

### 2.5.5 Rural Community Areas

The County is building off the past Comprehensive Plan where nine areas were identified for additional and potentially higher density uses and more detailed planning efforts. From the review of these areas, review of where water and sewer services are provided by special purpose districts, and with public input, the County is identifying the follow as Rural Community Areas (RCA). These include:

- ◆ Diamond Lake
- ◆ Sacheen Lake
- ◆ Ponderay Shores
- ◆ South lone
- ◆ Lenora/Skookum Rendezvous
- ◆ Outer Metaline Falls

These proposed RCAs are where additional higher density growth is expected based on sewer and water services being available, smaller lots and commercial development and other services more readily available. See Appendix D, Figure YY for a map of each of the proposed boundaries for these RCAs. RCAs lot sizes will range from 1 to 5 acre minimums, based on where services exist. Lot density can be as low as one unit per acre where both water and sewer services are available. If just water or sewer is available, then the minimum density will be one unit per 2.5 acres or one unit per 5 acres, based on additional service capacity for water and sewer utilities. The RCAs are higher density opportunity areas in addition to the cities and towns and associated UGAs already existing in the County, as discussed in Section 2.5.4.

### 2.5.6 2.5.5 Rural Lands

#### 2.5.6.1 2.5.5.1 Overview

'Rural lands' means different things to different people. Rural lands could mean broad expanses of undeveloped land, sparsely populated areas, open space, the presence of agricultural fields, large single family lots, and limited development in general. Typically, Rural Lands are those areas in the county outside the UGA boundaries and among the resource areas, neither intended for urban-type development nor well suited for agricultural, forest, or mineral resource extraction. These rural areas contain: single-family homes on various-sized lots and parcels, including recorded surveys; subdivisions and short plats; small-scale agricultural and timber operations; and commercial and industrial operations. Industrial and commercial uses in rural areas do not require urban levels of service provided they are compatible with the surrounding rural land uses. The rural areas serve as

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