two 20-acre parcels which are currently vacant. Parcel size is not a requirement if the land is adjacent to an existing mining site.

The Department of Natural Resources published an updated map showing known and potential mineral resources in 2005 (Figure 23). Identified mining areas are designated with the Surface Mining Overlay (SMO) District, which is an overlay zone that can be combined with any other zoning district. Areas where the SMO was applied were updated in 2014 (Figure 24).

Development standards in Title 40 were revised in 2014 to help maintain a balance between surface mining and adjacent land uses. Extraction of mineral deposits in the Surface Mining Overlay District is a permitted use outright, while rock crushing, asphalt plants and concrete batch plants can be approved as conditional uses. Special standards include maximum permissible noise levels, hours of operation, drainage provisions and land restoration requirements. The provisions of this district also apply to surface mining operations that were active prior to the adoption of these standards.

~~The 1994 Plan included a generalized map identifying potential mineral resource areas and existing permit activity (Figure 23). Specific sites were designated for mining on the 20-Year Rural and Natural~~

~~Resources Map (Figure 24-A) based on DCTED criteria (WAC 369-190). The DCTED guidelines encourage the classification of known and potential mineral resources so that access to resources of long-term commercial significance is not knowingly precluded.~~

~~Estimates of statewide aggregate demand are based on surveys of producers. Because the survey response rates are typically low, use of these estimates for planning purposes requires considerable caution. A 1991 Washington Division of Geology and Earth Resources survey, which had an exceptionally high response rate of 24% from sand and gravel producers, suggests that the per capita annual demand for sand and gravel in Washington was 12 tons or 9 cubic yards. Demand for quarry rock products was 4 tons or 3 cubic yards per capita based on data from the same DGER survey. Data from a 1991 US Bureau of Mines survey suggest that the per capita annual demand for sand and gravel in Washington is 8 tons or 6 cubic yards. USGS statewide production data for 2001 indicate a per capita demand of 7 tons for sand and gravel and 3 tons for quarry rock~~

~~A 1992 survey of Clark County aggregate producers found that total production rates were 16.5 tons per capita in 1991 and 14.5 tons in 1992. Net exports of aggregate out of the county comprised 33% of the 1991 production. Therefore, the combined per capita consumption of aggregate in Clark County was 11.3 tons in 1991 and somewhat lower in 1992.~~

~~The Resource Document of the 1994 Comprehensive Plan included forecasts of aggregate supply and demand. Supply estimates were based on a survey of aggregate producers and a range of demand estimates was provided. Based on this forecast, the supply of good quality sand and gravel on designated mineral lands in the county was projected to be exhausted by 2006 unless new sites were permitted. There have been six permits issued for new or expanded sand and gravel mining since the 1993 analysis was done:~~

- ~~SE 1st Street Facility (10.54 acres, 70' depth, east Mill Plain area)~~
- ~~Columbia Tech Center (148 acres, 35' depth, east Mill Plain area)~~
- ~~Frost Pit (40 acres, 50' depth. east Mill Plain area)~~
- ~~Columbia/English Pit (3 acres, unknown depth, east Mill Plain area)~~
- ~~Reebs / Parr (40 acres, 60' depth, east Mill Plain area)~~
- ~~Tebo Pit expansion (58 acres, unknown depth, east Fork Lewis River)~~

~~One additional quarry site and two expansions were also permitted:~~

- ~~Chelatchie Rock (13 acres)~~
- ~~Maple Pit (37 acres)~~
- ~~Livingston Mt. (40 acres)~~

~~While additional sites extend the timeframe slightly, it remains likely that the supply of available sand and gravel in the southern portion of the county will be basically mined out over the next five years. There are permit applications pending for extraction of terrace gravel deposits along the East Fork of the Lewis River. Mining near river channels comes at a higher cost to the environment and is more expensive and difficult to mitigate as compared with surface mines in the E. Mill Plain area. As local gravel supplies decrease, an increasing percentage of aggregates will be brought in by barge from up the Columbia River. A transition to greater use of crushed quarry rock, which produces a much greater return of aggregate per acre of surface area disturbed, is likely to occur over the next 10 to 20 years despite the market preference for round rock in some products such as Portland cement concrete.~~

~~Development standards in Title 40 were revised in 2014adopted in Clark County Code Chapter 40 to help maintain a balance between surface mining and adjacent land uses. Identified mining areas are designated with the Surface Mining Overlay District, which is an overlay zone that can be combined with any other zoning district. Extraction of mineral deposits in the Surface Mining Overlay District is a permitted use outright, while rock crushing, asphalt plants and concrete batch plants can be approved as conditional uses. Special standards include maximum permissible noise levels, hours of operation, drainage provisions and land restoration requirements. The provisions of this district also apply to surface mining operations that were active prior to the adoption of these standards.~~

~~Two areas within or adjacent to the Vancouver UGA: (Fisher Quarry and Section 30/31) were designated in 1994 as "Mining Lands" with future land use designations to be determined at the time of reclamation. Fisher Quarry is now within the adopted Vancouver UGA and has been designated as Business Park. A Section 30 sub-area planning process was competed in 2004. Active mining continues in portions of the area designated "Mining Lands" in Section 31. This area is within the Vancouver Urban Growth Area, and is expected to transition to urban development over the next ten years. The "Mining Lands" plan designation (MG) and the Mining zoning designation will be phased out of use as soon as practical. The Surface Mining Overlay will then be the sole means of designating current and future mining areas. Eliminating these multiple ways of designating mining land is the only change to the county's mineral resource land designations and development regulations resulting from their review required with this Plan update under (RCW 36.70A.131).~~

~~Because of limited geological information regarding mineral resources within the county, the Comprehensive Plan also includes a means for designating new mineral resource areas in the future. The criteria matrix below (Table 3.4) is used to assess the feasibility of designating and protecting potential mineral resource areas.~~

~~Based on tonnage criteria suggested by DNR, there will be a need for approximately 1,900 acres of mineral resource lands if there is a 50-foot deposit of minerals or double the acreage if there is only a 25-foot deposit. This is based on a minimal amount of export of minerals outside Clark County.~~

~~An important step in this process was to identify potential mineral resource lands of long-term commercial significance. This was based heavily on the criteria in the DCTED guidelines (WAC 369-190). The DCTED classification criteria were intended to ensure resource conservation in a manner that also maintains a balance of land uses. The DCTED guidelines encourage the classification of known and potential mineral resources so that access to resources of long-term commercial significance is not knowingly precluded.~~

~~The DCTED guidelines state that "other proposed land uses within (mineral resource areas) may require special attention to ensure future supply of aggregate and mineral resource material, while maintaining a balance of land uses." Special attention may include notification of property owners surrounding a designated mining site and a limitation on nuisance claims by surrounding property owners.~~

~~Future mineral resource lands consist of areas identified with the potential for the existence of mineral resources. These areas appear to contain the resource, based on the information supplied by DNR (Figure 21); are primarily not within environmentally sensitive areas (e.g., 100-year floodplain, high quality wetland areas); and are at least 80 acres in size, or which at least one 40-acre parcel or~~

~~two 20-acre parcels are currently vacant. The size requirement is not a variable if adjacent to an existing mining site.~~

~~Because of limited geological information regarding mineral resources within the county, criteria were also established to help guide the designation of future sites not identified through this process.~~

~~Table 3.4 Matrix for Assessing Mineral Resources~~

	~~NOT SUITABLE~~	**~~CONSIDER FOR PROTECTION~~**	**~~PROTECTION DESIRABLE~~**	**~~PROTECTION HIGHLY DESIRABLE~~**	**~~PROTECTION CRITICAL~~**
~~Quality of Deposit~~	~~Low grade deposit.~~	~~Variable but located near use area or processing plant.~~	~~Deposit made economical to mine by upgrading material.~~	~~Grade meets the requirements for road construction or can be upgraded.~~	~~Concrete quality.~~
~~Size of Deposit~~	~~Small deposit.~~	~~Small deposit (less than 2,000 tons).~~	~~Medium size deposit.~~	~~Large deposits (7.5 million tons).~~	~~Very large deposit (10 million tons).~~
~~Access Distance from Market~~	~~More than 20 miles from use area.~~	~~Distance from use area is minimized due to access to interstate.~~	~~Less than 10 miles of the use area; alternative access route available.~~	~~Large deposit presently beyond economical hauling distance to present use areas. Near highways: access can be provided.~~	~~Within 5 miles of uses area. Adjacent to highway with access for trucks.~~
~~Compatible with Nearby Areas~~	~~Adjacent land use presently incompatible with mining (appreciable residential development within range of excessive noise, dust, blasting, vibrations, etc.).~~	~~Scattered development within outer range of impacts of mining; owners may not object to mining.~~	~~Adjacent land suitable for development and within commuting distance of use area.~~	~~Imminent incompatible development on adjacent lands.~~	~~No incompatible land uses existing or likely in the foreseeable future (adjacent land in national forest, operator's ownership, agricultural land use.)~~
~~Impact of Noise~~	~~Noise level in adjacent presently developed areas would clearly exceed standards if mining occurred.~~		~~Noise level in adjacent undeveloped areas would exceed standards for likely use, but use of these areas can be easily delayed or economical mitigation can be provided by barriers.~~		~~Noise at adjacent residential are less than 50 dB(A) due to distance or topographical barrier, berm can be constructed easily.~~
~~Impact of Blasting~~	~~Too close to existing subdivision.~~				~~Blasting not required; permanent open space between quarry and other uses; topographic barrier between quarry and other land uses; only occasional light blasting; blasting compatible with adjacent uses.~~
~~Impact of Truck Traffic~~	~~Only access is local road through residential area.~~	~~Slightly longer alternative route exists.~~	~~Alternative truck route can be built at reasonable expense; alternative transportation (conveyor, etc., can be sued past residential streets).~~		~~Adjacent to freeway with access to site.~~

~~**Visual Impact**~~	~~Mining would destroy or create.~~	~~Mining activity cannot be screened and would permanently alter landscape.~~	~~Some activity visible from residential areas, but no permanent deterioration of landscape.~~	~~Mining activity can be easily screened by berms and/or vegetation.~~	~~Activity screened by topography or vegetation, or appreciably reduced by distance.~~
~~**Wetlands Impact**~~	~~High quality wetlands throughout the site.~~	~~High quality wetlands only on a portion of site and can be avoided.~~	~~Lower quality wetlands on site and can be mitigated.~~	~~Wetlands can be avoided on sit.~~	~~No or minimal wetlands on site and of low quality.~~
~~**Slopes**~~	~~Site located in active unstable slope area.~~	~~Potential or historical unstable slopes.~~	~~Unstable slopes on site can be avoided.~~	~~Minimal slopes throughout the site.~~	~~Level grade mining site with minimal slopes.~~
~~**Biological Impact**~~	~~Negatively impacts rare, threatened or endangered plants or animals~~	~~Site includes prime wildlife habitat that would be permanently removed by mining.~~	~~Species of Special Concern located on site.~~	~~Minor or temporary loss of wildlife habitat.~~	~~No significant biological resources; rehabilitation of site would replace or create habitat.~~
~~**Impact of Flooding**~~	~~Mining would cause erosion of adjacent property; could be prevented only at great expense.~~		~~Mining would create erosion hazard for roads, bridges, and utility lines; however, these structures could be strengthened at reasonable costs.~~		~~Mining would create flood control channel and would not damage adjacent land.~~

Critical/Sensitive Lands

Identification and protection of critical areas is a key component of the GMA legislation. The critical areas component, including maps, definitions and policies, can be found in Chapter 4, Environmental Element. Critical areas can be found within the urban areas and within the rural and resource areas of the county. These critical areas include flood hazard areas, geological hazard areas, wetlands, shoreline and surface waters, wildlife conservation areas, aquifer recharge areas and scenic areas.

Parks and Open Space

Realizing the importance of parks and recreation to the livability of the community, Clark County adopted its first Parks Comprehensive Plan in 1965. Clark County~~The Vancouver-Clark Parks~~ owns and operates approximately 4,006~~7,335~~ acres of park and open space lands. These lands are divided into these~~three~~ categories: neighborhood, community and regional parks, and open spaces~~urban, regional and special facilities~~. This includes 12 regional parks, three special facilities acres, and conservation areas and greenway systems. Many of these parks are in the rural area, including Moulton Falls, Lewisville Park, Lacamas Lake, Siouxon and Whipple Creek Park. Recreational facilities are discussed in more detail in Chapter 7, Parks and Open Space.

Master Planned Resorts

The Growth Management Act allows counties to permit master planned resorts. A master planned resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort (RCW.36.70A.360).

Capital Facilities and Utilities

Capital facilities are the basic services that the public sector provides to support land development including roads, public schools, fire and police protection, parks, libraries, and utilities. Within the rural area, water availability is provided either through private wells or by Clark Public Utilities. Sewage disposal is predominately provided by on-site septic disposal. However, there are areas, which have sanitary sewer systems due to failures of the septic systems, such as Meadow Glade and Hockinson. Utilities are discussed in greater detail in Chapter 6, Capital Facilities and Utilities.

Transportation

Land use and transportation are closely linked, even within the rural and resource areas. Within the rural area, the functional classification for roads includes Rural Principal Arterials, Rural Minor Arterials and other rural roads such as Major and Minor Collectors and local roads. Analysis of rural road definitions and deficiencies is discussed in Chapter 5, Transportation.

Equestrian Element

Clark County recognizes the contributions of equestrian livestock husbandry, training, competition, and recreation activities to the overall rural quality of life in Clark County. These activities provide a lifestyle value to numerous county residents and visitors and economic revenue for rural residents and business owners. There are numerous organizations that support the equestrian industry by providing education and promoting equine husbandry, including the Clark County Extension Service, Future Farmers of America, 4H, the Clark County Executive Horse Council, the Mt. St. Helens Chapter of the Backcountry Horsemen, and numerous other special interest equestrian-related groups.

As growth continues to occur throughout the county, open land to sustain livestock and existing or potential trail segments may be lost to uncoordinated land development and road improvements. Also, requirements of the Endangered Species Act may limit livestock management choices and the location of new equestrian facilities on land constrained by large riparian corridors. Additionally, with the county's emphasis on preserving agricultural and forestry lands within the Resource and Rural Districts, the development of large equestrian facilities of a size and scale that would be incompatible with agricultural and forestry practices within these districts should be discouraged.

The Equestrian Community plays a vital role in Clark County's economy and rural character. Clark County is unique in the Portland metropolitan area for having many one- to ten-acre exurban parcels. These properties, many of which host equine uses, are a premium attraction for some. According to the Clark County Equine Impact report (Clark County Executive Horse Council, 2009), 4.8% of Clark County households own equines. The estimated number of equines in Clark County is approximately 28,902.

Community Framework Plan

Clark County adopted the Community Framework Plan in April 1993. The Framework Plan established a consensus among the citizens of the county about the lands, which would eventually be committed to urban uses and those which should remain rural. The Framework Plan is not a detailed plan, but a plan that provides a framework through policies that guide the development of the 20-Year Plan. The Framework Plan policies are discussed in Chapter 1, Land Use. Policies that relate to rural lands can be found in most elements of the plan including Land Use, Rural and Resource Lands, Transportation, Public Facilities, Utilities, Parks and Open Space, Economic Development and Community Design.

Goals and Policies

3.0 Countywide Planning Policies

3.0.1 The county shall recognize existing development and provide lands, which allow rural development in areas, which are developed or committed to development of a rural character.

3.0.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations.

County 20-Year Plan Policies

Rural Areas – General

Goal: Compatible with maintaining rural character and rural (levels of service)(services), ensure that lands outside of urban growth areas are viable places to live and work.

3.1 Policies

3.1.1 Clark County shall maintain and protect the character of rural lands defined as those lands outside of urban growth areas by promoting:

- Large lot residential development compatible with adjacent farming, forestry and mining and not needing urban facilities and services;
- Non-residential development in Rural Centers;
- Economic development activities consistent with the preservation of rural character;
- Agriculture, forestry and mining activities;
- Regional parks, trails and open space;
- Environmental quality, particularly as evidenced by the health of wildlife and fisheries (especially salmon and t rout), aquifers used for potable water, surface water bodies and natural drainage systems; and
- Historic character and resources including archaeological and cultural sites important to the local community.

3.1.2 Land use designations shown on the Clark County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:

- Generally characterized by a larger lot size;
- Do not require urban levels of public services;
- Opportunities exist for farming and mineral activities;
- The area is contiguous with other rural lands or can serve as a buffer between large-lot residential development and resource activities or urban areas;
- The area is not needed to provide capacity for population or employment growth in the 20-year forecast; and,
- The area has outstanding scenic, historic, environmental, resource or aesthetic values.

~~**Rural Lands**~~

~~**Goal: Maintain the existing rural character and compatibility with resource-based economic uses, such as farming, forestry, mineral extraction and recreation.**~~

~~**3.1 Policies**~~

~~3.1.1 Clark County shall maintain and protect the character of its designated Rural Area. Therefore, the county's land use regulations and development standards should protect and enhance the following components of the Rural Area:~~

- ~~environmental quality, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies and natural drainage systems;~~
- ~~commercial and non-commercial farming, forestry, fisheries, and mining;~~
- ~~community Rural Center atmosphere, safety, and locally owned small businesses;~~
- ~~regionally significant parks, trails and open space;~~
- ~~large lot (parcels of 5-20 acres in size) residential development compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and,~~
- ~~historic character and resources including archaeological and cultural sites important to the local community.~~

~~3.1.2 The Rural Area designations shown on the Clark County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:~~

- ~~opportunities exist for significant commercial or non-commercial farming and forestry (large-scale farms and forest lands are designated as Natural Resource lands);~~
- ~~the area is contiguous to other lands in the Rural Area, Natural Resource Lands or large, predominantly environmentally sensitive areas;~~
- ~~the area will help buffer nearby Natural Resource Lands from conflicting urban uses;~~
- ~~there are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure;~~
- ~~the area is not needed for the foreseeable future that is, beyond the 20-year forecast period to provide capacity for population or employment growth;~~
- ~~the area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a Rural Area designation; or,~~
- ~~significant environmental constraints make the area generally unsuitable for intensive urban development.~~

3.1.3 Clark County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3), and Countywide Planning Policy 3.0.

~~3.1.4 Support and encourage uses within rural lands which sustain and are compatible with the rural character and level of public facilities and services, such as:~~

- ~~small scale forest and farm management;~~
- ~~large lot residential development;~~
- ~~open space, parks, trails /recreation;~~

- ~~mining; and,~~
- ~~home businesses.~~

~~3.1.5 Encourage and support public recreation, education and interpretive activities and facilities which complement the rural character and resource activities located throughout the rural area.~~

3.1.4~~3.1.6~~ Master Planned Resorts ~~(MPR)~~ may be approved in an area outside of established Urban Growth Boundaries consistent with the requirements for plan amendments in the Clark County Code.~~providing they meet the following criteria:~~

- ~~the land proposed is better suited and has more long term importance for a Master Planned Resort that the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as a forest or agricultural resource;~~
- ~~the location, design, and provision of necessary utilities does not allow for the development of new urban or suburban land uses in the immediate vicinity;~~
- ~~the proposed site includes unique natural amenities, such as views, streams, lakes or other features that provides a natural attraction for public use;~~
- ~~the proposed development provides urban level public services that are strictly contained within the boundaries of the resort property by design and construction;~~
- ~~the proposed site for the Master Planned Resort is sufficient in size and configuration to provide for a full range of resort facilities while maintaining adequate separation from any adjacent rural or resource land uses;~~
- ~~residential uses are designed primarily for short-term or seasonal use, full time residential uses should be limited;~~
- ~~the major recreational facilities within the Master Planned Resort must be open to the public and the overall facilities and recreational activities should promote tourism and the recreational goals of the comprehensive plan;~~
- ~~each proposal should include a full inventory of critical wildlife habitat, significant wetlands, shorelines and floodplains, and cultural resources;~~
- ~~significant natural and cultural features of the site should be preserved and enhanced to the greatest degree possible;~~
- ~~commercial uses and activities within the MPR should be limited in size to serve the customers within the MPR and located within the project to minimize the automotive convenience trips for people using the facilities; and,~~
- ~~adequate emergency services must be available to the area to insure the health and safety of people using or likely to use the facility.~~

~~3.1.7 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and will be subject to normal and accepted farm, forestry or mining practices that comply with federal, state and local regulations.~~

~~3.1.8 Establish programs for the rural area, which notify and educate residents of ongoing small scale resource activities.~~

3.1.5~~3.1.9~~ Encourage cooperative resource management among farmland and timberland owners, farm foresters, rural residents, environmental groups and local,

state, and federal resource agencies for managing private and public farm and forestlands and public resources.

~~3.1.10 Establish provisions for intensity of rural development, including a range of lot sizes based on natural characteristics, proximity to designated natural resource lands, transportation circulation, availability of services which are adequate without extending or up-grading levels of service (LOS), and open space areas.~~

~~3.1.11 Those areas with a Comprehensive Plan designation of Rural shall have a residential density of one dwelling unit per 5, 10, and 20 acres.~~

3.1.6~~3.1.12~~ Rural development shall not be allowed unless appropriate facilities and services (water, storm drainage, roads and approved sanitary treatment) are in place or planned.

3.17~~3.1.13~~ Rural lands generally shall be served by septic tanks and individual wells (when public water is not available). Wastewater treatment shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies.

~~3.1.14 Standards and plans for utility service should be consistent with long-term low-density development and resource industries and should be coordinated in a manner to maintain public health and safety at efficient and cost effective levels in areas of rural and natural resource designated lands.~~

3.1.8~~3.1.15~~ ~~Wastewater treatment shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies.~~ Sewer lines shall not be extended into rural areas except to correct existing health hazards. ~~and~~ Sewer lines shall not be extended until ~~provided~~ other means for treatment, such as state approved alternative technologies, have been assessed and determined not to be feasible due to environmental constraints.

3.1.9~~3.1.16~~ Rural and Resource land designations within the Columbia River Gorge National Scenic Area are consistent with the requirements of the National Scenic Area legislation. The minimum lot size requirements and uses shall only be authorized to the extent that they are consistent with the National Scenic Area legislation established to implement the requirement of the scenic area.

3.1.10 Activities in rural areas shall be conducted in a manner consistent with the Clark County Shoreline Master Program, if in shoreline jurisdiction.

Rural Lands

Goal: Compatible with maintaining rural character and rural (levels of service) (services), provide for lands outside of urban growth areas that are predominately for residential uses.

3.2 Policies

3.2.1 Rural lands as designated on the Comprehensive Plan Land Use Map are generally for rural residential development, for accessory uses such as home businesses and for small-scale resource uses.

3.2.2 Land designated as Rural are characterized by a range of lot sizes and generally are not characterized by high-quality soils.

3.2.3 Those areas with a Rural Comprehensive Plan designation shall have a residential density of one dwelling unit per 5, 10 and 20 acres (R-5, R-10 and R-20 respectively).

3.3.4 Clustering of parcels is allowed consistent with platting and zoning requirements and the Clark County Code.

3.2.5 If schools and related facilities need to be sited in rural areas, preference shall be to locate first in Rural Centers and then, as a last resort, in areas designated as Rural.

Rural Centers

Goal: Maintain the character of the designated Rural Centers within the surrounding rural area.

3.3 Policies

3.3.1 Rural Centers as designated on the Comprehensive Plan Land Use Map are distinct areas that:

- provide a focus for the surrounding rural area that is appropriate in character and scale in the rural environment;
- provide appropriate commercial developments to serve adjoining rural areas;
- provide services to tourists and other visitors recreating in the area; and,
- provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town no longer serves that role for the surrounding area.

3.3.2 Rural Centers:

- are generally characterized by smaller lot patters;
- have residential development and small-scale business that provides convenience shopping and services to nearby residents;
- have access to arterial roadways; and,
- are surrounded by rural landscapes of generally open land used for agriculture, forestry, large lot residential, recreational and environmental protection purposes.

Rural Centers identified on the Comprehensive Plan Land Use Map are: Amboy, Brush Prairie, Chelatchie Prairie, Dollars Corner, Fargher Lake, Hockinson and Meadow Glade.

3.3.3 Rural Centers shall have a residential density of between one unit per acre and one unit per five acres (RC-1, RC-2.5 and R-5) based on the historical pattern in the area. In no case shall density exceed one unit per acre.

3.3.4 Rural commercial development should support the needs of rural residents and natural resources activities rather than urban area uses. Appropriate uses for Rural Centers include:

- resource-based industrial development consistent with rural character and levels of service;
- commercial uses supporting resource uses, such as packing, first state processing and processing which provides value added to the resource products may occur in resource areas; and,
- post offices, veterinary clinics, day care, small medical practices and schools that provide employment, shopping services and housing opportunities within Rural Centers. The scale should be compatible with surrounding roads and utilities, which reinforce the rural character and distinct sense of community.

3.3.5 If schools and related facilities need to be sited in rural areas, preference shall be to locate first in Rural Centers and then, as a last resort, in areas designated as Rural.

3.3.6 Rural Center designation criteria are as follows:

- an area proposed as a Rural Center had to have existed as of July 1, 1990, identifiable by pre-existing small lot development patterns, natural features as boundaries and access to arterials;
- proponents of a new Rural Center shall submit to the county a petition signed by at least 60 percent of the property owners of the land within the boundaries of the proposed new Rural Center;
- a new Rural Center or a boundary expansion of an existing Rural Center shall be considered and evaluated by the county through the annual review under CCC40.560 and pursuant to RCW36.70A.070(5)(d).

Forest lands

Goal: To maintain and enhance the conservation of productive forestlands and discourage incompatible uses associated with forestry activities.

3.4 Policies

3.4.1 Forest lands as designated in the Comprehensive Plan Land Use Map shall be managed primarily for the conservation of long-term commercial significant forest lands for productive economic use.

3.4.2 Primary land use activities on forest lands are commercial forest management, agriculture, mineral extraction, public recreation uses and other non-forest related economic activities relying on forest lands.

3.4.3 Those areas with Forest Tier I and Forest Tier II Comprehensive Plan designations shall have a residential density of one dwelling unit per 80 and 20 acres (FR-80 and FR-20 respectively).

3.4.4 Clustering of parcels is allowed consistent with platting and zoning requirements and the Clark County Code.

3.4.5~~4~~ Forest activities shall be encouraged by:

- supporting land trades that result in consolidated forest ownership;
- working with forest landowners and managers to identify and develop other incentives for continued forestry; and,
- taking into consideration in capital improvements plans maintaining public roads adequate to accommodate the transport of forest commodities.

- 3.4.6~~5~~ Land use activities within or adjacent to forestland shall be located and designed to minimize conflicts with forest management and other activities on forestland to include the following:
  - residential development on lands adjacent to designated forestland shall be located away from the forestland and should provide for a buffer between residential and forest activity;
  - special development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location shall be adopted for dwellings within or adjacent to designated forest lands; and
  - notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development.

- 3.4.7~~6~~ Special purpose districts and local improvement districts in lands designated in the 20-Year Plan for forest use will only be used when the services or facilities provided by the special purpose district or local improvement district through taxes, assessments, rates or charges directly benefit those forest lands.

- 3.4.8~~7~~ Resource activities on forest lands performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.
-
- 3.4.9~~8~~ In identifying and designating commercial forest land, the following factors shall be taken into consideration: operational factors, growing capacity, site productivity and soil composition, surrounding land use, parcel size, economic viability, tax status and public service levels that are conductive to long-term continuance in forest management.

~~**Rural Centers**~~

~~**Goal: Maintain the character of the designated Rural Centers within the surrounding rural area that is appropriate in character and scale in the rural environment.**~~

~~**3.2 Policies**~~

~~**3.2.1 Rural Centers designated on the Comprehensive Plan Land Use Map are distinct areas of smaller lot patterns with residential development, small-scale business that provides convenience shopping and services to nearby rural residents, have access to arterial roadways, and are surrounded by protected rural landscapes of generally open land used for agriculture, forestry, large lot residential, recreational and environmental protection purposes. The Rural Centers identified on the Comprehensive Plan map are: Amboy, Brush Prairie, Chelatchie Prairie, Dollars Corner, Fargher Lake, Hockinson, and Meadow Glade.**~~

~~**3.2.2 Rural Centers should serve the following purposes:**~~

- ~~**provide a focus for the surrounding rural area that is appropriate in character and scale in the rural environment;**~~

- ~~provide appropriate commercial and industrial lands for job growth opportunity and developments to serve adjoining rural areas and for tax base to support schools districts;~~
- ~~provide services to tourists and other visitors recreating in the area; and,~~
- ~~provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town no longer serves that role for the surrounding area.~~

~~3.2.3 Designation criteria for Rural Centers include identification of pre-existing small lot development patterns, natural features as boundaries, and access to arterials.~~

~~3.2.4 Rural commercial development should support the needs of rural residents and natural resources activities rather than urban area uses.~~

~~3.2.5 If schools serving predominantly rural populations cannot be located in UGAs or within ¼-mile of a UGA, preference shall be to locate the schools in Rural Centers and as a last resort, rural areas.~~

~~3.2.6 Schools and related facilities are strongly encouraged to locate within the urban growth areas. Schools may be located in the urban reserve areas (URA) or rural areas where necessary to serve population growth within and outside of the urban growth boundary (for specific schools policies see Chapter 10).~~

~~3.2.7 Encourage resource based industrial development to locate within Rural Centers, consistent with rural character and levels of service.~~

~~3.2.8 Encourage uses, such as rural commercial, post offices, veterinary clinics, day care, small medical practices and schools that provide employment, shopping services and housing opportunities within Rural Centers. The scale should be compatible with surrounding roads and utilities, which reinforce the rural character and distinct sense of community.~~

~~3.2.9 Rural Centers shall have a density of between one unit per acre and one unit per five acres based on the historical lot pattern in the area. In no case shall density exceed one unit per acre.~~

~~3.2.10 Commercial activities in rural areas should be located in Rural Centers. Commercial uses supporting resource uses, such as packing, first stage processing and processing which provides value added to resource products may occur in resource areas.~~

~~3.2.11 A new Rural Center or a boundary expansion of an existing Rural Center shall be considered and evaluated by the county through the annual review under CCC 40.560 and pursuant to RCW36.70A.070 (5)(d).~~

~~3.2.12 Before the county considers a new Rural Center the proponent(s) shall submit to the county a petition signed by at least 60 percent of the property owners of the land within the boundaries of the proposed new Rural Center.~~

~~Resource Lands~~

~~Commercial Forest Tier I and II~~

~~GOAL: To maintain and enhance the conservation of productive forestlands and discourage incompatible uses associated with forestry activities.~~

~~3.3 Policies~~

~~3.3.1 Encourage the conservation of long-term commercial significant forestlands for productive economic use.~~

~~3.3.2 Capital improvement plans should take into consideration maintaining public roads adequate to accommodate the transport of forest commodities.~~

~~3.3.3 In identifying and designating commercial forest land, the following factors shall be taken into consideration: operational factors, growing capacity, site productivity and soil composition, surrounding land use, parcel size, economic viability, tax status, and public service levels that are conducive to long-term continuance in forest management.~~

~~3.3.4 Primary land use activities in forest areas are commercial forest management; agriculture, mineral extraction, ancillary uses and other non-forest related economic activities relying on forestlands.~~

~~3.3.5 Encourage the multiple economic use of forestland for a variety of natural resource and activities particularly suited for and compatible with forestlands.~~

~~3.3.6 Commercial forestland, considered desirable for acquisition for public recreational, scenic and park purposes, shall consider its impact on a viable forest industry including but not limited to forest management practices on adjacent lands, buffering and transportation of forestry products.~~

~~3.3.7 Encourage the maintenance of forestlands in timber and current use property tax classifications, including classified forest land, designated forest land and forest open space classifications, as provided for in (RCW 84.28) and (RCW 84.33).~~

~~3.3.8 Establish or expand special purpose taxing districts and local improvement districts in lands designated in the 20-Year Plan for forest use only when the services or facilities provided by the special purpose district or local improvement district through taxes, assessments, rates or charges directly benefit those forest lands.~~

~~3.3.9 Encourage the concept of cooperative resource management among timberland owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the state's public and private timberlands and public resources.~~

~~3.3.10 Land use activities within or adjacent to forest land shall be located and designed to minimize conflicts with forest management and other activities on forestland.~~

~~3.3.11 Residential development on lands adjacent to designated forestland shall be located away from the forestland and should provide for a buffer between residential and forest activity.~~

~~3.3.12 Special development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location shall be adopted for dwellings within or adjacent to designated forest lands.~~

~~3.3.13 Encourage the continuation of commercial forest management by:~~

- ~~supporting land trades that result in consolidated forest ownership; and,~~
- ~~working with forest landowners and managers to identify and develop other incentives for continued forestry.~~

~~3.3.14 Forest and mining activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.~~

~~3.3.15 Notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development.~~

~~3.3.16 Within the Forest Tier I category, only one principal dwelling unit per 80 acres shall be allowed with the provision for an additional temporary dwelling.~~

~~3.3.17 Within the Forest Tier II category, one principal dwelling unit per 40 acres shall be allowed with the provision for an additional temporary dwelling.~~

~~Agriculture Policies~~

~~Goal: To maintain and enhance productive agricultural lands and minimize incompatibilities with adjacent uses.~~

~~3.4 Policies~~

~~3.4.1 The county shall encourage the conservation of the county's designated agricultural lands for long-term commercial and non-commercial agricultural uses and shall protect the opportunity for these lands to support the widest variety of agricultural crops and products as listed in RCW 36.70A.030(2) by:~~

- ~~maintaining public roads in capital improvement plans to accommodate the transport of agricultural commodities;~~
- ~~encourage cooperative resource management among agricultural land owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the county's public and private agricultural lands;~~
- ~~encouraging the continuation of commercial agriculture by: 1) supporting land trades that result in consolidated agricultural ownership, 2) encouraging the maintenance of agricultural lands in current use property tax classifications, including those classifications as provided for in RCW 84.34 and CCC Chapter 3.08, and 3) working with agricultural landowners and managers to identify and develop other incentives for continued farming; and,~~
- ~~encouraging agricultural land use as a clean industry incorporating tax breaks, right to farm, purchase of development rights, transfer of development rights and other economic means and develop strategies to support farming practices.~~

~~3.4.2 Minimum parcel size should be adequate to allow reasonable and economic agricultural use.~~

~~3.4.3 The primary land use activities in agricultural areas shall be commercial or non-commercial agriculture, forest management, mineral extraction, ancillary uses and other non-agricultural related economic activities relying on agricultural lands.~~

~~3.4.4 Land uses on commercial agricultural lands shall include all standard agricultural practices and supporting activities, including farm worker housing and use of water resources for irrigation.~~

~~3.4.5 Commercial agricultural land considered desirable for acquisition for public recreational, scenic and park purposes shall first be evaluated for its impact on a viable agricultural industry.~~

~~3.4.6 The county should establish or expand special purpose taxing districts and local improvement districts in lands designated in the plan for agricultural use only when the services or facilities provided by the special purpose district or local improvement district, through taxes, assessments, rates or charges, directly benefit those agricultural lands.~~

~~3.4.7 Land use activities within or adjacent to agricultural land shall be located and designed to minimize conflicts with agricultural management and other activities on agricultural land.~~

~~3.4.8 Residential development adjacent to agricultural land shall be appropriately buffered from agricultural activities.~~

~~3.4.9 Public services and utilities within and adjacent to designated agricultural areas should be designed to prevent negative impacts on agriculture and allow for continued resource activity.~~

~~3.4.10 Agricultural activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.~~

~~3.4.11 Notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development. The notice should state that agricultural, forest or mining activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances.~~

~~3.4.12 Within the Agriculture land designation, one principal dwelling unit per 20 acres shall be allowed with the provision for an additional temporary dwelling.~~

~~3.4.13 Within the Agriculture/Wildlife category, one principal dwelling unit per 160 acres shall be allowed.~~

~~**Mineral Lands**~~

~~**Goal: To protect and ensure appropriate use of gravel and mineral resources of the county, and minimize conflict between surface mining and surrounding land uses.**~~

~~**3.5 Policies**~~

~~**3.5.1 Support the conservation of mineral lands for productive economic use by identifying and designating lands of long-term commercial significance for mineral extraction and that are not already characterized by urban growth.**~~

~~**3.5.2 Designate mineral resource lands based on the following:**~~

~~a. **Geological, environmental, and economic factors, including, without limitation, consideration of the evidence of the quality, quantity and characteristics of the resource deposits in the area of interest; proximity to unstable slopes, riparian and wetland areas, habitat for endangered or threatened species, flood hazard areas, parks, public preserves, or other sensitive lands; and economic impacts of mining and other uses of the area;**~~

~~b. **Surrounding land uses, zoning, and parcel size, including, without limitation, consideration of proximity to and impacts on residentially zoned areas with existing densities of predominantly one dwelling unit per five acres or higher, and proximity to and impacts on agricultural and forest lands; and**~~

~~c. **Suitability and safety of the existing transportation system to bear the traffic associated with mining, including, without limitation, the suitability of public access roads to be used as haul roads, the distance to market, the need to route truck traffic through residential areas, and adequacy of intersections to handle mining traffic plus other traffic. Consideration of future improvements to the transportation system may be considered only of the specific improvements are identified and funded as part of the county's transportation plan.**~~

~~d. **The surface mining overlay shall not be designated on parcels zoned Rural (R).**~~

~~e. **Consideration that reclamation of mineral resource lands occurs after mining and that such lands may be re-purposed consistent with the comprehensive plan.**~~

~~**3.5.3 Ensure that mining-related activities on mineral resource lands follow best management practices.**~~

~~**3.5.4 Ensure that mineral extraction and processing operations minimize and mitigate any significant adverse impacts on water, fish, wildlife, and nearby land uses.**~~

~~**3.5.5 Ensure that the use of adjacent lands will not interfere with the continued use of designated mineral resource lands for the extraction of minerals.**~~

~~**3.5.6 Establish notification standards whereby developments on lands in the vicinity of designated mineral resource lands are given notice that they are locating in or adjacent to a potential mining area.**~~

~~**3.5.7 Surface mining shall not occur within 100-year floodplains.**~~

~~**Equestrian Element**~~

~~**Goal: To protect, preserve, and enhance the rural and equestrian character of Clark County, through sustainable ecological development practices.**~~

~~**3.6 Policies**~~

~~**3.6.1 Complete the acquisition, development, funding, and construction of the equestrian portion of Vancouver-Clarks Parks' Regional Trail and Bikeway Systems Plan.**~~

~~3.6.2 **Create and adopt a Clark County Park Code to implement these trail systems.**~~

~~3.6.3 **Include the trail systems in the Arterial Atlas Road Standards.**~~

~~**3.6.4 Integrate trail systems and open space within rural centers and urban areas, thus enhancing the overall character of existing development, providing additional economic opportunities, and providing additional opportunities for the reduction of motorized transportation.**~~

~~3.6.5 Educate the general public regarding the benefits to all citizens of equestrian based communities. These may include but are not limited to:~~

~~a. The preservation of open space through the use of shared habitats~~

~~b. Improved water quality due to open space and multi-use trail system buffers~~

~~c. Wildlife corridors~~

~~d. Improved air quality due to the use of expanded/interlinked non-motorized trail systems~~

~~e. Positive impacts to the local economy not only by equestrians, both local and at large, but also local and visiting non-equestrians utilizing trails and open space~~

~~f. Increased values and faster sales for all properties adjacent to or nearby trail systems or other open space~~

~~g. Open space and multi-use trail systems provide recreational opportunities for non-equestrians, resulting in significant health/fitness benefits and therefore an overall reduction in healthcare costs~~

~~h. Unique social and educational opportunities~~

~~i. Business opportunities which meet equestrian and recreational needs.~~

~~3.6.6 Provide historical information to the public regarding the significance of equines in the county's cultural heritage, as well as historical information about specific trails and open space.~~

~~3.6.7 Educate the general public about the myths and facts surrounding the equine's use on trail systems, conservation lands, etc.~~

~~3.6.8 To encourage safe interactions between equestrians, non-equestrians, and motorized vehicles; educate the general public regarding proper equine etiquette.~~

~~3.6.9 Encourage new equestrian residential development to adopt residential cluster design concepts with shared use facilities, and permanently designated open spaces, thereby reducing the overall environmental impact and protecting sensitive or otherwise high quality habitat. They must be compatible with surrounding land uses and should be located adjacent to or in proximity to other open space, multi-use trails, and/or rural centers or urban areas. These new developments should include appropriate internal trails, as well as trails allowing linkage to rural centers or urban areas, multi-use trail systems, open space, regional parks, etc., as well as natural buffers to screen facilities, primary roadways and structures from adjacent properties.~~

~~3.6.10 Encourage all new construction and development to meet or exceed LEED certification standards, or equal.~~

~~3.6.11 Encourage equestrian owners to employ best management practices for animal health, to protect the environment, and be sensitive to surrounding neighbors and land uses.~~

~~3.6.12 Preserve quality agricultural lands to ensure adequate and sustainable local feed production.~~

~~3.6.13 Develop an identity program. The County will encourage the appropriate organizations and public agencies to promote Clark County as a regional, state, and national equestrian and recreational destination. This could include the following: marketing materials, signs, websites, parks, trails, facilities, events, services, equestrian and/or ecological tourism (eco-tourism) tourism.~~

~~3.6.14 Encourage economic growth by promoting commercial opportunities that provide viable equestrian based services along major travel corridors, multi-use trail systems, parks, or other facilities as appropriate.~~

~~3.6.15 The County should investigate providing incentives to promote equestrian businesses by lowering any applicable fees.~~

~~3.6.16 Expand existing public facilities, add facilities, and/or develop a new equestrian park, which address the needs of the County's equestrian community and will provide the appropriate venue and services required to attract large regional or national equine events and thereby further enhance economic development.~~

~~3.6.17 The County should partner with an organization (i.e. The Executive Horse Council) to develop a regional equestrian events center.~~

~~3.6.18 The County, in conjunction with cities, should consider adopting a countywide planning policy that allows for equestrian uses in urban areas.~~

~~Strategies for Resource Lands~~

- ~~Evaluate a variety of funding sources and their feasibility for acquisition of land and other programs to implement the policies within the Rural and Natural Resource Element and to comply with regional salmon recovery goals and objectives.~~
- ~~Maintain an inventory of gravel and mineral resource sites. The inventory should comprise of:~~
- ~~a list of designated sites;~~
- ~~a list of "potential" sites for which information about the quality and quantity of the site is not adequate to allow a determination of long-term commercial significance;~~
- ~~a list of current sites; and,~~
- ~~a list of active sites.~~
- ~~Develop a preliminary Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) Program for Clark County.~~

~~The primary strategy being:~~

- ~~Appoint a Clark County TDR Task Force to produce a recommendation or set of recommendations to the Clark County Board of Commissioners to consider regarding the potential for adopting TDR ordinance. The Task Force's composition could include:~~
- ~~a representative of the Clark County Farm Bureau;~~
- ~~a representative of Clark County Farm Forestry Association;~~
- ~~a private developer;~~
- ~~a private sector property appraiser;~~
- ~~a private sector Real Estate agent;~~
- ~~a representative from the Columbia Land Trust;~~
- ~~a representative at-large from the environmental sector of the community;~~
- ~~a neighborhood association representative;~~
- ~~two city receiver representatives; and~~
- ~~a Planning Commission member.~~
- ~~The Task Force's work could include any or all of the following:~~
- ~~solicit and retain a private sector property appraiser to assess the economic viability for a TDR program in Clark County;~~
- ~~identify potential sending and receiving sites (receiving sites could include city centers and those lots zoned urban reserve and/or those sites on the fringe of the city limits.);~~
- ~~design a pilot or hypothetical TDR project;~~
- ~~assess farmers and foresters interest in selling development rights;~~
- ~~assess developers interest in purchasing such developments rights;~~
- ~~determine if the sending parcel's sold off development rights run with the land or the duration of the sender's tenure on the property;~~
- ~~determine how development rights (density) should be applied to a receiving site (up-zoning);~~
- ~~determine what entity should administer the TDR program; and~~

- ~~**evaluate the feasibility of placing on the ballot to the voters a Purchase of Development Rights (PDR) Program to preserve farm and forestry lands in Clark County.**~~

Agricultural Lands

Goal: To maintain and enhance productive agriculture lands and minimize incompatibilities with adjacent uses.

3.5 Policies

3.5.1 Agriculture lands as designated in the Comprehensive Plan Land Use Map shall be managed primarily for the conservation of long-term commercial significant agriculture lands for productive economic use.

3.5.2 Primary land use activities on agriculture lands are commercial agriculture management, agriculture-related uses, temporary worker facilities, forest activities and other non-agriculture related economic activities relying on agriculture lands.

3.5.3 Those areas with Agriculture Comprehensive Plan designations shall have a residential density of one dwelling unit per 10 acres (AG-10).

3.5.4 –Clustering of parcels is allowed consistent with platting and zoning requirements and the Clark County Code.

3.5.5~~4~~ Those areas with Agriculture/Wildlife Comprehensive Plan designations shall have a residential density of one dwelling unit per 160 acres (AG/WL).

3.5.6~~5~~ Agriculture activities shall be encouraged by:

- limiting residential development in or near agricultural areas;
- limiting public services and facilities which lead to the conversion of agricultural lands to non-resource uses;
- maintaining public roads in capital improvement plans to accommodate the transport of agricultural commodities;
- cooperative resource management among agricultural land owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the county's public and private agricultural lands;
- supporting land trades that result in consolidated agricultural ownership;
- encouraging the maintenance of agricultural lands in current use property tax classifications, including those classifications as provided for in RCW 84.34 and CCC Chapter 3.08;
- working with agricultural landowners and managers to identify and develop other incentives for continued farming; and,
- encouraging agricultural land use as a clean industry incorporating tax breaks, right to farm, purchase of development rights, transfer of development rights and other economic means and develop strategies to support farming practices.

3.5.7~~6~~ Minimum parcel size should be adequate to allow reasonable and economic agricultural use.

3.5.8~~7~~ Special purpose taxing districts and local improvement districts in lands designated in the 20-Year Plan for agricultural use will only be used when the services or facilities provided by the special purpose district or local improvement district through taxes, assessments, rates or charges, directly benefit those agricultural lands.

3.5.9~~8~~ Land use activities within or adjacent to agricultural land shall be located and designed to minimize conflicts with agricultural management and other activities on agricultural land, to include the following:

- residential development adjacent to agricultural land shall be approximately buffered from agricultural activities;
- public services and utilities within and adjacent to designated agricultural areas should be designed to prevent negative impacts on agriculture and allow for continued resource activity;
- notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development.

3.5.10~~9~~ Agricultural activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.

Mineral Lands

Goal: To protect and ensure appropriate use of gravel and mineral resources of the county and minimize conflict between surface mining and surrounding land uses.

3.6 Policies

3.6.1 Support the conservation of mineral lands for productive economic use by identifying and designating lands that have long-term commercial significance for mineral extraction and that are not already characterized by urban growth.

3.6.2 Designate mineral resource lands based on the following:

- geological, environmental and economic factors;
- surrounding land uses, zoning and parcel size; and,
- the suitability of public access roads to be used as haul roads.

3.6.3 Ensure that mineral extraction and processing operations minimize the mitigate any significant adverse impacts on water, fish, wildlife and nearby land uses.

3.6.4 Ensure that the use of adjacent lands will not interfere with the continued use of designated Mineral Resources lands for the extraction of minerals in the accustomed manner and in accordance with best management practices.

3.6.5 Establish notification standards whereby developments on lands in the vicinity of designated mineral resource lands are given notice that they are locating in or adjacent to a potential mining area.

3.6.6 The Surface Mining Overlay shall not be designated within Rural (R) zones except to allow the expansion of an existing mining site.

3.6.7 Surface mining other than Columbia River dredging shall not occur within any 100-year floodplain except for projects with an approved Habitat Conversation Plan.

Urban Reserve Lands

Goal: To identify a limited set of lands outside of but adjacent to urban growth areas that will be first priority lands for inclusion as needed urbanizable lands in subsequent UGA expansions.

3.7 Policies

3.7.1 If designated, Urban Reserve areas shall abut established urban growth areas in all cases.

3.7.2 Those areas with an Urban Reserve Comprehensive Plan overlay designation shall have a residential density of one dwelling unit per 10 and 20 acres. The Urban Reserve Overlay is implemented by Urban Reserve-10 (UR-10) for future urban residential development and Urban Reserve-20 for all other types of future urban development. When applied, the underlying zoning will remain.

3.7.3 Urban reserve areas shall be based on the following:

- the efficiency with which the proposed reserve can be provided with urban services in the future;
- the unique land needs of specific urban activities assess from a regional perspective;
- the provision of green spaces between communities;
- the efficiencies with which the proposed reserve can be urbanized;
- the proximity of jobs and housing to each other;
- the balance of growth opportunities throughout the region so that costs and benefits can be shared;
- the impact on the regional transportation system; and,
- the protection of designated agricultural and forest resource lands from nearby urbanization.

3.7.4 All divisions of land in the urban reserve area shall be subject to the land division review process and result in parcels of 10 acres or more in size.

3.7.5 Urban reserve lands shall be the first priority lands for inclusion in urban growth boundaries.

3.7.6 Prior to the inclusion of the urban reserve area in urban growth areas, the county will:

- work with cities to prepare and adopt general transportation, sewer and drainage system plans for the urban reserve area which identify areas with the urban reserve area appropriate for siting of public facilities; and,
- work with cities, special districts and school districts to prepare and adopt plans for siting of public facilities and schools.

Rural Industrial Land Bank

GOAL: Support the creation of a rural industrial land bank consistent with the growth management act to provide a master planned location for living wage jobs and industries supporting rural communities in an environmentally sensitive manner.

3.8 Policies

3.8.1. Designate a rural industrial land bank that is compatible with surrounding land uses and that creates long term value for both the community and the industrial users.

3.8.2 Develop rural major industrial developments within the designated rural industrial land bank that promotes sustainable development by minimizing our environmental impacts, protecting natural resources, and reducing waste.

3.8.3 Anticipate changing market and industrial needs and maintain the flexibility required for a variety of light industrial uses within the rural industrial land bank.

3.8.4 Ensure rural major industrial development within the rural industrial land bank respects and preserves critical areas functions and values, and develops a stormwater solution that mimics the natural hydrology of the site while developing buffers both internally and externally. Incorporate low impact development strategies.

3.8.5 Ensure infrastructure requirements are met to maximize the land value. Coordinate infrastructure analysis and planning with public and private agencies so that their long term planning can anticipate the future light industrial development within the rural industrial land bank.

3.8.6 Develop a roadway and site infrastructure backbone within the rural industrial land bank that allows for phased development based on the market needs. Accommodate rail access.

3.8.7 Promote a level of predictability for future light industrial developers and the County through the flexibility of standards and consolidated reviews.