



Draft Supplemental Environmental Impact Statement Alternatives 2016 Comprehensive Plan Update

Alternative	Option Description	Preferred Alternative?
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.	
Alt. 2	COUNTY-INITIATED ALTERNATIVE	
	RURAL LANDS	
2.a	Rural (R) Lands. Change the comp plan map legend from three comp plan designations to one Rural (R) designation to be consistent with current comp plan-to-zoning matrix table.	
2.b	Agriculture Lands. Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).	
2.c	Forest Lands. Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20).	
2.d	Rural (R) Lands. For parcels zoned R-20, from 20 acres to 10 acres, in some areas.	
2.e	Rural Centers. Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of 'rural commercial'.	
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.	
	URBAN LANDS	
2.g	Commercial Lands. Combine the three commercial zones (C-2, C-3 and GC) into a single comp plan (C) designation.	
2.h	Public Facilities. Creation of public facilities zone.	
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.	
2.j	Battle Ground UGA. Changes comp plan and zoning designations to better reflect surrounding land uses.	

= Comprehensive plan designation consolidation



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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.	
2.l	Vancouver UGA. Remove reference to the Three Creeks Special Planning Area.	
2.m	Vancouver UGA. Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes.	
2.n	Vancouver UGA. Approve the Salmon Creek subarea comp plan map and zoning changes.	
2.o	Vancouver UGA. Change some parcels that have a mixed use comp plan designation to a comp plan designation that matches current zoning.	
2.p	Vancouver UGA. Remove UR adjacent to the Vancouver UGA and replace it with R-5 and AG-20 zoning.	
2.q	Vancouver UGA. Remove UH in the Fisher Swale area between Vancouver and Camas.	
2.r	Washougal UGA. Correct mapping error on parcels with city zoning inside the UGA but outside city limits.	
Alt. 3	CITY-REQUESTED UGA EXPANSIONS	
3.a	Battle Ground. Add 80 acres, now designated R-5, to the UGA for jobs.	
3.b	La Center. Add 17 acres, now designated R-5, for a school site.	
3.c	La Center. Add 56 acres, now designated AG-20, for jobs.	
3.d	Ridgefield. Add 111 acres, now designated AG-20, for residential.	
3.e	Washougal. Add 41 acres, now designated R-5, for residential.	
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.	
4.b	Agriculture Lands. Eliminate AG-20 zone unless publicly owned property. Create AG-5 and AG-10 zones.	
4.c	Forest Lands. Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones.	



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