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CLARK COUNTY
WASHINGTON

CLARK COUNTY COMMUNITY PLANNING

MEMORANDUM

TO: Board of County Commissioners

FROM: Jeff Wriston, Chair, Clark County Planning Commission
Dick Deleissegues, Vice Chair, Clark County Planning Commission

DATE: June 15, 2007

SUBJECT: Recommendations - Comprehensive Growth Management Plan Update

Background and Status of Planning Commission Recommendations

The Planning Commission held joint hearings with the Board of County Commissioner on June 5, 6, and 7 to receive public testimony on the Comprehensive Growth Management Plan Update. Deliberations by the Planning Commission have extended over four meetings in June. The Planning Commission has taken the following actions on the Comprehensive Plan update, including consideration of the agricultural study and staff analysis of whether certain resource designated lands should be brought into the proposed Urban Growth Areas (UGA's):

1. Recommended boundary changes of plan maps for the UGA's of Battle Ground, Camas, La Center, Ridgefield, Washougal, Yacolt, and Vancouver;
2. Recommended changes to the draft Comprehensive Plan text amendments, including the Capital Facilities Plans.
3. Recommended changes to the draft Title 40 code language.

Recommended Changes to the Proposed Land Use Map

Yacolt Urban Reserve Area – The Planning Commission recommends approval of the proposed Urban Reserve Area for the Town of Yacolt. We also recommend that the proposed phasing plan for bringing Urban Reserve areas into the UGA in the future be included in the Comprehensive Plan as advisory, not directory language.

Battle Ground UGA – The Planning Commission recommends that the Employment Campus area north of NE 244th St and west of SR-503 (BF) be excluded from the UGA. We also recommend that two split zoned parcels in the NW corner of area BC be excluded from the UGA. There were four members who voted to de-designate area BA from its current Agriculture designation, and three votes to bring this area into the UGA. Area BB should be de-designated as agricultural (Ag) and be included in UGA. The Planning Commission recommends approval of all other areas shown on the Preferred Alternative map for inclusion into the UGA. The Planning Commission recommends approval of the proposed Urban Reserve Areas south of the UGA on the west side of SR-503.

Camas UGA – The Planning Commission recommends de-designation of all previously designated resource lands, except for area CB for which there was a 3-3 vote. We also recommend approval of the City of Camas UGA as was proposed by the city under Alternative 3.

La Center UGA – The Planning Commission recommends de-designation of all previously designated resource lands and approval of the Preferred Alternative map for the La Center UGA with two additions: 1) the area labeled LE on the county map should be added to the UGA with a Light Industrial Designation and ML zoning as proposed by the City and 2) three parcels should be included in the UGA as part of the proposed rural industrial land bank known as the Carlson property. The inclusion of the Eagle Crest area into the UGA should be subject to a county-wide planning policy between the City of La Center and Clark County that addresses the existing and future development of Eagle Crest.

Ridgefield UGA – The Planning Commission recommends that the Agriculture designation of areas RA and RB-1 be retained, however, the portion of area RB-1 north of Royle Road could be added to the UGA if it were designated for uses such as Mixed Use or for a use other than low density residential. We recommend that the Ag designation be removed for area RB-2 and the area be included in the UGA. There was a 3-3 vote regarding de-designation of area RC. Further, the Planning Commission recommends approval of all other areas proposed for inclusion into the UGA in the Preferred Alternative map.

Washougal UGA – The Planning Commission recommends de-designation of all previously designated resource lands and approval of the City of Washougal UGA as was proposed by Washougal under Alternative 3, except in area WA where the Planning Commission recommends extending the Employment Center designation east along 23rd Street to include approximately the north half of area WA.

Vancouver UGA – The Planning Commission recommends Industrial Urban Reserve (IUR) for the proposed industrial node north of NE 119th Street on both sides of SR-503, exclusion of the proposed UL area south of NE 119th Street including Westminster Walk (V2), and all proposed expansion of the Three Creeks UGA with the exception of the proposed Employment Center north of 199th Street (V1). The Planning Commission recommends de-designation of areas VC and VE and their inclusion into the UGA. We further recommend approval of the other proposed residential lands on the east side of the Vancouver UGA (V3 and V4) and the de-designation of Ag in area V5 (including the Anderson Dairy) and inclusion of this area into the Vancouver UGA as with an Industrial designation and ML zoning.

Recommended Changes to Comprehensive Plan Text

A separate memorandum from Marty Snell to the Board of Clark County Commissioners will be prepared to summarize the Planning Commission recommendations on the no-net-loss of industrial policy; annexation policy; the new school chapter; the proposed county-wide planning policies; and on other proposed text changes recommended by the Planning Commission.

Recommended Changes to the County Code

A separate memorandum from Marty Snell to the Board of Clark County Commissioners will be prepared to summarize the code changes recommended by the Planning Commission. The most significant changes include a recommendation to retain the threshold triggers of land consumption within the current UGA's and the 5 year rule for moving the boundary; additional urban holding language; and recommendations for a thorough examination of the proposed Employment Land District.