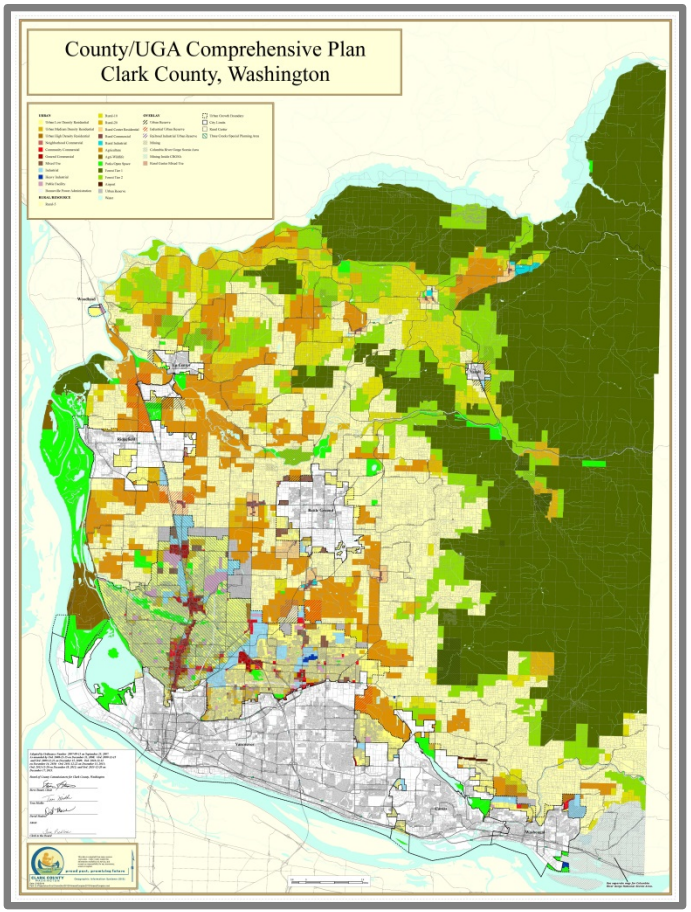
Clark County

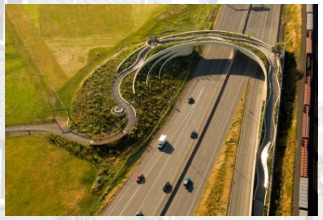
2015-2035 Comprehensive Plan Review Alternatives



Oliver Orjiako, Director, Community Planning

BOCC Work Session, October 22, 2014

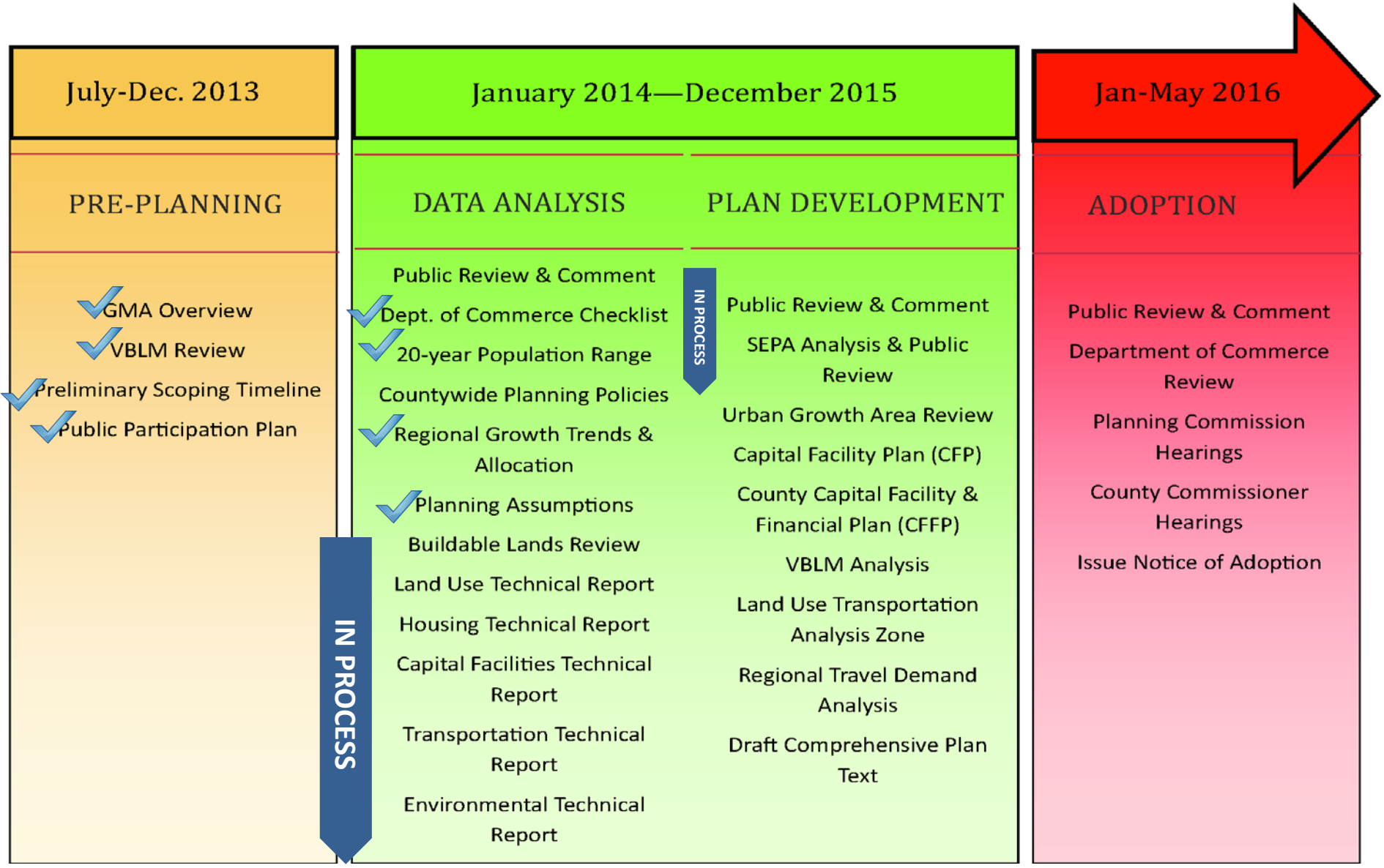
Agenda



1. **Purpose of the meeting**
   a. Progress to date
   b. Comp plan map vs Zoning map
   c. Alternatives
   d. Transportation

2. **Next steps**

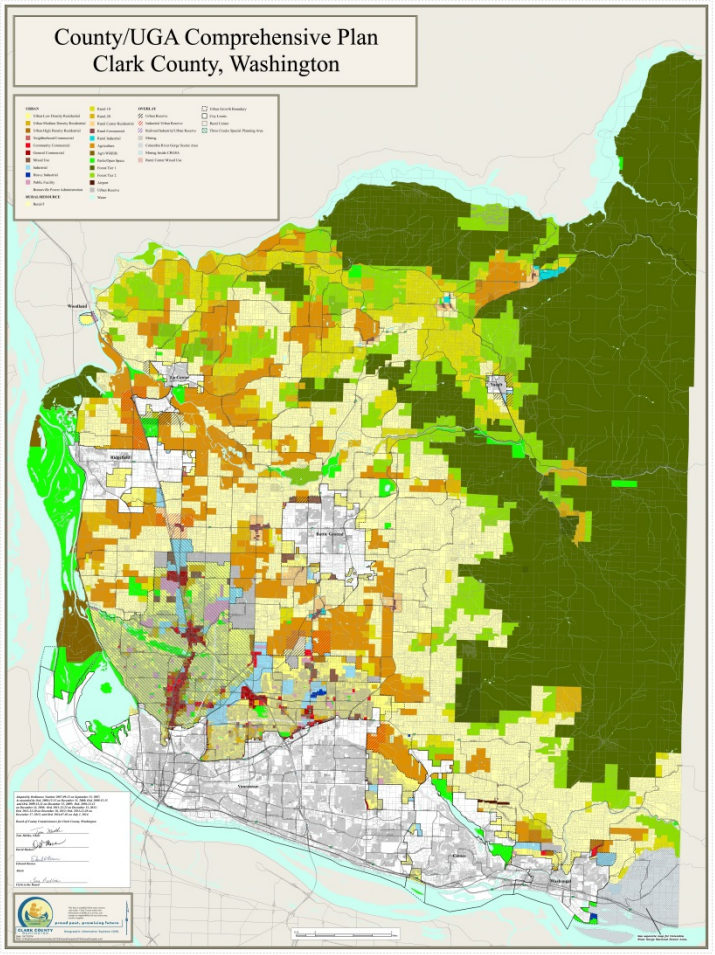
2016 Comprehensive Plan progress to date



Comp Plan Map? Zoning Map? What's the difference?

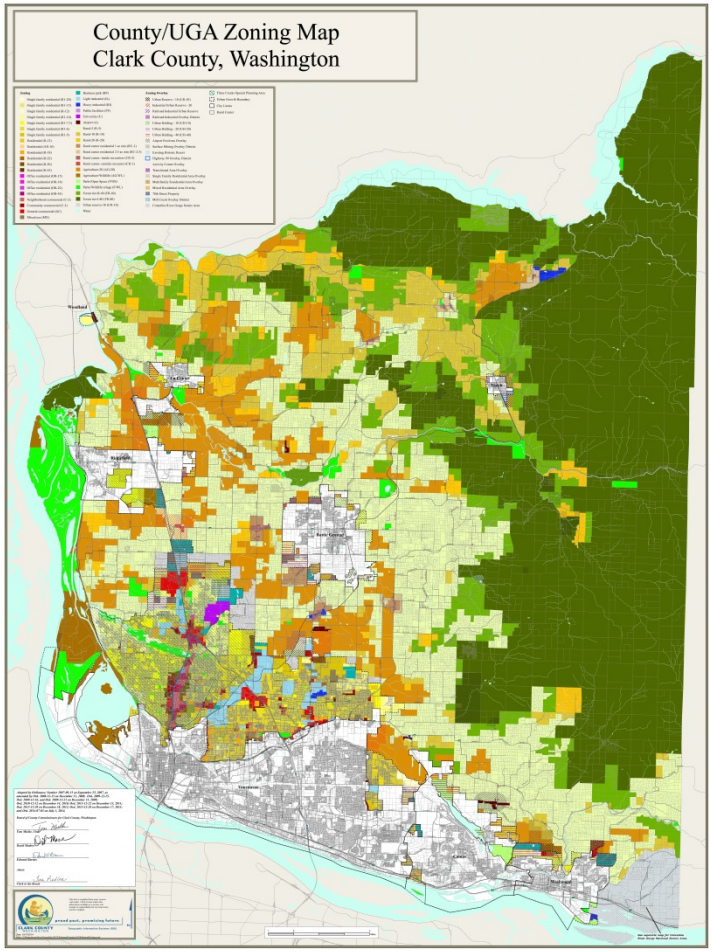
Comprehensive Plan Map:

Establishes land use designations for all land in Clark County. It shows the long-term vision of how and where the county will change over the next 20 years.



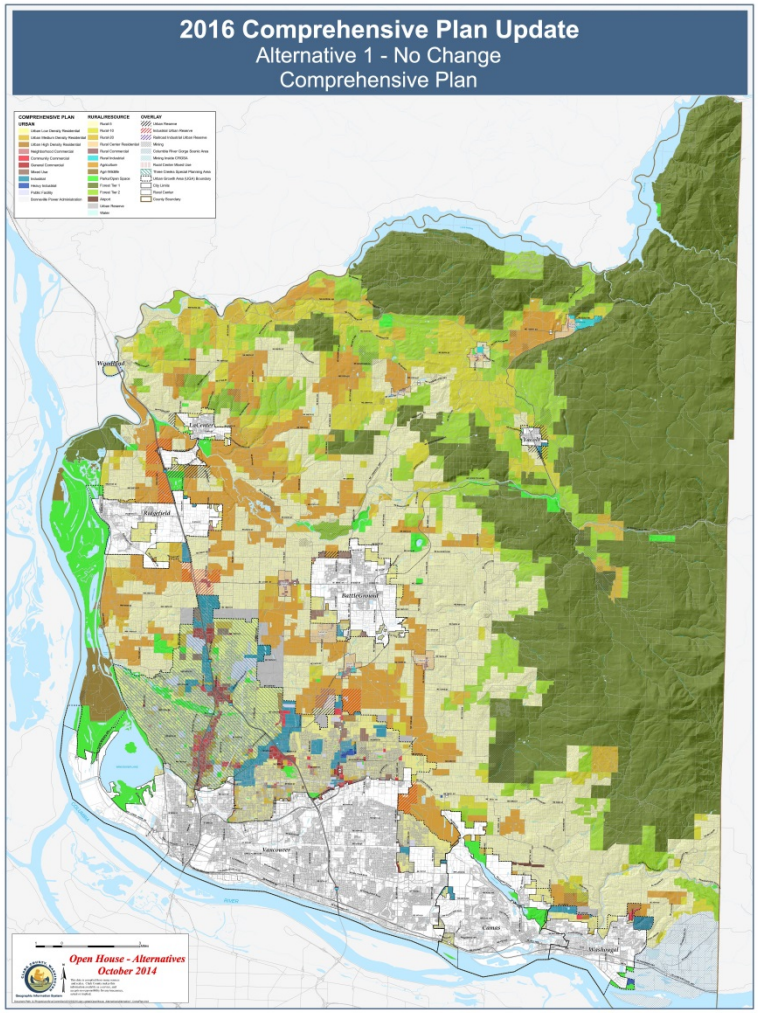
Zoning Map:

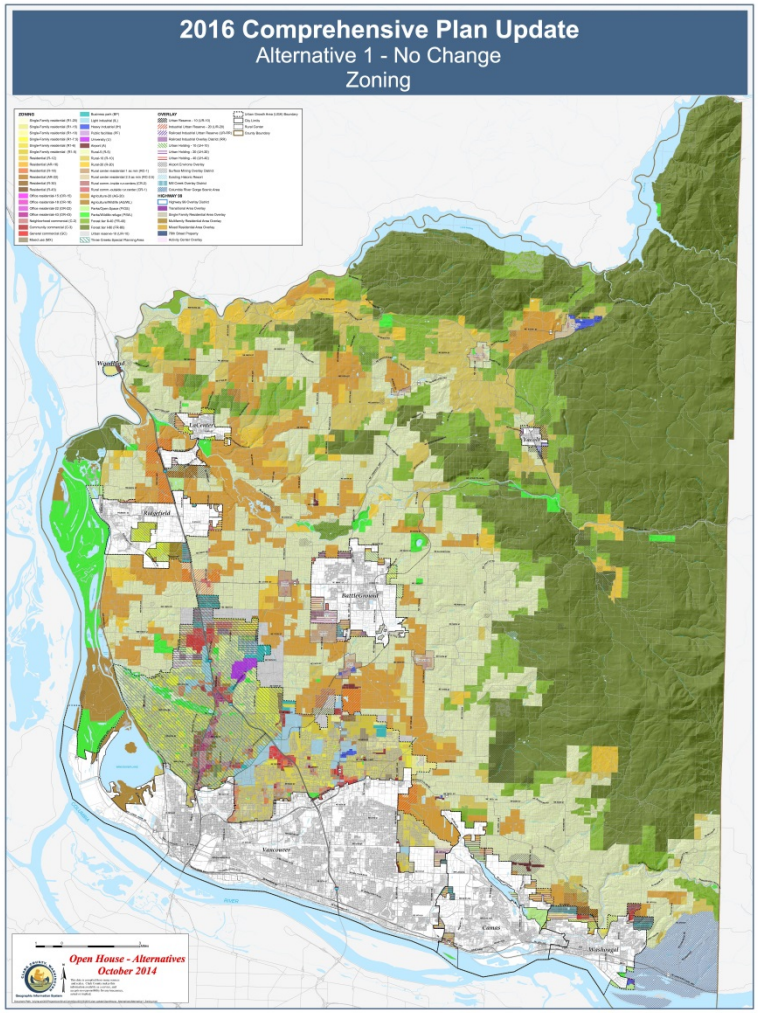
Specifies the types of land uses, setbacks, lot size, and size restrictions for buildings within each zone.



Alternative 1 – No action

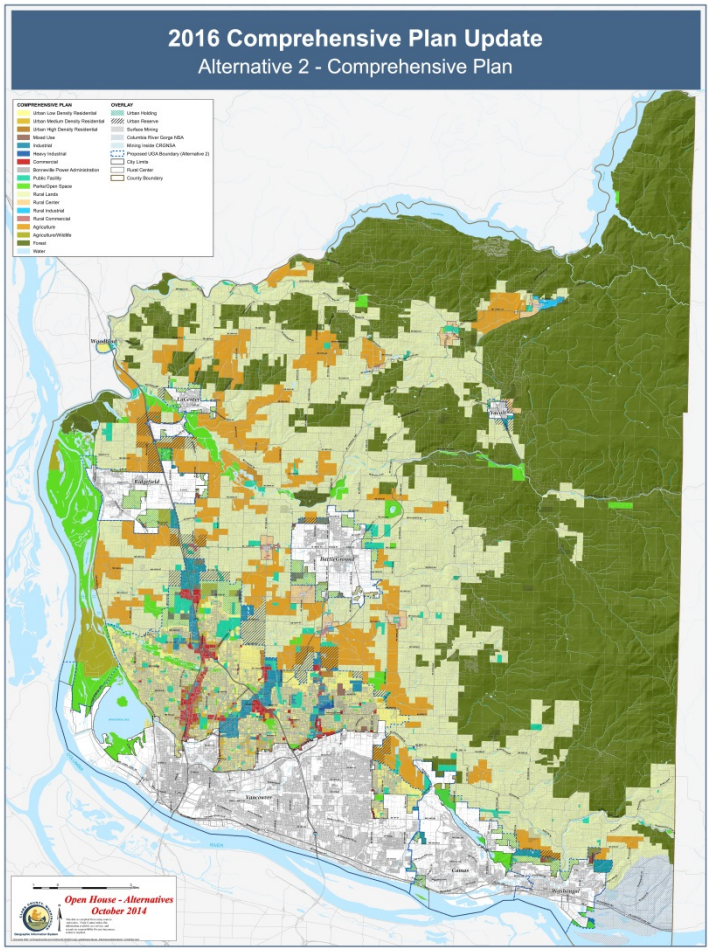
No Action Alternative would be the current Comprehensive Growth Management Plan, including current urban growth boundaries, planning assumptions, policies and implementation ordinances.

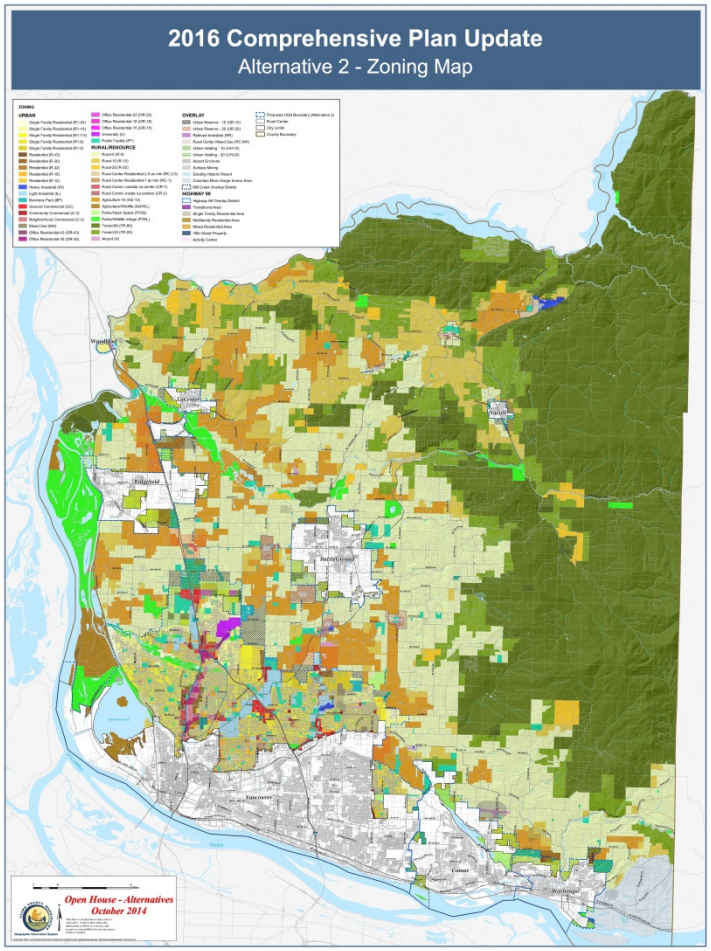




Alternative 2

The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners are reflected in this alternative.



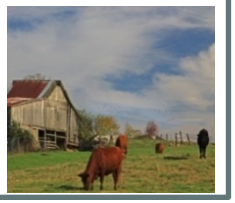


Alternative 2

The county is proposing changes in land use/zoning that supports job growth and reflects development trends.

Rural County

Minimum parcel size changes for AG-20, FR-40 and some R-20



Urban Reserve

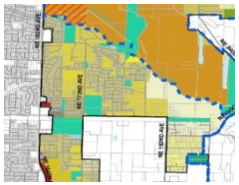
Removal of overlay in North Salmon Creek area to reflect current development trends

Public Facilities

Creation of a Public Facility zone to identify publicly owned facilities

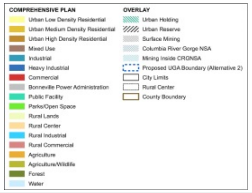
Urban Holding

Removal of overlay in Fisher's swale area to reflect current development trends



Mixed Use

Matching comp plan designation to zoning



Vancouver UGA

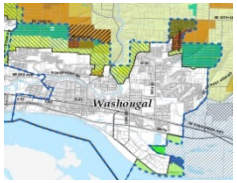
Land use changes to support job growth in Salmon Creek and Discovery area

Battle Ground UGA

Land use changes from industrial to residential to reflect current development

Washougal UGA

Correcting zoning map inconsistency between county and city zoning



Ridgefield UGA

UGA expansion to enhance the city's recreational opportunities

Alternative 2

Comprehensive plan map clean up

1. **Consolidation of comprehensive plan land use designations**
   - **Rural:** Consolidate multiple Rural comp plan designations (R-5, R-10, R-20) to one **Rural (R)** designation
   - **Forest:** Consolidate two Forest comp plan designations (Forest Tier I and Forest Tier II to one **Forest (F)** designation
   - **Commercial:** Consolidate multiple urban commercial comp plan designations (Neighborhood, Community and General) to one **Commercial (C)** designation
   - **Urban Reserve:** Combine Urban Reserve (UR) comp plan designation and overlays into one urban reserve overlay. Implemented on the zoning map by UR-10 overlay on residential and UR-20 overlay on all other zones.
   - **Urban Holding:** Create an Urban Holding overlay (UH) comp plan designation. Implemented on the zoning map by UH-10 for residential and UH-20 on all other zones.

Alternative 2

Comprehensive plan map clean up (continued)

2. **Surface Mining Overlay (SMO)**
   - Implement the SMO comp plan and zoning overlay based on BOCC direction from June 3, 2014 hearing

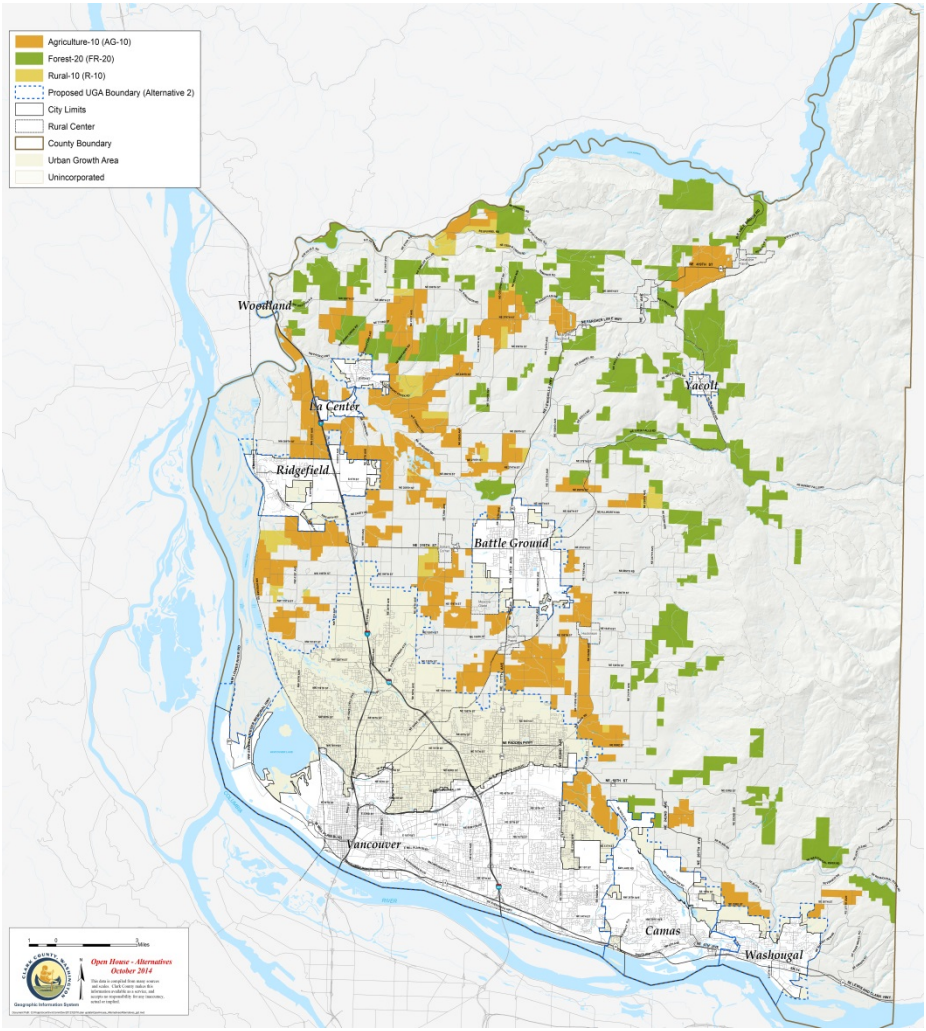
3. **Removal of Three Creeks Special Planning Area overlay**
   - Work will be completed with 2016 Comprehensive Growth Management Plan update

Alternative 2

RURAL AREAS

Recommendations from the Rural Lands Task Force

- Reduce minimum lot area requirements
  - Agriculture zoning: from 20 acres to 10 acres
  - Forest zoning: For parcels zoned FR-40, from 40 acres to 20 acres
  - Rural zoning: For parcels zoned R-20, from 20 acres to 10 acres, in some areas



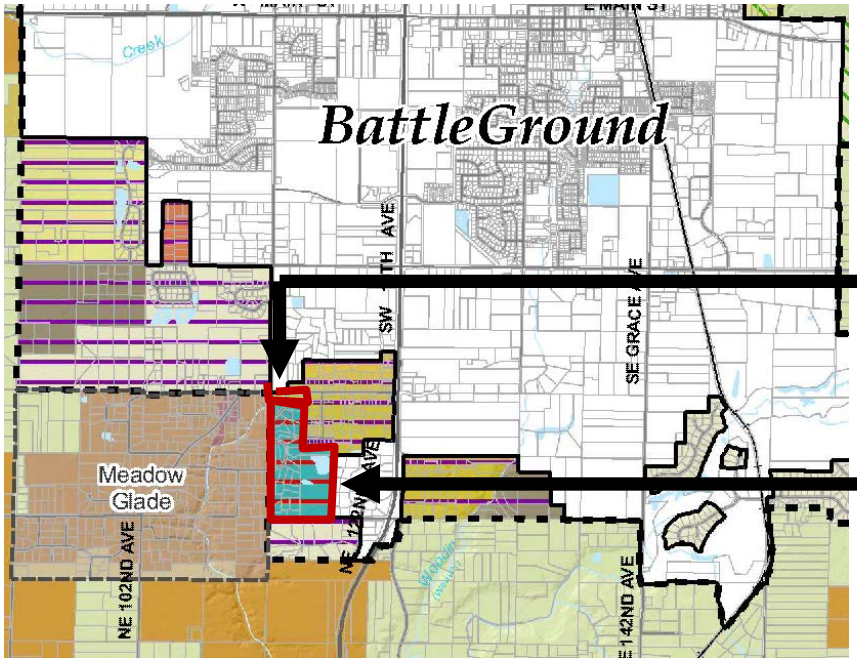
Alternative 2

BATTLE GROUND UGA

Change from industrial land to low density residential and change the R1-5 of adjacent parcels to R1-20 to recognize existing uses.

Comp plan map: Change from Industrial (I) to Urban Low Residential (UL)

Zoning map



Six parcels abutting NE 189th St to change from Single-family residential R1-5 (5,000 sq. ft. lots) to Single-family residential R1-20 (20,000 sq. ft. lots) with Urban Holding (UH-10) overlay

Change from Business Park (BP)and Urban Holding (UH-20) to Single-family residential R1-20 (20,000 sq. ft. lots) with Urban Holding (UH-10) overlay

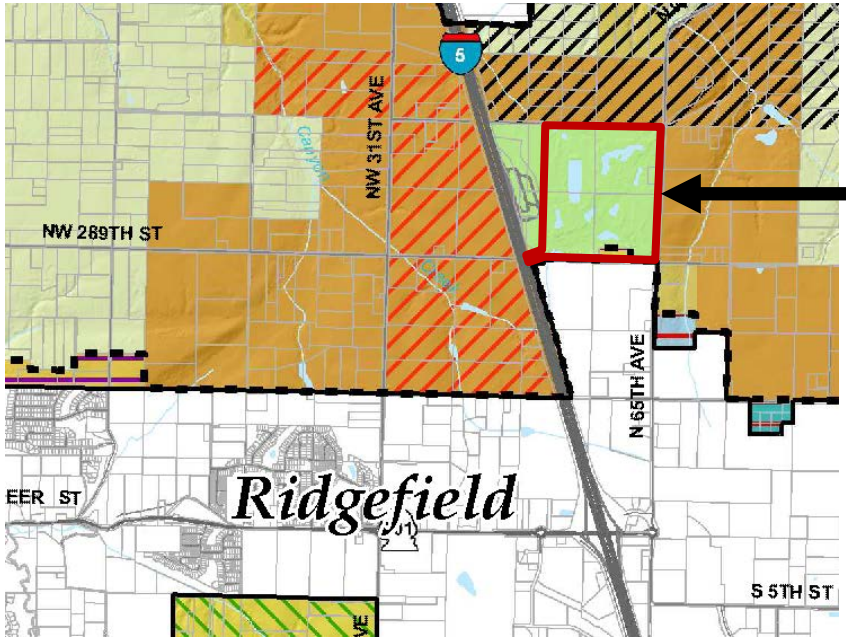
Alternative 2

RIDGEFIELD UGA

5 parcel expansion of Ridgefield Urban Growth Boundary including the Tri-Mountain Golf Course

Comprehensive Plan map: Retaining Parks and Open Space (P/OS) designation

Zoning map



Retaining Parks and Open Space (P/OS) zoning and adding an Urban Holding (UH-20) overlay

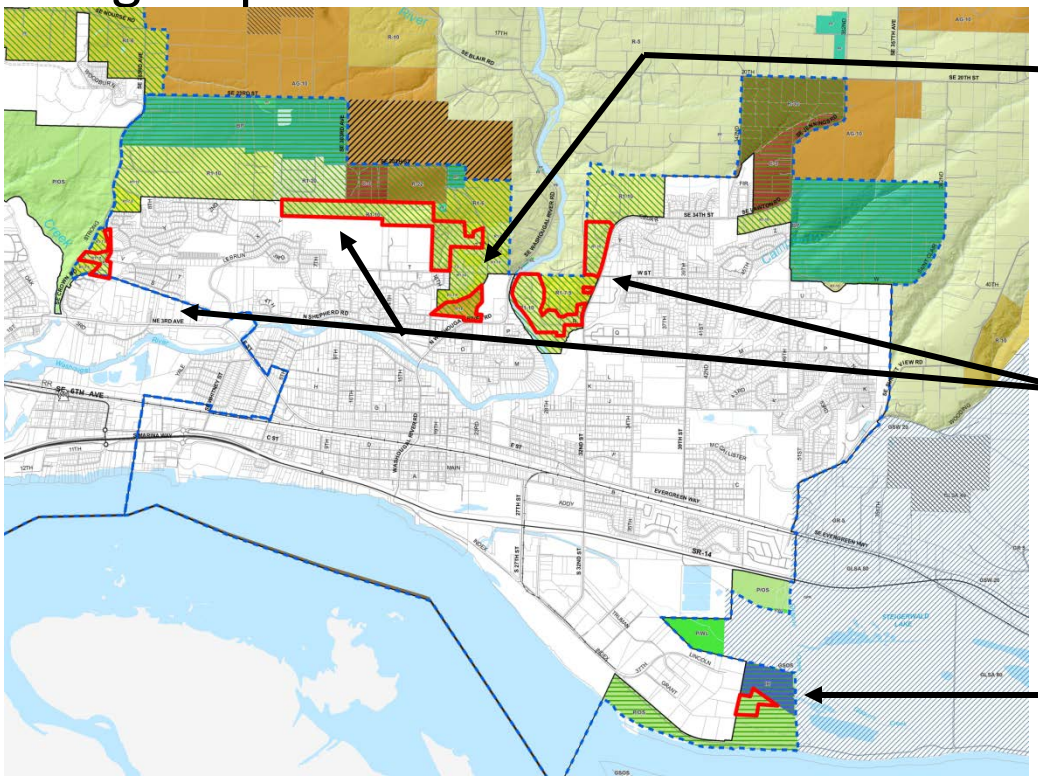
Alternative 2

WASHOUGAL UGA

Correcting an inconsistency between county and city zoning classifications

Comprehensive plan map : No change

Zoning map



Change from AR-16 (Washougal zoning) to R-18 (county zoning) and adding Urban Holding overlay

Change from R1-15 (Washougal zoning) to R1-10 (county zoning)

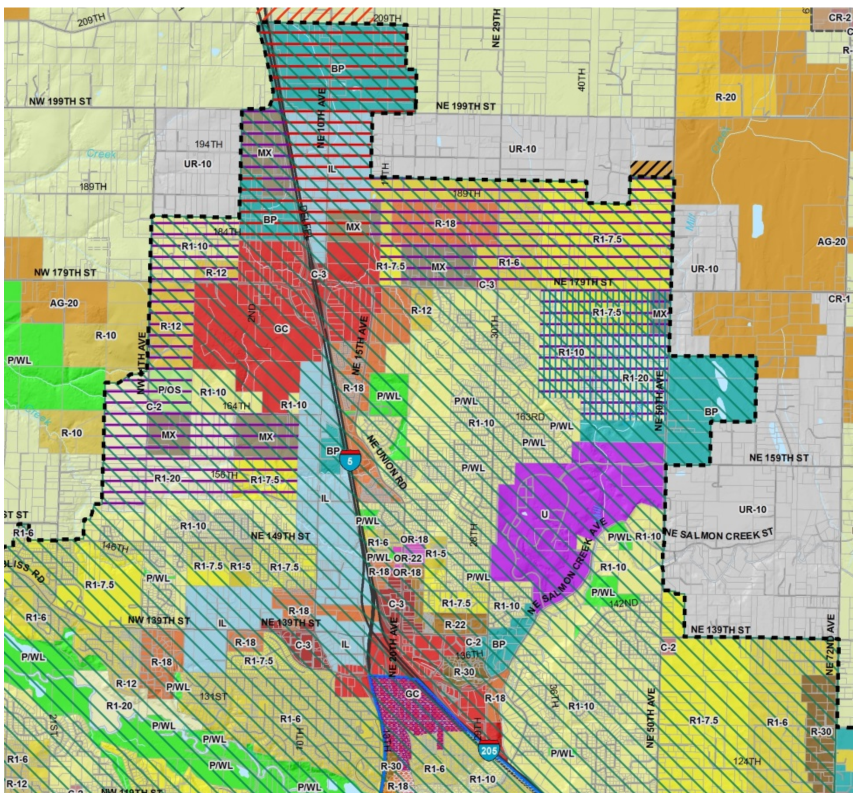
Steigerwald refuge: Heavy Industrial to Parks and Open Space. Apply Urban Holding (UH-20) to Steigerwald and property owned by Port.

Alternative 2

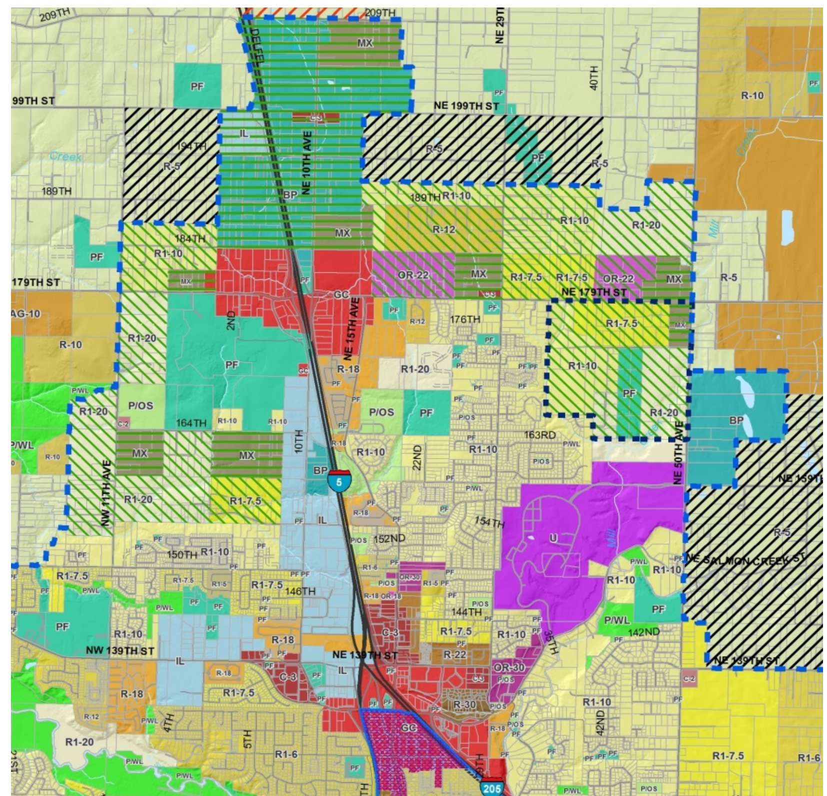
VANCOUVER UGA

Both the Discovery - Fairgrounds and Salmon Creek sub-area plan recommendations were developed by advisory groups composed of stakeholders from the specific area including property owners and leaders of major institutions.

Zoning map (current)



Zoning map (proposed)



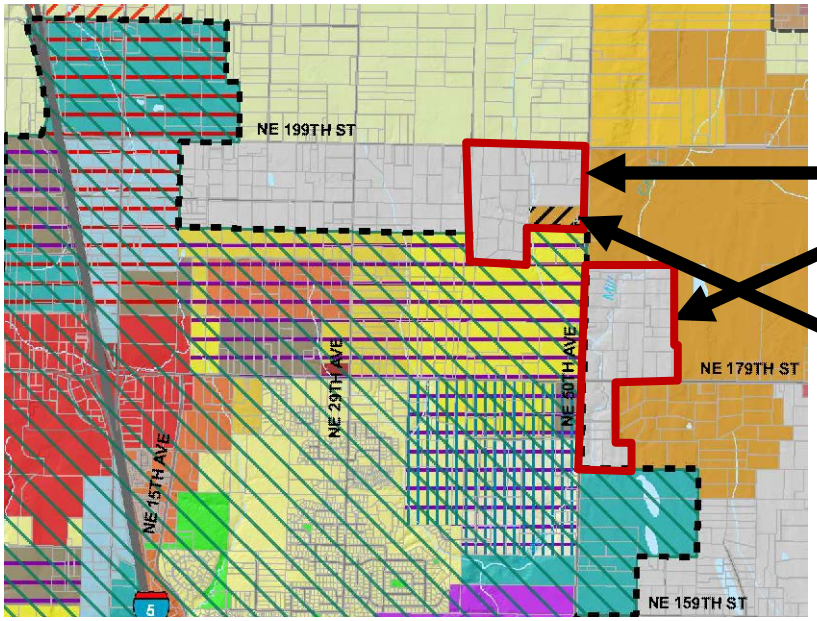
Alternative 2

URBAN RESERVE

Removal of Urban Reserve overlay in the north Salmon Creek area. This area provides a natural buffer to agriculture resource lands.

Comp plan map: Removal of Urban Reserve and application of Rural designation

Zoning map



- Removal of Urban Reserve (UR-10) zone and application of Rural (R-5) on those parcels in gray with red outline
- Removal of Urban Reserve (UR-10) overlay and retaining Agriculture zoning

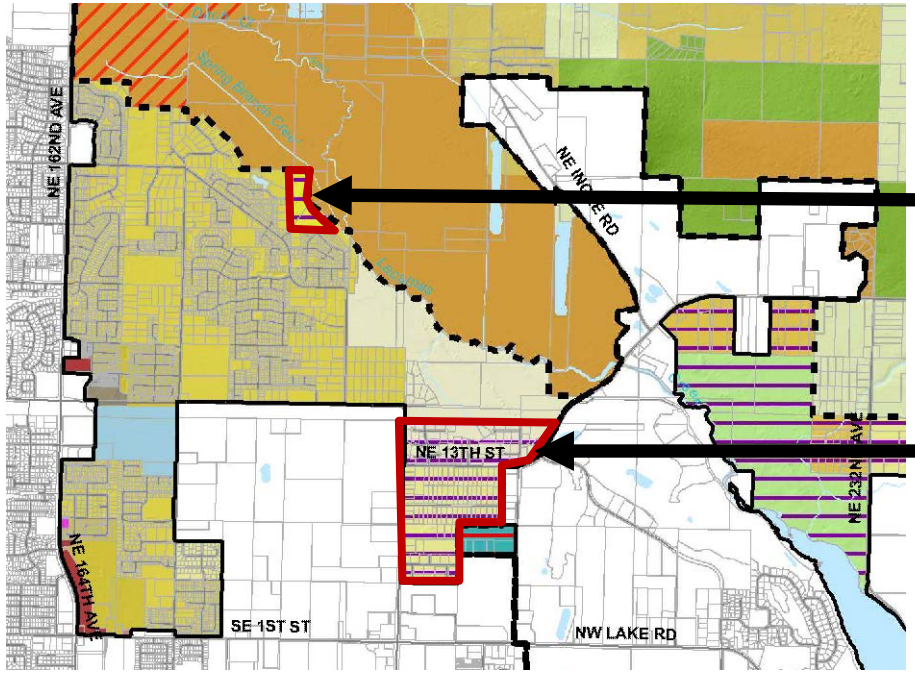
Alternative 2

URBAN HOLDING

Removal of Urban Holding designation in the Fisher's Swale area within the Vancouver Urban Growth Boundary – these areas are already developed and are served by infrastructure

Comprehensive plan map: Retaining Urban Low Residential designation

Zoning map



Removal of Urban Holding-10 (purple stripes) and keep the Single-Family Residential zoning of (R1-20), (R1-10) and (R1-7.5)

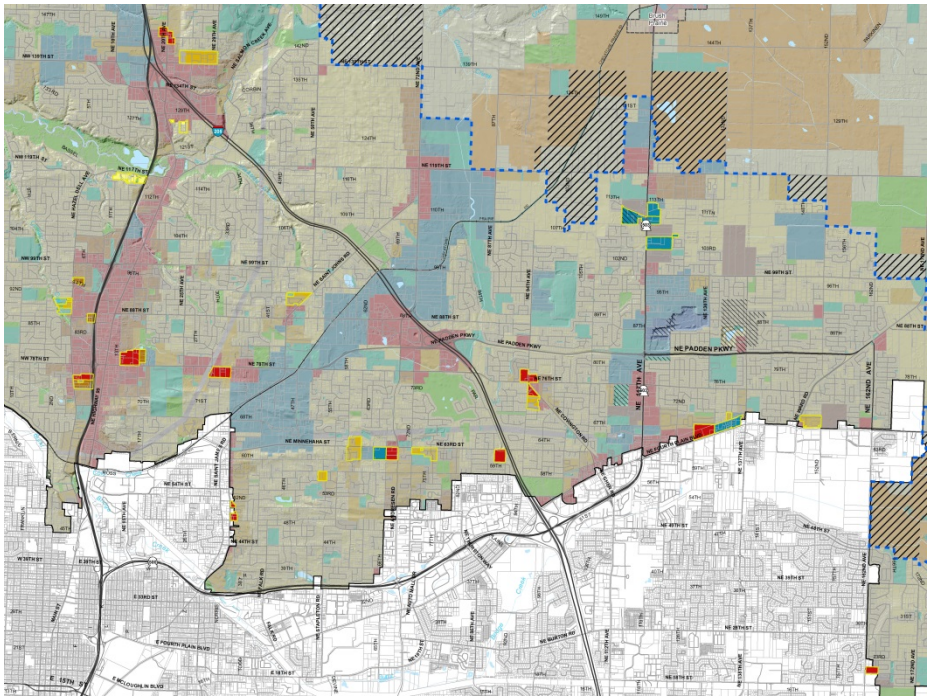
Alternative 2

MIXED USE

Application of appropriate comprehensive plan designation to match the actual zone in use instead of the mixed use

Zoning map: Retaining current zoning

Proposed comprehensive plan map



Change from Mixed Use (MU) comp. plan designation to match the zoning

- Includes parcels outlined in yellow
- New comp. plan designations include:
  - Commercial
  - Industrial
  - Urban Low Residential
  - Urban Medium Residential
  - Urban High Residential

Alternative 2

PUBLIC FACILITIES

Creation of a Public Facilities comprehensive plan designation and zoning district. The district includes publicly owned facilities, i.e. schools, utilities and government buildings

Comprehensive plan map

- The comprehensive plan map applies a Public Facilities (PF) designation to land owned by some public entities.

Zoning map

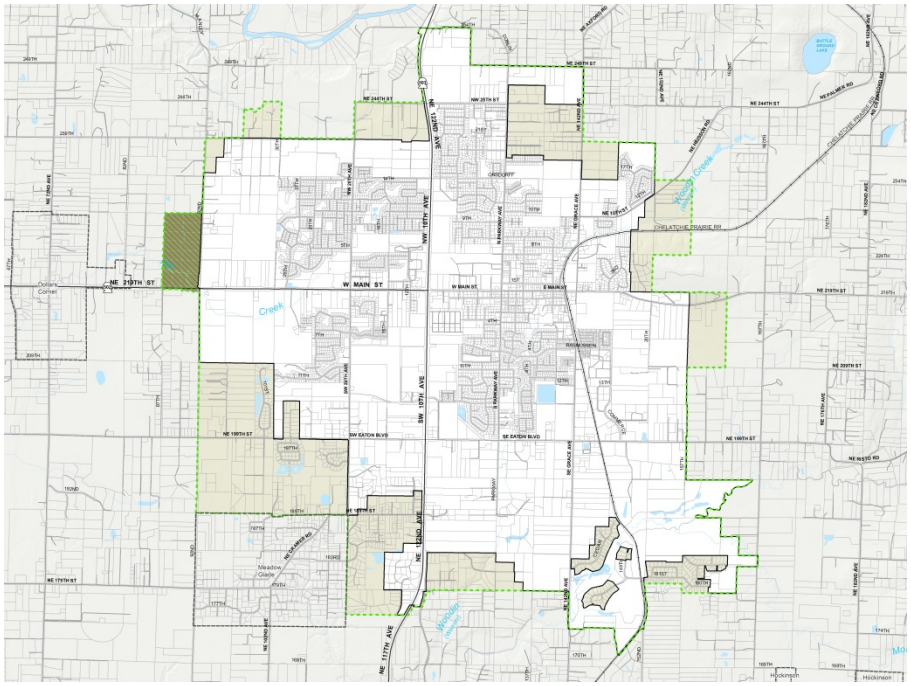
- Changing to Public Facilities (PF) zone

Alternative 3 – City initiated changes

The cities of Battle Ground and La Center are considering expanding their urban growth areas to add job land.

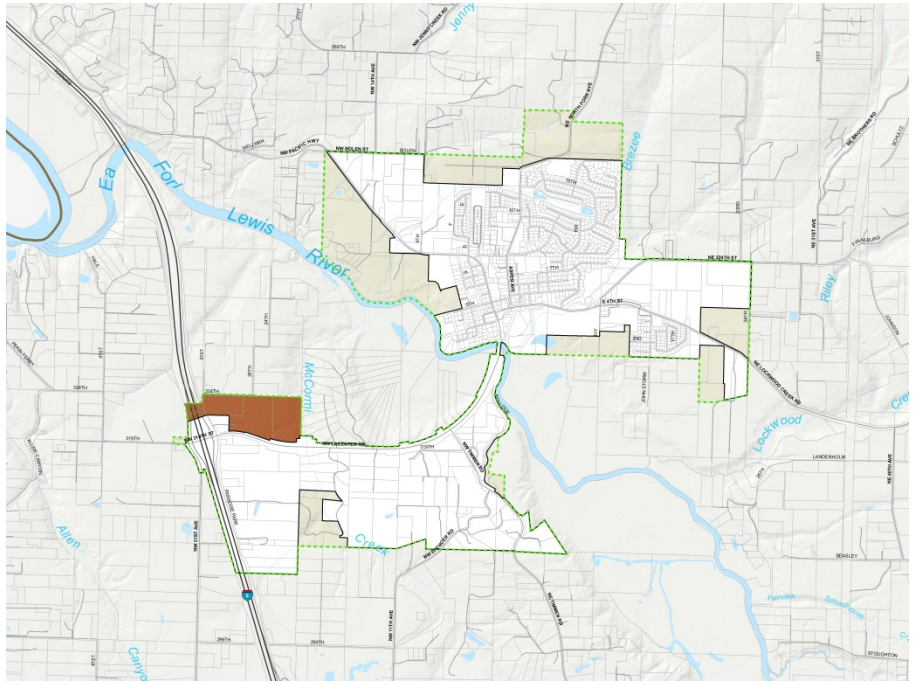
Battle Ground UGA expansion

Proposed comp. plan designation of Mixed Use with Urban Holding overlay



La Center UGA expansion

Proposed comp. plan designation of Commercial with Urban Holding overlay

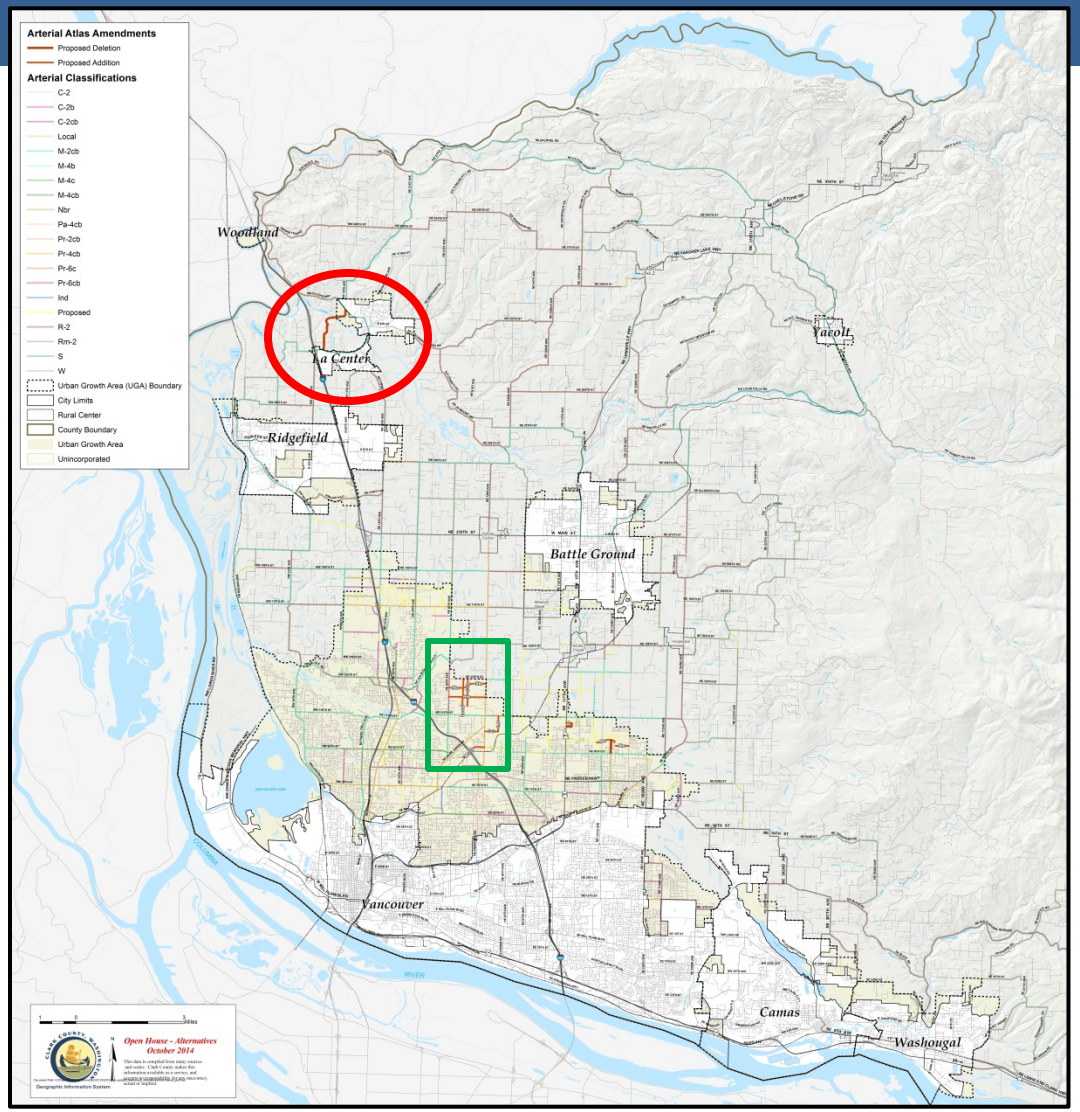


Transportation

ARTERIAL ATLAS UPDATE

The Arterial Atlas is the long range regional road plan within the comprehensive plan. Streets are shown by their function in handling vehicle, bicycle and pedestrian traffic.

This map shows both existing and proposed streets.



Share your comments

Provide comments online or by email, letter or comment form. Comments must be received by 5:00 p.m. on November 18 to be considered in the environmental analysis.
There will be an additional comment period for the supplemental environmental impact statement (SEIS) when it's released in early 2015.

Online	www.clark.wa.gov/planning/2016update/comments/html
Email	Send to: comp.plan@clark.wa.gov Put "Comprehensive Plan Alternative Comments" in the subject line. Include your name and mailing address.
Letter	Mail to: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666-9810
Open House comment form	Attend an open house: **Oct. 29, 2014 at 5:30 p.m.** Gaiser Middle School 3000 NE 99th St. Vancouver **Presentation at 5:45 p.m.** **October 30, 2014 at 5:30 p.m.** Clark County Fire & Rescue 911 N. 65th Ave., Ridgefield **Presentation at 5:45 p.m.**

Next Steps

Alternatives

Open Houses

October 29 & 30, 2014

Draft Supplemental Environmental Impact Statement completion

January 2015

Joint BOCC/PC Hearing

February 2015

Final Supplemental Environmental Impact Statement completion

May/June 2015

Questions?

www.clark.wa.gov/planning/