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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING SUMMARY MINUTES

Rural Lands Task Force Meeting #3 – June 30, 2009

Members Present: Ginger Burr, Sharon Bussler, Ingrid Dankmeyer, Dan Dupuis, Russ Grattan, Doug Hagedorn, Monty Multanen, Mike Posey, Danny Walsh, Byron Woltersdorf, Rocque Merritt, Bill Zimmerman, and Robert Zumstein
Staff Present: Oliver Orjiako, Jose Alvarez, Chris Cook

The meeting began at 6:03 pm. A brief discussion was held about whether to suspend meetings until August. The group decided to proceed with the current schedule. **Note: The next meeting will be July 14th at the Dollars Corner Fire Station.**

The group continued its discussion of Rural Centers.

Recommendation: Concentrate 25% of acreage in rural center to a half-acre minimum zone with the possibility of quarter-acre minimum zone as septic technology allows.

Discussed the feasibility of half-acre lots as long as public water was available and anticipating technological advances to septic systems to further reduce lot sizes.

Recommendation: Remainder of zoning in rural centers to be between 1 and 2.5 acres no greater than 2.5 acres.

Recommendation: Amend use table (Table 40.210.030-1) to include an RC-0.5 zone.

There was discussion about creating an advisory board made up of folks from rural centers to have input on the use table and other land use development in rural centers, including recommendations to the planning commission, similar to the Three Creeks Advisory Board. The size of the advisory body was briefly discussed. There was not agreement on size.

Recommendation: Create an advisory board from rural centers to make recommendations on the use table and land use issues unique to rural centers.

The group decided to amend the policy adopted by the Board in Ordinance 1998-06-20. The last sentence was to be modified for clarity as follows:

Recommendation: Rural centers may contain designated mixed use areas in appropriate locations. These areas shall be identified with a mixed use overlay until such time as implementing regulations are adopted by the county. The regulations shall consider the unique circumstances of the specific rural center and may be different for each of the rural centers that contain mixed use designations. Regulations should involve limitations on density and contain

design guidelines in order to maintain the rural character of these areas. Densities shall be limited to no more than 2 dwelling units per acre and no more than 2 dwelling units per structure.

After a break, there was a public comment by William Doty. He expressed concern that increase in density in core center of the rural center may create potential access issues because of WSDOT limited access requirements of state routes.

Staff informed the task force of our preparation to be present at the county fair. Staff advised the task force of an opportunity to seek public response to some of the rural issues before the task force. Staff will prepare survey questions and get feedback from the task force before finalizing the survey. An inquiry of the task force's participation at the fair was answered in the affirmative. Staff will provide the task force with a sign-up schedule for task force members who wish to participate.

Discussion continued on allowing mixed-use overlay in all rural centers.

Recommendation: Apply the mixed use overlay district in other rural centers but only along major roads.

Recommendation: Designate light industrial where appropriate to buffer resource land from rural center residential for economic development opportunities.

Recommendation: Allow mixed use on commercial parcels in rural centers.

The task force recommended changes to Table 40.230.010-1. The proposed changes are shown in Attachment 1. The group had a question about the definition of "congregate care facility". This term is defined in Section 40.100.070 Definitions as follows:

"Congregate care facility" means any home or private facility maintained and operated for the care, boarding, housing, and training of six (6) or more handicapped persons who require assistance in taking responsibility for themselves and guidance as necessary in activities of daily living, social and recreational activities and opportunities. A congregate care facility does not provide medical, nursing or social casework services.

A proposal to expand the Fargher Lake rural center was briefly discussed. The group decided to table discussion of rural center expansion to a later date.

The group agreed individual task force members should disclose whether they have any property interest that may be affected by the task force's decisions and have the opportunity to recuse themselves from voting.

The next meeting will be Tuesday, July 14, 2009 at the Dollars Corner fire station 12, 21609 NE 72nd Avenue, beginning at 6 p.m.

The meeting adjourned at 9:15 p.m.

Attachment 1 Recommendation on Uses in the CR-2 zoning district

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	CL	GC	Special Standards
<p>1. Residential Uses.</p> <p>Residential uses are only permitted in commercial zones when integrated with the predominant use of the site as commercial and occupying less than fifty percent (50%) of the floor area of the project. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsections (1)(a) and (1)(b) of this table, "commercial uses" are those uses listed in items (2), (3), (4), (7), (8), (9), (11), (12), (14), (15) and (17) of this table.</p>							
a. Medium density (Integrated multifamily/commercial or mixed use structure not to exceed 22 residential units per acre.)	X	X	P	P	P	P	40.260.150
b. High density (Integrated multifamily/commercial or mixed use structure not to exceed 43 residential units per acre.)	X	X	C	P	P	P	40.260.150
c. Existing residences without any increase in density	P	P	P	P	P	P	
d. Home business – Type I	P	P	P	X	X	X	40.260.100
e. Home business – Type II	R/A	R/A	R/A	X	X	X	40.260.100
f. Bed and breakfast establishments (up to 2 guest bedrooms)	R/A ¹	P R/A ⁴	R/A	R/A	R/A	R/A	40.260.050
g. Bed and breakfast establishments (3 or more guest bedrooms)	C ¹	R/A ¹ C	C	C	C	C	40.260.050
h. Temporary dwellings	P	P	P	X	X	X	40.260.210
i. One (1) single-family residence in conjunction with a use permitted outright or by conditional use	P	P	P	X	X	X	
2. Retail Sales – Food.							
a. Markets in excess of 25,000 square feet gross floor area	X	X	C	P	P	P	
b. Markets – 5,000 to 25,000 square feet of gross floor area	C ¹	P	P	P	P	P	
c. Markets – < 5,000 square feet of gross floor area	P	P	P	P	P	P	
d. Bakery – primarily retail outlet (> 10,000 square feet of gross floor area)	X	R/A X	X	X	P	P	
e. Bakery – primarily retail outlet (< 10,000 square feet of gross floor area)	P	P	P	P	P	P	
3. Retail Sales – General.							
a. General retailer (over 200,000 square feet gross floor area)	X	X	X	C	C	P	

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	CL	GC	Special Standards
b. General retailer (100,000 – 200,000 square feet)	X	X	X	C	P	P	
c. General retailer (25,000 – 100,000 square feet gross floor area)	X	X	X	P	P	P	
d. General retailer (under 25,000 square feet gross floor area)	X	P	C	P	P	P	
e. Single purpose/specialty retailers (less than 10,000 square feet gross floor area)	P	P	P	P	P	P	
f. Single purpose/specialty retailers (10,000 – 25,000 square feet gross floor area)	X	R/A ¹ G ⁴	X	P	P	P	
g. Single purpose/specialty retailers (greater than 25,000 square feet gross floor area)	X	X	X	C	P	P	
h. Yard and garden supplies, including nurseries	P	P	X	P	P	P	
4. Retail Sales – Restaurants, Drinking Places.							
a. Restaurants, with associated drinking places, alcoholic beverages	C ¹	P	C	P	P	P	
b. Drinking places, alcoholic beverages (with or without entertainment)	C ¹	C ¹	C	C	P	P	
5. Retail Sales and Services – Automotive and Related.							
a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment	X	C ¹	X	X	P	P	
b. Quick vehicle servicing	X	C ¹	X	C	P	P	
c. Filling station	C ¹	C ¹	C	C	C	P	
d. Motorcycles	X	C ¹	X	C	P	P	
e. Manufactured home sales	X	X	X	X	X	P	
f. Car washes	X	C ¹	X	C	P	P	
g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles							
(1) Located entirely within an enclosed building	C ¹	C ¹	X	X	P	P	
(2) Including outside storage or repair	X	C ¹	X	X	C	P	
h. Commercial off-street parking facilities	X	X	X	P	P	P	
i. Vehicle towing and storage services	X	C ¹	X	X	C	P	
j. Transportation terminals							
(1) Freight	X	C ¹	X	C	C	P	
(2) People	P	P	P	P	P	P	
6. Retail Sales – Building Material and Farm Equipment.							

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	CL	GC	Special Standards
a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold	C ¹	$\frac{R/A^1}{E^4}$	X	X	X	P	
b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	X	$\frac{R/A^1}{E^4}$	X	C	P	P	
c. Hardware, home repair and supply stores (over 100,000 square feet gross floor area)	X	X	X	X	P	P	
d. Hardware, home repair and supply stores (25,000 to 100,000 square feet gross floor area)	X	X	X	C	P	P	
e. Hardware, home repair and supply stores (under 25,000 square feet gross floor area)	X	P	C	P	P	P	
f. Farm equipment and implement dealer	P	P	X	X	X	P	
g. Hay, grain, and feed stores	P	P	X	X	P	P	
7. Retail Sales – Products (Finished product retailers with primary fabrication or assembly on-site. Within an entirely enclosed building.)							
a. Uses of < 5,000 square feet gross floor area	C ¹	$\frac{P}{E^1}$	X	P	P	P	
b. Uses of 5,000 – 25,000 square feet gross floor area	X	$\frac{R/A^1}{E^4}$	X	R/A	P	P	
c. Uses of 25,000 square feet gross floor area or greater	X	$\frac{C^1}{X}$	X	X	P	P	
8. Services – Personal.							
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	C ¹	P	P	P	P	P	
b. Barber and beauty shops	P	P	P	P	P	P	
c. Clothing rental establishments	X	$\frac{P}{X}$	X	P	P	P	
d. Mortuaries	C ¹	C ¹	X	X	C	P	
9. Services – General.							
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (< 2,500 square feet)	P	P	P	P	P	P	
b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (> 2,500 square feet)	X	$\frac{R/A}{X}$	X	P	P	P	
c. Office equipment and home appliance rental, service and repair agencies	X	C ¹	X	X	P	P	
d. Printing, publishing and lithographic shops	X	C ¹	X	X	P	P	

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	CL	GC	Special Standards
e. Services to buildings (including dwellings), cleaning and exterminating	X	$\frac{C}{X}$	X	C	C	P	
f. Moving and storage	X	$\frac{C}{X}$	X	X	X	P	
g. Mini-storage warehouse	X	$\frac{C}{X}$	X	X	P	P	
i. Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse	X	$\frac{C}{X}$	X	X	P	P	
h. Auction barns	C ¹	$\frac{R/A^1}{G^+}$	X	X	X	P	
i. Branch banks	C ¹	P	P	P	P	P	
j. Event facilities (< 10,000 square feet)	X	P	P	P	P	P	
k. Event facilities (10,000 to 50,000 square feet)	X	$\frac{C^1}{X}$	X	P	P	P	
l. Event facilities (> 50,000 square feet)	X	X	X	X	C	C	
m. RV storage	X	X	X	X	P	P	
10. Services – Lodging Places.							
a. Hotels/motels	X	$\frac{C}{X}$	X	C	C	P	
b. Recreational vehicle parks and campgrounds	X	C ¹	X	X	X	P	
11. Services – Medical and Health.							
a. Hospitals	X	X	X	X	X	C	
b. Outpatient clinics	X	$\frac{R/A}{G^+}$	C	P	P	P	
c. Medical laboratories	X	X	X	C	P	P	
d. Sanitaria, convalescent and rest homes	X	$\frac{C}{X}$	X	X	X	C	
e. Orthopedic equipment and supplies, rental, sales and services	X	X	X	P	P	P	
f. Animal hospitals and veterinary clinics							
(1) Outside animal activities	C ¹	C ¹	X	X	C	C	
(2) Inside animal activities only	C ¹	C ¹	C	P	P	P	
g. Ambulance services	P	P	P	P	P	P	
h. Residential care homes	C ¹	C ¹	C	C	C	C	
i. Residential and congregate care facilities	X	X	X	C	C	C	
j. Opiate substitution treatment facilities	X	X	R/A	R/A	R/A	R/A	40.260.165
12. Services – Professional Office.							
a. Professional offices (< 10,000 square feet gross floor area)	C ¹	P	X	P	P	P	

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	CL	GC	Special Standards
b. Professional offices (> 10,000 square feet gross floor area)	X	C ¹	X	C	P	P	
c. Artists/photographic studios	C ¹	$\frac{R/A^1}{E^1}$	P	P	P	X	
13. Services – Amusement.							
a. Amusement centers	X	$\frac{C^1}{X}$	X	X	C	C	
b. Bowling alleys, billiard and pool parlors, and video arcades	X	$\frac{C^1}{X}$	X	C	P	P	
c. Skating rinks, ice and/or roller	X	$\frac{C^1}{X}$	X	X	P	P	
d. Indoor paintball facilities	X	$\frac{C^1}{X}$	X	X	P	P	
e. Outdoor paintball facilities	X	$\frac{C^1}{X}$	X	X	C	C	
f. Theaters, indoor	X	$\frac{C^1}{X}$	X	C	C	P	
g. Drive-in theaters, stadium and arena facilities	X	$\frac{C^1}{X}$	X	X	X	C	
h. Athletic, health and racket clubs (< 5,000 square feet of gross floor area)	P	P	P	P	P	P	
i. Athletic, health and racket clubs (< 10,000 and > 5,000 square feet of gross floor area)	X	$\frac{P}{X}$	C	C	P	P	
j. Athletic, health and racket clubs (> 10,000 square feet of gross floor area)	X	$\frac{C^1}{X}$	X	C	P	P	
k. Circuses, carnivals, or amusement rides	R/A ¹	R/A ¹	R/A	R/A	R/A	R/A	
14. Services – Educational.							
a. Nursery schools, preschools	C	$\frac{R/A}{E}$	C	C	P	P	40.260.160
b. Day care facilities consistent with Chapter 388-73 WAC	P	P	P	P	P	P	40.260.160
c. Libraries (< 2,500 square feet gross floor area)	P	P	P	P	P	P	
d. Libraries (> 2,500 square feet gross floor area)	X	$\frac{P}{E}$	X	C	P	P	
e. Vocational schools	X	$\frac{R/A}{X}$	X	C	P	P	
f. Automobile driving schools (< 5,000 square feet)	P	P	P	P	P	P	
g. Artistic studios and schools including but not limited to dance, music and martial arts (< 5,000 square feet)	P	P	P	P	P	P	

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	CL	GC	Special Standards
h. Artistic studios and schools including but not limited to dance, music and martial arts (> 5,000 square feet)	X	R/A X	X	P	P	P	
i. Public parks, parkways, recreation facilities, trails and related facilities	P	P	P	P	P	P	
j. Public/private educational institutions	C ¹	C ¹	C	C	C	C	
k. Outdoor team sports fields	P	X	X	X	X	X	
15. Services – Membership Organizations.							
a. Business, professional and religious (not including churches)	X	P X	X	P	P	P	
b. Civic, social, fraternal, charitable, labor and political (< 5,000 square feet)	P	P	X	P	P	P	
c. Civic, social, fraternal, charitable, labor and political (> 5,000 square feet)	C ¹	C ¹	X	P	P	P	
d. Churches	C ¹	C ¹	C	P	P	P	
16. Distribution Facilities. (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)							
a. Distribution facilities of less than 25,000 square feet gross floor area	X	C X	X	X	P	P	
b. Distribution facilities of between 50,000 and 25,000 square feet gross floor area	X	C X	X	X	X	P	
17. Public Services and Facilities.							
a. Buildings entirely dedicated to public services, such as city hall, police and fire substations	C ¹	C ¹	C	C	C	C	
b. Sewer, water and utility transmission lines	P	P	P	P	P	P	40.260.240
c. Wireless communications facilities	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	40.260.250
d. Zoos, museums, historic and cultural exhibits and the like	C ¹	P^{1,7} G ⁴	X	C	C	C	
e. U.S. Post Offices	P	P	P	P	P	P	
f. Public transit facilities including park and ride facilities	P	P	P	P	P	P	
18. Resource Activities.							
a. Agriculture	P	P	P	P	P	P	40.260.040
b. Silviculture	P	P	P	P	P	P	40.260.080
19. Accessory Uses and Activities.							
a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria (RCW 70.105.210).	P	P	P	P	P	P	
b. Drive-through, drive-in or drive-up facilities	P	R/A ¹	X	R/A	R/A	P	
c. Open Air Activities							

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	CL	GC	Special Standards
(1) Open air display of plants and produce in conjunction with a permitted use ²	P	P	P	P	P	P	
(2) Open air storage of materials ³	X	$\frac{C}{X}$	X	X	X	P	
(3) Open air work activities such as restaurants, portable walk-up vendors such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title ⁴	P	P	P	P	P	P	
(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use ⁵	X	$\frac{C}{X}$	X	X	X	P	
20. Other Uses.							
a. Temporary uses	P	P	P	P	P	P	40.260.220
b. Private use heliports	X	X	X	C	C	C	40.260.170
c. Solid waste handling and disposal sites	C ¹	C ¹	C	C	C	C	40.260.200

¹ In addition to the requirements of Sections [40.520.020](#) or [40.520.030](#), the applicant shall submit detailed information that permits the review authority to make findings that:

- a. The proposed use will support the natural resource activities and/or the needs of the rural community;
- b. The proposed use is limited in size to serve primarily the surrounding rural community and does not require or create the need for urban levels of service for water, sewer and transportation; and
- c. The proposed use is primarily for convenience and service needs necessary to support natural resource activities and/or the rural community and will not cause adverse impacts on surrounding natural resource activities.

² These areas must be identified and approved on the site plan.

³ Such areas must be located behind buildings or to the rear of the site and away from street frontages and fully screened with landscaping to the L-4 standard.

⁴ These uses are permitted to occupy up to ten percent (10%) of the total floor area of the development or building. Open air sale of vehicles and manufactured homes are not subject to this requirement, where permitted. This is not intended to prohibit temporary outside sales of a limited duration (less than two (2) weeks total per year) when in conjunction with a permitted use.

⁵ Vehicle storage areas shall be located behind buildings or to the rear of the site. Landscaping standards in excess of site plan review standards may be required in order to properly screen adjoining residential lands.

⁶ See Table 40.260.250-1.

⁷ Zoo's are not allowed in CR-2