

**UDC UPDATE PROJECT  
RURAL CLUSTER SUBDIVISIONS CODE REVISIONS SUBPROJECT  
FACILITATED DISCUSSION WITH **SCT COMMUNITY ADVISORY BOARD****

**AS DISCUSSED ON JULY 19, 2007**

**In attendance:**

Approximately 8 members and 1 citizen were present.

**Questions & Observations**

\*Comments do not include PDS Staff commentary

Why is there an assumption that Critical Areas are more protected by Rural Cluster Subdivisions than traditional development in the R-5 zone?

Who is in favor of Rural Cluster Subdivisions if not for financial gain? What are the benefits of Rural Cluster Subdivisions? What is the appeal?

Why is there a density bonus?

Rural Cluster Subdivisions encourage growth in the rural areas, contradict the Growth Management Act (GMA) mandate and offer no public benefit or improvement in terms of services, roads or rural character.

Rural Cluster Subdivisions are marketable, but marketability has nothing to do with the goals of the Growth Management Act (GMA).

How is rural character protected when we allow clear cuts? What is to stop this type of subdivision from taking over the entire County and what is left of the County if the majority of it is subdivided?

What are the limits placed on Rural Cluster Subdivisions? What is the maximum size that a Rural Cluster Subdivisions can be? What is the amount of Rural Cluster Subdivisions that are allowed by one developer in an area?

Tree Retention – Do not allow clear cuts.

Sequencing/daisy-chaining of clusters is overwhelming.

The General Policy Plan (GPP) states that it is the County's job to protect rural area for future generations, yet we are allowing this type of development to ruin the rural character. We are allowing clusters to be built with little restriction and are therefore out of compliance with the General Policy Plan (GPP) and not doing our jobs.

This discussion is reminiscent of ten years ago.

What is the County's role if, for example, three builders/developers are working on three separate Rural Cluster Subdivisions, yet one stream runs through all three sites? Do we have a say where the open space should be? At a project review level, the coordination and evaluation of the connectivity of the open space on all three sites should occur.

How is traffic addressed? What are concurrency requirements?

How are collisions between Ag uses and Rural Cluster Subdivisions, as well as other competing land uses addressed? Dairy farms are an authentic, rural use.

Rural cluster sites are being carved out of large buffer tracts and open space areas. What is the protection for these areas? What ensures that open spaces will not be further divided?

Improve connectivity of buffer spaces.
The cynicism you sense is because of our experiences with LDMR.
From aerial photos, the rural landscape appears "checker boarded".
Have we contemplated turning all these Rural Cluster Subdivisions, into FCC's in the future?
The appearance of these subdivisions in the future will result from development, not planning imperatives and that is seen as a problem.
Developers are receiving credit (density) for unbuildable lands. For example, Quinn's Crossing is 80% wetland; the homes are gigantic, 15 ft apart, and have substandard roads. Consider what it would look like if it were developed traditionally!
The density should be calculated using net buildable area, not gross area. Eliminate the bonus density!
Rural Cluster Subdivisions, ordinance defines "unbuildable" only if it is steep.
How much and what type of data/information do we receive from the developer/builder in advance related to the projected impacts to surrounding roads, services and capital facilities (schools)?
What are the County's requirements in the pre-application stage? Comprehensive planning is not happening at the permit level and needs to be happening at some level.
Traffic and Safety issues. Children of rural cluster residents will, even if not currently old enough, create safety hazards by speeding down rural roads.
Public outreach should include representatives from school districts, fire and traffic officials – they should all be invited to the meeting on 7/24.
We are now encouraging home businesses in the rural areas by allowing Rural Cluster Subdivisions.
Can we stop applications that are already in the pipeline (filed in '05 and '06)? Are those applications vested (complete)? How will we address all of those non-conforming uses after we make code amendments?
Lake Goodwin proposal will cause 2,000 to 3,000 more vehicle trips per day, yet there is no school being built or other significant infrastructure or services? Why not?
When we established population projections, did they include Rural Cluster Subdivisions? Dbl-density Rural Cluster Subdivisions?
What are the legal implications for cities if the County exceeds the 2025 population target? Do we shrink the UGA's?
Location of Rural Cluster Subdivisions is so close to cities – there is fear that cities will bear the costs of providing sewer and water to them.
What is the surge in applications over the last year or two from? Is it because developers are afraid they will be limited by the new ordinance? What is the true cause of the surge?
Slide 2 from the powerpoint is a good illustration of the benefits of Rural Cluster Subdivisions. The way that rural cluster is oriented looks better than how a subdivision would traditionally be developed.