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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING SUMMARY MINUTES

Rural Lands Task Force Meeting #16 – February 23, 2010

Members Present: Ginger Burr, Sharon Bussler, Ingrid Dankmeyer, Dan Dupuis, Russ Grattan, Doug Hagedorn, David Halme, Rocque Merritt, Monty Multanen, Mike Posey, Danny Walsh, Bill Zimmerman, and Bob Zumstein
Staff Present: Gordy Euler, Jose Alvarez, and Chris Cook; Marlia Jenkins and Jim Vandling

The meeting began at 6:05 pm.

Marlia Jenkins and Jim Vandling gave a presentation on the proposed Biomass Plant. Marlia stated that the county’s goal is to make buildings ‘greener’ by adopting conservation measures and looking for sources of renewable energy. Wind isn’t a feasible option. Biomass has been looked at for both heat and power generation. The most likely place is the Chelatchie Prairie rural center, as there is property there already zoned for industrial uses.

Jim talked about the process to date to locate the plant. Water supply, ground stability, access to the grid and good transportation access are critical elements. The plant would occupy about 15 acres, would take about \$50 million to build, and would create 30 jobs at the plant and another 120 outside the plant. The county is looking to partner with a private entity; the county would contract to buy power that is generated. The task force recommended the following:

Recommendation: The task force supports the concept of a biomass plant in the Chelatchie Prairie rural center.

Gordy presented some code concept language relating to small wind energy systems. The need for code language was identified as part of the sustainable affordable residential development (SARD) project the county did with the city of Vancouver in 2008-09. The task force discussed the need for different standards in urban and rural areas, but decided on the following:

Recommendation: Support an ordinance for small wind energy systems that meets rural needs.

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Public comment was heard after the break. Bill Murray commented on the biomass plant (how noisy will it be?), and then asked if the task force could help him with his request to the county for a designation and zone change. Tom Franzel also stated that the Board had denied his docket request and suggested that his issue was a matter for the task force. Task force members responded that consideration of site-specific requests was not in their charge from the Board.

The task force asked staff to check with the Board to see if considering site-specific requests was supposed to be part of the mission of the task force.

Tom Franzel also stated that his docket request to the Board had been mis-characterized by county staff.

Carol Levanen asked if loggers or others gathering biomass fuel would be locked into one method of doing so.

Ted Labbe, Department of Fish and Wildlife stated that WDFW has a new publication out on 'landscape planning for wildlife', which addresses rural lands wildlife policy concerns.

Gordy talked briefly about the concept of ecological services, those functions and values of lands that provide landscape benefits in the form of water quality, pollutant uptake and flood control. The discussion ended up with the following:

Recommendation:

- Have different standards in rural and urban areas.
- Make a concerted effort in the Title 40 review to eliminate what doesn't apply to rural areas and keep what contributes to the preservation of rural character.
- Review the rural subdivision ordinance for ways to streamline it and lower costs.

David Halme talked about the issue of siting of critical public facilities. He has been working with Clark College to find a suitable central county location, and a possibility exists east of and adjacent to the Dollars Corner rural center. Two recommendations came out of the discussion:

Recommendation:

- Expand the Dollars Corner rural center to the east (south of 219th Street) to include 120 acres that be an educational and workforce training center.
- Rural centers should be allowed to expand to site critical public facilities, such as community colleges, workforce training centers, railroad industrial facilities and other economic development facilities.

Gordy talked about the agendas for the next two meetings. The March 9 meeting agenda will be to review all of the task force recommendations with the idea of putting them in a cohesive package. Any other recommendations on ag land and rural reserve will need to be made as well. The March 23 meeting is a joint meeting with the Board of County Commissioners.

The meeting adjourned at 9:10 p.m.

NOTE: The next two meetings of the task force will be March 9 and March 23, 2010, 6:00 p.m. at the Dollars Corner fire station.