# EXHIBIT C

## PLANNING COMMISSION RECOMMENDATIONS ON A PREFERRED ALTERNATIVE

<table>
<thead>
<tr>
<th>Alternative</th>
<th>Option Description</th>
<th>Preferred Alternative?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alt. 1</td>
<td><strong>NO ACTION ALTERNATIVE</strong></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>The ‘No Action’ alternative. This option re-adopts the current plan, planning assumptions and moves the planning horizon out to 2035.</td>
<td>Motion to Approve: AYE - 6 ; NAY - 0 Motion Passed</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Alt. 2</th>
<th><strong>COUNTY-INITIATED ALTERNATIVE</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td><strong>RURAL LANDS</strong></td>
<td></td>
</tr>
<tr>
<td>2.a</td>
<td><strong>Rural Lands.</strong> 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.</td>
<td>Motion to Approve: AYE - 6; NAY - 0 Motion Passed</td>
</tr>
<tr>
<td>2.b</td>
<td><strong>Agriculture Lands.</strong> Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).</td>
<td>Motion to Deny: AYE - 4; NAY - 2 Motion Passed</td>
</tr>
<tr>
<td>2.c</td>
<td><strong>Forest Lands.</strong> Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20).</td>
<td>Motion to Approve: AYE - 2; NAY - 4 Motion Failed</td>
</tr>
<tr>
<td>2.d</td>
<td><strong>Rural Lands.</strong> For parcels zoned R-20, from 20 acres to 10 acres, in some areas.</td>
<td>No Vote Taken</td>
</tr>
<tr>
<td>2.e</td>
<td><strong>Rural Centers.</strong> Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of ‘rural commercial’.</td>
<td>Motion to Approve AYE - 5; NAY - 1 Motion Passed</td>
</tr>
<tr>
<td>2.f</td>
<td><strong>Urban Reserve.</strong> 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.</td>
<td>Motion to Approve AYE - 5; NAY - 1 Motion Passed</td>
</tr>
<tr>
<td></td>
<td>URBAN LANDS</td>
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</tbody>
</table>
| 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 |
| 2.h | **Public Facilities.** Creation of public facilities zone.                  | Motion to Approve AYE - 6; NAY - 0  
Motion Passed |
| 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 |
| 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 |
| 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 |
| 2.l | **Vancouver UGA.** Remove reference to the Three Creeks Special Planning Area. | Motion to Approve AYE - 6; NAY - 0  
Motion Passed |
| 2.m | **Vancouver UGA.** Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes. | Motion to Approve AYE - 6; NAY - 0  
Motion Passed |
| 2.n | **Vancouver UGA.** Approve the Salmon Creek subarea comp plan map and zoning changes. | Motion to Approve AYE - 6; NAY - 0  
Motion Passed |
| 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 |
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Motion Details</th>
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<tbody>
<tr>
<td>2.q</td>
<td><strong>Vancouver UGA.</strong> Remove UH in the Fisher Swale area between Vancouver and Camas.</td>
<td>Motion to Approve AYE – 6; NAY – 0 Motion Passed</td>
</tr>
<tr>
<td>2.r</td>
<td><strong>Washougal UGA.</strong> Correct mapping error on parcels with city zoning inside the UGA but outside city limits.</td>
<td>Motion to Approve AYE – 6; NAY – 0 Motion Passed</td>
</tr>
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<td></td>
<td><strong>CITY-REQUESTED UGA EXPANSIONS</strong></td>
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<tr>
<td>Alt. 3</td>
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<tr>
<td>3.a</td>
<td><strong>Battle Ground.</strong> Add 80 acres, now designated R-5, to the UGA for jobs.</td>
<td>Motion to Approve AYE – 6; NAY - 0 Motion Passed</td>
</tr>
<tr>
<td>3.b</td>
<td><strong>La Center.</strong> Add 17 acres, now designated R-5, for a school site.</td>
<td>Motion to Approve AYE – 6; NAY – 0 Motion Passed</td>
</tr>
<tr>
<td>3.c</td>
<td><strong>La Center.</strong> Add 56 acres, now designated AG-20, for jobs.</td>
<td>Motion to Approve AYE – 3; NAY – 3 – TIE VOTE – No Recommendation</td>
</tr>
<tr>
<td>3.d</td>
<td><strong>Ridgefield.</strong> Add 111 acres, now designated AG-20, for residential.</td>
<td>Motion to Deny AYE – 5; NAY -1 Motion Passed</td>
</tr>
<tr>
<td>3.e</td>
<td><strong>Washougal.</strong> Add 41 acres, now designated R-5, for residential.</td>
<td>Motion to Approve AYE – 2; NAY – 3 ABSTENTION – 1 Motion Failed</td>
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<td></td>
<td><strong>RURAL, AGRICULTURE, AND FOREST LANDS CHANGES</strong></td>
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<td>Alt. 4</td>
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<td>4.a</td>
<td><strong>Rural Lands.</strong> Eliminate R-10 and R-20 zones unless publicly owned property. Create R-1 and R-2.5 zones. Maintain R-5 zone.</td>
<td>Motion to Deny AYE – 5; NAY – 1 Motion Passed</td>
</tr>
<tr>
<td>4.b</td>
<td><strong>Agriculture Lands.</strong> Eliminate AG-20 zone unless publicly owned property. Create AG-5 and AG-10 zones.</td>
<td>Motion to Deny AYE – 4; NAY – 2 Motion Passed</td>
</tr>
<tr>
<td>4.c</td>
<td><strong>Forest Lands.</strong> Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones.</td>
<td>Motion to Approve AYE – 2; NAY – 4 Motion <strong>Failed</strong></td>
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<td><strong>OTHER RECOMMENDATIONS</strong></td>
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<td><strong>A Motion</strong> was made for the councilors 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.**</td>
<td>**Motion to Approve AYE – 5; NAY 1 Motion <strong>Passed</strong></td>
</tr>
</tbody>
</table>