

**O'Donnell, Mary Beth**



**Subject:** BQCC WS: Alt 4 #2  
**Location:** PSC 6th Commissioners Hearing RM  
**Start:** Wed 3/11/2015 9:00 AM  
**End:** Wed 3/11/2015 12:00 PM  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** Not yet responded  
**Organizer:** Cnty 2016 Comp Plan  
**Required Attendees:** Amanda Smeller (Cityof Woodland); Snodgrass, Bryan; Towne, Sandra; Phil Bourquin (City of Camas); Robert Maul (rmaul@cityofcamas.us); Sam Crummett (City of Battle Ground); Mitch Kneipp (City of Washougal); Pete Roberts (Town of Yacolt); 'Eric Eisemann'; 'Jeff Sarvis'; 'erin.erdman@cityofbg.org'; McCall, Marilee; 'Mitch Kneipp'; O'Donnell, Mary Beth; 'tim.shell@ci.ridgefield.wa.us'; Pearrow, Ken  
**Importance:** High

I want to get this on your calendar.... We should know more soon. C

# Clark County Comprehensive Growth Management Plan Update 2015-2035



## MARCH 11, 2015 BOCC WORK SESSION ALTERNATIVE UPDATE



### Purpose of Work Session

- Presentation by Community Planning staff on Alternative 3.1
- Presentation on Alternative 4.1
- Board direction on Alternatives
- Proposed next steps for outreach and BOCC decision

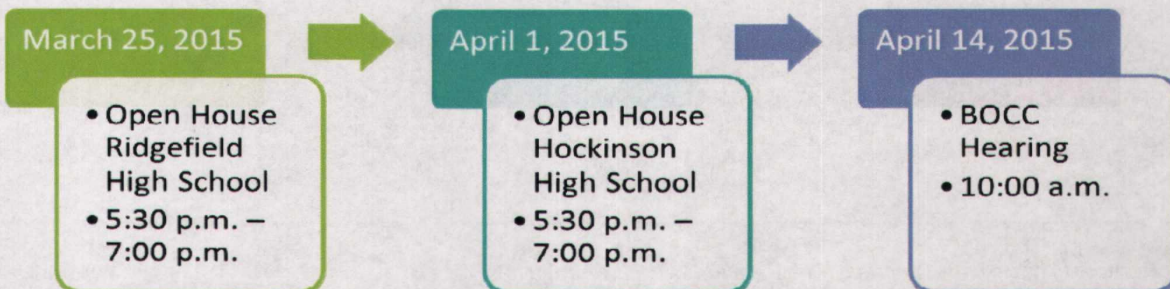
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### Update on actions in 2015

- January 21, 2015 BOCC Work Session—BOCC direction to pause process
- February 3, 2015 BOCC consent item for City of Ridgefield request for 107.5 additional acres on UGA expansion
- February 18, 2015 BOCC W.S. on Alternative 4
- March 3, 2015 Deadline for cities to make additional UGA expansion requests
- March 11, 2015 BOCC Work Session on Alternative 3.1 and Alternative 4.1

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### Proposed next steps for public outreach and decision on Alternatives





**MARCH 11, 2015 BOCC WORK SESSION ALTERNATIVE UPDATE**

**Alternative 3.1 City initiated changes (updated)**

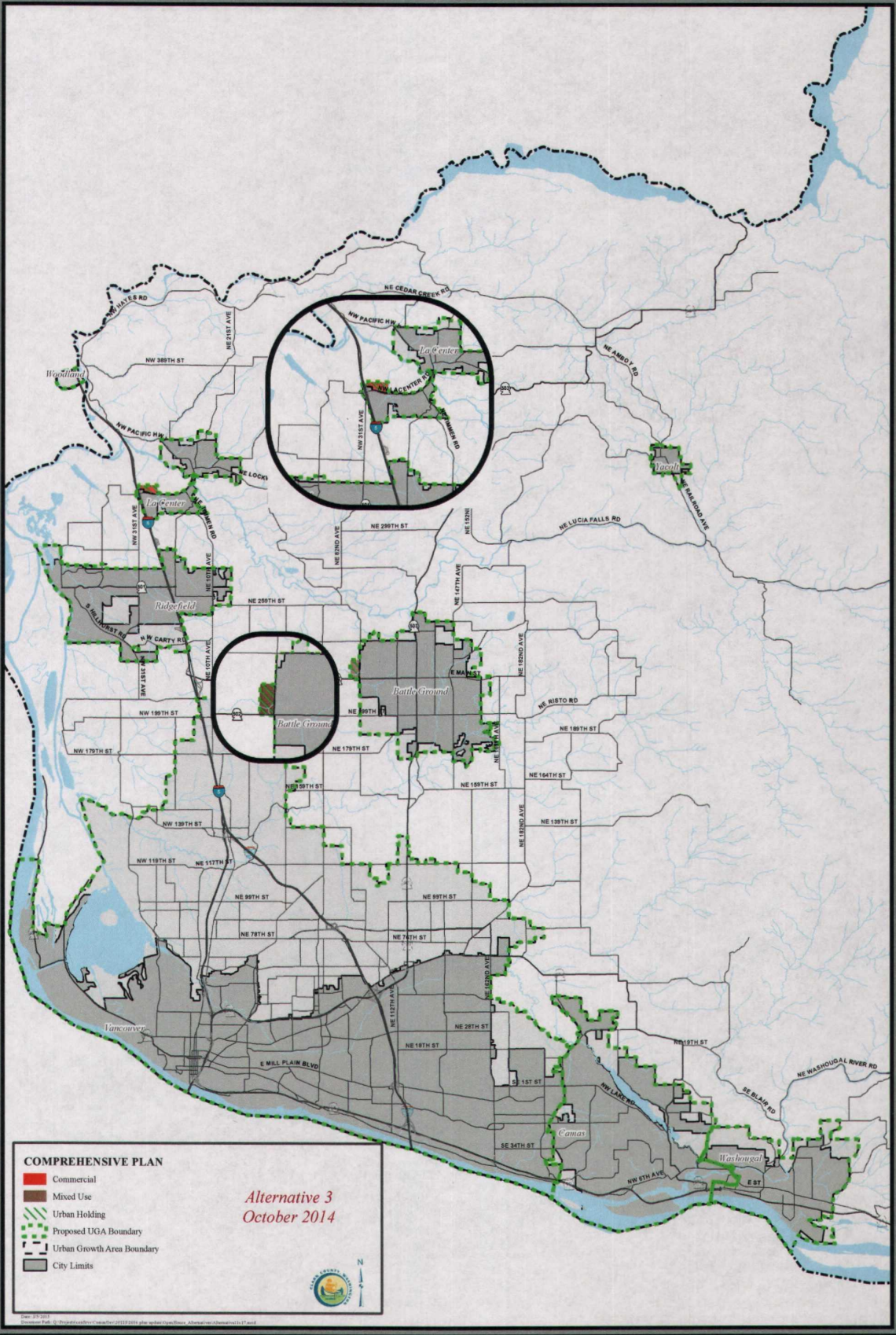
**Background:**

- June 2014—cities and county agreed upon a July 30, 2014 deadline for Urban Growth Area (UGA) expansion requests
- July 16, 2014—BOCC Work Session SEPA Scoping—Community Planning presents Issue Paper #5 SEPA Scoping
- July 30, 2014—Battle Ground and La Center submitted UGA expansions for employment
  - ⇒ Battle Ground requested 80 acre UGA expansion on the west side of the city, north of Main Street/SR 502 (currently zoned R-5)
  - ⇒ La Center requested 56.55 acre UGA expansion at the I-5/La Center junction (currently zoned AG-20)
- October 22, 2014—Ridgefield submitted a request for 107.5 acres for residential on the north side of the city (currently zoned AG-20)
- October 22, 2014—BOCC Work Session on Alternatives—Community Planning presented 3 Alternatives
- February 3, 2015—BOCC consent item on City of Ridgefield request—no decision made
- February 6, 2015—Letters from Community Planning to all cities to affirm their original UGA expansion request or request new expansion requests
- March 3, 2015—2nd deadline for all cities to submit proposed UGA expansions
- March 11, 2015—BOCC Work Session Community Planning presenting updated Alternative 3.1 which includes new requests from La Center and Washougal. The following is a list of all requests:
  - ⇒ A new La Center request for an additional 17 acres (currently zoned R-5) for a new school site
  - ⇒ A new Washougal request for 40.6 acres (currently zoned R-5) for residential
  - ⇒ Ridgefield's request for 107.5 acres (currently zoned AG-20) for residential
  - ⇒ Battle Ground's request for 80 acres (currently zoned R-5) for employment
  - ⇒ La Center's request for 56.55 acres (currently zoned AG-20) for employment



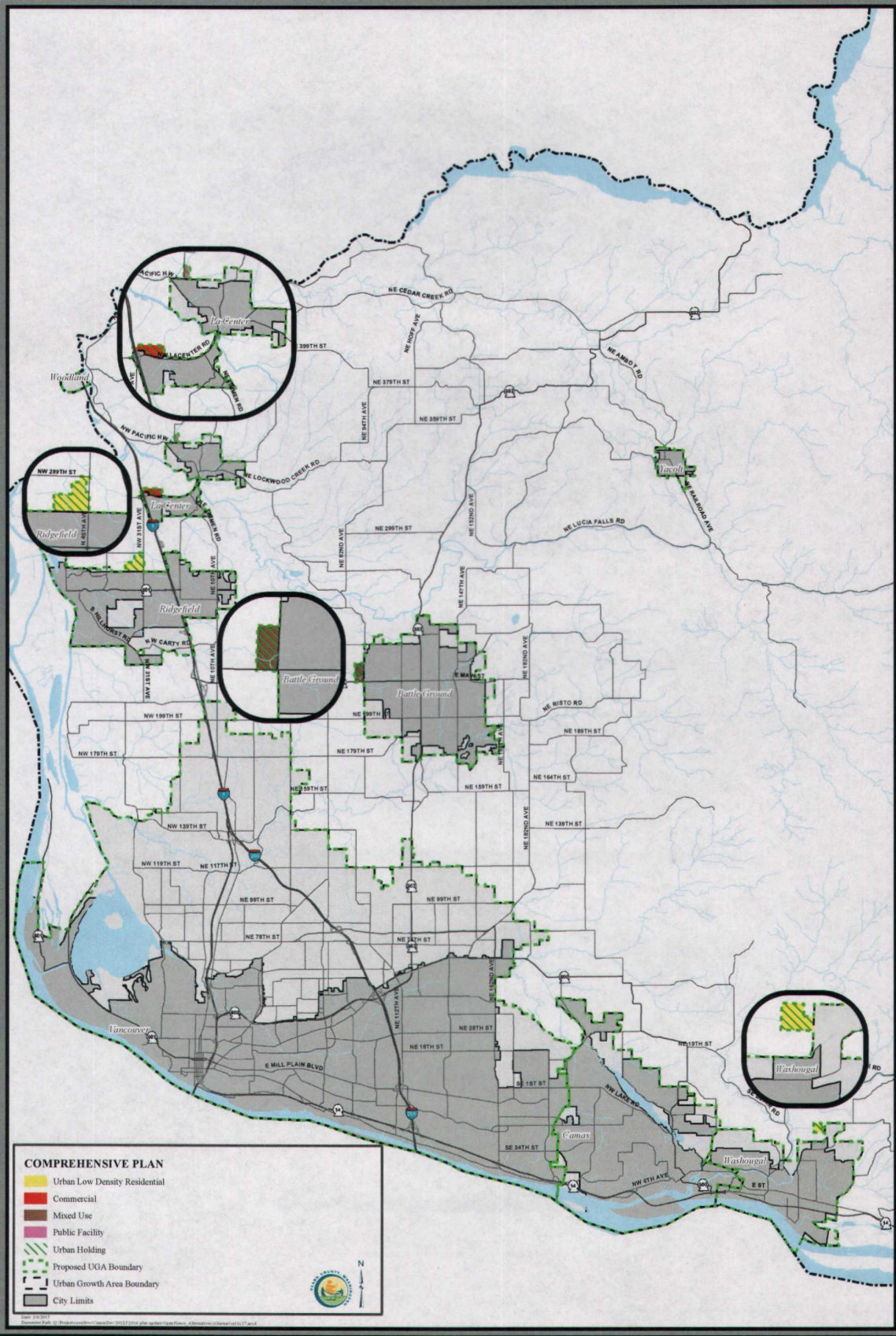
# 2016 COMPREHENSIVE PLAN UPDATE

## Alternative 3 - Battle Ground & La Center

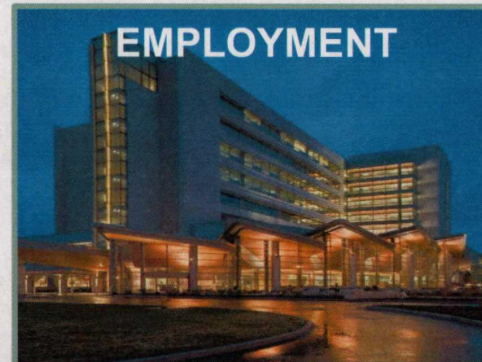
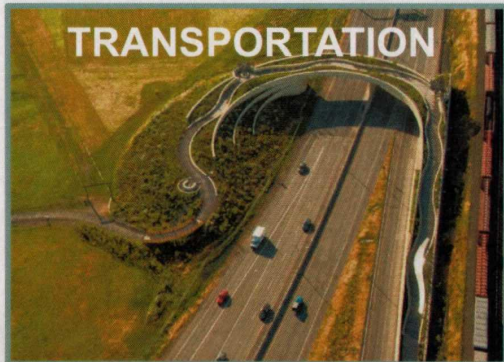
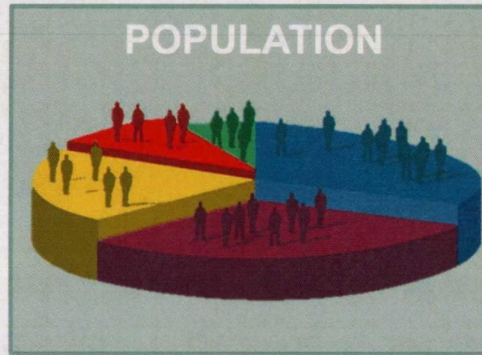
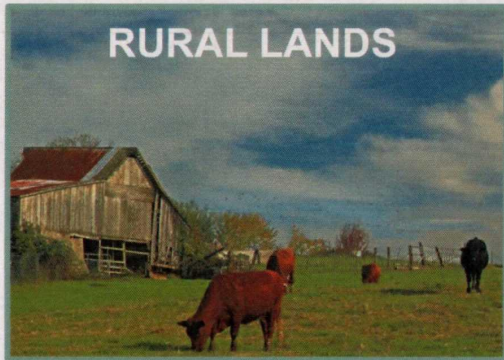


# 2016 COMPREHENSIVE PLAN UPDATE

## Alternative 3.1 - Battle Ground, La Center, Ridgefield, & Washougal



# Clark County 20-Year Comprehensive Plan Management Plan Update Alternative 4



Board Work Session, March 11, 2015

## Purpose of Alternative 4

- Provide a more reasonable range of alternatives to be analyzed in the SEIS.
- Provide affordable options to better accommodate future growth and environmental stewardship.
- Update policies to adapt to the USDA farm census recognizing the trend toward more farming economies on smaller rural parcels.
- Provide improved economic opportunities in the rural areas

## Alternative 4 Guiding Principles and Goals

1. No de-designation of Resource Lands (AG or FR).
2. Correct fundamental discrepancies between the actual predominant lot sizes and the existing zoning map.
3. Respect the actual rural character in each local area to provide better compatibility and consistency with adjacent properties.
4. Add clustering options to better aggregate parcels and preserve resource land and open space, forestry, and agricultural non-residential use.
5. Allow a wider range of affordable lot size choices to fill obvious market gaps and provide a better balance.
6. Add flexibility needed to convert fallow land to more manageable economically viable agricultural and forest land.



# Zoning Map Discrepancies

- 92% of lots in FR-40 zones are less than 40 acres
- 84% of lots in FR-40 zones are less than 20 acres.
- 42% of lots in FR-40 zones are less than 5 acres.
- Similar statistics for AG and R zones.

**The Problem:** The perpetual nonconforming status of most lots is caused by out of date zoning that does not reflect the predominant lot sizes of the actual environment.

**The Solution:** Recognize the obsolete zoning of the past that does not reflect reality. Provide smaller zoning options to meet the needs of the future as indicated by the federal census.

## Alternative 4 Options to be Analyzed

- Forest zones: Include 20 and 10 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Agriculture zones: Include 5 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Rural zones: Include 1, 2.5, and 5 acre minimum lot size areas where appropriate (considering the already developed lots, the existing rural nature, and predominant lot sizes)
- Clustering Options to aggregate and preserve 70% of R, AG, and FR land into open space for agriculture, forest, or other non-residential uses.

Note: Smaller Forest, Agriculture, and Rural lot sizes and clustering options are already recognized in a variety of other counties.

# Urban Reserve and Urban Holding Policy Corrections

Problem: Some Rural property in current Urban Reserve and Urban Holding Areas have been frozen for many years with no progress and leaving them in limbo.

Solution: Adopt policy that sets reasonable timeframes for review and possible action.

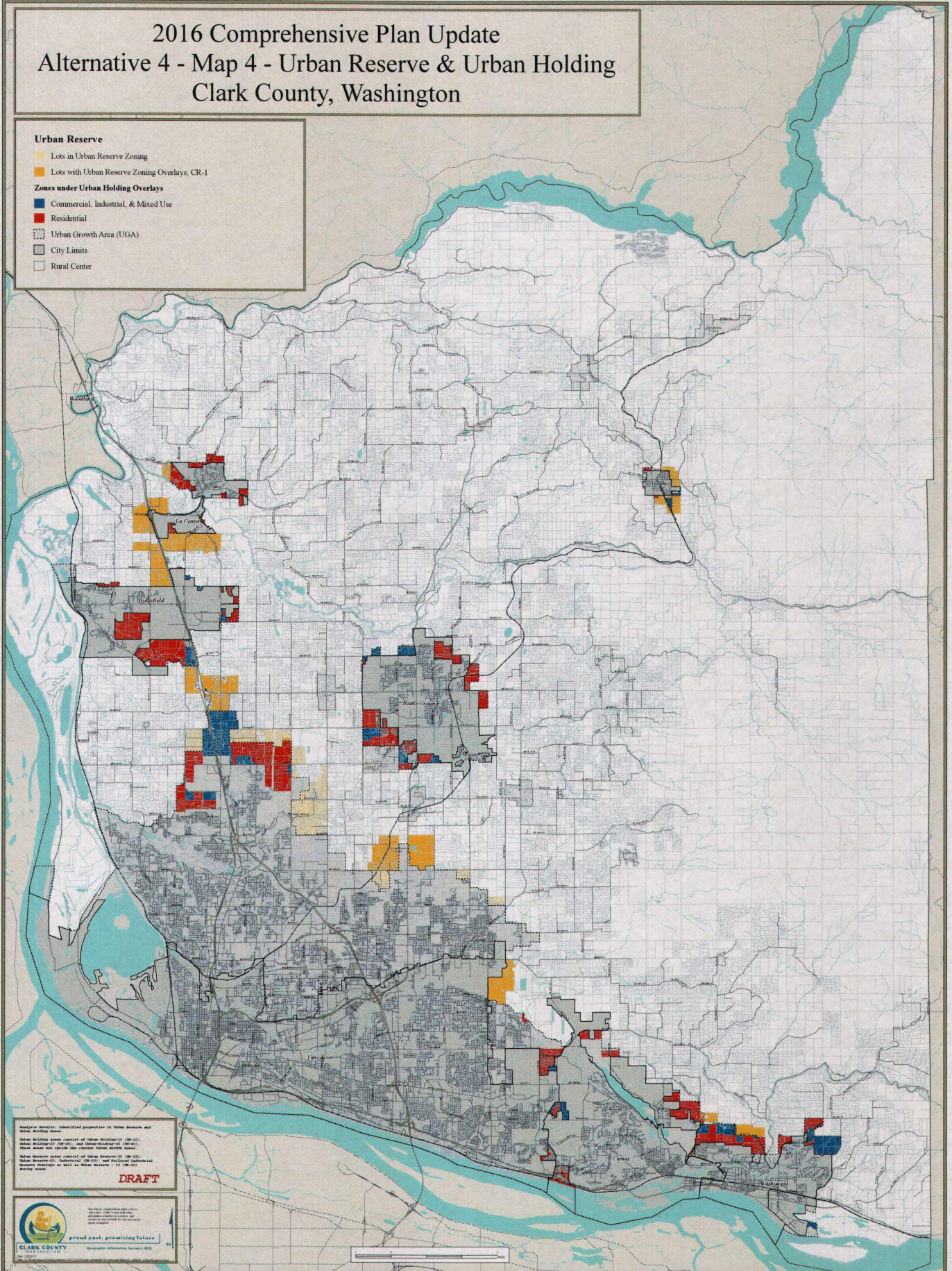
# 2016 Comprehensive Plan Update Alternative 4 - Map 4 - Urban Reserve & Urban Holding Clark County, Washington

## Urban Reserve

- Lots in Urban Reserve Zoning
- Lots with Urban Reserve Zoning Overlays: CR-1

## Zones under Urban Holding Overlays

- Commercial, Industrial, & Mixed Use
- Residential
- Urban Growth Area (UGA)
- City Limits
- Rural Center



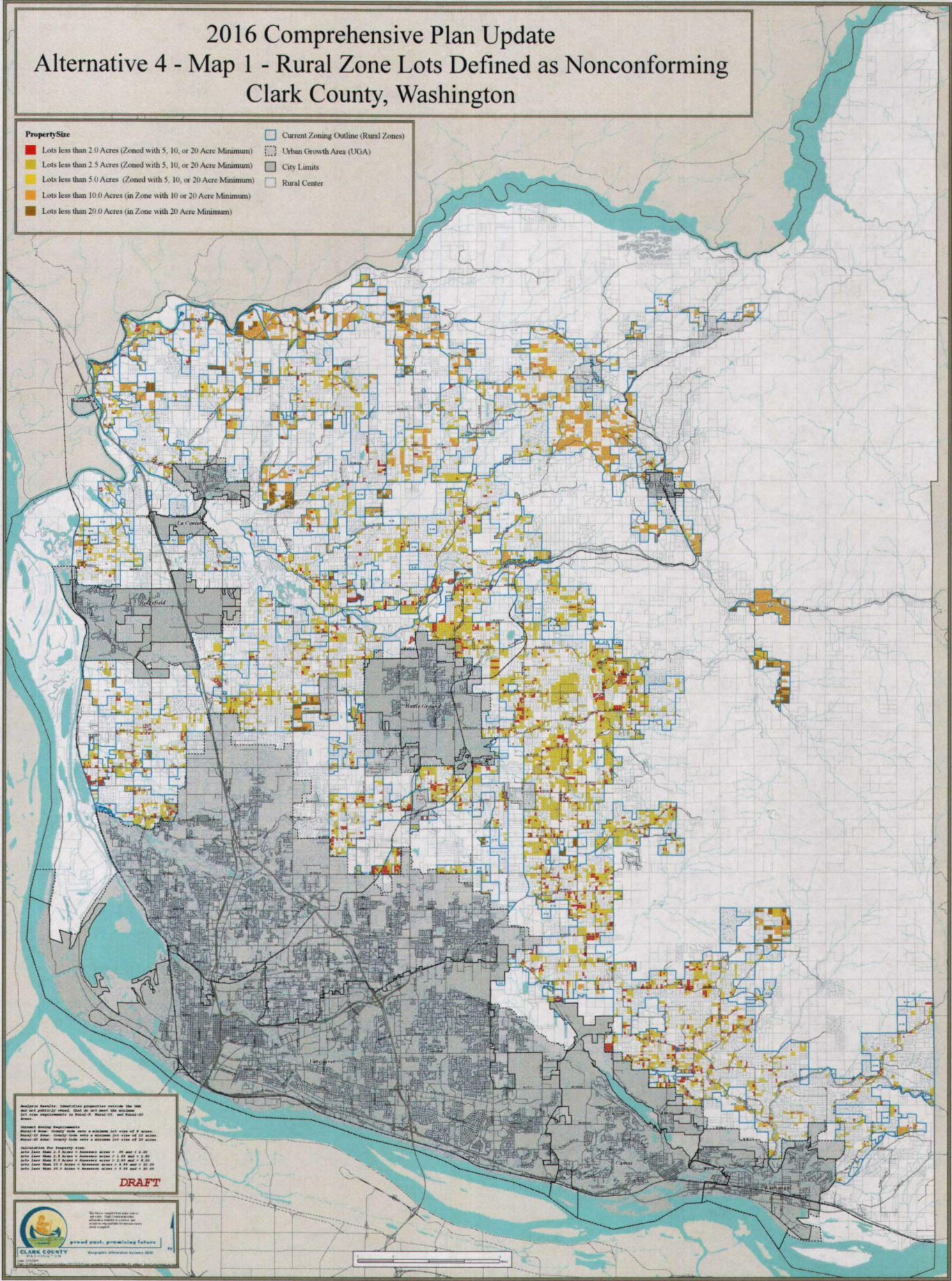
Map 4 - Urban Reserve & Urban Holding  
 Urban Reserve areas consist of Urban Reserve (UR) and Urban Reserve Overlay (URO) zones. Urban Reserve areas consist of Urban Reserve (UR) and Urban Reserve Overlay (URO) zones. Urban Reserve areas consist of Urban Reserve (UR) and Urban Reserve Overlay (URO) zones. Urban Reserve areas consist of Urban Reserve (UR) and Urban Reserve Overlay (URO) zones. Urban Reserve areas consist of Urban Reserve (UR) and Urban Reserve Overlay (URO) zones.

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# 2016 Comprehensive Plan Update Alternative 4 - Map 1 - Rural Zone Lots Defined as Nonconforming Clark County, Washington

Property Size		Other Features	
<span style="color: red;">■</span> Lots less than 2.0 Acres (Zoned with 5, 10, or 20 Acre Minimum)	<span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span> Current Zoning Outline (Rural Zones)	<span style="border: 1px dashed black; display: inline-block; width: 10px; height: 10px;"></span> Urban Growth Area (UGA)	<span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span> City Limits
<span style="color: orange;">■</span> Lots less than 2.5 Acres (Zoned with 5, 10, or 20 Acre Minimum)		<span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span> Rural Center	
<span style="color: yellow;">■</span> Lots less than 5.0 Acres (Zoned with 5, 10, or 20 Acre Minimum)			
<span style="color: gold;">■</span> Lots less than 10.0 Acres (in Zone with 10 or 20 Acre Minimum)			
<span style="color: brown;">■</span> Lots less than 20.0 Acres (in Zone with 20 Acre Minimum)			



**Analysis Summary:** Identifies properties outside the UGA and not currently zoned that do not meet the minimum lot size requirements in RCW 43.03.020, 43.03.030, and 43.03.040.

**Current Zoning Requirements:**  
 Rural 10: Minimum lot size is a minimum lot size of 10 acres.  
 Rural 20: Minimum lot size is a minimum lot size of 20 acres.  
 Rural 50: Minimum lot size is a minimum lot size of 50 acres.

**Calculation of Property Size:**  
 Lots less than 2.0 Acres = 10,000 sq ft and < 2.0  
 Lots less than 2.5 Acres = 10,000 sq ft and < 2.5  
 Lots less than 5.0 Acres = 10,000 sq ft and < 5.0  
 Lots less than 10.0 Acres = 10,000 sq ft and < 10.0  
 Lots less than 20.0 Acres = 10,000 sq ft and < 20.0

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**CLARK COUNTY**  
 growing smart, promoting future  
 Planning Information Systems (PIS)