
Rural Lands Review

BOCC Work Session
January 22, 2014



Oliver Orjiako, Director
Community Planning

Rural Lands Review

- Purpose
 - Present Results of Preference Census
 - Get Board Direction



Rural Lands Review

- Preference Census Parameters
 - Property owners with AG-20 zoning and at least 10 acres (679)
 - Property owners with FR-40 zoning and at least 20 acres FR-40 (400)



Rural Lands Review

■ Questions

■ AG-20

- I prefer to keep the current zoning of Agriculture with a 20-acre minimum parcel size.
- I would prefer a 10-acre minimum lot size with continued Agriculture zoning.

■ FR-40

- I prefer to keep the current zoning of Forest with a 40-acre minimum parcel size.
- I would prefer a 20-acre minimum lot size with continued Forest zoning.

➤ I would prefer the flexibility of clustering new lots in a corner of my property.

- Yes
- No



Rural Lands Review

Rural Census Results



Rural Lands Review

Rural Census Results - Dividable Properties



Rural Lands Review

Rural Census Maps



Rural Lands Review

Policy Options

- No change to AG-20 and FR-40 minimum parcel sizes.
- Consider changing minimum parcel sizes for AG-20 and FR-40 to 10 and 20 acres. AG-20 to AG-10 and FR-40 to FR-20.
 - Couple these options with a clustering requirement with one plus acre building lots, with an unbuildable remainder as resource land.
 - Build the record to prove that the long-term commercial viability for forestry and agriculture is being maintained or enhanced with a smaller minimum parcel size.
- Consider changing R-20 zoned parcels to R-10, based on proximity to AG-20 and FR-40.



Rural Lands Review

Property Value Implications – Peter Van Nortwick, Assessor



Rural Lands Review

Thank You!

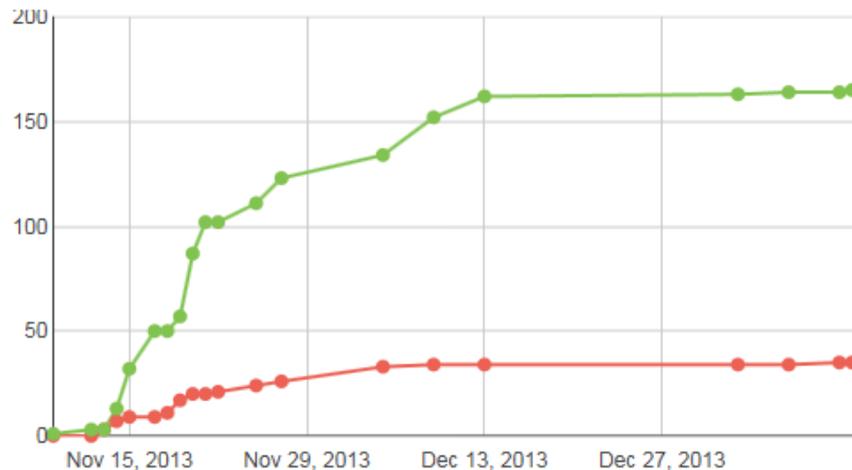


Question 1: Keep Current Zone

All

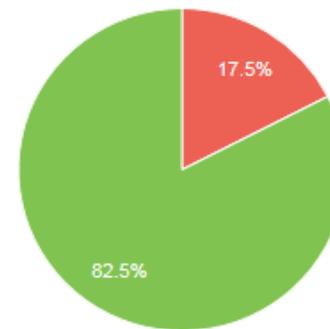
AG-20

FR-40



Jan 11, 2014
Smaller Zoning:
465

Jan 11, 2014
Keep Current
Zone:153



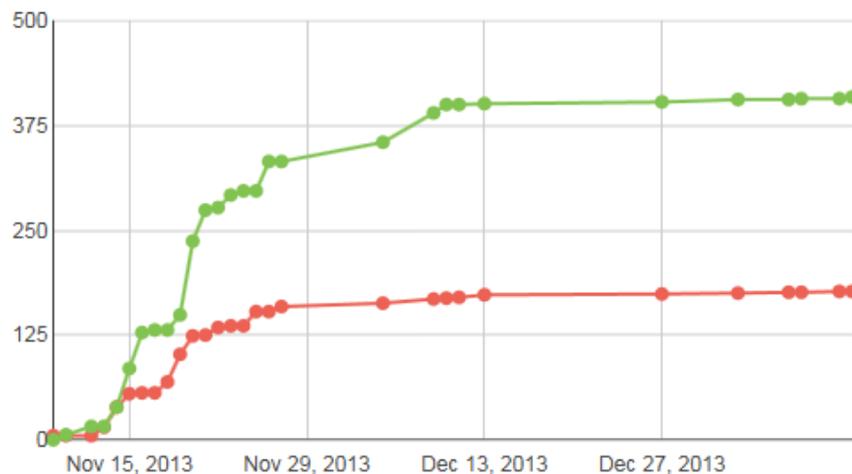
Keep Current Zone Smaller Zoning

Question 2: I Prefer Clustering New Lots

All

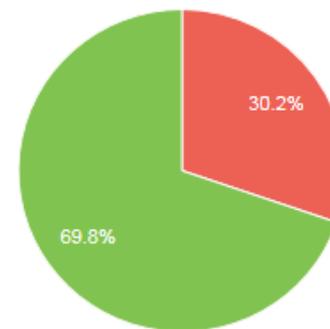
AG-20

FR-40



Jan 11, 2014
Yes:409

Jan11, 2014
No:177



No Yes

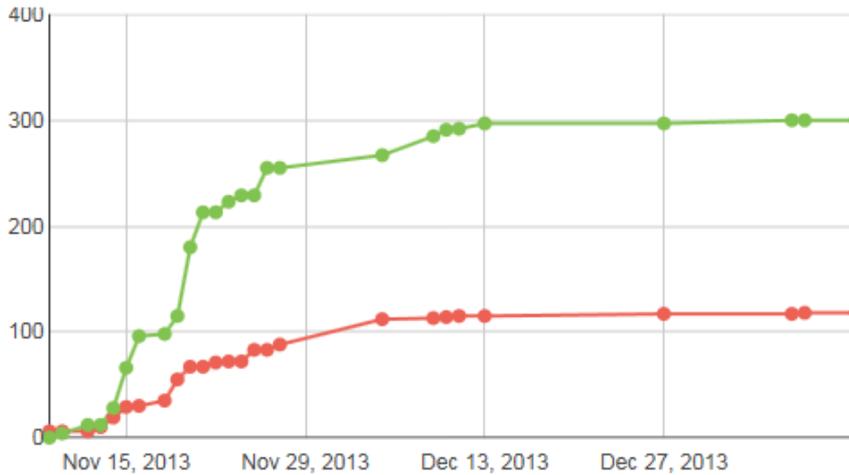
Responses from all census properties

Question 1: Keep Current Zone

All

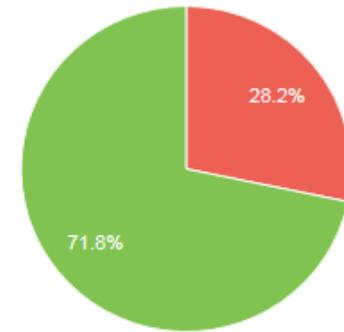
AG-20

FR-40



Jan 11, 2014
Smaller Zoning: 300

Jan 11, 2014
Keep Current Zone: 118



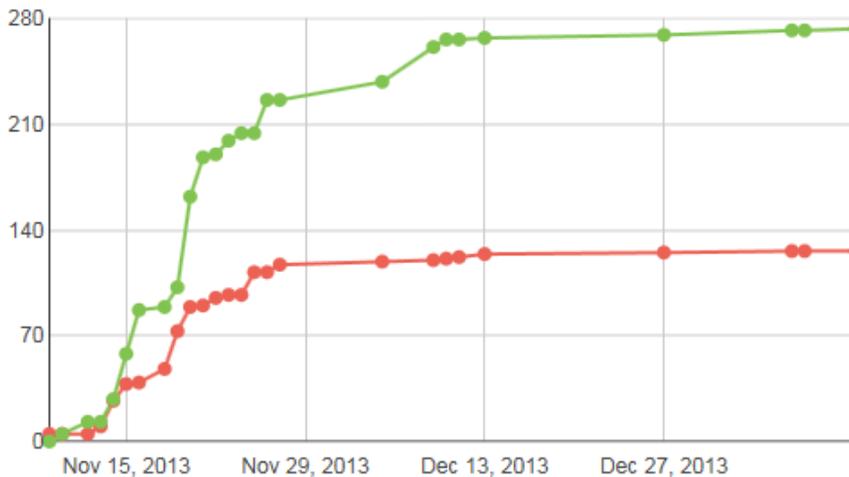
Keep Current Zone Smaller Zoning

Question 2: I Prefer Clustering New Lots

All

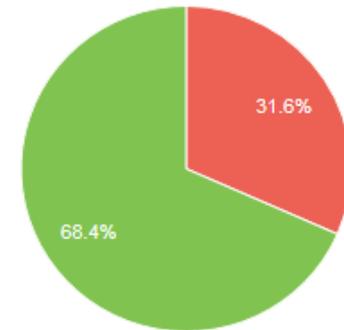
AG-20

FR-40



Jan 11, 2014
Yes: 273

Jan 11, 2014
No: 126



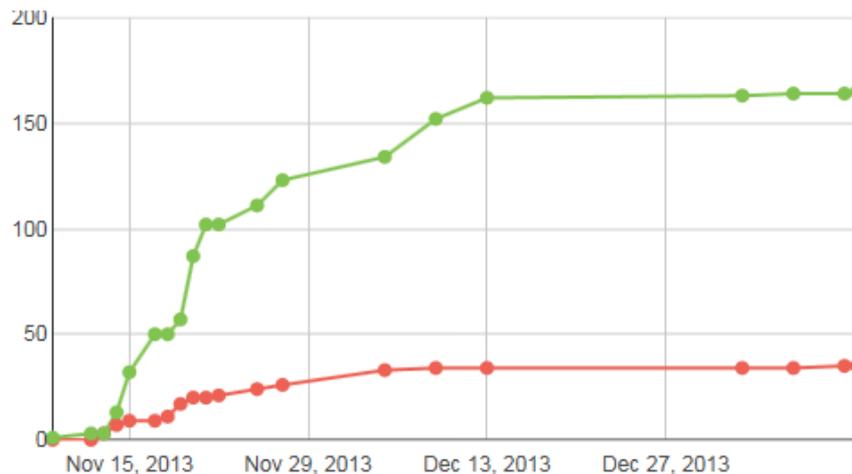
No Yes

Question 1: Keep Current Zone

All

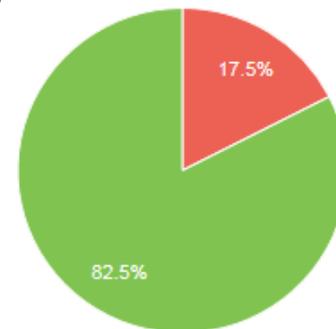
AG-20

FR-40



Jan 11, 2014
Smaller Zoning:165

Jan 11, 2014
Keep Current Zone:35



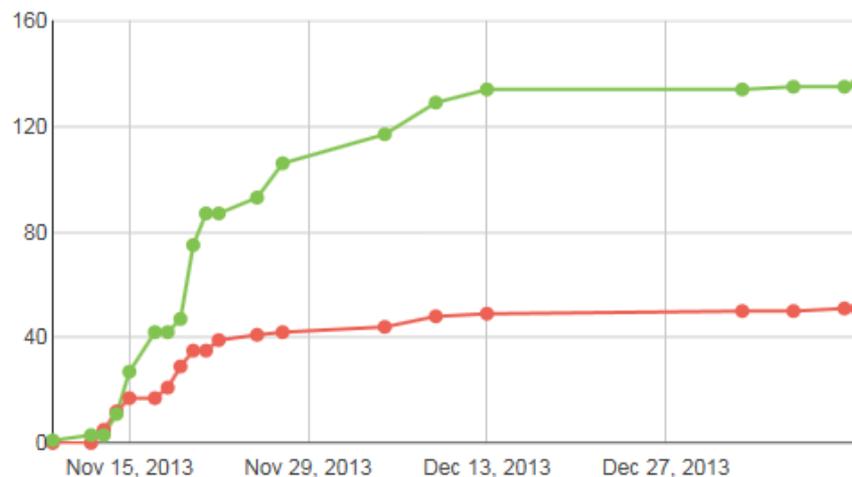
Keep Current Zone Smaller Zoning

Question 2: I Prefer Clustering New Lots

All

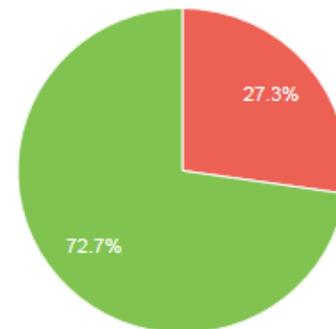
AG-20

FR-40



Jan 11, 2014
Yes:136

Jan 11, 2014
Yes:51



No Yes

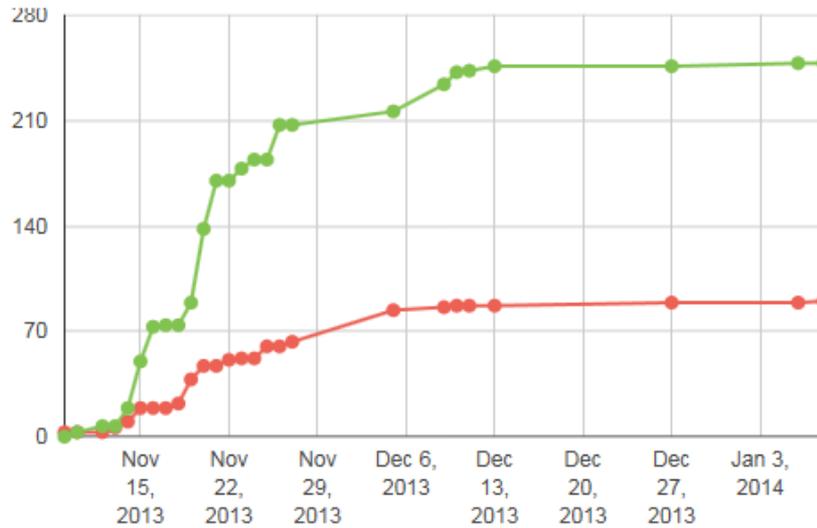
Responses from properties eligible for dividing

Question 1: Keep Current Zone

All

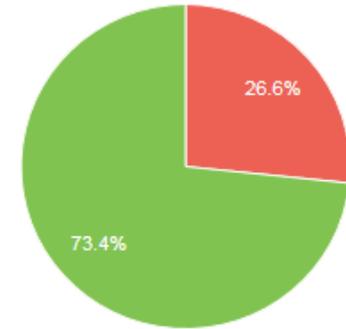
AG-20

FR-40



Jan 11, 2014
Smaller Zoning: 248

Jan 11, 2014
Keep Current Zone: 90



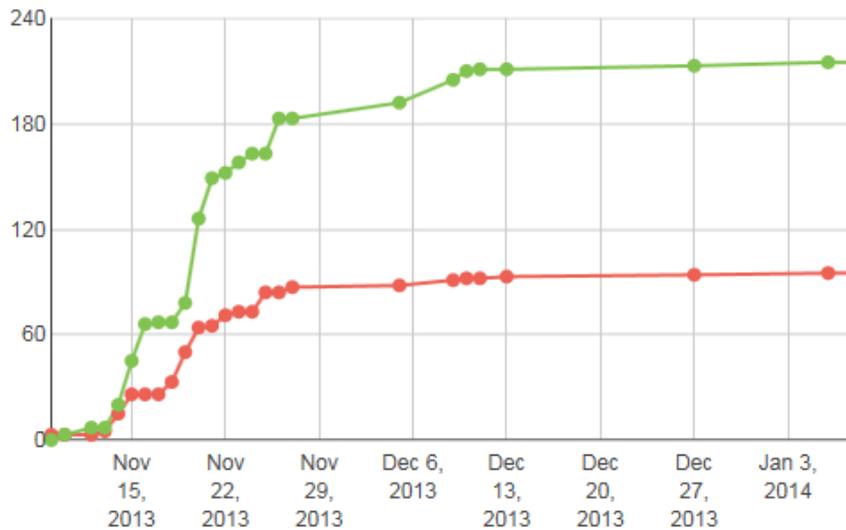
Keep Current Zone Smaller Zoning

Question 2: I Prefer Clustering New Lots

All

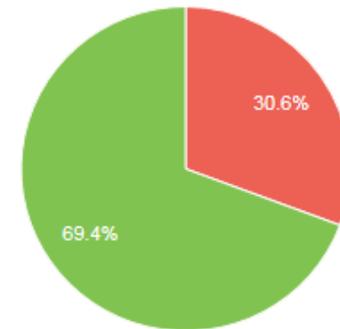
AG-20

FR-40



Jan 11, 2014
Yes: 215

Jan 11, 2014
No: 95



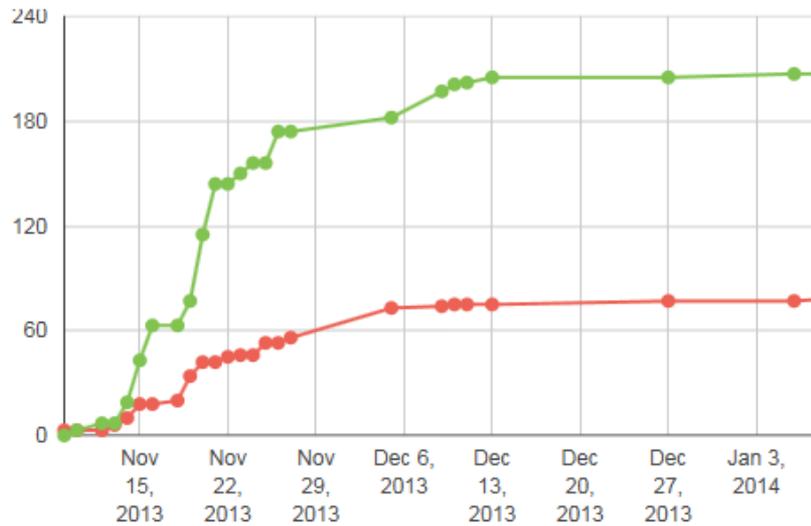
No Yes

Question 1: Keep Current Zone

All

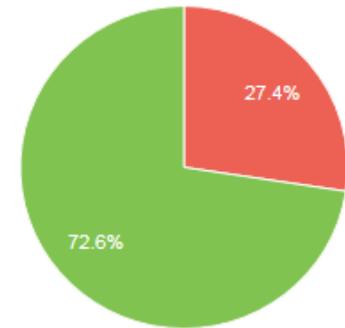
AG-20

FR-40



Jan 11, 2014
Smaller Zoning:207

Jan 11, 2014
Keep Current
Zone:78



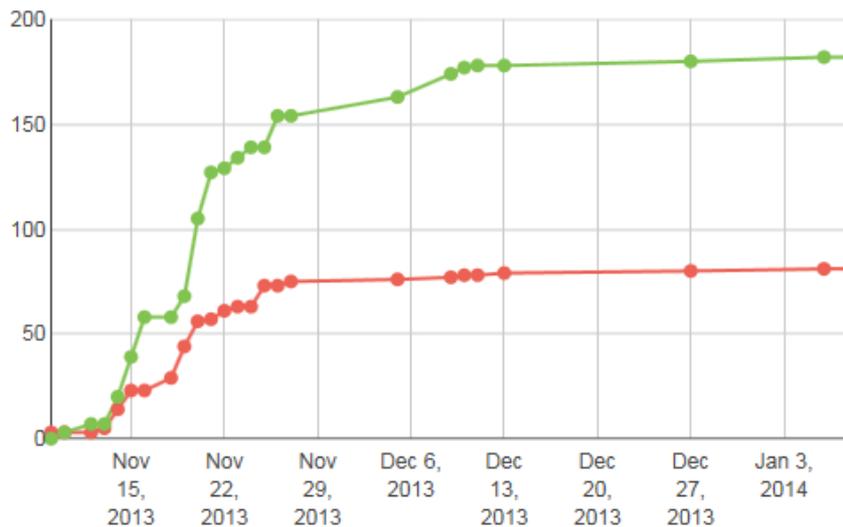
Keep Current Zone Smaller Zoning

Question 2: I Prefer Clustering New Lots

All

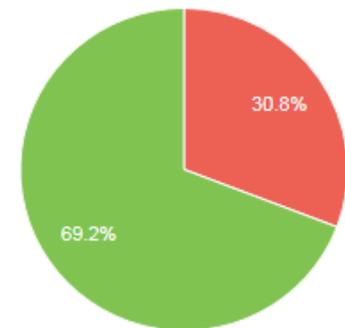
AG-20

FR-40



Jan 11, 2014
Yes:182

Jan 11, 2014
Yes:81



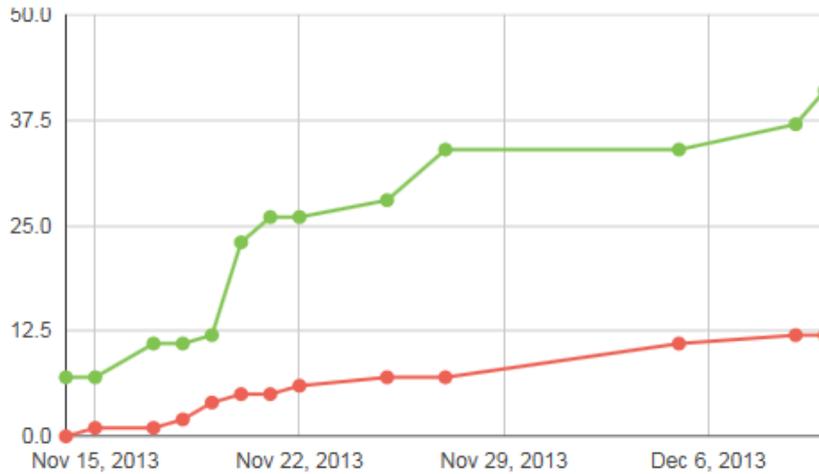
No Yes

Question 1: Keep Current Zone

All

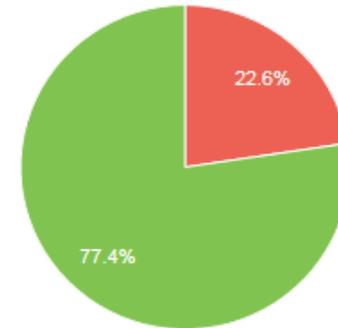
AG-20

FR-40



Jan 11, 2014
Smaller Zoning:41

Jan 11, 2014
Keep Current Zone:12



Keep Current Zone Smaller Zoning

Question 2: I Prefer Clustering New Lots

All

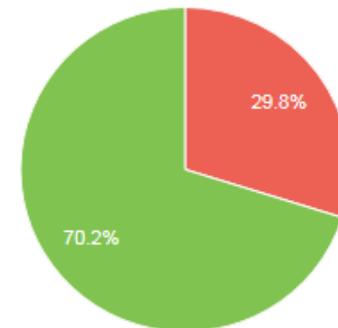
AG-20

FR-40



Jan 11, 2014
Yes:33

Jan 11, 2014
Yes:14



No Yes