

Proebstel Rural Center

CPZ2018-00014

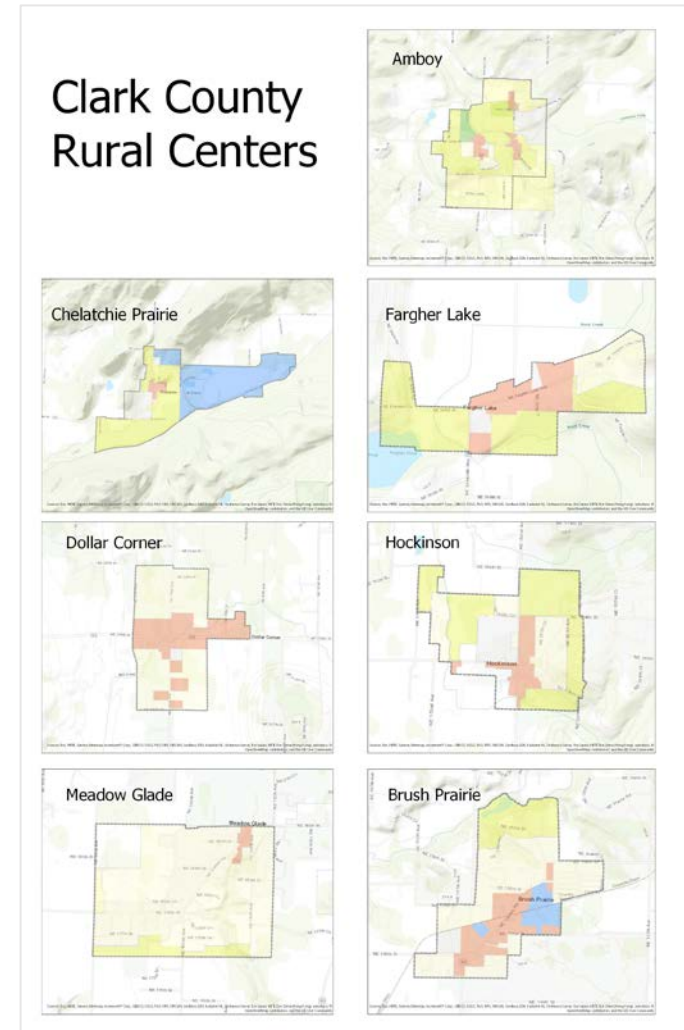
Matt Hermen

June 21, 2018



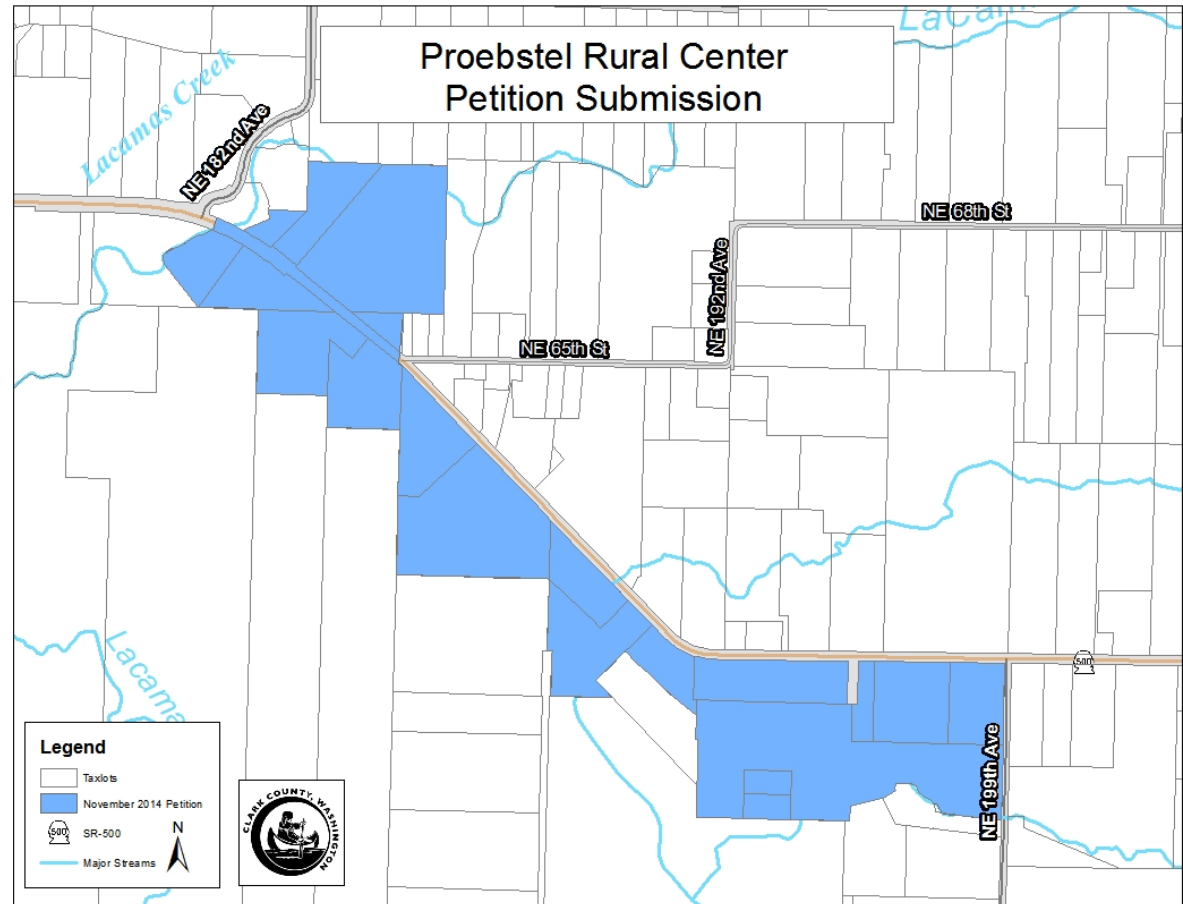
Rural Center History

- **Rural Center Task Force**
- **1998: Six Rural Centers Established**
 - Amboy, Brush Prairie, Chelatchie Prairie, Dollars Corner, Hockinson, and Meadow Glade
- **2000: Fargher Lake approved as a rural center**



2014 Petition

- Nov. 2014 - Petition submitted to establish Proebstel as a rural center.
- 2014-2016: Comprehensive Plan Amendments suspended for periodic Comprehensive Plan update
- 2017: Creation of rural center considered as a docket, rather than an annual review
- Fall 2017: Council approved processing the creation of a rural center as a docket in 2018.



Growth Management Act (GMA)

RCW 36.70A.070(5)(d) and WAC 365-196-425 provides requirements and recommendations for satisfying the Growth Management Act.

- Must be principally designed to serve the existing and projected rural population.
- Logical Outer Boundary – Delineated by the built environment on the date the county became subject to the requirements of the GMA.
 - Need to preserve the character of existing natural neighborhoods and communities
 - Physical boundaries, such as bodies of water, streets and highways, and land forms and contours
 - Prevention of abnormally irregular boundaries
 - Ability to provide public facilities and public services in a manner that does not permit low-density sprawl



Clark County Goals and Policies

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

- 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
 - An expansion of an existing Rural Center shall be considered and evaluated by the county through the annual review process under CCC40.560 and pursuant to RCW36.70A.070(5)(d)
 - A new Rural Center shall be considered and evaluated by the county through the docket process under CCC40.560 and pursuant to RCW 36.70A.070(5)(d)

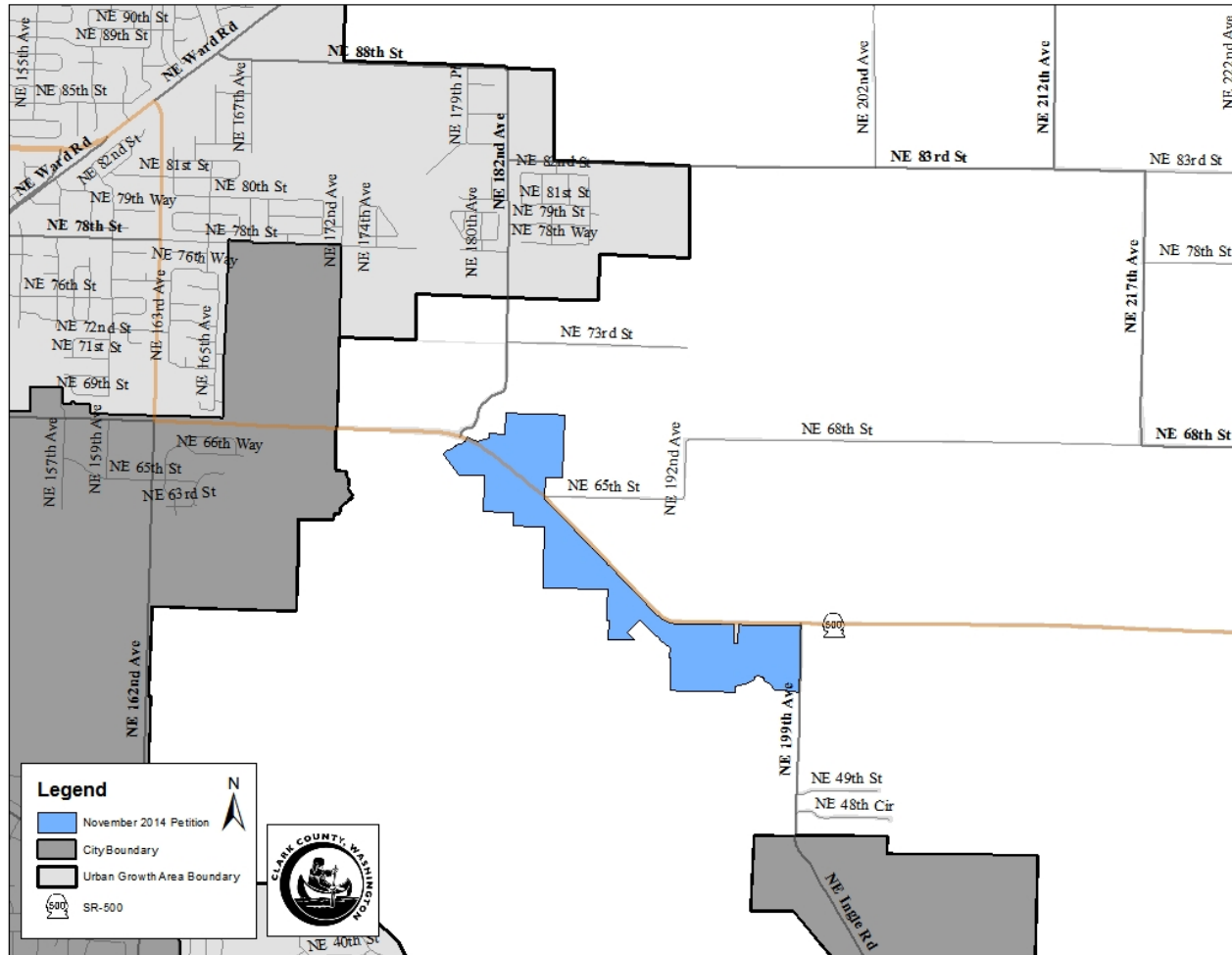


Proebstel History

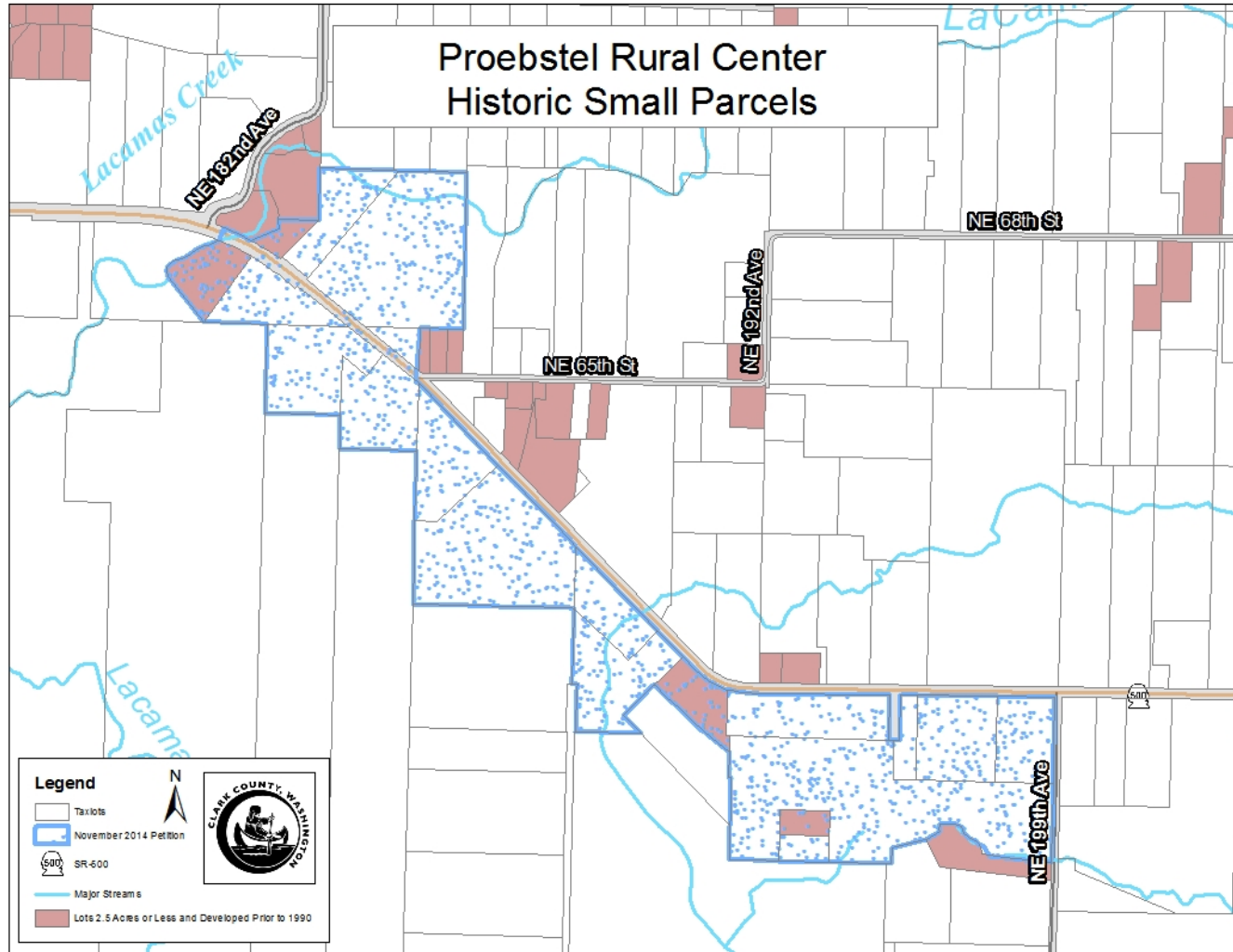
- 1852: John Proebstel claimed 640 acres of land
- 1865: The Proebstel “School of Learning” was established.
- 1902-1911: Proebstel Post Office
- 1914: Community Hall and General Store built
- ~1945: Lacamas Valley Cooperative Dairy Association and cheese factory established



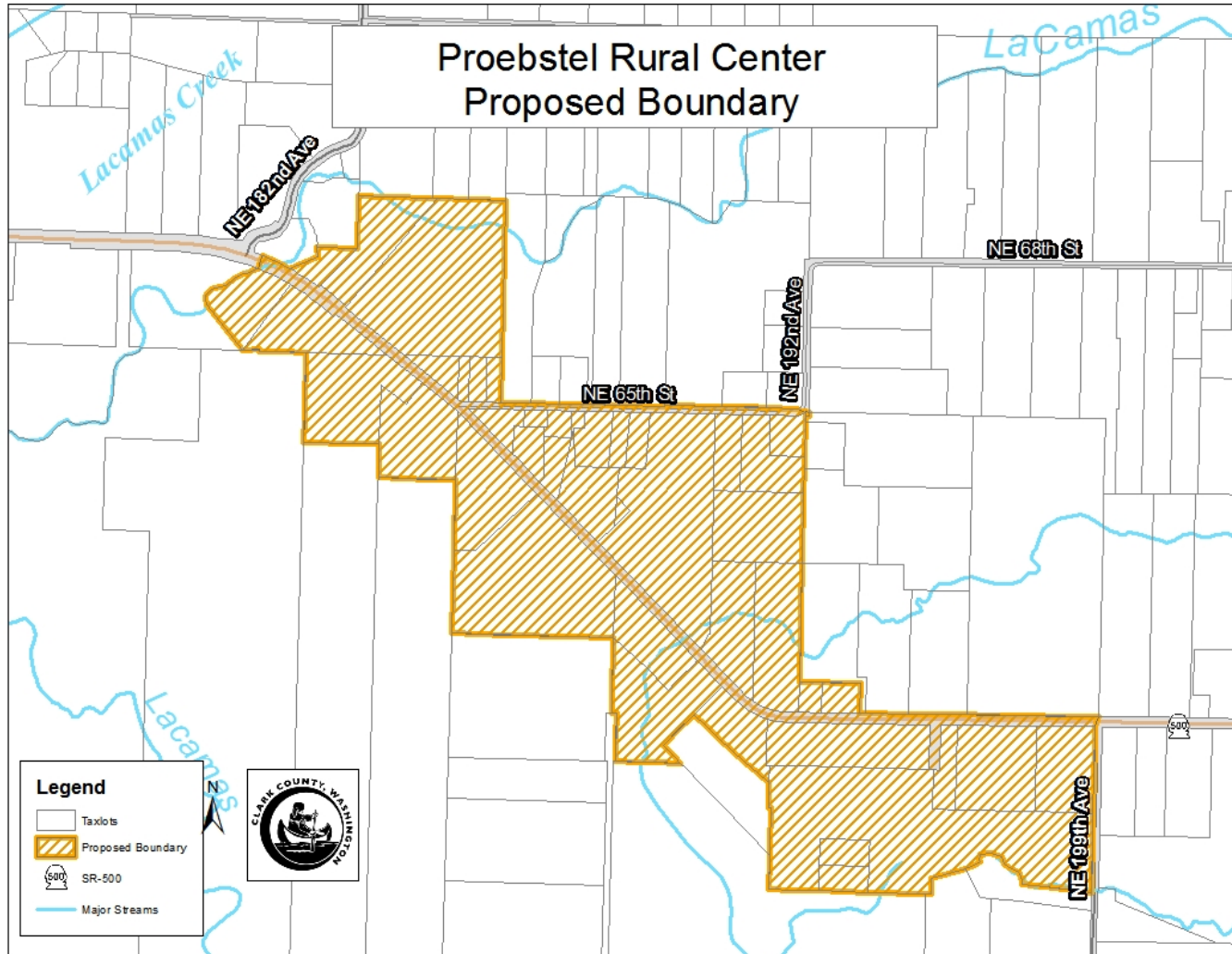
Regional Context



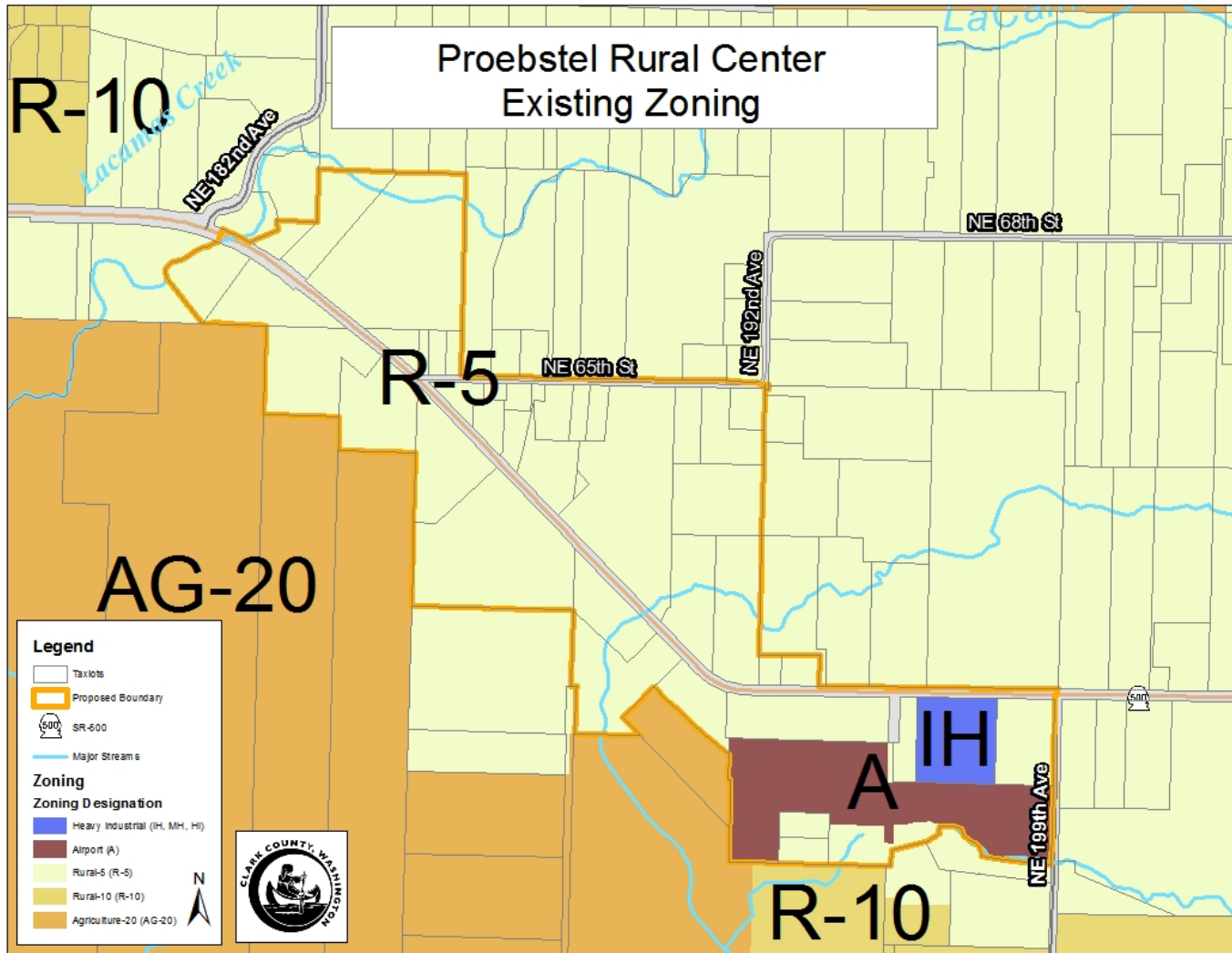
Historic Small Parcels



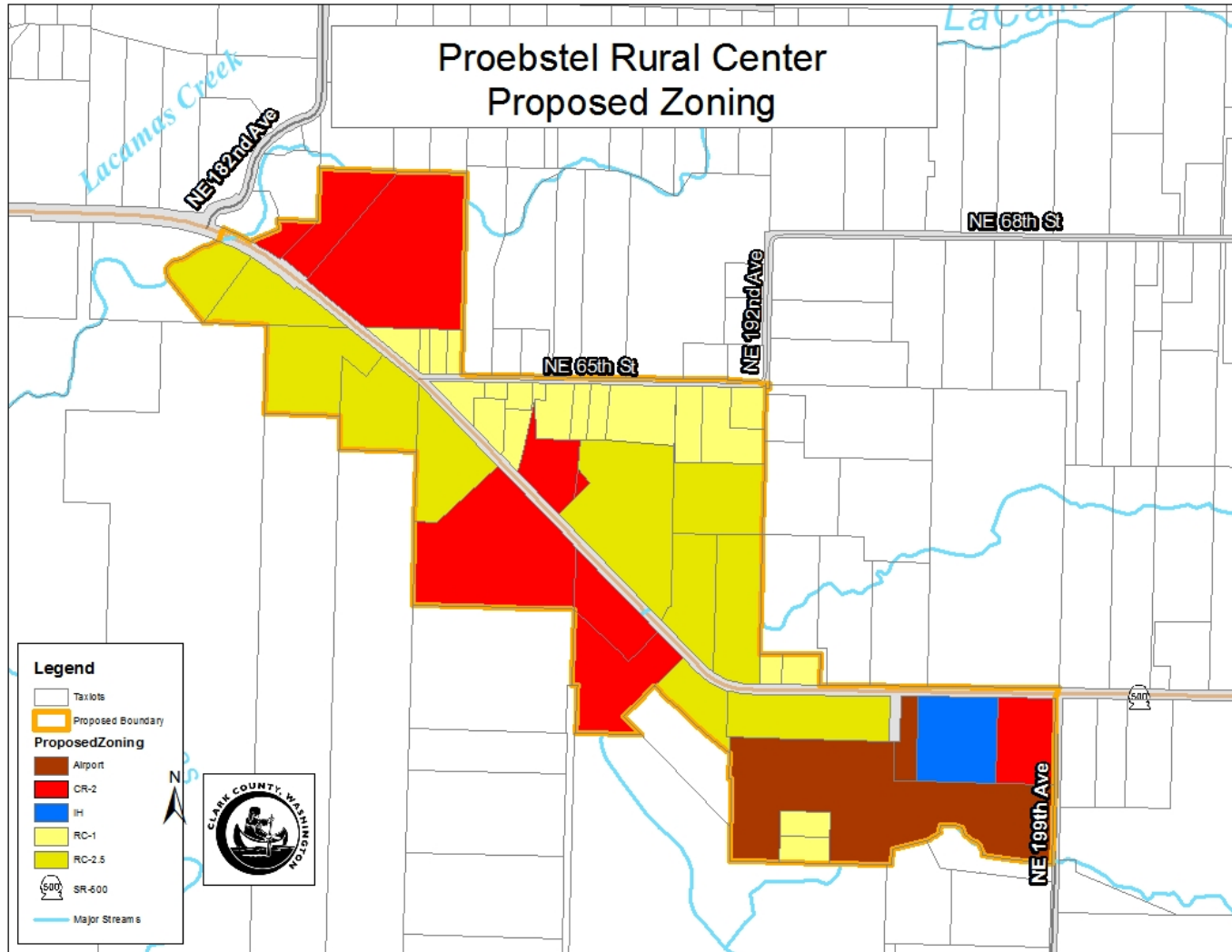
Boundary Expansion



Existing Zoning



Proposed Zoning

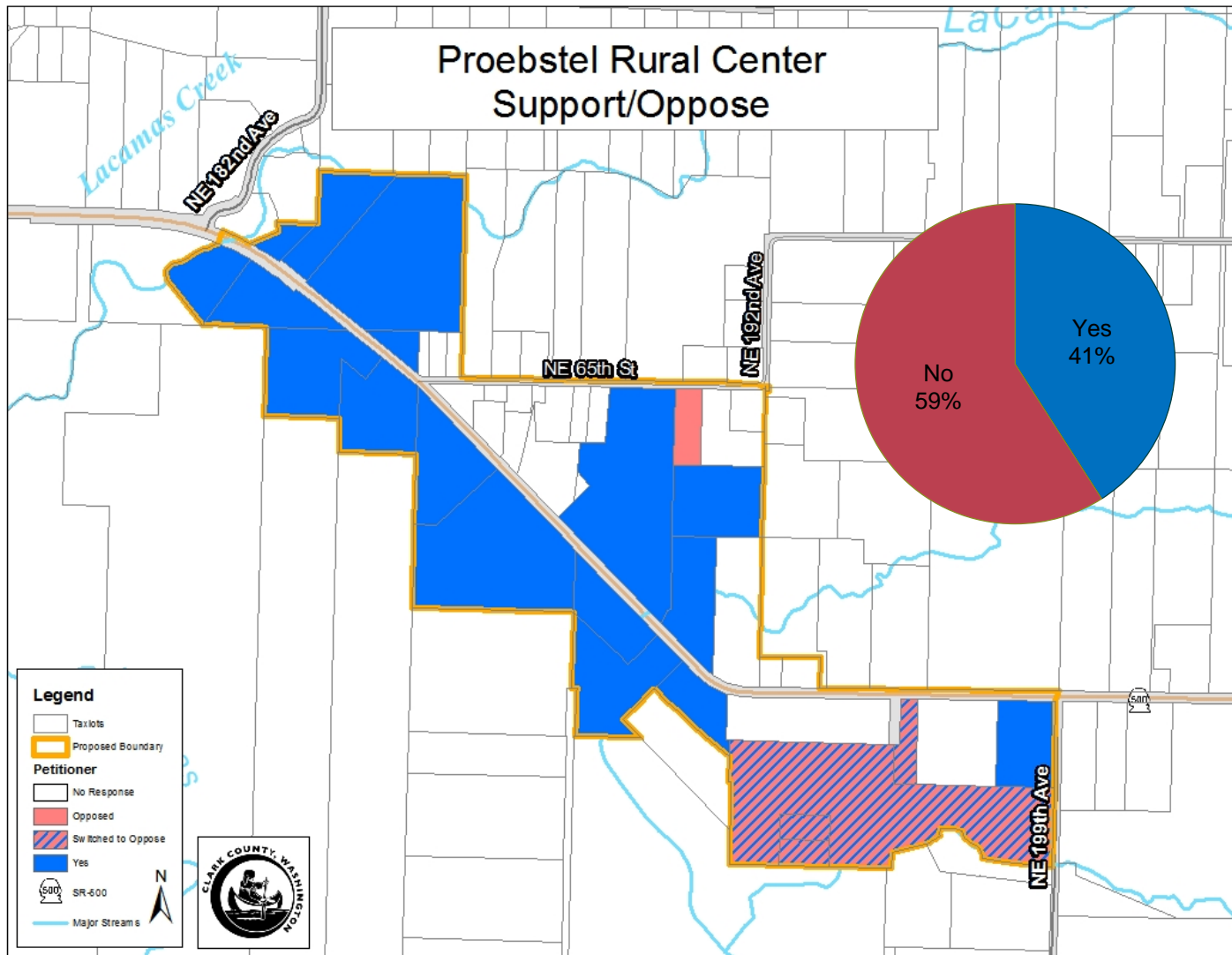


Open House

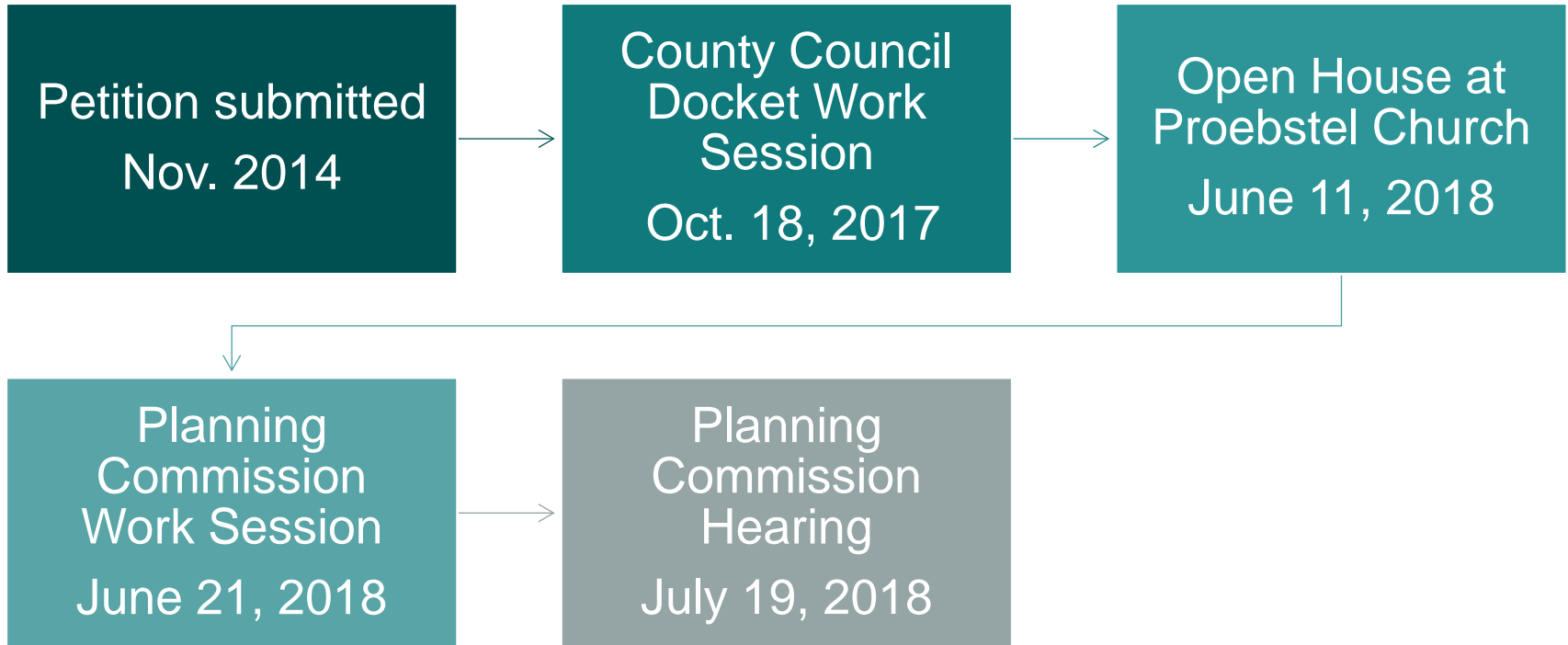
- **Monday, June 11th**
 - Proebstel Church
- **~55 attendees**
- **Neighborhood concerns with traffic**
 - Insufficient transportation infrastructure
 - Intersection and corridor safety
 - Additional lots exacerbating traffic concerns



Sixty Percent Support



Public process



Thank you!

Comments and questions

Clark County Public Service Center

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