

BOCC Discussion re:
Urban Growth Areas

What is the difference between Rural and Urban?

RURAL
Space between houses (1 unit per 5-20 acres)
Large parcels sizes
Septic
No road improvements

URBAN
Walkable streets, sidewalks, etc.
High density houses (4 unites per acre)
City utilities
More rules

What are your concerns about housing, across the whole county, over the next 10 years?

- *afforabililty - supply and demand
- *isolated sprawl - communities
- *disconnected - how to serve
- *aging infrastructure - lack of infrastructure

- *lack on concurency between plans (state, local)
- *planned growth
- *utilities
- *not enough people to purchase what is built
- *rental costs are too high

- *available land zoned for urban development
- *expenses associated with developing houses (e.g. engery code, fees, streamlining)
- *school, fire districts, water districts

- *not enough housing for employees at a price/rent they can afford -
- *workforce housing/entry level housing

What infrastructure do we need to support urban density of residential development?

- *usable water rights
- *Reclamation of water
- *SEPA - schools, fire
- *districts - how can those keep up
- *Stormwater planning and maintenance
- *Roads planning and maintenance

- *Funding for services, impact fees
- *Fire District -- need smaller trucks in urban areas vs larger trucks in rural areas
- *EMS, hospitals, adult care
- *Policing - need enough staff
- *More water, power, etc.

- *Park systems
- *Curb, sidewalk, gutter, crosswalks, etc.
- *Need other services - grocery, etc.
- *Width of roads - do we have enough space for cars, on street parking, stormwater, ect.

- *Sewer is necessary for urban density - has to keep up with developments
- *Mass transit
- *Bridges need maintenance
- *Plan for staffing to operate water, sewer, roads, etc.
- *Inflation - engineering construction, etc.