

**From:** [Rebecca Messinger](#)  
**To:** [Oliver Orjiako](#); [Jose Alvarez](#); [Sonja Wiser](#)  
**Subject:** FW: Cluster Developments are needed in all rural and resource zones based on five acre density  
**Date:** Monday, April 22, 2024 10:15:44 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good morning,  
Please see the below public comments from CCCU. Thank you.



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



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**From:** Kathleen Otto <Kathleen.Otto@clark.wa.gov>  
**Sent:** Saturday, April 20, 2024 3:57 PM  
**To:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Subject:** FW: Cluster Developments are needed in all rural and resource zones based on five acre density



**Kathleen Otto**  
County Manager

564.397.2458



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**From:** Clark County Citizens United, Inc. <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Saturday, April 20, 2024 1:29 PM  
**To:** Gary Medvigy <[Gary.Medvigy@clark.wa.gov](mailto:Gary.Medvigy@clark.wa.gov)>; Karen Bowerman <[Karen.Bowerman@clark.wa.gov](mailto:Karen.Bowerman@clark.wa.gov)>; Michelle Belkot <[Michelle.Belkot@clark.wa.gov](mailto:Michelle.Belkot@clark.wa.gov)>; Glen Yung

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<[Kathleen.Otto@clark.wa.gov](mailto:Kathleen.Otto@clark.wa.gov)>

**Subject:** Cluster Developments are needed in all rural and resource zones based on five acre density

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Clark County Council  
20, 2024  
P.O. Box 5000  
Vancouver, Washington 98666

April

## FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

Dear Councilors,

Clark County Citizens United, Inc. is very concerned over the lack of conversation as it regards rural and resource land critical housing needs, in the 2025 Comprehensive Plan update. Councilor Marshall claims that farmland must be saved for farming. But if people can't afford the land, there will be no farmers. Vinton Erickson, long time farmer in Clark County, used to say the ideal piece of land for someone to farm, is 1.5 to two acre lots. He claimed that was all a person can manage when farming for produce. Those farms use intense use of the land for high production. He farmed many kinds of fruits and produce, on many pieces of his, and rented land. The last of his land is now known as Erickson Farms.

The USDA first recorded the 1930 history of farming in Clark County. That report documents farms were generally produce farms. of 3 to 10 acres in size. CCCU has records of a Felida farmer, on five acres, who got his farming information in 1945 from the local farm extension service. Recommendation was that only Classes I and II soil were suitable to produce a viable commercial crop The Clark County USDA Soils Manual says the same thing. If Class III is used, it must be highly managed with chemicals and water. As we all know, very little of those farming soils exist anywhere in the county except in the lowlands of Vancouver, Hazel Dell, Felida, Sara, and Ridgefield, and possibly in the Camas area. As the city of Vancouver moves North, and development occurs in what is now, urban growth areas, all of the Class I soil is being been consumed, except the Heritage Farm.

Mr. Erickson's mother was from the Anderson family, who homesteaded that area years ago. He and many other farmers, believed that Clusters were the right thing to do. Everyone saw a benefit, where a larger parcel remained and small and larger farms were not lost. The larger parcels consisted of many parcels combined, which was done for cattle farming. The Growth Management Act highly recommends using cluster development in the rural and resource lands. Clark County only has a viable Cluster ordinance for five acre zoning. The other zones are based on their density of

20, 40 and 80 acre zones. Very few parcels are large enough to create more parcels in their zone, as the non-conformance is about 90%.

Councilor Marshall complained of a cluster development near LaCenter, that was on the consent agenda. Was she aware that the Growth Management Act highly recommends using clustering, so that landowners would not lose their development rights, while providing for both agriculture and housing?

Clark County Citizens United, Inc. highly recommends using cluster development in all zones. But what is happening now, isn't working and does not produce enough housing for the future. The cluster ability needs to be based on five acre zoning in all rural and resource zones and that is what we ask the councilors to do in the update of the Comprehensive Plan. Please see the RCW's noted below.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.  
P.O. Box 2188  
Battle Ground, Washington 98604

### **RCW [36.70A.070](#) Comprehensive plans—Mandatory elements.**

\*\*\* CHANGE IN 2024 \*\*\* (SEE [6140-S.SL](#)) \*\*\*

#### **5) Rural element**

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, **counties may provide for clustering,**

### **RCW [36.70A.090](#) Comprehensive plans—Innovative techniques.**

A comprehensive plan should provide for innovative land use management techniques, including, but not limited to, density bonuses, **cluster housing,** planned unit developments, and the transfer of development rights.

### **RCW [36.70A.177](#) Agricultural lands—Innovative zoning techniques—Accessory uses.**

(1) A county or a city may use a variety of innovative zoning techniques

#### **(b) Cluster zoning,**

(d) Quarter/quarter zoning, which permits one residential dwelling on a one-acre minimum lot for each one-sixteenth of a section of land; and

(e) Sliding scale zoning, which allows the number of lots for single-family residential purposes with a minimum lot size of one acre to increase inversely as the size of the total acreage increases.

