



## Middle Methow Neighborhood Group Meeting August 13, 2008 Local 98856 Café, Twisp

We should include Recreation and Tourism in the Resource Lands designations.

What is the influence of the Comprehensive Plan on Public Lands? The public lands will be designated either as resource lands, critical habitat, etc. This will ensure that if the public land transfers to private they will have to follow certain rules

What is considered commercially significant Agriculture?

2) "Agricultural land" means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by \*RCW [84.33.100](#) through [84.33.140](#), finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.

(10) "Long-term commercial significance" includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

There is a lot of small scale agriculture in the Middle Methow that also needs to be protected.

Subdivision in Resource Lands should be clustered so that prime soil and productivity is protected.

Can the Middle Methow have their own Public Benefit Rating System?

The Public Benefit Rating system will be applied county wide. This will be an ordinance that results from the Comprehensive Planning process. There will be the normal public involvement process of the comment period and a hearing. Perry suggested that you can draft your own for him to take a look at, he would appreciate that.

Density bonuses are an incentive to protect agriculture.

The only place that you would not want clustering and open space is in the LAMIRDS, UGA's, Cities, and Towns.

In a resource area the clustering should be done in a way to preserve that resource.

Require any development in Agricultural areas to be clustered under a planned development.

To determine what should be designated as an agricultural resource land we should consider a combination of the best soil types and those areas that are currently in the agricultural tax classification.

I am concerned with what can happen during this time as far as development pressure. More projects will be coming through the door to be vested in the current zoning code. Existing planned development ordinance has an excellent definition of clustering.

It is important to designate exactly what will be the UGA. Under the growth management act facilities must be provided to the UGA's.

**NEXT MEETING SEPTEMBER 10, 2008 LOCAL 98856 CAFÉ 6-8PM**

## **SUMMARY OF THE OPTIONS CHOSEN FROM CHAPTER 4**

The following is a summary of the options that would best capture what the entire group would like from Chapter Four. Attached is Chapter 4 with the pages numbered) Please give me feedback as to whether you agree or disagree with the options proposed below. This will be discussed during our next meeting. As always feel free to email your feedback if that would work better for you.

**Mapping of Agricultural Resource Lands:** Use a combination lands that are in the current tax classification and soils that will support long term agricultural use. (This is close to option 3 under mapping of ag lands. (p. 3-4)

**Density of Resource Lands:** (Option 2 from page 6 and page 8 of Chapter four). This option would have the minimum lot size of 5 acres (in valley floor). Current 20 acre areas would remain unchanged. All development must be done by Planned Development or clustering (using current definition in PD code). Densities could be increased by using a cluster subdivision process which gives bonuses consistent with a Public Benefit Rating System (PBRs). The PBRs would emphasize the voluntary assignment of future development restrictions in exchange for density bonuses. Conservation easements both public and privately financed and a program supporting the Transfer of Development Rights would be encouraged in Resource Designated Areas.

**Rural Designation:** (Option 3 from page 11 of Chapter 4). Areas currently designated for minimum lot size of 5 acres but less than 20 shall be designated Rural Medium Density. Areas currently designated for minimum lot sized of less than 5 acres but greater than 1 acre shall be designated Rural Medium Density and the minimum lot size shall be increased to 5 acres. Smaller lot sizes shall not be permitted. (This would pertain to the valley floor.)

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