

From: [Kathleen Otto](#)
To: [Rebecca Messinger](#)
Subject: FW: Clark County Rural Land task force 2010 Recommendations
Date: Thursday, February 22, 2024 8:32:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Kathleen Otto
County Manager

564.397.2458



From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Thursday, February 22, 2024 1:31 AM
To: Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Carol Levanen <cccuinc@yahoo.com>; sprazz@outlook.com
Subject: Fw: Clark County Rural Land task force 2010 Recommendations

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FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

Submitted by:

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604
E-Mail cccuinc@yahoo.com

----- Forwarded Message -----

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
To: Carol Levanen <cccuinc@yahoo.com>
Sent: Monday, October 23, 2023 at 08:45:35 PM PDT
Subject: Fw: rural land task force 2010

Clark County Rural Lands Task Force Meetings 2010

#13 – January 12, 2010

"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".

August 25, 2009

Allow clustering on agricultural land to provide an economic opportunity and to preserve open space and agricultural land. Allow two one-or two-acre lots plus a buildable remainder parcel. Consider a bonus lot as an incentive to keeping the land in agricultural production. The remainder parcel in a cluster development shall not be subject to the open space taxation penalty and may remain in current use.

#10 - October 13, 2009

The Washington Department of Community, Trade, and Economic Development (now the Department of Commerce) has promulgated regulations in the Washington Administrative Code. This is to guide counties in determining agricultural and forest lands that have "long-term commercial significance" (see WAC 365-190-050, 10). This regulation states that counties shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

"In determining whether lands are used or capable of being used for agricultural production, counties and cities shall use the land-capability classification system of the United States Department of Agriculture Natural Resources Conservation Service as defined in relevant Field Office Technical Guides. These eight classes are incorporated by the United States Department of Agriculture into map units described in published soil surveys, and are based on the growing capacity, productivity and soil composition of the land.

(c) The land has long-term commercial significance for agriculture. In determining this factor, counties and cities should consider the following nonexclusive criteria, as applicable:

(i) The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service;

(ii) The availability of public facilities, including roads used in transporting agricultural products;

(iii) Tax status, including whether lands are enrolled under the current use tax assessment under chapter [84.34](#) RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights;

(iv) The availability of public services;

(v) Relationship or proximity to urban growth areas;

(vi) Predominant parcel size;

(vii) Land use settlement patterns and their compatibility with agricultural

practices;

- (viii) Intensity of nearby land uses;
- (ix) History of land development permits issued nearby;
- (x) Land values under alternative uses; and
- (xi) Proximity to markets."

October 27, 2009

Allow clustering on forest land to provide an economic opportunity and to preserve open space and forest land. Allow two one-or two-acre lots plus a buildable remainder parcel. Consider a bonus lot as an incentive to keeping the land in forest production.

Clark County COMMUNITY PLANNING Rural Preference Census

In November of 2013, the county surveyed owners of properties zoned for agriculture (AG-20) and forest (FR-40) to determine preferences of these owners for a smaller minimum parcel size. Owners of AG-20 parcels larger than 10 acres and FR-40 parcels larger than 20 acres received letters asking for their preferences. The Board of County Commissioners used the results to decide if changes are needed in the county's rural lands policy. Any proposed changes would be done as part of the 2016 Comprehensive Plan update.

Summary Report information is available below.

Rural Census 2013 Overview

The county began a Rural Lands Review project in 2008 to review the effectiveness of its land use policies in preserving rural lands and rural economic opportunities

Responses

We received a total of 778 responses out of 1,079 for an overall 72% response rate. Property owners in both the AG-20 and FR-40 zone would prefer a smaller minimum parcel size by a margin of 72% to 28% and 82.5% to 17.5%, respectively (see Table 1 below). Property owners in both zones would also prefer the flexibility of clustering new lots on their property by 68% and 73%, respectively. Table 2 shows the responses from property owners who have enough acreage to divide their property with a smaller minimum parcel size. Property owners in this category prefer the smaller zoning in the AG-20 and FR-40 zones by a 73% to 27% and 77% to 23%, respectively. These property owners also indicated a preference for clustering new lots by 69% to 31% in the AG-20 zone and 70% to 30% in the FR-40 zone

2010 Census Urban and Rural Classification and Urban Area Criteria

The Census Bureau's urban-rural classification is fundamentally a delineation of geographical areas,

identifying both individual urban areas and the rural areas of the nation. The Census Bureau's

urban areas represent densely developed territory, and encompass residential, commercial, and

other non-residential urban land uses. For the 2010 Census, an urban area will comprise a densely

settled core of census tracts and/or census blocks that meet minimum population density requirements,

along with adjacent territory containing non-residential urban land uses as well as territory with

low population density included to link outlying densely settled territory with the densely settled core.

To qualify as an urban area, the territory identified according to criteria must encompass at least

2,500 people, at least 1,500 of which reside outside institutional group quarters.

The Census Bureau identifies two types of urban areas:

- **Urbanized Areas (UAs) of 50,000 or more people;**
- **Urban Clusters (UCs) of at least 2,500 and less than 50,000 people.**

“Rural” encompasses all population, housing, and territory not included within an urban area.