
Rural Lands Review

BOCC Work Session
September 25, 2013



Oliver Orjiako, Director
Community Planning

Rural Lands Review

- Purpose
 - Review Rural Lands Study progress to date
 - Present a Path Forward
 - Get Board Direction



Rural Lands Review

■ Background

➤ 1994 Comprehensive Plan

- Established new rural zoning; eliminated rural zoning from 1980
- GMHB ruled that one-acre and 2.5-acre parcels were not rural, and that such rural parcel sizes were not allowed except in LAMIRDs (rural centers)
- Court ruled the county could not have a hybrid ag-forest zone, that land needed to be zoned for one or the other
- Five acres set as the minimum rural parcel size (R-5)
- R-10 and R-20 was a compromise, used to buffer nearby larger parcels in resource zoning



Rural Lands Review

■ Background

- 2004/2007 Comprehensive Plans
 - Re-affirmed rural zoning (designations and minimum parcel sizes)
- Rural Lands Review conceived during the 2007 plan update. The Board charge to the Rural Lands Task Force:
 - Rural center economic development opportunities;
 - Maintenance of farming and forestry operations;
 - Rural economic development opportunities;
 - Rural areas that are next to develop (future urban reserve areas); and
 - Rural areas where natural landscapes dominate over the built environment (areas that might not develop).



Rural Lands Review

■ Background

➤ Rural Lands Task Force members:

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



Rural Lands Review

- Background

- The purpose of the Rural Lands Review was never to change zoning in rural areas.



Rural Lands Review

■ Public Outreach

- Rural Lands Task Force: 14 members that met 17 times. Task Force meetings were open to the public, and members of the public attended each meeting.
- Clark County Fair (Survey Monkey survey)
- Public hearings on rural lands items during the ROC process
- Consultant interviews and focus group meetings in preparing the Situation Assessment
- October 16, 2012 joint BOCC/Planning Commission public meeting



Rural Lands Review

- Board Direction—September 5, 2012

Topic	Direction
Homesteading	Proceed; short-term
Clustering on resource lands	Proceed; short-term
Rural PUD	Proceed; short-term
Minimum parcel size	Proceed; short-term
Transfer of development rights	Proceed; comp plan update
Rural Reserve	Proceed; comp plan update
Agricultural Production District	Proceed; comp plan update
Current Use; Public Benefit Rating System	Proceed; comp plan update



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- Board Direction—April 3, 2013

Topic	Direction
Clustering on resource lands	Proceed; short-term
Rural PUD	Proceed; short-term
Minimum parcel size	Proceed; short-term
Transfer of development rights	Proceed; comp plan update
Rural Reserve/Ag Production District	Proceed; comp plan update
Current Use; Public Benefit Rating System	Proceed; comp plan update



Rural Lands Review

- Board Direction—April 3, 2013
 - *Look into the feasibility of contacting property owners whose property may be affected by proposed changes and the associated costs.*
 - *Proceed to engage our consultant (BERK) to develop recommendations on the longer-term items (those that will be folded into the 2016 Comp Plan update).*



Rural Lands Review

■ Phase 4 -- Path Forward

- Rural planned unit developments (PUD) (ordinance)
 - Allow some increase in density
 - Allow in rural centers with sewer
 - Allow on Rural lands with Public Health approval
 - Cottage housing
 - Density transfer
 - TDR receiving sites



Rural Lands Review

■ Phase 4 -- Path Forward

- Minimum parcel sizes, Agriculture lands (comp plan)
 - 601 parcels of AG-20 20 acres or greater (23.4%)
 - Potential of about 1,485 additional lots, with a 10-acre minimum (AG-10)
 - Need to prove that the long-term commercial viability for agriculture is being maintained or enhanced
 - Require new lots to be clustered



Rural Lands Review

■ Phase 4 -- Path Forward

- Minimum parcel sizes, Forest lands (comp plan)
 - 151 parcels of FR-40 40 acres or greater (6.3%)
 - Potential of about 303 additional lots, with a 20-acre minimum (FR-20)
 - Need to prove that the long-term commercial viability for forestry is being maintained or enhanced
 - Require new lots to be clustered



Rural Lands Review

- Phase 4 -- Path Forward
 - Clustering on resource lands (ordinance)
 - Required, if splitting resource land
 - Must meet minimum parcel size
 - Parent parcel must be a legal lot of record
 - Must meet density provisions
 - No previous clusters
 - Remainder lot would be unbuildable

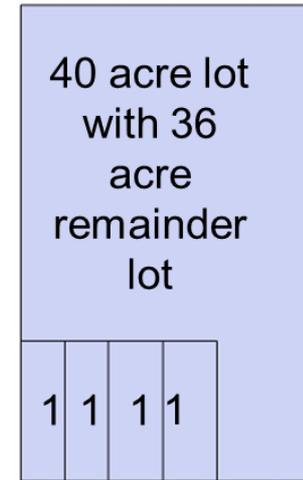


Rural Lands Review

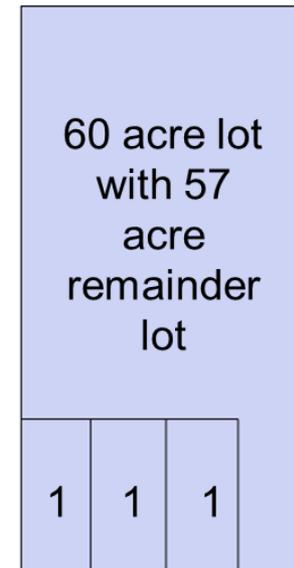
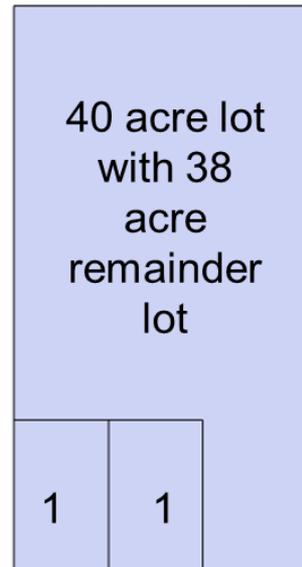
- Phase 4 -- Path Forward
 - Clustering on resource lands: Examples



AG-10
Zone



FR-20
Zone



Rural Lands Review

- Phase 4 -- Path Forward
 - Additional considerations
 - Aggregation of lots under a single ownership
 - Look at where any potential AG-10 would abut R-20 and consider changing the R-20 parcels to R-10
 - For any option we have to show how resource uses are maintained or enhanced. This is where a TDR program would be beneficial.



Rural Lands Review

- Phase 4 -- Path Forward: Scope of Work
 - Complete ordinance work (clustering; rural PUD)
 - Complete the analysis of parcels zoned FR-40 and AG-20, to include a survey of affected property owners.
 - Re-engage BERK to do a transfer of development rights (TDR) pilot project
 - Continue work with the Food System Council on a proposal for an agricultural production district



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Questions?

Thank You!



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■ Resource Lands

Zoning	Parcel Size (acres)	# of Parcels (1)	Acres
AG-20		2,567	31,301
	>=40	139	9,554
	>=30	242	13,061
	>=20	601	20,864
	<6	1,461	4,893
FR-40		2,405	29,672
	>=80	31	3,385
	>=60	49	4,687
	>=40	151	9,080
	>=20	557	18,960
	>=10	895	23,386
	>=5	1,736	28,257
	<5	669	1,415
FR-80		1,474	130,025
	>=160	234	86,658
	>=120	314	97,583
	>=80	456	109,708
	>=40	677	120,407
	<=20	629	4,925

Notes: (1) These are tax parcels and are not necessarily "buildable" lots , a legal lot determination would be required.

