



BOCC Preferred Alternative February 23, 2016

The Preferred Alternative starts with a foundation of Alternative 1 that is then progressively modified by the following elements with the last element taking priority and precedent over prior (lower number) elements.

Alternative	Option Description	Planning Commission Recommendation	Preferred Alternative 2/23/16
Alt. 1	NO ACTION ALTERNATIVE		
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 Motion Passed	Yes
Alt. 2	COUNTY-INITIATED ALTERNATIVE		
	RURAL LANDS		
2.a	Rural Lands. 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 Motion Passed	Yes
2.b	Agriculture Lands. Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).	Motion to Deny : AYE – 4; NAY – 2 Motion Passed	Yes
2.c	Forest Lands. 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 Motion Failed	Yes
2.d	Rural Lands. For parcels zoned R-20, from 20 acres to 10 acres, in some areas.	No Vote Taken	Yes
2.e	Rural Centers. 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 Motion Passed	Yes
2.f	Urban Reserve. 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 Motion Passed	Yes



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URBAN LANDS			
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	Yes
2.h	Public Facilities. Creation of public facilities zone.	Motion to Approve AYE – 6; NAY – 0 Motion Passed	Yes
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	Yes
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	Yes
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	No
2.l	Vancouver UGA. Remove reference to the Three Creeks Special Planning Area.	Motion to Approve AYE – 6; NAY – 0 Motion Passed	Yes
2.m	Vancouver UGA. Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes.	Motion to Approve AYE – 6; NAY – 0 Motion Passed	Yes
2.n	Vancouver UGA. Approve the Salmon Creek subarea comp plan map and zoning changes.	Motion to Approve AYE – 6; NAY – 0 Motion Passed	Yes



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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	Yes
2.q	Vancouver UGA. Remove UH in the Fisher Swale area between Vancouver and Camas.	Motion to Approve AYE – 6; NAY – 0 Motion Passed	Yes
2.r	Washougal UGA. Correct mapping error on parcels with city zoning inside the UGA but outside city limits.	Motion to Approve AYE – 6; NAY – 0 Motion Passed	Yes
Alt. 3	CITY-REQUESTED UGA EXPANSIONS		
3.a	Battle Ground. Add 80 acres, now designated R-5, to the UGA for jobs.	Motion to Approve AYE – 6; NAY - 0 Motion Passed	
3.b	La Center. Add 17 acres, now designated R-5, for a school site.	Motion to Approve AYE – 6; NAY – 0 Motion Passed	
3.c	La Center. Add 56 acres, now designated AG-20, for jobs.	Motion to Approve AYE – 3; NAY – 3 – TIE VOTE – No Recommendation	Yes , provided that if challenged, La Center will provide for the defense instead of Clark County.
3.d	Ridgefield. Add 111 acres, now designated AG-20, for residential.	Motion to Deny AYE – 5; NAY -1 Motion Passed	Yes , provided that if challenged, Ridgefield will provide for the defense instead of Clark County.



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3.e	Washougal. Add 41 acres, now designated R-5, for residential.	Motion to Approve AYE – 2; NAY – 3 ABSTENTION – 1 Motion Failed	No
Alt. 4	RURAL, AGRICULTURE, AND FOREST LANDS CHANGES		
4.a	Rural Lands. 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 Deny AYE – 5; NAY – 1 Motion Passed	Motion to Approve: No
4.b	Agriculture Lands. Eliminate AG-20 zone unless publicly owned property. Create AG-5 and AG-10 zones.	Motion to Deny AYE – 4; NAY – 2 Motion Passed	Motion to Deny: Yes
4.c	Forest Lands. Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones.	Motion to Approve AYE – 2; NAY – 4 Motion Failed	Motion to Deny: Yes
4.abc	Cluster Options		Motion to Approve: No
OTHER RECOMMENDATIONS			
	A Motion was made for the councilor’s 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 Motion Passed	Motion to Approve: No