

From RCW 36.70A.070 GMA Planning by counties

Mandatory elements: Rural land element:

Measures guiding rural development from 36.70A.070.

- Does it contain or otherwise control rural development?
- Does it assure visual compatibility of rural development?
- Does it reduce the conversion of undeveloped land into sprawling, low density development?
- Does it protect critical areas?
- Does it protect against conflict with the use of agricultural, forest and mineral resource lands?

From WAC 365-196-425 Actions taken by the County must be measured as to how:

- It allows open space, the natural landscape and vegetation to predominate over build environment, and
- It fosters rural lifestyles, rural-based economies and opportunities to live and work in rural area, and
- It is compatible with the use of land by wildlife and for fish and wildlife habitat, and
- It reduces the inappropriate conversion of undeveloped land into sprawling low density development, and
- It does not require urban services, and
- It is consistent with the protection of natural surface water flows, and ground water/aquifer recharge and surface water recharge and discharge areas, and
- It is compatible with primary use of land for natural resource production.

From Lewis County Comprehensive Plan (Land Use Element pg 4-48 Designation criteria for a variety of densities in rural areas)

For those properties that are part of the Rural Lands Element in the Comprehensive Plan consideration needs to be given as to how the requested change is judged against the following:

- “The first consideration is to let the land speak for itself...” does the intensity or scale that could occur on the land encroach or potentially damage critical areas and constrain water either surface or aquifer-recharge areas?
- Is the owner “self-designating” the property through such management practices as including the land in one of the open space programs (tax code 83 Open Space Farm & Agricultural Land, tax code 87 Classified Forest Land, tax code 88 Designated Forest Land, tax code 94 Open Space Land, tax code 95 Open Space Timber Land)?
- Is the request consistent with the pattern of parcelization or types and intensity of surrounding uses?

- Is there a likelihood of conflict created between developments including protection of resource uses and ability of cities to manage growth?
- Is the request consistent with logical boundaries of the intensity and use in larger blocks as compared to individual parcels?
- Is the request resulting in an isolated island of use different from its surrounding use and intensity?

The comparison of the request against the criteria above should be guided by the Rural Areas Goals, Objectives and Policies attached, adopted in June 1999 as a component of the Lewis County Comprehensive Plan.

Rural Areas Goals, Objectives and Policies

- R GOAL** Maintain the rural character of Lewis County.
- Objective R 1** Ensure that growth in the County is focused so that the remainder of the County can remain predominantly rural.
- Policy R 1.1 Rural development, outside of defined urban growth areas, should be encouraged in a pattern and density that supports the surrounding and prevailing land use pattern, and that does not create urban demands for services for the County taxpayers to support.
- Policy R 1.2 Rural development should be encouraged to occur at a density of not more than one dwelling unit per 5 acres.
- Policy R 1.3 Densities must remain sufficiently low so as to avoid conflicts between new residential development and county residents that have allowable home-based occupations and industries.
- Policy R 1.4 Rural area residents should expect the level of public services, such as water systems, emergency services, road improvements will be limited as distance increases from the urban areas.
- R GOAL** Allow residents in remote parts of the County to live as they choose as long they do not infringe upon the rights of neighboring property owners or cause environmental degradation.
- Objective R 2** Maintain areas where an independent and private lifestyle can be sustained.
- Policy R 2.1 Low-density residential development, local service establishments, and home based businesses should be allowed in Rural Development District areas.
- Policy R 2.2 Establish a minimum lot size that will make feasible individual wells and septic systems on each parcel, without unduly affecting nearby properties' wells and septic systems. This lot size may vary depending on water availability and soil suitability for septic systems in each area.

- R GOAL* Allow for industrial uses in the rural area that are primarily dependent on the natural resources derived from the rural area.
- R Objective 3* Allow industries such as warehousing, manufacturing and distribution in areas beyond urban growth areas where appropriate.
- Policy R 3.1 Allow industries to locate in rural areas proximate to transportation corridors such as Federal and State Highways or railroads.
- Policy R 3.2 Ensure that any rural location chosen for an industrial use is served by or can be served with necessary infrastructure, (for example: community wells and septic systems).

Chapter 17.100
RURAL DEVELOPMENT DISTRICT (RDD)

Sections:

<u>17.100.010</u>	Purpose.
<u>17.100.015</u>	General guidelines.
<u>17.100.020</u>	Permitted uses.
<u>17.100.030</u>	Accessory uses.
<u>17.100.040</u>	Special uses.
<u>17.100.050</u>	Prohibited uses.
<u>17.100.060</u>	Design standards.
<u>17.100.070</u>	Reserve tract.
<u>17.100.080</u>	Development standards.
<u>17.100.090</u>	Determination of adequate facilities.
<u>17.100.100</u>	Urban growth prohibited.
<u>17.100.110</u>	Rural airport overlay requirements.
<u>17.100.120</u>	Density bonus for cultural and historic sites.

17.100.010

Purpose.

The Rural Development District is the portion of land in Lewis County not otherwise designated. While the Rural Development District has an overall density designation of one unit per five acres, one unit per ten acres, one unit per twenty acres, the combinations of steep slopes, tight soils, flood plains, and unbuildable critical areas will provide a wide variety of rural residential densities, and will preserve the rural character of the county while providing reasonable opportunity for any low density development. The purpose of this chapter is to achieve a variety of lot sizes, protect rural character, and protect small rural business which have historically served the citizens of Lewis County. [Ord. 1179, 2002; Ord. 1170B, 2000]

17.100.015

