BOCC Preferred Alternative
February 23, 2016

The Preferred Alternative starts with a foundation of Alternative 1 that is then progressively modified by the following elements with the last element taking priority and precedent over prior (lower number) elements.

Alternative	Option Description	Planning Commission Recommendation	Preferred Alternative 2/23/16
Alt. 1	**NO ACTION ALTERNATIVE**		
1	The 'No Action' alternative. This option re-adopts the current plan, planning assumptions and moves the planning horizon out to 2035.	Motion to Approve: AYE – 6 ; NAY – 0 **Motion Passed**	**Yes**
Alt. 2	**COUNTY-INITIATED ALTERNATIVE**		
	RURAL LANDS		
2.a	**Rural Lands**. Change the comp plan map legend from three comp plan designations to one Rural designation to be consistent with current comp plan-to-zoning matrix table.	Motion to Approve: AYE – 6; NAY – 0 **Motion Passed**	**Yes**
2.b	**Agriculture Lands**. Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).	Motion to **Deny**: AYE – 4; NAY – 2 **Motion Passed**	**Yes**
2.c	**Forest Lands.** Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20).	Motion to Approve: AYE – 2; NAY – 4 **Motion Failed**	**Yes**
2.d	**Rural Lands.** For parcels zoned R-20, from 20 acres to 10 acres, in some areas.	**No Vote Taken**	**Yes**
2.e	**Rural Centers**. Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of 'rural commercial'.	Motion to Approve AYE – 5; NAY – 1 **Motion Passed**	**Yes**
2.f	**Urban Reserve.** Urban reserve (UR) becomes a true overlay. Zoning defaults to underlying zone; some parcels given R-5 zoning. UR code moved to the overlay chapter of Title 40. No change in allowable land uses.	Motion to Approve AYE – 5; NAY – 1 **Motion Passed**	**Yes**

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	URBAN LANDS		
2.g	**Commercial Lands.** Combine the three commercial zones (C-2, C-3 and GC) into a single comp plan (C) designation.	Motion to Approve AYE – 5; NAY – 1 **Motion Passed**	**Yes**
2.h	**Public Facilities.** Creation of public facilities zone.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	**Yes**
2.i	**Urban Holding.** Urban holding (UH) becomes a true overlay. Zoning defaults to underlying zone. UH code moved to the overlay chapter of Title 40. No change in allowable land uses.	Motion to Approve AYE - 5; NAY – 1 **Motion Passed**	**Yes**
2.j	**Battle Ground UGA.** Changes comp plan and zoning designations to better reflect surrounding land uses.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	**Yes**
2.k	**Ridgefield UGA.** Add the Tri-Mountain Golf Course to the Ridgefield UGA retaining Parks and Open Space (P/OS) zoning and adding an Urban Holding UH-20 overlay.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	**No**
2.l	**Vancouver UGA.** Remove reference to the Three Creeks Special Planning Area.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	**Yes**
2.m	**Vancouver UGA.** Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	**Yes**
2.n	**Vancouver UGA.** Approve the Salmon Creek subarea comp plan map and zoning changes.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	**Yes**

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2.o	**Vancouver UGA.** Change some parcels that have a mixed use comp plan designation to a comp plan designation that matches current zoning.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	
2.p	**Vancouver UGA.** Remove UR adjacent to the Vancouver UGA and replace it with R-5 and AG-20 zoning.	Motion to Approve AYE – 5; NAY – 1 **Motion Passed**	**Yes**
2.q	**Vancouver UGA.** Remove UH in the Fisher Swale area between Vancouver and Camas.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed`**	**Yes**
2.r	**Washougal UGA.** Correct mapping error on parcels with city zoning inside the UGA but outside city limits.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	**Yes**
Alt. 3	**CITY-REQUESTED UGA EXPANSIONS**		
3.a	**Battle Ground.** Add 80 acres, now designated R-5, to the UGA for jobs.	Motion to Approve AYE – 6; NAY - 0 **Motion Passed**	
3.b	**La Center.** Add 17 acres, now designated R-5, for a school site.	Motion to Approve AYE – 6; NAY – 0 **Motion Passed**	
3.c	**La Center.** Add 56 acres, now designated AG-20, for jobs.	Motion to Approve AYE – 3; NAY – 3 – **TIE VOTE – No Recommendation**	**Yes,** provided that if challenged, La Center will provide for the defense instead of Clark County.
3.d	**Ridgefield.** Add 111 acres, now designated AG-20, for residential.	Motion to **Deny** AYE – 5; NAY -1 **Motion Passed**	**Yes,** provided that if challenged, Ridgefield will provide for the defense instead of Clark County.

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3.e	**Washougal.** Add 41 acres, now designated R-5, for residential.	Motion to Approve AYE – 2; NAY – 3 ABSTENTION – 1 **Motion Failed**	**No**
Alt. 4	**RURAL, AGRICULTURE, AND FOREST LANDS CHANGES**		
4.a	**Rural Lands.** Eliminate R-10 and R-20 zones unless publicly owned property. Create R-1 and R-2.5 zones. Maintain R-5 zone.	Motion to **Deny** AYE – 5; NAY – 1 **Motion Passed**	**Motion to Approve: No**
4.b	**Agriculture Lands.** Eliminate AG-20 zone unless publicly owned property. Create AG-5 and AG-10 zones.	Motion to **Deny** AYE – 4; NAY – 2 **Motion Passed**	**Motion to Deny: Yes**
4.c	**Forest Lands.** Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones.	Motion to Approve AYE – 2; NAY – 4 **Motion Failed**	**Motion to Deny: Yes**
4.abc	**Cluster Options**		**Motion to Approve: No**
	OTHER RECOMMENDATIONS		
	A **Motion** was made for the councilor's to allow for a process for flexibility and opportunity for land owners who continuously owned property prior to the 1994 plan to possibly divide their property. The vote was 5-1 to approve. There was discussion as to whether the effort, discussion of the process will come to the PC work session, meetings, etc.	Motion to Approve AYE – 5; NAY 1 **Motion Passed**	**Motion to Approve: No**