

**EXHIBIT C**

**PLANNING COMMISSION RECOMMENDATIONS ON A PREFERRED ALTERNATIVE**

Alternative	Option Description	Preferred Alternative?
<b>Alt. 1</b>	<b>NO ACTION ALTERNATIVE</b>	
1	The 'No Action' alternative. This option re-adopts the current plan, planning assumptions and moves the planning horizon out to 2035.	Motion to Approve: AYE – 6 ; NAY – 0 <b>Motion Passed</b>
<b>Alt. 2</b>	<b>COUNTY-INITIATED ALTERNATIVE</b>	
	<b>RURAL LANDS</b>	
2.a	<b>Rural Lands.</b> 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.	Motion to Approve: AYE – 6; NAY – 0 <b>Motion Passed</b>
2.b	<b>Agriculture Lands.</b> Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).	Motion to <b>Deny</b> : AYE – 4; NAY – 2 <b>Motion Passed</b>
2.c	<b>Forest Lands.</b> Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20).	Motion to Approve: AYE – 2; NAY – 4 <b>Motion Failed</b>
2.d	<b>Rural Lands.</b> For parcels zoned R-20, from 20 acres to 10 acres, in some areas.	<b>No Vote Taken</b>
2.e	<b>Rural Centers.</b> Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of 'rural commercial'.	Motion to Approve AYE – 5; NAY – 1 <b>Motion Passed</b>
2.f	<b>Urban Reserve.</b> 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.	Motion to Approve AYE – 5; NAY – 1 <b>Motion Passed</b>

URBAN LANDS		
2.g	<b>Commercial Lands.</b> 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 <b>Motion Passed</b>
2.h	<b>Public Facilities.</b> Creation of public facilities zone.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed</b>
2.i	<b>Urban Holding.</b> 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 <b>Motion Passed</b>
2.j	<b>Battle Ground UGA.</b> Changes comp plan and zoning designations to better reflect surrounding land uses.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed</b>
2.k	<b>Ridgefield UGA.</b> 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 <b>Motion Passed</b>
2.l	<b>Vancouver UGA.</b> Remove reference to the Three Creeks Special Planning Area.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed</b>
2.m	<b>Vancouver UGA.</b> Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed</b>
2.n	<b>Vancouver UGA.</b> Approve the Salmon Creek subarea comp plan map and zoning changes.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed</b>
2.o	<b>Vancouver UGA.</b> 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 <b>Motion Passed</b>
2.p	<b>Vancouver UGA.</b> Remove UR adjacent to the Vancouver UGA and replace it with R-5 and AG-20 zoning.	Motion to Approve AYE – 5; NAY – 1 <b>Motion Passed</b>

2.q	<b>Vancouver UGA.</b> Remove UH in the Fisher Swale area between Vancouver and Camas.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed`</b>
2.r	<b>Washougal UGA.</b> Correct mapping error on parcels with city zoning inside the UGA but outside city limits.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed</b>
<b>Alt. 3</b>	<b>CITY-REQUESTED UGA EXPANSIONS</b>	
3.a	<b>Battle Ground.</b> Add 80 acres, now designated R-5, to the UGA for jobs.	Motion to Approve AYE – 6; NAY - 0 <b>Motion Passed</b>
3.b	<b>La Center.</b> Add 17 acres, now designated R-5, for a school site.	Motion to Approve AYE – 6; NAY – 0 <b>Motion Passed</b>
3.c	<b>La Center.</b> Add 56 acres, now designated AG-20, for jobs.	Motion to Approve AYE – 3; NAY – 3 – TIE <b>VOTE – No Recommendation</b>
3.d	<b>Ridgefield.</b> Add 111 acres, now designated AG-20, for residential.	Motion to <b>Deny</b> AYE – 5; NAY -1 <b>Motion Passed</b>
3.e	<b>Washougal.</b> Add 41 acres, now designated R-5, for residential.	Motion to Approve AYE – 2; NAY – 3 ABSTENTION – 1 <b>Motion Failed</b>
<b>Alt. 4</b>	<b>RURAL, AGRICULTURE, AND FOREST LANDS CHANGES</b>	
4.a	<b>Rural Lands.</b> Eliminate R-10 and R-20 zones unless publicly owned property. Create R-1 and R-2.5 zones. Maintain R-5 zone.	Motion to <b>Deny</b> AYE – 5; NAY – 1 <b>Motion Passed</b>
4.b	<b>Agriculture Lands.</b> Eliminate AG-20 zone unless publicly owned property. Create AG-5 and AG-10 zones.	Motion to <b>Deny</b> AYE – 4; NAY – 2 <b>Motion Passed</b>



4.c	<b>Forest Lands.</b> Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones.	Motion to Approve AYE – 2; NAY – 4 <b>Motion Failed</b>
<b>OTHER RECOMMENDATIONS</b>		
	A <b>Motion</b> 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.	Motion to Approve AYE – 5; NAY 1 <b>Motion Passed</b>