

**Foothills Subarea Plan Advisory Committee
Meeting Summary, January 17, 2007**

Committee members in attendance:

Richard Banel	Norma Otto
Phil Cloward, Vice-Chair	Lou Piosrowski
Jan Eskola	Cindy Purdy
Gary Gehling, Chair	Alan Seid
Amy Mower	Sean Wilson

1) Determination of Quorum

Gary Gehling called the meeting to order; a determination of a quorum was made.

2) Public Comment – First Period

No public comment.

3) Meeting Summary

The January 3, 2007 meeting summary was accepted by consensus.

4) Non-agenda items

- Jan reviewed the questionnaire summary by Bill Grimes and shared her summary of the most important topics. The questionnaire summary will be discussed at a future meeting as not all had received or reviewed the summary.
- Matt announced that Sharon is resigning from the County. A discussion ensued as to how the position would be filled. The Committee was in favor of having a person attend the meeting to record the summary rather than taping and transcribing at a later date.

5) Columbia Valley/Kendall UGA Committee Discussion and Recommendations

Matt handed out a revised copy of the Columbia Valley/Kendall population and growth projections. Matt reviewed the low, baseline and high projections from ECONorthwest and the potential dwelling unit analysis. He stated that the baseline projection is the option recommended by ECONorthwest. The baseline projection has an increase of 2,630 people by 2027, which would create the need for an additional 947 housing units.

Policy 2AA-12

The Committee reviewed Policy 2AA-12. After much discussion about the need for light industrial businesses and to be flexible with the zoning, the Committee decided to accept the following revised policy:

Policy 2AA-12: Recognize the need for light impact industrial land uses within and bordering on the Columbia Valley/Kendall Urban Growth Area. Consider establishing a light impact industrial zone located on the north side of Limestone Road and in the parcels zoned RF and R10A on the east side of Tilbury Road. Retain the existing zoning until a master plan has been completed to identify traffic impacts and infrastructure/utility/service needs, and appropriate mitigation measures. Consider expanding the Columbia Valley UGA in appropriate locations north and east of the existing UGA to allow for the allocation of light industrial land in sufficient acreage to attract and maintain business opportunities. Assure an adequate supply of master-planned prime light industrial sites to meet future market demands for light industrial development.

Comprehensive plan/zoning inconsistencies

There is a discrepancy between the Comprehensive Plan designation, which is Rural and the zoning, which is Rural Forestry (RF), for land east of the existing UGA. Kevin Zender a representative for these parcels expressed his desire to have the land zoned Rural 10 Acre (R10A), saying it would be a buffer between the Urban Residential-4 units per acre (UR4) zoning to the west and the Rural Forestry zoning to the east. Phil stated that the soils are shallow on these parcels and don't easily support a viable forest as trees blow down before they mature. He recommended changing the zoning to R10A. The Committee concurred.

UGA boundary

Land use Alternative 2 moves the southern UGA boundary north to the south end of the Paradise Lakes subdivision. Matt pointed out that this will change the Small Town Commercial (STC) zoning criteria. The STC would be evaluated under Growth Management Act (GMA) criteria for Rural lands, rather than Urban lands. He stated he and Bill Grimes reduced the boundary of the STC based on 1991 aerial photos, in order to meet GMA criteria.

After much discussion the Committee decided to accept the southern UGA boundary of scenario 2 (move boundary north), but to not make changes to the boundary of the STC zone.

Population projection for Columbia Valley/Kendall UGA

Gary led the discussion by saying the population projection should be generated by the land supply. Matt pointed out that the County Council tried to shape where they wanted growth to go by accepting high population projections in urban areas and low projections in rural areas.

With the proposed changes to the existing UGA boundary, Matt stated that based upon the assumptions in the potential dwelling unit analysis, approximately 1,071 dwelling units could be built, accommodating a projected population of about 2,900 people.

There was a discussion of the number of water hook ups available, thought to be close to 1400. Norma pointed out the Water District 19 will soon be metered and they expect water usage to be greatly reduced as leaks are located. Kevin Zender said that Everson experience the same thing – Everson's usage decreased by 60 percent as leaks were located. This will result in more hookups available.

There was much discussion about whether to choose one of the three population projections presented by ECONorthwest (High, Baseline, Low) or to pick a different number. Choosing a number larger than what the proposed UGA land supply would accommodate (about 2,900 people) would necessitate changes to accommodate these extra people, such as assuming increased density or assuming that Campers Paradise will become permanent housing in the next 20 years. In the end the Committee chose the Baseline projection – an increase of 2,630 people in the next 20 years. Seven voted for and three against the baseline figure.

6) Public Comment – Second Period

- Dennis Balcom, Deming Water Association, asked about Item 7 on the agenda, Identify Potential Implementation Projects, which the Committee did not get to. He was encouraged to share his projects, which are 1. A new Deming Water Distribution

System. Their current system is not approved by the Health Department, and 2. A sewer system for Deming.

- Karen Reich asked about the time of the next meeting. The Committee decided on 6:00pm.
- Joseph Heller has two projects he would like to propose. He will submit them in writing to the Committee Chair and Matt.
- Larry Duncan observed that there was no mention in the meeting summary of Dick Larmen's comment that new towns aren't getting the tax base from businesses coming into the communities; that it's not achievable in other communities and may not be in Columbia Valley.
- Matt announced that he hopes to have a working draft plan from Bill Grimes, Studio Cascade, at the February 21st meeting.

The next meeting will be February 7, 2007 at the Kendall Elementary School from 6:00 P.M. to 8:30 P.M. **Note the change in time.**

Submitted by:
Sharon Digby