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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING SUMMARY MINUTES

Rural Lands Task Force Meeting #13 – January 12, 2010

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

Staff Present: Jose Alvarez, Gordy Euler, Chris Cook, and Linda Moorhead

The meeting began at 6:04 pm.

Linda Moorhead, Clark County Code Enforcement manager, gave a presentation on kennels and how the county is involved with them (on a land use basis and a facilities license basis). Most are unlicensed because they require a conditional use permit (CUP), which is expensive. Several are in code enforcement because of complaints. The county has an animal protection function as well. Linda presented what the various fees would be to legally establish a kennel. She also stated that every site is different, and that ways to address potential impacts are included in the CUP. There is no upper limit on dogs. There has been an increase in dog day-care facilities.

Gordy explained that the Board became interested in kennels because of their concern over someone who had a large forest parcel needing to get a CUP.

The task force discussed a number of issues, including noise, setback requirements, kennel size tied to parcel size, landscaping/screening, dog shows as separate from just the kennel facility, and indoor vs. outdoor activities. The task force recommended that the code be changed as follows:

Recommendation:

Requirements for kennels:

- Five-acre minimum parcel size
- Permitted use on 20 acres or more
- Review and approval (Type II) process on less than 20 acres
- 125-foot setback
- Address noise issues

The task force also discussed stables. The issue with stables is not so much one of noise (as with kennels), but of events and life/safety (properly permitted buildings). The task force discussed a number of issues, including setback requirements, parcel size, landscaping/screening, shows or events as separate from just the stable facility, private roads, and parking. The task force recommended that the code be changed as follows:

Recommendation:

Requirements for stables:

- Permitted use on 10 acres or more
- Review and approval (Type II) process on less than 10 acres
- 20-foot setback for buildings
- Address noise, private road, parking issues

There was no public comment. David talked about the idea of some differentiation between standards in 'rural' areas that are likely to be included in urban growth areas (UGA) and those in 'rural rural' areas, areas that will likely never be part a UGA.

The task force continued the discussion of rural/resource reserve. Jose presented various data layers corresponding to the task force criteria for possible reserve designation. The criteria (from the December 8 meeting) are:

- 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

The task force requested maps of showing wetlands, AG-20/current use, and prime soils be prepared and distributed to members for the next meeting.

The meeting adjourned at 9:04 p.m.

NOTE: The next regular meeting of the task force will be January 26, 2010, 6:00 p.m. at the Dollars Corner Fire Station. Meetings are scheduled for February 9 and 23, 2010.

NOTE: A Board work session on rural lands is scheduled for Wednesday, February 3, 2010, 10:00, Public Service Center, sixth floor, 1300 Franklin, in Vancouver.