



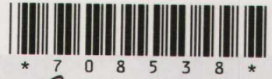
CLARK COUNTY WASHINGTON
County services at your fingertips

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Posted on 10/13/14
Alternatives

Community Planning > 2016 Comprehensive Growth Management Plan update



CP16#0340

- Community Planning
- 2016 Comprehensive Growth Management Plan Update
- Meeting information
- Process and documents
- Get involved
- Options and impacts
- Common questions
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- News
- Contact us



CLARK COUNTY
Community Planning
Planning for Clark County's promising future

2016 Comprehensive Growth Management Plan update

Related information

- Clark County Code
- Maps Online (property information)
- Planning Commission
- 2007 Comprehensive Growth Management Plan
- Vacant Buildable Land Model and Data

INFORMATION AVAILABLE ON THE PROPOSED ALTERNATIVES

Part of the comprehensive plan update requires the county to study land use alternatives (options) for accommodating the projected population and employment growth over a 20 year period.

Three proposed alternatives have been developed and are available for review. **Find out what the proposed alternatives are, consider what they mean to you, and give us your feedback.**

You can also attend one of the upcoming open houses to learn more about the alternatives and ask questions of staff.

ALTERNATIVES OPEN HOUSE SCHEDULE

October 29 at 5:30-7 p.m.
Gaiser Middle School
3000 NE 99th Street, Vancouver
Presentation at 5:45 p.m.

October 30 at 5:30-7 p.m.
Clark County Fire & Rescue
911 N. 65th Avenue, Ridgefield
Presentation at 5:45 p.m.

[>More information](#)

Public meetings and more

- Thursday, October 16 @ 5:30 p.m. ~ Planning Commission Work Session - Transportation policies
- Wednesday, October 22 @ 10:30 a.m. ~ BOCC Work Session - Alternatives
- Wednesday, October 29 @ 5:30-7:00 p.m. ~ Alternatives Open House - Gaiser Middle School
- Thursday, October 30 @ 5:30-7:00 p.m. ~ Alternatives Open House - Clark County Fire & Rescue - Ridgefield



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Having trouble finding what you are looking for?

- **A-Z index** - All services and programs are listed.
- **Contact us** on the phone during business hours or by email any time.

About the 2016 update project

Clark County is updating its Comprehensive Plan. The current plan, adopted in 2007, covers 2007 to 2024. The update will extend the current plan's growth outlook from 2015 to 2035. We expect to complete the update project in June 2016.

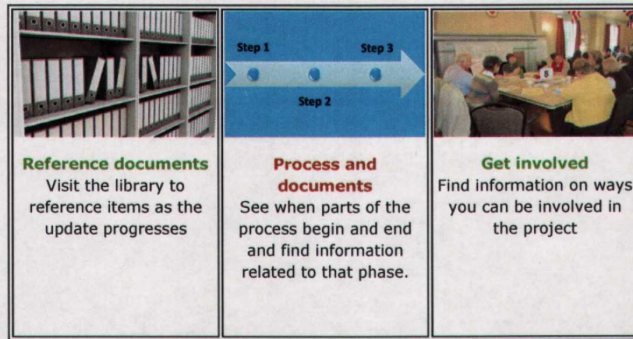
Updates will refresh policies and elements of the plan with an eye toward population and employment growth over the next 20 years. With this growth comes potential for increased demand for residential, commercial and industrial land, parks, schools, services, utility facilities and roads. The 2016 update focuses on future land use needs in unincorporated urban areas, but has links to planning in cities, rural areas and the Town of Yacolt.

Finding information and getting involved in the project:

- **Meeting information:** lists all meetings related to the comprehensive plan update
- **Process and documents:** hosts important documents, presentations, and decisions made by the Board of County Commissioners throughout each phase of the project (Issue papers, resolutions, etc.)
- **Options and impacts:** provides information on the Environmental Review process and the alternatives that will be considered for the comprehensive plan update (Scoping process, Supplemental Environmental Impact Statement, etc.)
- **Reference documents:** provides links to a variety of reference documents and information that will be used to inform the comprehensive plan update
- **Get involved:** Public input is a major part of the 2016 update. This website is designed to encourage and facilitate public involvement. We will keep the information on this site current, and hope you will use it to comment on parts of the plan that might change.

We look forward to hearing from you!

To send comments to be part of the record - [click here](#).



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CLARK COUNTY
Community Planning

Planning for Clark County's promising future



2016 Comprehensive Growth Management Plan update Options and impacts

October 2014 ALTERNATIVES OVERVIEW

Three alternatives represent the range of options currently being considered for the distribution of population, employment and development in the County over the next 20 years (2015-2035). The impacts of these alternatives will be studied and compared during the environmental review process required under the State Environmental Policy Act (SEPA).

In August, Clark County held [Scoping open houses](#) for the environmental review process. Information was presented on potential alternatives for the comprehensive plan update. With the feedback received in response to the Scoping open houses, there is now detailed information available on the alternatives.

Alternative 1: No action. The county adopts the map as it is with no new changes.

- [Alternative 1 Comprehensive plan map \(PDF\)](#)
- [Alternative 1 Zoning map \(PDF\)](#)

Alternative 2: County-initiated actions. The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners were used in this alternative. This option supports job and population growth, acknowledges development trends and cleans up map inconsistencies.

- [Alternative 2 Comprehensive plan map \(PDF\)](#)
- [Alternative 2 Zoning map \(PDF\)](#)

Alternative 3: City-initiated actions. The cities of Battle Ground and La Center are considering expanding their urban growth areas to support job growth.

- [Alternative 3 Comprehensive plan map \(PDF\)](#)
- [Alternative 3 Zoning map \(PDF\)](#)

>[Comprehensive Plan Alternatives Information Sheet \(PDF\)](#)



Related information

- [Clark County Code](#)
- [Maps Online](#) (property information)
- [Planning Commission](#)
- [2007 Comprehensive Growth Management Plan](#)

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ASK A QUESTION OR PROVIDE FEEDBACK

Comments must be received by 5 p.m. Nov. 18 so the analysis work can begin on the Alternatives. There will be an additional comment period for the supplemental environmental impact statement (SEIS) when it's released in early 2015.

- [Submit an online comment](#)
- E-mail your comments or questions to comp.plan@clark.wa.gov
- Attend an open house and ask questions of staff and submit a written comment. **Two open houses are scheduled 5:30-7 p.m., with a slide presentation at 5:45 p.m.**
 - **October 29** - Gaiser Middle School, 3000 NE 99th St., Vancouver
 - **October 30** - Clark County Fire & Rescue - 911 N. 65th Ave., Ridgefield
- Call staff at 360-397-2280, Monday-Friday (8 a.m.-5 p.m.)
- Mail us a comment at Community Planning Comprehensive Plan Alternatives, P.O. Box 9810, Vancouver, WA 98666-9810

NEXT STEPS

The county will prepare a supplemental environmental impact statement (SEIS) in compliance with the State Environmental Policy Act (SEPA). The SEIS will address the environmental impacts anticipated under each of the proposed growth alternatives.

There will be a comment period for the supplemental environmental impact statement (SEIS) early in 2015.

To stay up to date on the progress of the project and comment periods, [sign up to receive e-mail notifications](#).

August 2014

Environmental Impact Statement ~ Scoping Open Houses

Clark County received input on the possible scope of the supplemental environmental impact statement (EIS). The scope is the range and types of issues to be studied for the EIS. The comment period for the scoping process ran from July 30-September 1, 2014. However, [comments](#) on the comprehensive plan in general can be submitted up until the plan is adopted in June 2016.

Four open houses were held to provide the public with opportunities to comment on the scope of the [three suggested land use and growth alternatives](#) to study under SEPA. Participants had the opportunity to learn about the three suggested alternatives and provide comments.

A Scoping Report which provides information on the comments received from the public has been completed. Please see the report below.

- [Scoping Staff Report](#)
- [Summary of Comments Received \(Spreadsheet Report\)](#)
- [All Comments Received \(Actual Comments\)](#)

Information and materials presented at the open houses:

- [Open house presentation \(PDF\)](#)
- [Open house Brochure \(PDF\)](#)
- [Welcome board \(PDF\)](#)
- [Current county zoning map \(PDF\)](#)
- [Planning assumptions \(PDF\)](#)
- [Possible alternatives \(PDF\)](#)
- [Built environment map \(PDF\)](#)
- [Environmental constraints map \(PDF\)](#)
- [Transportation map \(PDF\)](#)
- [Parks map \(PDF\)](#)

2016 Comprehensive Plan update SEPA process

Because growth in Clark County had lagged since the growth plan was last updated in 2007, the county intends to rely on the final environmental impact statement written for that update. However, the county will supplement that final EIS with new environmental analysis, as needed.

When the EIS of the newest suggested alternatives is completed, it will be sent to the Board of Clark County Commissioners, which will select one alternative in spring 2015. The chosen alternative then will undergo an even deeper analysis, which will result in a final environmental impact statement.

What is SEPA (State Environmental Policy Act)?

SEPA, enacted in 1984, requires local jurisdictions to evaluate potential environmental impacts of actions they approve or undertake. The most common evaluation looks at potential environmental impacts of a proposed project, such as a big box store, or a large non-project action, such as adoption of a new urban growth boundary. A SEPA checklist prescribes elements to be evaluated, and the completed checklist is shared with federal, state and local agencies, tribes, neighborhood organizations and interested residents. People can comment on the alternatives, mitigation measures, probable significant adverse impacts or other relevant topics.

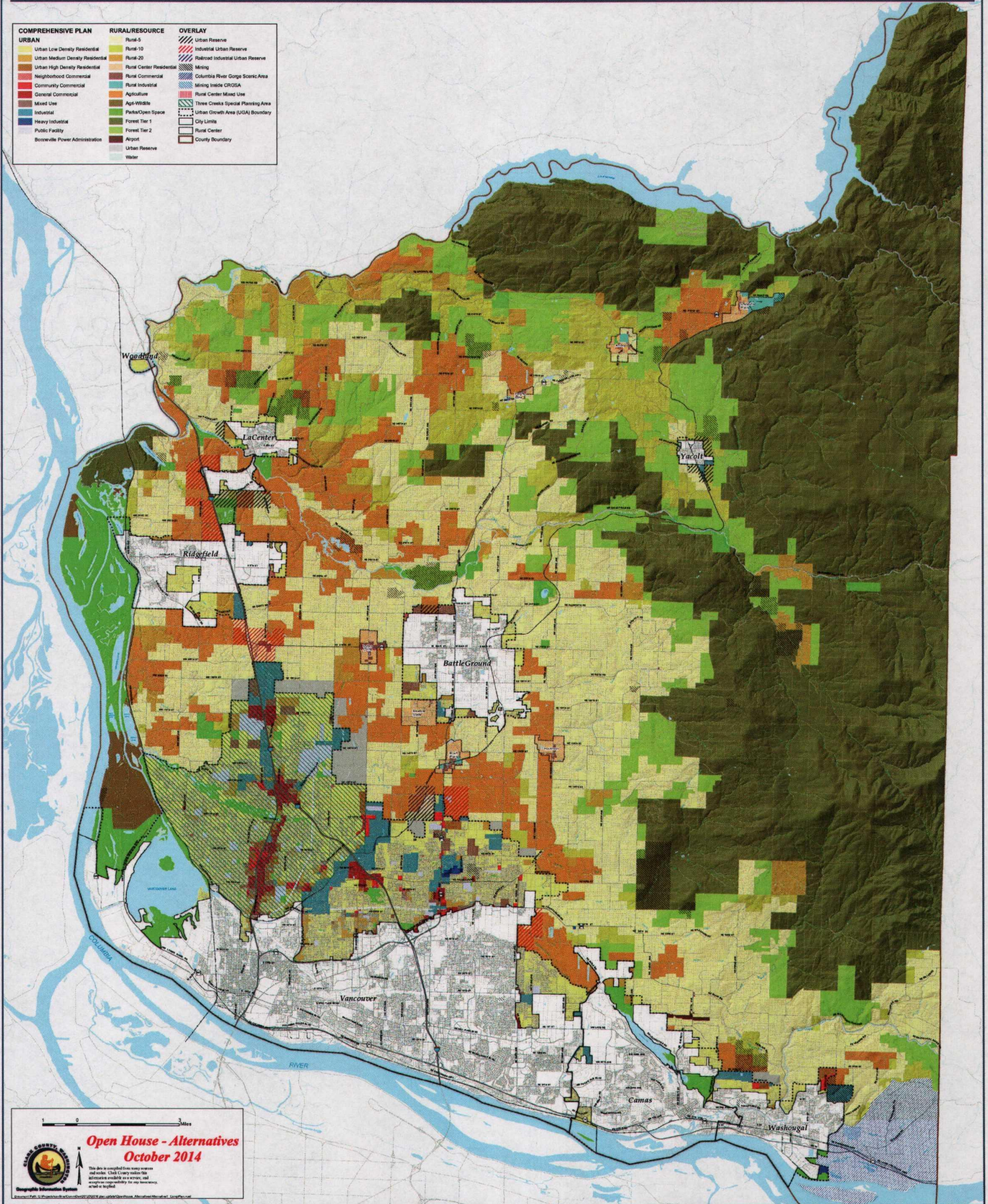
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2016 Comprehensive Plan Update

Alternative 1 - No Change

Comprehensive Plan

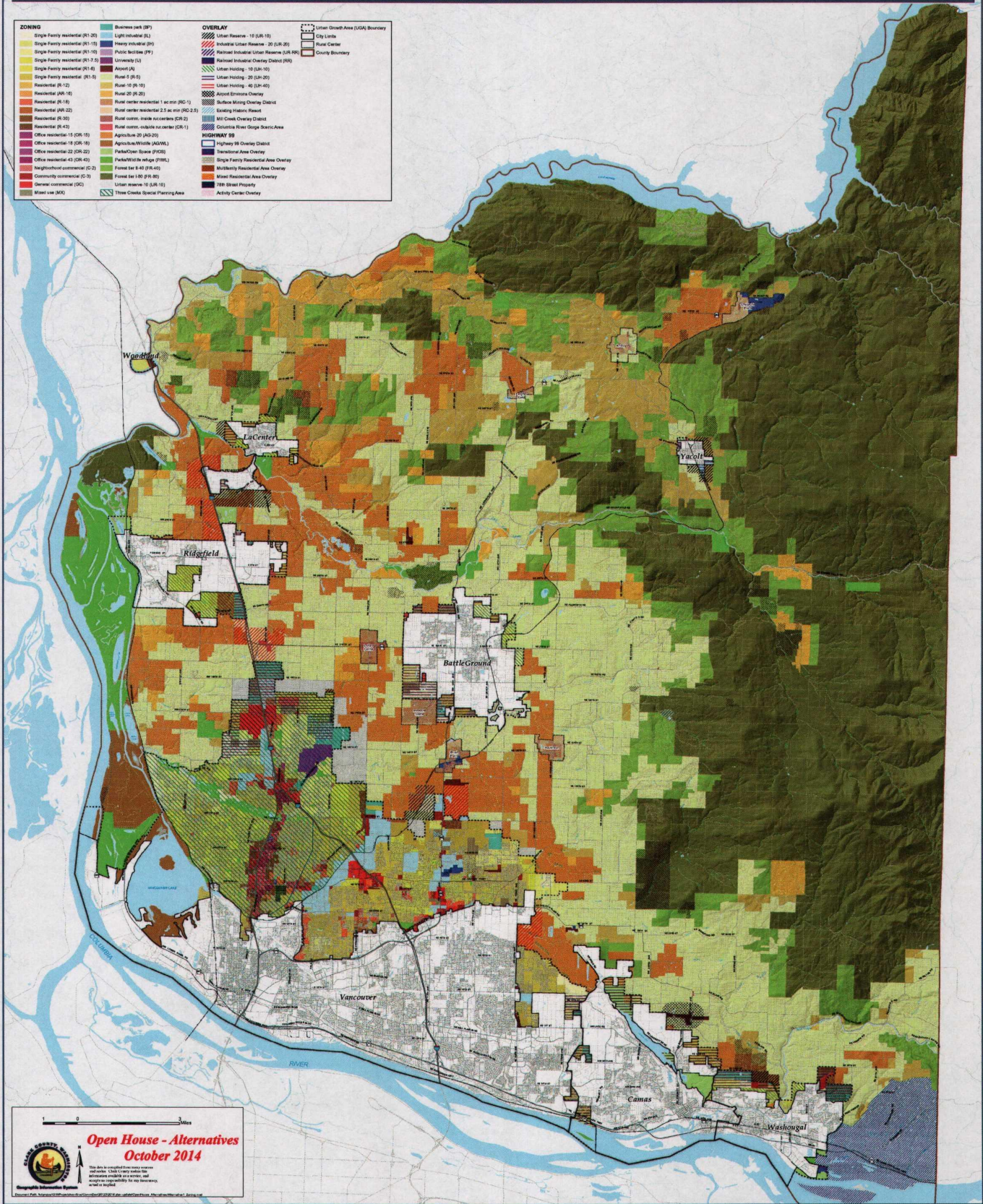
COMPREHENSIVE PLAN	RURAL/RESOURCE	OVERLAY
URBAN	Rural-5	Urban Reserve
Urban Low Density Residential	Rural-10	Industrial Urban Reserve
Urban Medium Density Residential	Rural-20	Railroad Industrial Urban Reserve
Urban High Density Residential	Rural Center Residential	Mining
Neighborhood Commercial	Rural Commercial	Columbia River Gorge Scenic Area
Community Commercial	Rural Industrial	Mining Inside CRGSA
General Commercial	Agriculture	Rural Center Mixed Use
Mixed Use	Agri-Wildlife	Three Creeks Special Planning Area
Industrial	Park/Open Space	Urban Growth Area (UGA) Boundary
Heavy Industrial	Forest Tier 1	City Limits
Public Facility	Forest Tier 2	Rural Center
Bonville Power Administration	Airport	County Boundary
	Urban Reserve	
	Water	



2016 Comprehensive Plan Update

Alternative 1 - No Change Zoning

ZONING	OVERLAY	BOUNDARY
Single Family masterplan (R1-20)	Business park (BP)	Urban Growth Area (UGA) Boundary
Single Family masterplan (R1-15)	Light industrial (LI)	City Limits
Single Family masterplan (R1-10)	Heavy industrial (HI)	Rural Center
Single Family masterplan (R1-7.5)	Public facilities (PF)	County Boundary
Single Family masterplan (R1-6)	University (U)	
Single Family masterplan (R1-5)	Airport (A)	
Residential (R-12)	Rural-5 (R-5)	
Residential (R-10)	Rural-10 (R-10)	
Residential (R-8)	Rural-20 (R-20)	
Residential (R-6)	Rural center masterplan 1 ac lot (R1C-1)	
Residential (R-4)	Rural center masterplan 2.2 ac lot (R1C-2)	
Residential (R-3)	Rural center, inside ex-center (R1C-3)	
Residential (R-2)	Rural center, outside ex-center (R1C-4)	
Residential (R-1)	Agriculture (A)	
Office residential-15 (OR-15)	Agriculture-20 (A20-20)	
Office residential-18 (OR-18)	Agriculture-Wildlife (A20WL)	
Office residential-22 (OR-22)	Park/Open Space (P/O/S)	
Office residential-43 (OR-43)	Park/Wildlife refuge (P/WL)	
Neighborhood commercial (NC-2)	Forest lot 1.40 (F-1.40)	
Community commercial (C-3)	Forest lot 1.80 (F-1.80)	
General commercial (GC)	Urban reserve-10 (UR-10)	
Mixed use (MU)	Three Creeks Special Planning Area	
	Urban Reserve-10 (UR-10)	
	Industrial Urban Reserve-20 (IUR-20)	
	Rural Industrial Urban Reserve (RIUR)	
	Railroad Industrial Overlay District (RIOD)	
	Urban Housing-10 (UH-10)	
	Urban Housing-20 (UH-20)	
	Urban Housing-40 (UH-40)	
	Airport Environs Overlay	
	Butte Mining Overlay District	
	Energy Industry District	
	Mill Creek Overlay District	
	Columbia River Gorge Shastic Area	
	Highway 101	
	Highway 101 Overlay District	
	Transition Area Overlay	
	Single Family Residential Area Overlay	
	Neighborhood Residential Area Overlay	
	Mixed Residential Area Overlay	
	TBR Street Property	
	Activity Center Overlay	

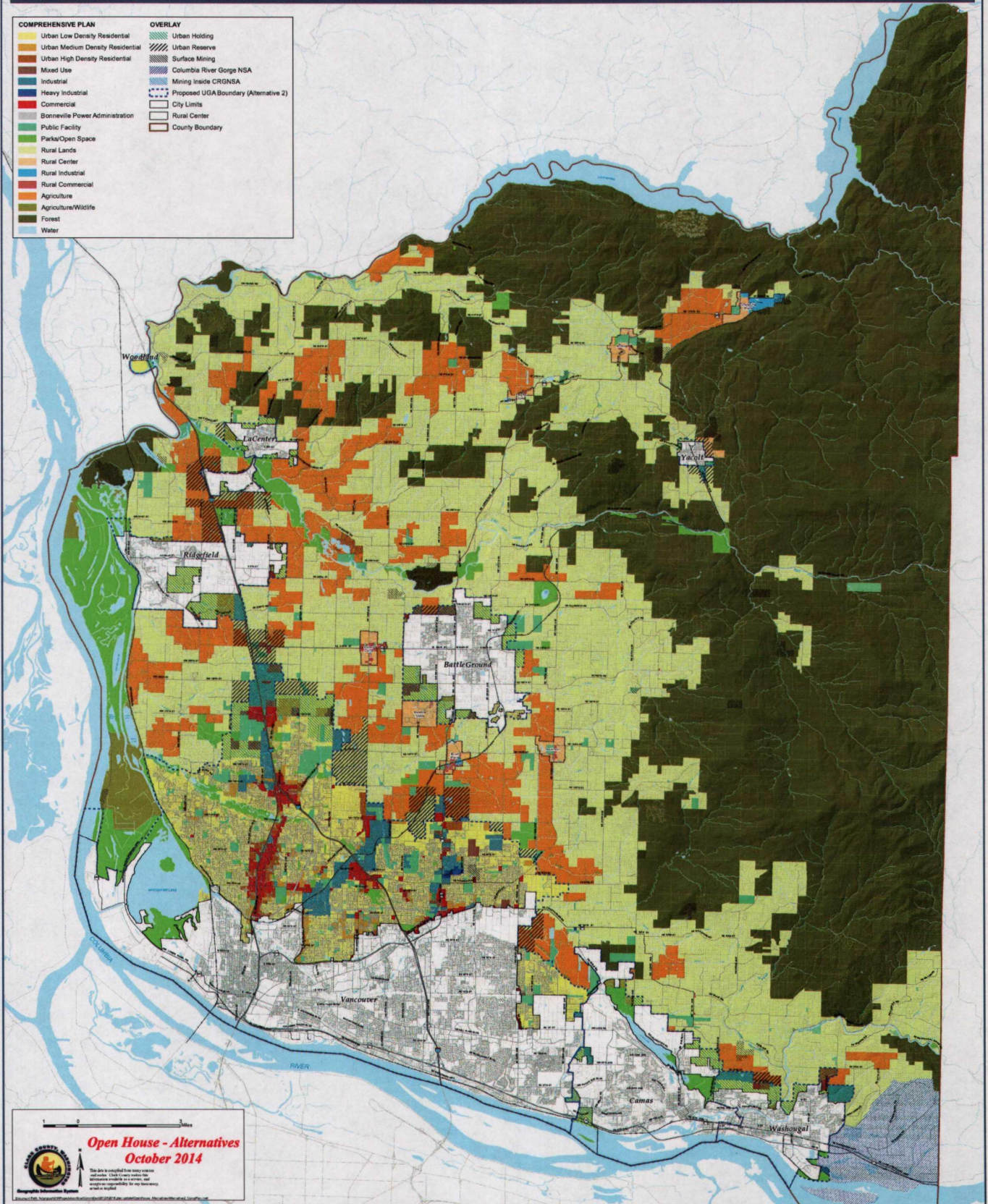


2016 Comprehensive Plan Update

Alternative 2 - County Initiated Changes

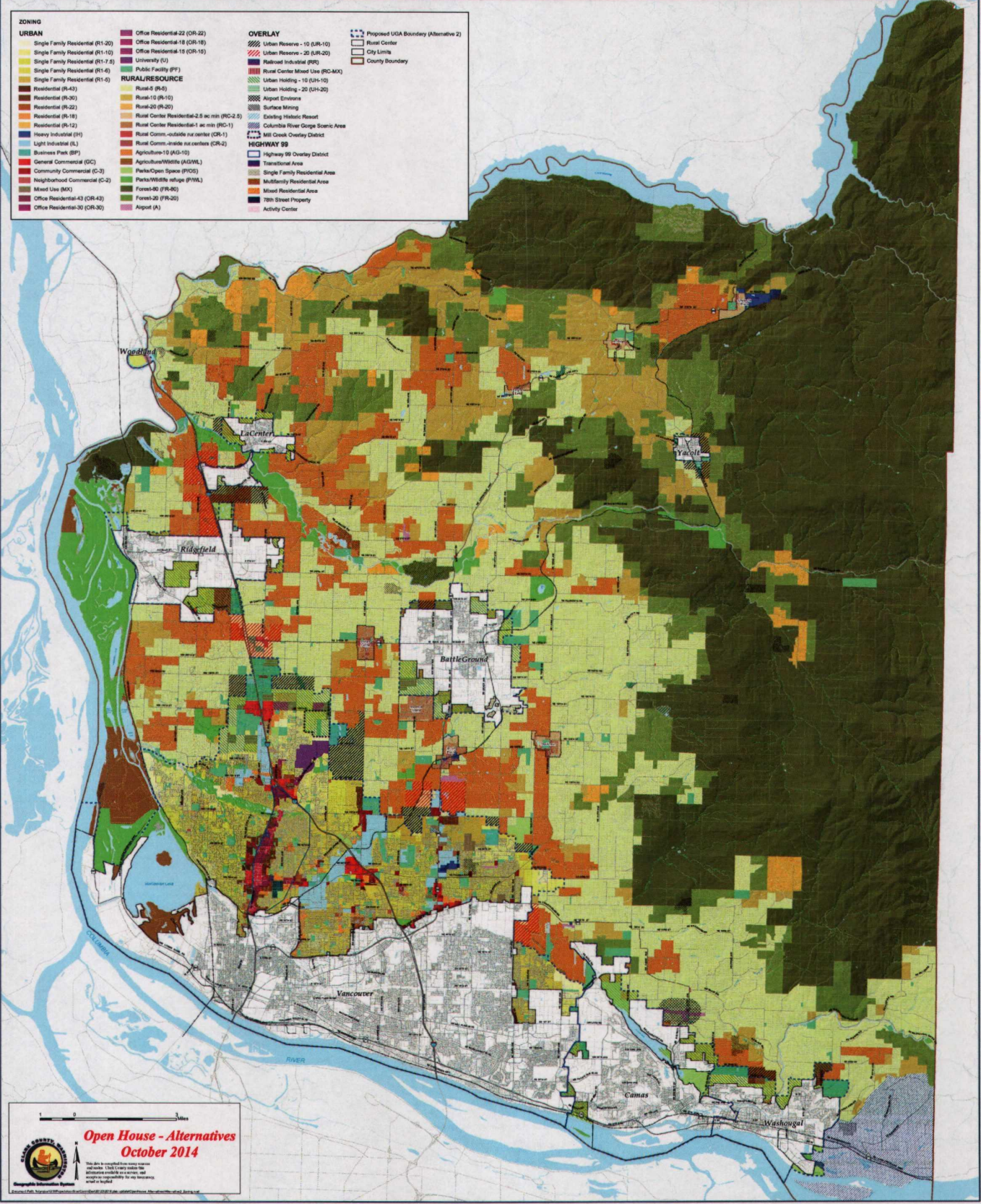
Comprehensive Plan

COMPREHENSIVE PLAN	OVERLAY
Urban Low Density Residential	Urban Holding
Urban Medium Density Residential	Urban Reserve
Urban High Density Residential	Surface Mining
Mixed Use	Columbia River Gorge NSA
Industrial	Mining Inside CRGNSA
Heavy Industrial	Proposed UGA Boundary (Alternative 2)
Commercial	City Limits
Bonneville Power Administration	Rural Center
Public Facility	County Boundary
Parks/Open Space	
Rural Lands	
Rural Center	
Rural Industrial	
Rural Commercial	
Agriculture	
Agriculture/Wildlife	
Forest	
Water	



2016 Comprehensive Plan Update Alternative 2 - County Initiated Changes Zoning

ZONING		OVERLAY	
URBAN	Office Residential-22 (OR-22)	Urban Reserve - 10 (UR-10)	Proposed USA Boundary (Alternative 2)
Single Family Residential (R1-20)	Office Residential-18 (OR-18)	Urban Reserve - 20 (UR-20)	Rural Center
Single Family Residential (R1-10)	Office Residential-19 (OR-19)	Religious Industrial (RI)	City Limits
Single Family Residential (R1-7.5)	University (U)	Rural Center Mixed Use (RC-MX)	County Boundary
Single Family Residential (R1-4)	Public Facility (PF)	Urban Holding - 10 (UH-10)	
Single Family Residential (R1-3)		Urban Holding - 20 (UH-20)	
RURAL/RESOURCE		Airport Environs	
Residential (R-43)	Rural-5 (R-5)	Surface Mining	
Residential (R-30)	Rural-10 (R-10)	Existing Historic Resort	
Residential (R-23)	Rural-20 (R-20)	Columbia River Gorge Scenic Area	
Residential (R-18)	Rural Center Residential-2.5 ac min (RC-2.5)	Mil Creek Overlay District	
Residential (R-12)	Rural Center Residential-1 ac min (RC-1)		
Heavy Industrial (HI)	Rural Comm -outside r/c center (CR-1)	HIGHWAY 99	
Light Industrial (LI)	Rural Comm -inside r/c center (CR-2)	Highway 99 Overlay District	
Business Park (BP)	Agriculture-10 (AG-10)	Transitional Area	
General Commercial (GC)	Agriculture/Wildlife (AGWL)	Single Family Residential Area	
Community Commercial (C-3)	Parks/Open Space (POS)	Multifamily Residential Area	
Neighborhood Commercial (C-2)	Parks/Wildlife refuge (PW)	Mixed Residential Area	
Mixed Use (MX)	Forest-40 (FR-40)	7th Street Property	
Office Residential-43 (OR-43)	Forest-20 (FR-20)	Activity Center	
Office Residential-30 (OR-30)	Airport (A)		



1 0 3 Miles

**Open House - Alternatives
October 2014**

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Washington County, Oregon

2016 Comprehensive Plan Update

Alternative 3 - City Recommendation

Comprehensive Plan

- COMPREHENSIVE PLAN**
- Commercial
 - Mixed Use
- OVERLAY**
- Urban Holding
 - Proposed UGA Boundary (Alternative 3)
 - City Limits
 - Rural Center
 - Incorporated
 - Urban Growth Area (UGA)
 - County Boundary



2016 Comprehensive Plan Update

Alternative 3 - City Recommendation

Zoning

- ZONING**
- Commercial (C)
 - Mixed Use (MX)
- OVERLAY**
- Urban Holding - 20 (UH-20)
 - Proposed UGA Boundary (Alternative 3)
 - City Limits
 - Rural Center
 - Incorporated
 - Urban Growth Area (UGA)
 - County Boundary



1 0 3 Miles

Open House - Alternatives
October 2014

This map is compiled from various sources. Check County website for information on public hearings and for any corrections or updates. The County is not responsible for any errors or omissions.