

Trout Lake Sub-Area Comp Plan Update Committee

February 6, 2008 meeting

Members attending: Pat Arnold, Jim White, Frank Childs, Ken Belieu, Brett Logan, Carter Davis, Robert Schmid, Monte Pearson, Jeff Baker, Hans Winterlich, Adam Schmid, Zoe Wood, Jerry Walker

Public Comment

There was no public comment.

Growth Assumptions: Jerry Walker presented his estimate of Trout Lake dwelling units, using local knowledge to build on the Buildable Lands Inventory. Jerry estimated 531 units (households, with 438 being owned (299 full-time, 137 part-time) and 93 being rented (57 full-time, 36 part-time). This number is close to the number used in the buildable lands inventory.

Ken Belieu moved that we use Jerry's estimate as our baseline number of households. Jeff Baker seconded the motion. Jeff noted that we are talking about households, not lots. The motion carried by voice vote.

We then discussed what figure we will use as the average number of persons per household. The buildable lands survey uses the census figure of 2.35 persons per household. Glacier Springs uses 2.6 for their planning. Frank Childs moved to use the census figure, and Jeff Baker seconded. The motion carried by voice vote.

Frank Childs showed us information he put together, both in tabular and graphic form. Per Frank's information, there are currently 127 available (undeveloped) lots in Rural Center, Rural Residential, and General Rural zones. Frank did not count undeveloped lots in Extensive Agriculture and Forest Resources zones. Frank's figures assume that 80% of acreage would be developed, to account for sites where development would not be feasible, such as wetlands. He also assumed that lots in Rural Center would average 1-acre in size.

Frank made the same estimate for our proposed zoning, and came up with 245 lots undeveloped.

Frank also looked at how long this estimated supply of lots would last, given various growth rates.

We used Frank and Jerry's work to discuss our assumed growth rate. Dee Caputo had questioned Pat about our earlier estimate of 3%, which seemed high to her. 3% is the State trigger for mandating Growth Management. Klickitat County averages closer to 2%. Frank noted that Glacier Springs has grown by about 2% per year in the past 18 years.

Frank Childs moved, and Jim White seconded that we use 2% as our annual growth rate. We discussed the impact of different growth rate assumptions (and the resulting amount of land zoned residential) on housing prices, need for septic improvements, and the affect on agriculture lands. In the past few years, lots have been in short supply, and land prices have risen sharply. We also noted that we cannot control if or when parcels go on the market, and that the ability of people to live in the valley was a function of jobs as well as housing. We also noted that both a 2% and 3% growth rate provides for adequate land until at least 2016 or 2018, at which time we should be addressing planning again. And those numbers do not count any development occurring in Forest Resources and Extensive Agriculture.

We discussed the idea of noting that we'd revisit our assumptions if growth occurs faster over the next few years. Pat called for a vote – the motion was approved by voice vote with no dissensions.

Brett Logan has not been able to complete his inventory writeup. Jim White volunteered to give him a hand.

Jim read his paragraph about water resources, and his draft goal regarding domestic water conservation. Monte suggested mentioning Gotchen Creek. Pat suggested mentioning springs and wells in the valley as water resources. Regarding the water conservation goal, Jerry suggested wording for the policy supporting Glacier Spring's conservation efforts. Jim will revise his drafts and get the corrected versions to Pat.

Next Meeting: We'll meet again on Wednesday, February 27th. Ken will line up a room for us. We'll discuss the Housing Element.

The meeting was adjourned at about 9:00 pm.
Jim White, Recorder