

**UDC UPDATE PROJECT  
RURAL CLUSTER SUBDIVISIONS CODE REVISIONS SUBPROJECT  
FACILITATED DISCUSSION WITH NORTH COUNTY RESIDENTS**

**AS DISCUSSED ON JULY 18, 2007**

**In attendance:**

Approximately 33 citizens were present.

<u>Comments</u>
*All comments listed are made specifically by residents and do not include PDS Staff commentary
How does the Growth Management Act (GMA) impact Rural Cluster Subdivision Developments? The Growth Management Act (GMA) is not protecting the rural area.
Water, Septic are inadequate for dense development
How does the County intend to use the input received from the public? Residents feel as if they are being asked to provide input after the fact.
Stop Rural Cluster Subdivision Developments housing. Go back to 2.5 du/ac, not 5. Residents understand that zoning allows for 1 du/5-ac but are seeing 7 du/16 ac going up next to them.
Was the Rural Cluster Subdivision ordinance voter approved?
Big developers do not take the surrounding neighborhood into consideration during construction. Roads intrude on adjacent properties.
Water issues are a crucial problem now; existing residents are running out, the water table is depleted.
There is a perception that the County is supplying individual wells to new development.
100-foot setbacks are not being enforced.
County should create a formula to monitor septic/well use by Rural Cluster Subdivision Developments. Who regulates wells?
Rural Cluster Subdivision Developments should only be allowed on lands with existing infrastructure.
Existing water shortage; Was there a water contract in the 1980's?
How/Who is in charge of enforcement of water availability certificates?
Subject developers to the same requirements that rural residents had to go through to prove water availability.
Existing residents in rural areas are financially impacted by Rural Cluster Subdivision Developments drawing off the same aquifer.
Does the County have a qualified hydrologist?
County should conduct a survey of existing rural residents to find out how their wells are

functioning.
There should be more public input into the approval of Rural Cluster Subdivision Developments.
County should require that each developer have a pre-application meeting with nearby residents of new developments. Rural residents want access to this type of information.
Look to Europe as a model for sustainable development, perform research and then distribute. Conversely, look to other communities (California) to find out what they did wrong.
Perform Grandview hydrology study.
Has a traffic analysis been completed in their area and have traffic counts been performed?
Children cannot ride their bikes on Grandview.
Explain bonus density.
Can lots that are smaller than 1-ac have well/septic?
What is the County's standard on width of ingress/egress to Rural Cluster Subdivision Developments?
When is a 60 ft right of way required?
Do residents of Rural Cluster Subdivision Developments have to share our same fire protection? If so, are the fire flows sufficient to keep us all safe?
Existing rural uses should remain allowable.
One benefit of Rural Cluster Subdivision Developments would be that I could utilize provisions to build property for my children (family) who cannot afford urban housing market.
Is the Rural Cluster Subdivision Developments process easier for developers to subdivide than it would be for me?
How can the County make Rural Cluster Subdivision Developments process more user-friendly and affordable for rural residents who might be interested in doing the same.
What is the difference in the time it would take a developer to subdivide a rural cluster versus a homeowner?
The mentality of the Development Community is not rural. Rural Cluster Subdivision Developers are accustomed to building urban-style developments.
Rural Cluster Subdivision Developments are raising the property taxes of rural residents.
Rural is ... having lived somewhere for 30 + years, being outdoors on your back patio listening to the birds, appreciation of the natural landscapes sights and sounds, watching the stars at night and an overall appreciation for the ambiance found in the rural area.
Re-evaluate buffering from new development.
When was the Rural Cluster Subdivision ordinance enacted?

Is it a valid option to repeal the Rural Cluster Subdivision code entirely?
Can you have more than 1 du/5-ac?
Roads are congested and being occupied by developers and equipment.
Enforce road standards.
Safety concerns; it is dangerous to try maneuvering around large construction equipment.
Design of roads is old, pre-development and does not have the same standard for visibility and sight distances that more well-traveled roads may require.
Developer should be building roads that function safely at any costs.
How many Rural Cluster Subdivision Developments are allowed? There should be a limit to the quantity of Rural Cluster Subdivision Developments in a specific area or there should be a maximum acreage.
5-acre lots would slow development much more effectively than Rural Cluster Subdivision Developments.
Rural Cluster Subdivision Developments move the rural character into fast development mode i.e., Costco's, high-density housing, etc.
Repeal the bonus allowance.
How many access points are required?
Farm Uses should be encouraged.
Rural Cluster housing is extremely expensive – not a good “fit”.
Rural Cluster Subdivision Developments magnify noise.
Do not allow Rural Cluster Subdivision Developments to “piggy-back” or “daisy-chain” adjacent to one another.
Compared to development community, how important is our input? How strong is our voice? Would it be better to send letters or email to get our point across?
Install buffers around the entire Rural Cluster Subdivision development to enclose them and make them invisible. Use buffers to contain uses, dogs and noises. Use chain-link fences.
Distance from existing residents should include natural features.
Chain Link fences are not part of the rural character.
Limit the square footage of the house to a certain number, for example, 2000 sq. ft. That would be acceptable to large lot owners as well.
Limit the exterior appearance.
Using the Highlands subdivision as an example of what does not look rural, do not allow those types of finishing materials and do not allow similar landscaping.
Rural Cluster Subdivision Developments are not affordable for my children – where will they live? They are not affordable to those who make a living wage, such as, firemen, nurses,

etc. Developers should make them more affordable.
Why aren't rural residents made aware when a change in zoning takes place? What is the outreach during that time? Isn't the County a little late on asking for input?
Existing rural residents bear the brunt of maintaining the character of their properties and feel that they are actually being penalized by having to pay increased taxes (600,000K sq ft homes increase taxes for all) while overall rural character is reduced.
Why wasn't the re-zone & code amendments subject to vote?
Notification
Is Council considering changing code back to 2.3 du/ac zone?
What are the positive aspects of Rural Cluster Subdivision Developments?
Limit the square footage.
Place more requirements on developers to allow runoff to drain naturally, as well as, relocate the detention ponds to non-critical/non-habitat areas.
Give more priority to the rural residents that live in these areas over developers.
How do Rural Cluster Subdivision Developments impact taxes of existing properties? Rural residents need assistance in estimating the tax burden. Engage the assessor's office in determining financial impacts to existing rural properties. Join efforts with the assessor's office to find out how Rural Cluster Subdivision Developments raise taxes of nearby properties.
Quality of Life - Long-term plans may be interrupted by having to pay higher property taxes for those on fixed incomes or trying to retire. Fear losing property.
How do Rural Cluster Subdivision Developments impact the value of my property? Make that information available to me.
Reduction to 1-acre for buildable land; We should stick with 1du/5ac.
If the goal of Rural Cluster Subdivision Developments is to protect rural land/conservate open space, then we are not meeting our goal by allowing 24du/40ac.
Rural residents are environmentally conscious.
How many applications have been received since January 1, 2007?
How might I access the voting record of my elected officials?
EMS Services are increased by Rural Cluster Subdivision Developments which means that rural residents end up paying more to compensate.
When choosing method for screening, consider that many rural tracts of land (pastures) lack native vegetation.
Prohibit motorized uses in community-owned open spaces.
Address impacts to rural character from light pollution/sky glow. Protect the nighttime environment and heritage of dark skies through quality outdoor lighting in the rural area.

Buffers should protect enjoyment of peaceful backyard activities and outdoor amenities.
Power, Water and Sewer Availability.
How does Rural Cluster Subdivision Developments benefit its neighbors?
Mandate that proposed land use action signs be posted at the street and that they be visible to the rest of the community.
What are the consequences if a developer does not honor the affidavit? Who enforces that?
Extend noticing correspondence to more than 500 feet, which, in the rural area, may only include 4 or 5 houses. What is the distance now? Extend noticing to a radius of five miles.
What does it mean when a proposed land use action sign is posted? Is there any room for public input at that point or is the proposal a "done deal"?
Change the open space management plan. Don't include water retention basin, that is not a good use of open space.
What is the impact on land taxes?
Emergency medical services costs will go up
Noise pollution from everything from lawn mowers to motocross will be annoying. Can Os mamangementn plan include that?
Light pollution is a problem
Come back and explain any code changes in a basic manner.