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CLARK COUNTY  
WASHINGTON

## COMMUNITY PLANNING SUMMARY MINUTES

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### Rural Lands Task Force Meeting #14 – January 26, 2010

Members Present: Ginger Burr, Ingrid Dankmeyer, Russ Grattan, Doug Hagedorn, David Halme, Rocque Merritt, Monty Multanen, Danny Walsh, Byron Woltersdorf, and Bill Zimmerman

Staff Present: Jose Alvarez, Gordy Euler, and Chris Cook; Jon Dunaway and Laurie Lebowsky

The meeting began at 6:05 pm.

Gordy reminded the group of the Board work session on Wednesday, February 3 (11:00 a.m.) and mentioned the folks/issues scheduled for the February 9 meeting.

Jon Dunaway, Clark County Fire Marshall, gave a presentation on private bridges in the county. The issue for fire districts is whether or not bridges on private roads are capable of supporting the weight of fire-fighting equipment. Jon estimates there are 100 or so such bridges in the county. Some of the questions for existing homeowners: Should they be notified they may not get emergency services? Should bridges be inspected and weight limits posted? Are there insurance issues? Some of the questions for when new homes are built: Should private bridges be built to standards? Should there be a second access that doesn't require a bridge? Should sprinklers be required? The group discussed the issues and came up with the following:

#### Recommendation:

- Fire chiefs should notify property owners that private bridges have to be certified by an inspector and weight limits posted, or else the fire department won't respond. A copy of the certification will be sent to the fire district.
- Bridges will be re-inspected at a time interval recommended by the inspector.
- The county should encourage creation of a road improvement district (RID) or land improvement district (LID) to finance the cost of bridge-building and to spread the cost to property owners over several years.

Laurie Lebowsky, Clark County Community Planning, talked with the group about the county's equestrian planning efforts. The Equestrian Advisory Group was convened by the Board to make recommendations on:

- Gaps in the existing horse trail network.
- Zoning that could support equestrian-related housing developments.
- Economic development opportunities at the county fairgrounds.
- Best management practices and policies to support equestrian activities

It is not known how much horse breeding there is going on the county. There aren't any horse-focused communities in the county but an equestrian overlay to allow a rural planned unit development is a possibility.

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Walt Houser and Jeff Waddell, both vintners, addressed the group during public comment. Each explained their particular situations. Gordy explained that the Board had asked Kelly Sills( in the Board office) to spearhead an effort to create a wineries ordinance such that wineries with tasting rooms and events are added as uses in rural areas. That effort has been waiting for a vintners working group to have some discussion about what vintners would like to see in terms of code language.

The discussion segued into the last agenda item, which was a discussion of what kinds of general impacts are often created from land uses, that is, what kinds of things are complained about to Code Enforcement. The task force wants some additional discussion of this, but came up with the following:

**Recommendation:**

The following list comprises impacts that should be limited or mitigated:

- Noise
- Traffic
- Dust
- Parking
- Smell

The meeting adjourned at 8:50 p.m.

**NOTE: A Board work session on rural lands is scheduled for Wednesday, February 3, 2010, 11:00 a.m., Public Service Center, sixth floor, 1300 Franklin, in Vancouver.**

**NOTE: The next meeting of the task force will be February 9, 2010, 6:00 p.m. at the Dollars Corner Fire Station. Part of this meeting will be a joint meeting with the Equestrian Advisory Board. Meetings are also scheduled for February 23 and March 9, 2010.**