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.
Alternative 2

Comprehensive plan designation changes and zoning updates

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.

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
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

RIDGFIELD 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.
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.
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
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)
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