



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING SUMMARY MINUTES

Rural Lands Task Force Meeting #12 – December 8, 2009

Members Present: Ginger Burr, Ingrid Dankmeyer, Dan Dupuis, Russ Grattan, Doug Hagedorn, David Halme, Rocque Merritt, Monty Multanen, Danny Walsh, Byron Woltersdorf, Bill Zimmerman, and Bob Zumstein
Staff Present: Jose Alvarez and Gordy Euler

The meeting began at 6:02 pm. Dan chaired the meeting.

Dan related the story of David Zine who attempted to get a distillery up and running in Amboy but gave up because of fees and lack of code support. There was some agreement that the county has 'chased' business away. The idea of a 'grievance committee' was brought up. David indicated that the code often gets in the way; he wondered what was taking so long for the promised review of the development code (Title 40).

Dan asked for comments about the open house. Ginger said she heard about problems with neighbors and noise. She had also talked to the Treasures about their situation (four lots, but only one legal lot in FR-40).

The task force continued the discussion of rural/resource reserve. The task force recommendation from October 27:

Recommendation:

Create resource reserve lands in rural areas and between cities based on natural barriers and buffers and taking into account viable soils for agriculture and forestry. Such lands would initially be designated outside of urban growth areas, south of the East Fork, and west of China Ditch.

The initial area to be examined is the area west of 182nd Avenue rather than China Ditch (Bill's request) and south of the East Fork. Dan asked about how property rights would be protected if reserve lands were untouchable for a long period of time.

Gordy explained again what the rural/resource reserve concept is. The idea is to identify lands that 1) could be protected for ag production for a specified period of time; 2) would serve as buffers between urban growth areas; and 3) would perhaps never develop (critical areas; legacy lands). A reserve overlay would be put on these lands, and their location(s) would be used to help guide urban growth area (UGA) expansions. Bill again mentioned that it might be appropriate to start with all lands outside of UGAs. There was discussion about whether to apply

the overlay only to larger (greater than 10-acre) lots. David stated that he thought Pierce County had a rural reserve program.

The question came up as to whether rural/resource reserve would be legal under GMA. Gordy said he would check with Chris Cook.

Public comment was held after the break. Jim Carlson stated that development that is allowed often follows the path of least resistance, involves the most money, and isn't necessarily neighbor-friendly. He suggested creating buffers and sticking to them as well as looking at compatibilities in uses at the rural/urban interface. Summer Steinberger asked about who was watching out for the next generation of farmers.

The discussion continued on criteria for how rural/resource reserve lands would be designated.

Possibilities for designation criteria:

- 1) Ag lands
- 2) Lands being farmed that aren't ag-zoned
- 3) Productive soils
- 4) Public/Legacy lands
- 5) Critical areas
- 6) Greenways/natural features/buffers between UGAs

Where rural/resource reserve might be applied: Start with the area west of 182nd Avenue and south of the East Fork.

Relationship of rural/resource reserve to urban growth boundaries (UGBs): outside UGBs

Relationship of rural/resource reserve to urban reserve (UR) lands: could be adjacent to UR lands; use rural/resource reserve lands to 'horse trade for other lands needed for UGA expansion.

Timing: Designate for 21 years (the equivalent of three comprehensive plan cycles)

Other considerations: Create buffers between UGAs; use in conjunction with resource land cluster provisions; maintain underlying zoning

David stated that rural business is important and that in this economy people are getting innovative. He made the following recommendation which the group agreed to:

Recommendation:

The county should simplify the permit process, and help small businesses with permit costs by allowing the businesses to finance permit fees through a lien process (in essence, developer agreements for small businesses).

The meeting adjourned at 9:00 p.m. Happy Holidays!!

NOTE: The next regular meetings of the task force will be January 12, 2010 and January 26, 2010, 6:00 p.m. at the Dollars Corner Fire Station.