

1. Master Plan small communities.
2. Allow for zoning swaps in Rural zoning to allow more appropriate use of land (i.e. R1-10 could be exchanged for Rural forestry if the result were better land use.)
3. Allow for Rural development rights to be consolidated, through purchase or exchange (PDR's and TDR's)-subject to conditions.
4. Require smart growth and LID standards in long plats and as a condition of all zoning exchanges and consolidations.
5. Require all plats in Rural zoning to be clustered.
6. In order to be compliant with the intention of the growth management act to consolidate growth in designated growth areas, and considering that the Columbia Valley UGA only has the ability to accept half of possible growth in the planning period, there should be a feasibility study to consider the eventual creation of a contingent second UGA area centered around Maple Falls. Maple Falls at one time was a city of 8,000, it has basic services including a post office, it has a large non-critical land base, it has a public water system that could be expanded to include sewer (additional water rights could be obtained if there is not net loss to the aquifer, which could be accomplished through water re-use and LID standards), and it has a large recreational community which could be converted to full time residency.