

- FINAL SUMMARY MATRIX -
THURSTON COUNTY
CLUSTER DEVELOPMENT TASK FORCE RECOMMENDATIONS

AREAS OF AGREEMENT (A-#)	
RECOMMENDATION	DISCUSSION
A-1. Task Force Cluster Vision	
Cluster development, in some form, is desirable.	<i>If combined with good design standards that protect rural character, clustering may have several advantages over large lot subdivision—sets aside large tracts of undeveloped land for wildlife and natural resource use; more efficient use of public services; fewer individual driveways accessing county roads; limited impervious surfaces.</i>
A-2. Public Review of Task Force Recommendations	
The Task Force recommendations should be kept whole through the Planning Commission review and public hearing process.	<i>Task Force members were appointed by the Board to use their perspectives and expertise to improve cluster development recommendations. Their months of study and negotiation should be honored. Additional changes by another advisory body will complicate the process.</i>
A-3. Cluster Location	
Cluster development should be permitted in all rural residential zoning districts and resource lands districts.	<i>Rural lands are appropriate for clustering and its many benefits. See below for restrictions on how bonuses may be handled.</i>
A-4. Resource Lands	
Density bonuses should not be permitted on designated resource lands.	<i>Resource lands are intended to have primary uses of agriculture, forestry, or mineral lands. Increased numbers of residential units over the base density in these areas is not in keeping with the primary use of these districts, and can threaten the viability of resource uses. This is the same as the current rule.</i>
A-5. Minimum Site Size	
The minimum site size for a cluster development is 20 acres.	<i>Twenty acres has been used in other GMA-compliant jurisdictions. It also allows for a reasonable RUP size that is useful for conservation, agriculture, or forestry. It protects against a proliferation of very small, “wasteful” RUPs that are subject to inappropriate land management (hobby farms with no farm plan; invasive species</i>

	<i>taking over with no management).</i>
A-6. Pod Design	
The basic layout of a cluster development should be a residential “pod” design, with a maximum number of 16 units per pod and separation of at least 100 buffered feet between pods. (One site, if large enough, could accommodate multiple pods.)	<i>Pod design has been used in other jurisdictions to break up what could look like large, suburban, monotonous subdivision in the rural area. This type of design avoids large-scale subdivisions of the type commonly complained about by rural residents under the old PRRD rules as not being “rural” in nature. Note that more than one pod would be necessary on sites 65 acres or more in the 1/5 district.</i> <i>Note: See minority alternative M-8, below, for flexibility in this standard.</i>
A-7. Maximum Site Size	
There should be no maximum site size for cluster development.	<i>Interim Ordinance #13222 establishes a 100-acre site size for clusters in an effort to reduce the visual impacts of large clusters in the rural area. With these recommendations, however, pods are used to eliminate the problem of huge subdivisions, so a maximum site size is not necessary. For example, under the majority bonus scheme (see below), a 300-acre parcel in the 1:5 district could potentially have 4 or more distinct pods of development separated by open space to preserve the rural feel of the development.</i> <i>Note: At least one Task Force member has asked staff to provide information on predominant lot sizes in the County to see if a maximum site size might be a minority alternative.</i>
A-8. Clustering OK without a bonus	
Even if density bonuses are allowed (see below for majority and minority alternatives), clustering should also be permitted without bonuses if that is the developer’s choice.	<i>Some developers may prefer, or be physically constrained, such that clustering without a density bonus is possible or desirable. This should be allowed, subject to the other recommendations in this report.</i>
A-9. Bonus Units Rounded to the Nearest Whole Number	
If density bonuses are awarded (see schemes below), fractional units created by the bonus calculation should be rounded to the nearest whole number.	<i>Although there is a minority alternative to not allow a bonus for clustering, Task Force members agreed <u>if</u> a bonus is calculated for cluster developments and the calculation creates fractional units that could be allowed on the site (e.g., 10.6 homes on 40 acres), rounding should occur. Under current rules, bonus units must always be rounded down. These new rules would allow rounding to the nearest whole number, which may mean rounding up in some cases (e.g., 11 homes on</i>

40 acres).

A-10. External Buffers and Screening

Buffers and screening from adjacent properties and roadways should be as follows:

The residentially clustered portion of the site (the pod) must be set back from adjacent public roads and property lines by a minimum buffer of **100 feet**.

Where possible, natural topography must be used to screen the development from the road. Staff must review, inspect, and approve the buffer area. The Director of Dvpt Services can permit a reduction in the minimum buffer width if natural topography creates an adequate visual screen from the road and adjacent properties.

Within this buffer, all native vegetation must be retained and enhanced where necessary to provide screening, subject to the following:

- If the site is disturbed (e.g., has invasives), it can be restored with appropriate native vegetation, with a preference to vegetation that would screen from the road or adjacent properties. However,
- If preserving or restoring native vegetation does not provide visual screening (e.g., in a prairie environment), then setbacks can be increased by County staff based on visual impacts.
- Fencing is not permitted within the buffer, unless for the purpose of

A buffer from the road and surrounding residential properties is one of the most important aspects of revised cluster development rules. Relying on existing native vegetation and topography to effectively screen the cluster from the road and neighbors retains visual rural character. But in some areas, this type of screening isn't possible (e.g., prairie areas). "Artificial" landscaping to provide visual screening is not preferred, as a natural feel is desirable in the rural area. Still, distance from the road and adjacent properties will help create a feeling of open space along rural roadways. One caution is that complex screening and buffering requirements could provide a disincentive to cluster on smaller sites; large lot subdivision does not have these setback and screening requirements. Enforcement of these standards is key to protecting rural character over time.

<p>keeping livestock.</p> <ul style="list-style-type: none"> ▪ Where this recommendation conflicts with the Critical Areas Ordinance, the CAO controls. 	
A-11. Internal Buffers Between Pods	
<p>Internal buffers between pods should be as follows:</p> <p>Pods must be set back from one another by a minimum buffer of 100 feet. This buffer should be maintained in native vegetation.</p>	<p><i>An internal buffer between pods will limit the feel of large, contiguous suburban-type developments, and preserve amenities and rural character internally to the clustered subdivision.</i></p>
A-12. Resource Lands Setback	
<p>From the parcel boundary of designated resource lands (agriculture, forestry, mineral), the setback distance is 200'.</p>	<p><i>An increased setback is important in rural residential districts to limit conflict between residential areas and the noise, dust, odors, and potential tree-falling from designated resource lands.</i></p>
A-13. Management of Common Ownership Areas	
<p>Homeowners Association (HOA) or a neutral third-party conservation trust is required for cluster developments with common ownership areas (conservation tracts must be owned in common- see A-16). The purpose of the HOA or easement is to maintain the integrity of land use on the open space tract approved by the county.</p> <p>Common (HOA) ownership or conservation trust is important for all required setbacks (from road, between pods, from adjacent properties) so that buffers can be maintained.</p> <p>A vegetation management plan is required for setback and buffer areas and must be recorded with the plat.</p>	<p><i>The county does not require Covenants, Conditions, and Restrictions (CC&Rs). An HOA would have its own CC&Rs and would self-monitor the RUP and cluster development.</i></p> <p><i>An HOA and management plan is needed to ensure maintenance of buffer areas so that they continue to function; similar to maintenance of commonly owned stormwater ponds.</i></p>

A-14. Baseline Vegetation Documentation	
Applicants for a cluster development must provide a general description and map of existing vegetation on the site.	<i>Vegetation contributes to rural character. Information provided at the application stage can help planners and applicants design a cluster subdivision that takes advantage of existing vegetation.</i>
A-15. RUP Designation	
Principal use of the RUP must be declared at application and noted on the face of the plat or map as one of the following categories: <ol style="list-style-type: none"> 1. Forestry 2. Agriculture 3. Conservation Change in principal use should only be permitted through a formal plat amendment.	<i>Currently, use of the RUP is noted on the plat, but it allows for residential use, and no specific regulations address management or change of use within the RUP over time. The Task Force recommendations link specific standards and uses to the different types of RUP. The purpose of declaring the principal use is to provide certainty to residents and neighbors as to what to expect from the property (e.g., forest harvest) over time, and to ensure that the use contributes to rural character.</i>
A-16. RUP Ownership	
Ownership of the RUP must be as follows: <ol style="list-style-type: none"> 1. Forestry- private or community ownership 2. Agriculture- private or community ownership 3. Conservation- community ownership only 	<i>Forestry and agriculture are commercial endeavors where private ownership of the RUP may be desired, and current farmers/foresters could take advantage of the cluster rules while still maintaining the use of part of their property for resource use. However, sites for which the RUP is set aside for conservation of natural lands (which include not only critical areas (wetlands, floodplains, etc., but also other areas of value such as woodlands or prairies), conservation trust and/or common ownership and management is desired to maintain the integrity of the conservation area.</i>
A-17. Homesite on the RUP	
Homesite in the RUP is limited as follows: Conservation- No home site is permitted in the RUP. Forestry- One single family home site permitted, but must be counted toward total allowed dwelling units in the cluster (same as current rules). Crew quarters may be	<i>Housing in an RUP is only appropriate for privately-owned forestry or agriculture RUPs. The need for additional housing units (crew quarters and farm housing) must be proven and based on the actual operation. Caution that a loophole may be created for additional units. However, current PRRDs rarely employ farm housing on the RUP.</i> <i>The Task Force further recommends that forestry and/or farm housing regulations be tightened to eliminate loopholes.</i>

<p>approved by the County if the type of forestry operation requires such quarters under federal or state guidelines.</p> <p>Agriculture- One single family home site permitted, but must be counted toward total allowed dwelling units in the cluster. Farm housing units may be approved by the County subject to the density regulations of the zoning district, only if the type of agriculture conducted requires such housing under federal or state guidelines.</p>	
<p>A-18. RUP Management</p>	
<p>Management of RUPs is as follows:</p> <p>For forestry RUPs, replanting should be required after harvest, and a replanting plan provided at application. Where replanting requirements under other federal state, or local laws, apply, those requirements control.</p> <p>Conservation type clusters must have a management plan included in the CC&Rs maintained by the HOA and approved by the County (unless a third party holds a conservation easement, in which case management is pursuant to that easement). All native vegetation must be retained in the RUP and managed consistent with county noxious weed standards.</p>	<p><i>Management plans are important to ensure that the site is maintained long term in accordance with its stated principal use. Management plans may also be required by other regulations—those should control.</i></p>
<p>A-19. Recreation on the RUP</p>	
<p>Recreation on the RUP should be limited as follows:</p> <p>Passive recreation ok (as defined in zoning</p>	<p><i>Current rules allow for some active recreation uses on the RUP (with no bonus), including commercial campgrounds and golf courses. This topic is still under some discussion, and a minority alternative may still be developed.</i></p>

<p>code).</p> <p>Any cluster subdivision may have active recreation as permitted in the zoning district/by special use standards, for only non-commercial recreation used only by residents of the cluster and their guests, and located <u>outside</u> of the resource use parcel on a separate tract. This tract will not count toward the required minimum set-aside of the cluster.</p> <p>No active recreation is permitted on a conservation RUP. On forestry and agriculture RUPs, a limited amount of active recreation as defined above may be located as permitted by special use permit, but no density bonus may be awarded/may have been awarded.</p>	<p><i>See minority alternative M-7, below for a specific restriction on ORV uses.</i></p>
<p>A-20. Resource Use Notice</p>	
<p>For agriculture and forestry RUPs, a resource use notice will be recorded with the title of clustered lots associated with the agriculture or forestry use, and provided to neighbors within 500 feet of the RUP parcel lines.</p>	<p><i>Residents of a cluster within which agricultural or forestry activities are planned should be aware of these activities, just as neighbors to mining, agriculture, or forestry zoning districts are provided with a resource use notice. A wider notification radius could also be considered.</i></p>
<p>A-21. RUP Notice</p>	
<p>The owner of the RUP is responsible for notifying residents of the cluster development when forest or agricultural practices are planned that would impact the residents.</p>	<p><i>Cluster residents have a resource use notice issued with their building permit and as part of their title. However, it is prudent for safety reasons and good neighbor practices for the owner of the agriculture or forestry use within close proximity to a dense pod to alert them to specific activities, such as harvest or manure application that may impact them.</i></p>
<p>A-22. Road Type and Design</p>	
<p>New Roadway Standards to be summarized as follows:</p> <p>Design a new roadway standard for a</p>	<p><i>Large, wide roads encourage speeding and don't provide the visual relief that could be achieved with narrower roads. If require to build to higher road standards, then create more impervious surfaces.</i></p>

<p>neighborhood collector type road to allow a narrower access road into a cluster development. Eliminate the collector roadway standard for cluster developments.</p> <p>Reduce/create flexible road standards for cluster developments and allow private roads to be used for each pod (even if the total # of units on site is >16 and geographic and site conditions allow without loss of rural character).</p> <p>No sidewalk standards in cluster development.</p>	<p><i>No sidewalk standards because market will drive. Minimization of paved sidewalks preserves rural character.</i></p>
A-23. Roadway Location	
<p>Placement of the road is subject to site plan review. The road shall not bisect the RUP, except where the applicant submits convincing rationale supporting the location of the road through the RUP and all other design standards are met. Contiguity of the RUP and contiguity of the RUP to other, adjacent open spaces must be maintained.</p>	<p><i>Site plan review ensures County standards are met. Encouraging contiguity of the RUP with other open spaces benefits the purposes of having a large set aside.</i></p>
A-24. Emergency Services	
<p>If alternative access is required for emergency services, the secondary access can be locked.</p>	<p><i>Secondary access is required for emergency service vehicles, but could increase traffic through neighborhood.</i></p>
A-25. Permitting Process	
<p>Site plan review is as follows:</p> <p>Site plan review is required including a site visit by staff, public notice of site plan proposal to property owners within at least ¼ mile, opportunity for community review and comment period.</p>	<p><i>Proper notification will mitigate neighbor complaints, provide ample public notice early in the review process. Standards might increase burden to county and therefore recommend the county ensure appropriate staffing/funding for site plan review.</i></p>

<p>A presubmission conference is required for all clusters.</p> <p>County should improve signage used to post notice at site.</p>	
<p>A-26. Infrastructure Location: Wells</p>	
<p>Wells to be sited wherever makes sense, including on the RUP. Location should be determined by the existing rules.</p>	<p><i>Location of a well matters because it is water supply for the cluster itself. Cannot always locate where you want.</i></p> <p><i>See majority/minority alternatives, M-11 and M-12 for recommendations on stormwater pond and septic drainfield location.</i></p>
<p>A-27. Impervious Surface Limits</p>	
<p>Impervious surface limits must meet current and future county and state standards.</p>	<p><i>Still have Thurston County requirements if >5,000 sq. ft., then a drainage plan is required. The current standards (Thurston County Drainage Manual and Critical Areas Ordinance) are under review and will be stricter.</i></p>
<p>A-28. Location Standards</p>	
<p>Cluster developments can be located adjacent to or across the road from another cluster development. If adjacent, include a provision that RUPs are encouraged to abut.</p>	<p><i>The minimum setback for cluster developments is 100 feet. Cluster developments under the new rules would be at least 100 feet from clusters developed under the previous rules and at least 200 feet from clusters developed under the new rules.</i></p>
<p>A-29. Enforcement</p>	
<p>Enforcement and significant penalties if violations of intention of development's RUP and design standards. If management plans are required, enforcement and substantial penalties if use restrictions are not followed.</p>	<p><i>This language is not to be in the ordinance because it is already implied by the rules. This is a reminder to Commissioner's that increased staffing is needed to monitor cluster developments.</i></p>

AREAS OF MAJORITY/MINORITY SPLIT VOTES (M-#)			
MAJORITY	MAJORITY DISCUSSION	MINORITY	MINORITY DISCUSSION
M-1. Minimum lot size (of clustered lots)			
No minimum lot size	<i>Environmental health standards dictate minimum lot sizes for septic and wells. Flexibility is important to provide for efficient clustering of utilities, savings on impervious surfaces for roads and driveways, and to maximize the size of the resource use parcel and common open space.</i>	1 acre	<i>Larger lots (1) maintain a rural look to the development and fits in better with existing and older lots and (2) the Washington Dept. of Health recommends that a house with an individual septic system should be on a lot of ½ to 1 acre. Furthermore, any limitations on <u>average</u> lot size impose no limit on <u>individual</u> lot size and high-percentage set-asides can lead to extremely dense housing within the cluster if no minimum lot size is specified. (For more information see: http://www.doh.wa.gov/ehp/ts/WW/TechIssueReports.htm).</i>

M-2. Minimum set-aside				
The minimum amount of open space that must be set aside in a cluster development is 60% .	<i>Same minimum as current rules. Ensures that a majority of the site will be devoted to non-residential rural lands uses. Note that this is a minimum—in majority and minority alternatives, more density bonus can be awarded for higher set-asides.</i>	The minimum amount should be 65% .	<i>One minority alternative suggested a 65% minimum. This corresponds more closely to the 65/10 rule for protection of salmon (65% of a site should be vegetated) and with the general recommendations from Dept of Ecology staff for wildlife habitat.</i>	
M-3. Calculation of density bonus				
Calculation of density bonuses should be based on the gross acreage of the site.	<i>For large lot subdivisions in the rural area, gross acreage is used. If only buildable areas are used to calculate base and/or bonus densities permitted for clustering, then this may be a disincentive to cluster.</i>	Alternative A	To calculate base density in a cluster, use gross acreage (including critical areas). However, to calculate any density bonuses, include only acres that are residentially buildable under the critical areas ordinance.	<i>Base density is computed from gross acreage so that there is no disincentive to cluster; bonus density, however, is awarded only for land that is legally buildable.</i>
		Alternative B	No bonus.	
		Alternative C	Same as minority option A.	

M-4. Bonus awards for 1:5 zoning districts				
<p>A density bonus should be awarded in rural residential districts with densities of 1 unit per 5 acres according to a sliding scale:</p> <p>60% minimum set-aside = 25% bonus award</p> <p>70% minimum set-aside = 30% bonus award</p> <p>80% minimum set-aside = 35% bonus award</p> <p>Total units permitted = Base units + (base units) x (bonus percentage).</p> <p>Example: For a 100-acre site with a 60% set-aside, total units = 20 units + (20) x (25%) = <u>25 units</u></p> <p>Maximum net density does not exceed 1:3.5.</p>	<p><i>This is a similar approach to that used under the current rules, but with far smaller bonuses. In 1:5 districts, this sliding scale bonus ensures that net density would never exceed 1 unit per 3.5 acres. Other jurisdictions allow up to 1:2.5 through clustering. Although higher than the base 1:5 (normally considered a "bright line" rural density), this density is dependent on new design standards that ensure development is in keeping with rural character.</i></p>	<p>Alternative A</p>	<p>Smaller bonuses for sites with unbuildable critical areas. Bonuses awarded as in the majority, but with the caveat that a bonus would not be given for the critical area portion of the site where that critical area renders the land residentially unbuildable under standard application of the regulations. However, if a permanent conservation easement is held by a third party (e.g., a land trust), larger bonuses are awarded.</p> <p>60% set aside = 25% nominal bonus 70% set aside = 30% nominal bonus</p> <p>Total units permitted = base units + (base units)x(% non-critical area)x(nominal bonus).</p> <p>Example: For a 100-acre site with 60% critical area set-aside, total units = 20 units + (20) x (40%) x (25%) = 22 units</p> <p>If permanent conservation easement held by a third party (land trust): 60% set aside = 45% nominal bonus 70% set aside = 50% nominal bonus</p> <p>Example: For a 100-acre site with 60% critical area set-aside, total units = 20 units + (20) x (40%) x (45%) = 24 units</p> <p>Maximum net density does not exceed 1:3.5 for standard bonus; does not exceed 1:3.1 for conservation easement bonus.</p>	<p><i>These provisions result in a minimum average lot size no less than 1.0 acre. Net density would never exceed 1 unit per 3.1 acres and are typically much less.</i></p>

		Alternative B	No bonus	<i>Clustering has inherent economic incentives for developers. Bonuses are not necessary to encourage clustering.</i>
		Alternative C	<p>Similar sliding scale scheme as Minority alternative A, but this alternative results in lower bonuses.</p> <p>60% set aside = 10% nominal bonus + additional bonus based on non-critical area lands (as calculated in alternative A)</p> <p>70% set aside = 20% nominal bonus + additional bonus based on non-critical area lands (as calculated in alternative A)</p> <p>Example: For a 100-acre site with 60% critical area set-aside, total units = 20 units + (20) X (40%) X (10%) = 21 units</p> <p>If permanent conservation easement held by a third party (land trust):</p> <p>60% set aside = 25% nominal bonus 70% set aside = 30% nominal bonus</p> <p>Example: For a 100-acre site with 60% critical area set-aside, total units = 20 units + (20) X (40%) X (25%) = 22 units</p>	<i>It provides for a bonus on the base density of the site to begin with, with additional bonuses only for lands not residentially buildable due to critical areas. It also results in a lot size no less than 1.25 acres in the 70% set aside.</i>

M-5/6. Bonus awards for 1:10 and 1:20 zoning districts (including Urban Reserve 1:20)				
<p>Net density of 1:6 permitted.</p> <p>1:10 zone: 100- acre lot would be eligible for 17 units instead of 10.</p> <p>1:20 zone: 100- acre lot would be eligible for 17 units instead of 5.</p>	<p><i>In the proposed 1:10 and 1:20 district, a significant bonus is possible that is still within acceptable definitions of rural density. The resulting net density would still be lower than 1 unit per 5 acres, thereby contributing to a variety of densities. Note that the pod design and all other design standards still apply.</i></p>	Alternative A	<p>Sliding scale bonus, as in the 1:5 districts. No bonus awarded on acreage unbuildable due to critical areas. Additional bonus awarded if permanent conservation easement held by a third party (land trust).</p> <p>Net density in 1:10 district does not exceed 1:6.7 for standard bonus; 1:6 for conservation easement bonus.</p> <p>In 1:20 district, maximum net density does not exceed 1:12 for standard bonus; 1:10 for conservation easement bonus.</p>	<p><i>In the 1:10 zone: The sliding scale bonus ensures that net density would never exceed 1 unit per 6 acres and are typically much less.</i></p> <p><i>In the 1:20 zone: The sliding scale bonus ensures that net density would never exceed 1 unit per 10 acres and are typically much less.</i></p>
		Alternative B	No bonus.	<i>Clustering has inherent economic incentives for developers. Bonuses are not necessary to encourage clustering.</i>
		Alternative C	Similar sliding scale scheme as Minority alternative A, but with lower bonuses as in Minority Alternative C for 1:5 zoning districts.	

M-7. Off-road Vehicles			
No majority recommendation.		The use of off-road motorized vehicles for recreation purposes is prohibited in a cluster development.	<i>Noise and disruption of natural areas by these vehicles is not compatible with residential rural character.</i>
M-8. Enhanced Design Criteria			
No majority recommendation.		If, through an administrative design review process, staff determines that the site would be better served clustering development in a single area of greater than 16 units, then enhanced design criteria would be triggered and the pod limit increased.	<i>Need to ensure enhanced design review process.</i>
M-9. Native Vegetation Retention			
No majority recommendation.		Native vegetation retention on residential lots: Provide an emphasis on native vegetation protection at the application stage. As low impact development rules evolve, can add vegetation retention requirements to the cluster rules.	
M-10. Forest Practices Moratorium			
No majority recommendation.		Specify that a site is not eligible for a cluster development until all the requirements associated with the 6-year moratorium or other DNR permit rules associated with previous forest practice activity have been fulfilled. Eliminates the possibility of an applicant applying for a release of Forest Practices Moratorium in order to cluster. Ensures that sites are not cleared of vegetation, not replanted, but released from development moratorium in order to cluster.	
M-11. Infrastructure: Stormwater Pond			
The stormwater pond	<i>Keeps the incentive for</i>	The stormwater pond should not be allowed	<i>Stormwater ponds do not</i>

<p>should be allowed in the RUP and can be used for a bonus.</p>	<p><i>clustering; allows larger lot sizes so contributes to rural character; each site is unique, locating pond in the RUP may be the best way to handle stormwater.</i></p>	<p>in the RUP.</p>	<p><i>contribute to rural character; the bonus is to preserve the RUP and not use it for development infrastructure; there are other ways to manage run-off; they would not necessarily affect lot size; RUP should be managed for its stated purpose, and staff recommendation was to not allow stormwater ponds in the RUP. As stormwater and LID regulations develop, ensure that they apply to clusters.</i></p>
--	--	--------------------	--

M-12. Infrastructure: Septic Drainfield

<p>Drainfields to be sited wherever makes sense. Location should be determined by the existing rules.</p>	<p><i>Keeps the incentive for clustering; allows larger lot sizes so contributes to rural character; drainfields may be "invisible"</i></p>	<p>Drainfield should not be allowed in the RUP.</p>	<p><i>Allowing drainfield in the RUP is essentially "double-dipping". A common drainfield should not be sited in critical areas or buffers; the RUP should be maintained for its stated purpose. Drainfields do not contribute to rural character; the bonus is to preserve the RUP and not use it for development infrastructure; there are other ways to manage drainfields; they would not necessarily affect lot size; and staff recommendation</i></p>
---	---	---	---

			<i>was to not allow drainfields in the RUP. As LID regulations develop, ensure that they apply to clusters.</i>
--	--	--	---

TASK FORCE COMMENTS:

- Task Force requests that County Environmental Health evaluate proposed Task Force recommendations and comment (this will occur through as part of standard internal review process).