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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING
SUMMARY MINUTES

Rural Lands Task Force
Meeting #4 – July 14, 2009

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

The meeting began at 6:04 pm. Ginger asked that the use rural center (CR-2) commercial use list be corrected in the minutes of June 30, as follows: 9(g)(i) and 10 (a) should be C[1]; 10(b) should be R/A; 11(b) should be C[1]; 11(f), (g) and (h) should be R/A[1]; 11(i) should be C[1]; and 12(c) should be P.

The group continued its discussion of Rural Centers. A decision was made not to talk about expansion of rural centers. The task force discussed the idea of an ongoing group to talk about rural center issues.

Recommendation: Create a Rural Center Advisory Board/Council to address ongoing rural center issues, with members from each of the rural centers.

A map of the county was handed out showing the rural centers with mileage radii around them. Also distributed was CCC Section 24.17.230 which covers minimum rural lot sizes needed for septic systems.

Recommendation: Amend use table (Table 40.210.030-1) to include an RC-0.5 zone with the proposed use allowances and development standards below.

CCC Section 40.210.030 Rural Center Residential Districts (RC-2.5, RC-1, RC-0.5)

Table 40.210.030-1. Uses				
	RC- 0.5	RC-1	RC-2.5	Special Standards
1. Residential.				
a. Single-family dwellings and accessory buildings	P	P	P	40.260.010
b. Family day care centers	P	P	P	40.260.160
c. Home business – Type I	P	P	P	40.260.100
d. Home business – Type II	R/A	R/A	R/A	40.260.100
e. Bed and breakfast establishments (up to 2 guest bedrooms)	P	P ~~R/A~~	P ~~R/A~~	40.260.050

Table 40.210.030-1. Uses				
	RC- 0.5	RC-1	RC-2.5	Special Standards
f. Bed and breakfast establishments (3 or more guest bedrooms)	P	P ~~C~~	P ~~C~~	40.260.050
g. Country inns of historic significance	R/A	R/A ~~C~~	R/A ~~C~~	
h. Garage sales	P	P	P	40.260.090
i. Residential care homes	R/A	R/A ~~C~~	R/A ~~C~~	40.260.180
j. Temporary dwellings	P	P	P	40.260.210
2. Services, Business.				
a. Commercial nurseries predominantly marketing locally produced plants and associated landscaping materials	R/A	P ~~R/A~~	P ~~R/A~~	
b. Roadside stands not exceeding two hundred (200) square feet in area	P[1]	P[1]	P[1]	
c. Veterinary clinics	C	C	C	
d. Kennels	C	C	C	40.260.040
3. Services, Amusement.				
a. Publicly owned recreational facilities, services, parks and playgrounds	P	P	P	
b. Private recreation facilities, such as country clubs and golf courses, including such intensive commercial recreational uses as golf driving range, race track, amusement park, paintball facilities, or gun club	C	C	C	
~~c. Golf courses~~		~~C~~	~~C~~	
d. Riding stables	C	C	C	
e. Outdoor public entertainments, amusements and assemblies	C	R/A	R/A	Chapter 5.32
4. Services, Membership Organization.				
a. Churches	C	C	C	
5. Services, Educational.				
a. Public or private schools, but not including business, dancing or technical schools	C	C	C	40.260.160
6. Public Service and Facilities.				
a. Ambulance dispatch facilities	C	C	C	40.260.030
b. Government facilities	C[2]	C[2]	C[2]	
7. Resource Activities.				
a. Agricultural and forestry, including any accessory buildings and activities	P	P	P	40.260.080
b. Silviculture	P	P	P	40.260.080
8. Other.				

Table 40.210.030-1. Uses				
	RC- 0.5	RC-1	RC-2.5	Special Standards
a. Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines	P	P	P	40.260.240
b. Solid waste handling and disposal sites	C	C	C	40.260.200
c. Wireless communications facilities	P/C[3]	P/C[3]	P/C[3]	40.260.250
d. Cemeteries and mausoleums, crematoria, columbaria, and mortuaries within cemeteries; provided, that no crematoria is within two hundred (200) feet of a lot in a residential district	X	X ~~C~~	X ~~C~~	
e. Temporary uses	P	P	P	40.260.220

[1] Exclusively for the sale of agricultural products locally grown, and set back a minimum twenty (20) feet from the abutting right-of-way or property line.

[2] Government facilities necessary to serve the area outside urban growth boundaries, including fire stations, ambulance dispatch facilities and storage yards, warehouses, or similar uses.

[3] See Table 40.260.250-1.

(Amended: Ord. 2003-12-15; Ord. 2005-04-12; Ord. 2007-06-05)

D. Development Standards.

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and building height, and setbacks in Table 40.210.030-2 and 40.210.030-3, subject to the provisions of Chapter 40.200 and Sections 40.350.030 and 40.550.020.

Table 40.210.030-2. Lot Requirements			
Zoning District	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
RC-2.5	2.5[1]	100[2]	140
RC-1	1.0[1]	100[2]	140
RC- 0.5	0.5[1]	100[2]	100

[1] Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines and telecommunication facilities may be permitted on newly approved lots of less than the minimum parcel size.

[2] Unless a greater width shall be required by the Clark County fire code.

Table 40.210.030-3. Setbacks, Lot Coverage and Building Height						
Zoning District	Minimum Setbacks[4]				Maximum Lot Coverage	Maximum Building Height (feet)
	Front[5] (feet)	Side		Rear (feet)		
		Street[5] (feet)	Interior (feet)			
RC-2.5	25	25	10, 25[1] ~~50~~	10, 25[2] ~~50[2]~~	N/A	35[3]
RC-1	25	25	10, 25[1] ~~50[1]~~	10, 25[2] ~~50[2]~~	N/A	35[3]
RC- .5	25	25	10, 25[1]	10, 25[2]	N/A	35[3]

[1] Side Setbacks. Minimum side setback on each side of the residential dwelling and incidental buildings shall be ten (10) feet, and twenty-five ~~fifty~~ (25 ~~50~~) feet for accessory buildings used for agricultural purposes. Side setbacks from abutting property zoned for natural resource or surface mining uses shall be a minimum of fifty (50) feet for all structures.

[2] Rear Setbacks. Minimum rear setback shall be twenty-five ~~fifty~~ (25 ~~50~~) feet when abutting property zoned for natural resource or surface mining uses.

[3] For all structures.

[4] Setbacks for nonconforming lots shall be those as set forth for conforming lots except in cases where the standard setbacks will result in the buildable area of the lot being reduced to less than ten thousand (10,000) square feet. In these cases setbacks may be reduced to achieve a building envelope of at least ten thousand (10,000) square feet, however in no case may they be reduced to less than twenty (20) feet for the front setback and five (5) feet for the side and rear setbacks.

[5] *Setbacks in rural centers are measured from right-of-way, and not from public sidewalk easements; provided, that setbacks to garage and carport entrances shall maintain a minimum eighteen (18) foot setback from sidewalk easements.*

2. Previous Land Divisions.
   The remainder lot of a previously approved agriculture or forest district “cluster” land division or the remainder lot of a reconfigured land division may be further divided only if the total number of lots in the previously approved “cluster” land division is below the density permitted in the existing zone. An example is a previously approved “cluster” short plat of three (3) one (1) acre and one (1) seventeen (17) acre remainder which is now zoned for five (5) acre lots. The original parcel was twenty (20) acres, divided by the current two and one-half (2.5) acre minimum lot size equals eight (8) lots. Since four (4) lots were already created, the remainder parcel can be further divided into not more than four (4) additional lots.
3. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
4. Off-Street Parking. Off-street parking shall be provided as required in Chapter 40.340.

* * *

Public comment was heard after a break. William Doty stated he was happy with the 40-acre minimum lot size for forest lands. Rita Dietrich wants to split her 20 acres in to five-acre parcels.

Jose handed out the proposed questions for a computer survey at the County Fair. There was some discussion about the questions. Task force members were asked to submit comments on the questions and any additional ones to staff by close of business on Tuesday, July 21. Task force members were also encouraged to spend some time with Community Planning staff at the Fair. The topic of additional rural commercial and/or rural industrial parcels was brought up. Gordy indicated that this would be part of the larger rural economic development discussion that will follow the discussion of agriculture.

The group began a discussion of agriculture in Clark County, starting the Strategies Report of the Agricultural Preservation Advisory Committee. Bill Zimmerman gave some background on the committee and what it did. There are approximately 390 small farms in the county and the idea is to encourage small farmers. Getting locally-grown food is one of the issues. Gordy indicated that not everything in the committee's report is land use-related. Bill suggested that the following be the focus of the group: Items 1(b), 2(a) through (e); 3(d); 6(a) through (d); and 7(a) and (b). There was expressed interest in the right to farm/log ordinance and the disclosure process. Bob Zumstein handed out an article entitled "Farming on the Edge Report" put out by the American Farmland Trust.

The possibility of a field trip to look at an agriculture operation (such as Bi-Zi Farms) was brought up and will be discussed at the next meeting.

The meeting was adjourned at 9:05 p.m.

NOTE: The next meeting will be Tuesday, July 28, 2009 at the <u>Public Safety Complex</u>, 505 NW 179th Street in Ridgefield, beginning at 6 p.m. Subsequent meetings are scheduled for August 11 and 25, and September 8.