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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING SUMMARY MINUTES

Rural Lands Task Force Open House – November 10, 2009

Members Present: Ginger Burr, Dan Dupuis, Russ Grattan, Doug Hagedorn, David Halme, Rocque Merritt, Monty Multanen, Mike Posey, and Bill Zimmerman
Staff Present: Oliver Orjiako, Jose Alvarez , and Gordy Euler

The open house began at 6:00 pm.

Gordy took a few minutes to explain the purpose of the open house. The Rural Lands Task Force has met 11 times and the open house is a ‘check-in’ with the public about what has been discussed to date and to answer questions about the Rural Lands Review. A number of posters were displayed around the room showing items for task force discussion, a summary of key discussion items, a list of task force members, and next steps (these are summarized in the handout below, which was given out at the meeting). Maps zoning county zoning, rural centers and lands in current use were also displayed.

The open house ended at 8:00 p.m.

NOTE: There will not be a meeting on November 24. The next regular meeting of the task force will be December 8, 2009, at the Dollars Corner Fire Station, 6:00 p.m.

Forest lands

- Current use taxation – require forest plan?
- Cluster development on forest lands?
- “Rural or Resource Reserve” lands to protect/buffer forestry land uses?

Mining

- Continue to support mining in Clark County
- Apply surface mining zoning overlay to current and potential mining locations

Rural Lands Task Force members

Ginger Burr	Rocque Merritt
Sharon Bussler	Monty Multanen
Ingrid Dankmeyer	Mike Posey
Dan Dupuis	Danny Walsh
Russ Grattan	Byron Woltersdorf
Doug Hagedorn	Bill Zimmerman
David Halme	Bob Zumstein

What happens next

The task force will continue to meet to complete recommendations on the five topics.

For more information:

Web site - www.clark.wa.gov/longrangeplan/projects/rural-lands-review.html

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Rural lands open house ~ November 10, 2009

Welcome! Find out about the rural lands review and let us know what we should consider in planning for rural lands in the future.

Please look at the information and maps. Let us know if you have questions.

Please sign in. We will add all names from the sign-in sheet to the project mailing list.

Rural lands

Rural lands are outside of urban growth boundaries. They include land zoned for agriculture and forestry as well as rural centers (Amboy, Brush Prairie, Chelatchie Prairie, Dollars Corner, Fargher Lake, Hockinson, and Meadow Glade).

Rural land use policies are in the Rural Element of the county's Comprehensive Growth Management Plan. After reviewing urban lands in 2007, the Board of Clark County Commissioners called for an examination of planning and growth management in rural areas.

The Rural Lands Task Force was convened to review and discuss rural lands issues.

Board principles and values

To guide the review, the Board of Clark County Commissioners adopted these rural principles and values:

- Rural areas are where natural landscapes dominate over the built environment.
- Rural areas are where urban services are minimal or not provided.
- The county is to be positioned for present and future uses using fair, consistent and creative rural zoning.
- Encourage modern economic opportunities, including home businesses, compatible with surrounding uses by:
 - Expanding uses in rural centers to enhance their economic viability and community identity; and
 - Expanding recreational and tourism opportunities.
- Maintain and enhance farming and forestry while minimizing incompatibilities with adjacent uses by:
 - Minimizing the conversion of productive farmland; and
 - Encouraging locally grown food.
- Identify real urban reserve areas that are poised to become urban areas when growth boundaries are expanded.
- Maintain breaks/green spaces – natural borders.
- Balance tax bases among school districts, where appropriate.
- Re-affirm the right to farm/log ordinance.
- Rural areas are where fish and wildlife habitat are valued.



Rural Lands Task Force items

The Board asked the Rural Lands Task Force to discuss:

1. Rural center economic development opportunities.
2. Maintenance of farming and forestry operations.
3. Rural economic development opportunities.
4. Designation of urban reserve lands.
5. Rural areas where natural landscapes dominate over the built environment.

The task force met 11 times between June and October of 2009. Discussions covered:

- Land uses and density in rural centers.
- Strategies to preserve farmland.
- Forestry and mining policies.
- The right-to-farm/log ordinance.
- Current use taxation to encourage agriculture, forestry and open space.

Rural Lands Task Force discussions

Rural centers

- Increased densities in some areas?
- Mixed use?
- Rural Center advisory board?

Right to farm/log

- Protect agriculture and forestry, including new operations

Agriculture

- Support 2008 Agricultural Preservation Advisory Committee report
- Transfer of development rights (TDR)
- Current use taxation – require farm plan?
- Cluster development on agricultural lands?
- “Rural or Resource Reserve” lands to protect/buffer agricultural land uses?

continued on next page