

O'Donnell, Mary Beth



CP16#0547

From: Orjiako, Oliver
Sent: Monday, March 09, 2015 10:16 AM
To: O'Donnell, Mary Beth; Euler, Gordon; Alvarez, Jose; Anderson, Colete
Subject: FW: Alternative 4
Attachments: Alt 4.1.pptx

March 11, 2015 BOCC WS

FYI

From: Madore, David
Sent: Monday, March 09, 2015 8:19 AM
To: Orjiako, Oliver
Subject: Alternative 4

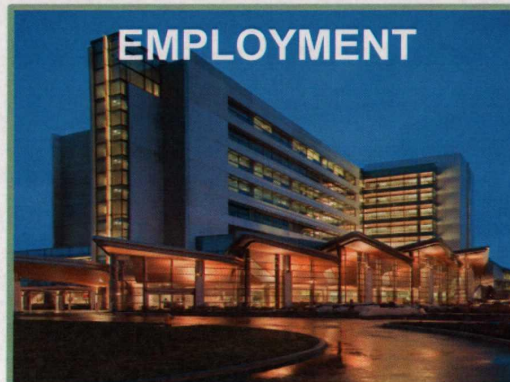
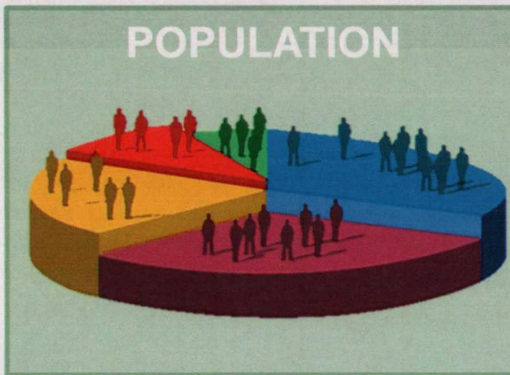
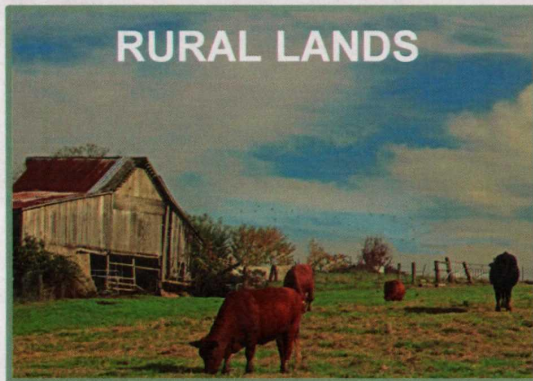
Oliver,

The attached Power Point file defines our updated Alternative 4 presentation. I welcome your feedback.

Thank you,

David

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 for agricultural, forestry, and 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 and correct 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.

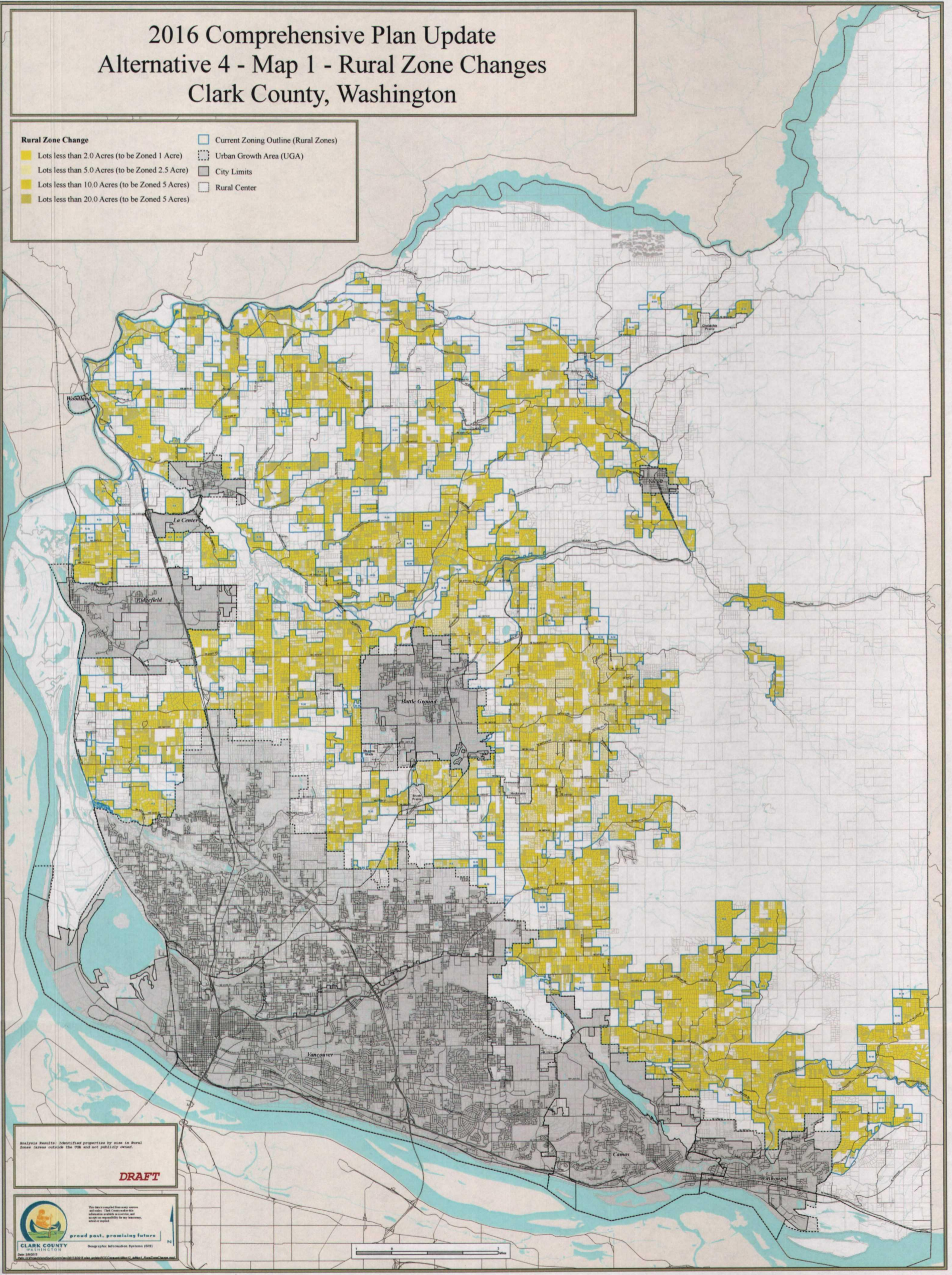
Urban Reserve and Urban Holding Policy Corrections

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 1 - Rural Zone Changes Clark County, Washington

Rural Zone Change	□ Current Zoning Outline (Rural Zones)
■ Lots less than 2.0 Acres (to be Zoned 1 Acre)	□ Urban Growth Area (UGA)
■ Lots less than 5.0 Acres (to be Zoned 2.5 Acre)	□ City Limits
■ Lots less than 10.0 Acres (to be Zoned 5 Acres)	□ Rural Center
■ Lots less than 20.0 Acres (to be Zoned 5 Acres)	



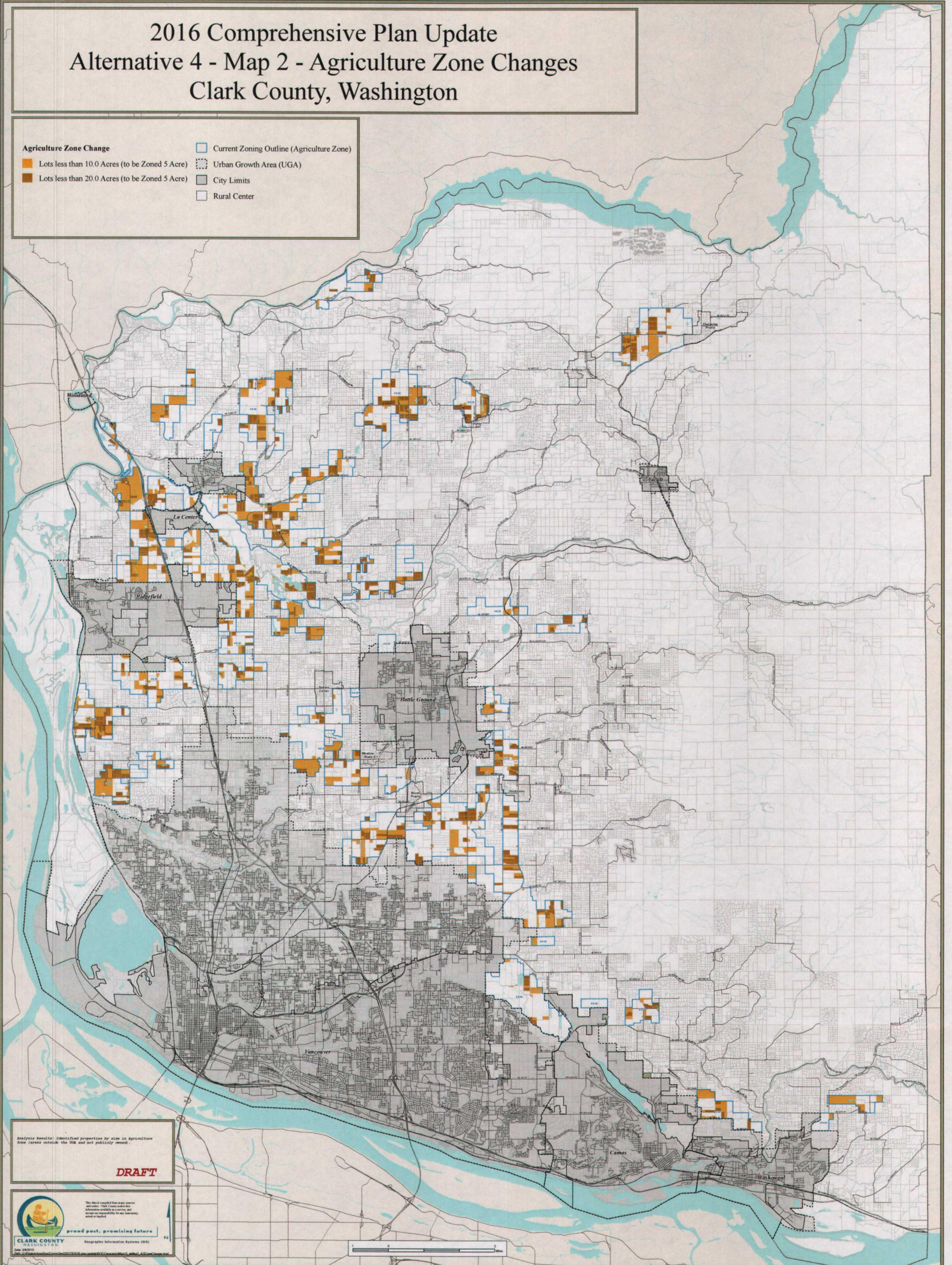
Analysis benefits identified properties by name in bold. Some names outside the UGA and not publicly owned.

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Geographic Information Systems (GIS)
Date: 08/2015

2016 Comprehensive Plan Update Alternative 4 - Map 2 - Agriculture Zone Changes Clark County, Washington

- Agriculture Zone Change**
- Lots less than 10.0 Acres (to be Zoned 5 Acre)
 - Lots less than 20.0 Acres (to be Zoned 5 Acre)
 - Current Zoning Outline (Agriculture Zone)
 - Urban Growth Area (UGA)
 - City Limits
 - Rural Center



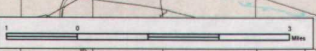
Analysis Results: Identified properties by size in Agriculture Zone (areas outside the UGA and not publicly owned).

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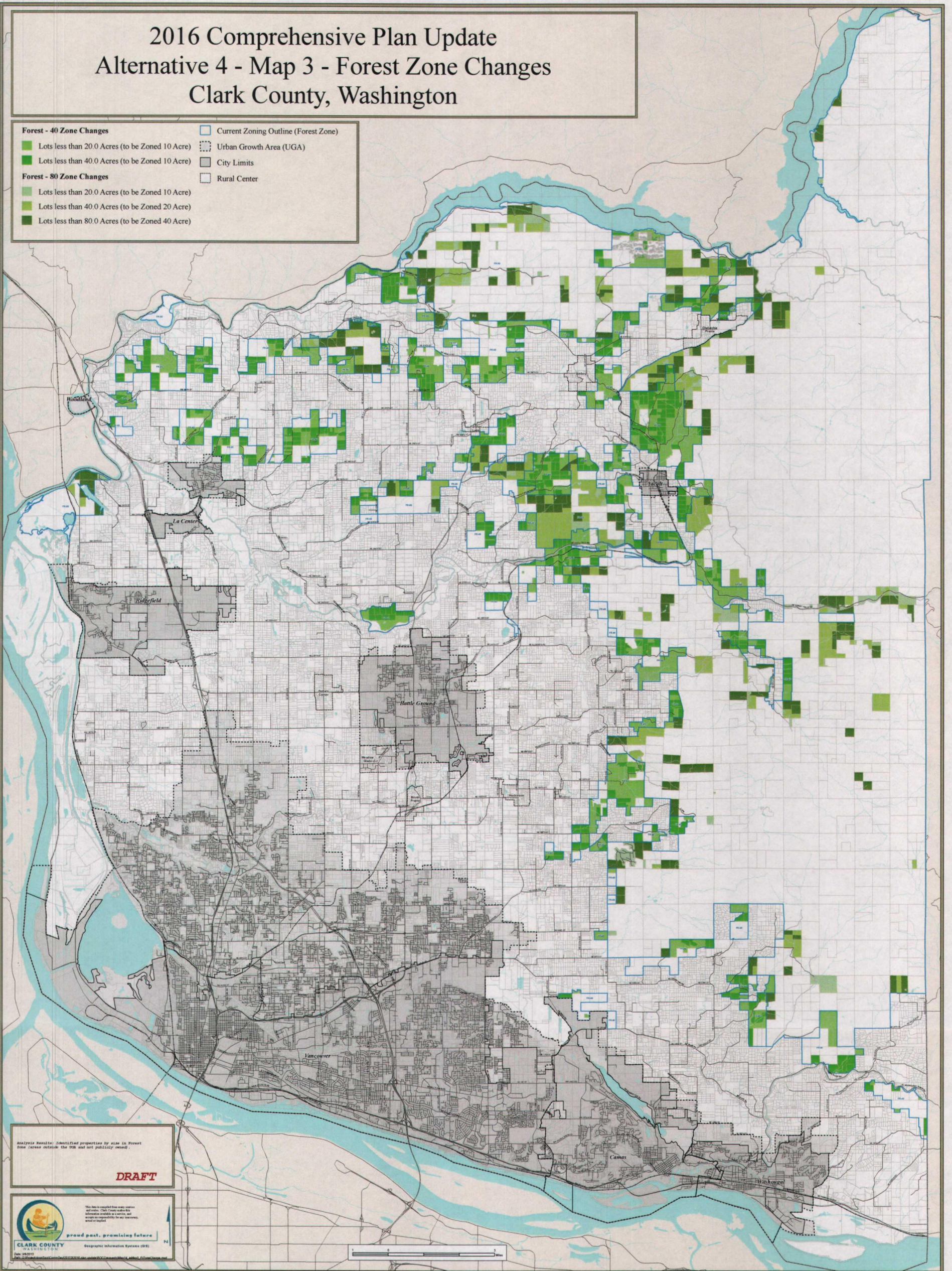
This data is compiled from many sources and is provided for informational purposes only. Clark County and its agencies are not responsible for any inaccuracies, omissions, or delays.

CLARK COUNTY
WASHINGTON
Geographic Information System (GIS)
Date: 10/20/15



2016 Comprehensive Plan Update Alternative 4 - Map 3 - Forest Zone Changes Clark County, Washington

- | | |
|---|--------------------------------------|
| Forest - 40 Zone Changes | Current Zoning Outline (Forest Zone) |
| Lots less than 20.0 Acres (to be Zoned 10 Acre) | Urban Growth Area (UGA) |
| Lots less than 40.0 Acres (to be Zoned 10 Acre) | City Limits |
| Forest - 80 Zone Changes | Rural Center |
| Lots less than 20.0 Acres (to be Zoned 10 Acre) | |
| Lots less than 40.0 Acres (to be Zoned 20 Acre) | |
| Lots less than 80.0 Acres (to be Zoned 40 Acre) | |



Analysis Results: Identified properties by size in Forest Zone (areas outside the UGA and not publicly owned)

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WASHINGTON
Geographic Information Systems (GIS)
Date: 04/20/15
Map: C:\GIS\Projects\2016_CompPlan_Update\Map3_ForestZoneChanges.aprx

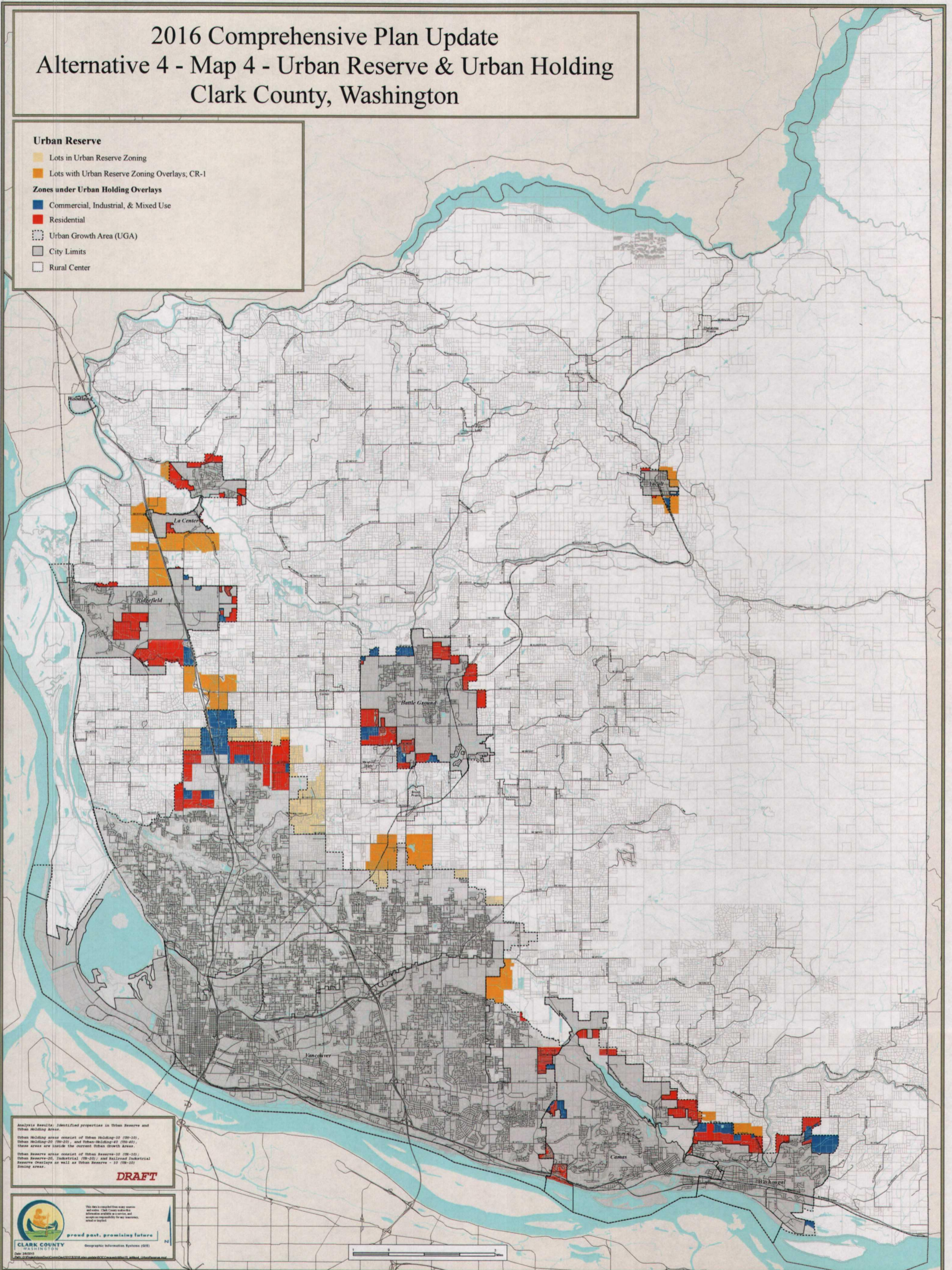
2016 Comprehensive Plan Update Alternative 4 - Map 4 - Urban Reserve & Urban Holding Clark County, Washington

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



Analysis Results: Identified properties in Urban Reserve and Urban Holding Areas.
 Urban Holding areas consist of Urban Holding-10 (UH-10), Urban Holding-20 (UH-20), and Urban Holding-40 (UH-40). These areas are inside the current Urban Growth Areas.
 Urban Reserve areas consist of Urban Reserve-10 (UR-10), Urban Reserve-20 (UR-20), Industrial (I), and National Industrial Reserve Overlay as well as Urban Reserve - 10 (UR-10) zoning areas.

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