



2016 Comprehensive Growth Management Plan Update: Decision Table

Subject	Description	PC Recommendation	BOCC Deliberation
CPZ 2016-00004: 2016 Comprehensive Plan Map and Text Changes			
1. Rural			
	a. <u>Comprehensive Plan Map Legend</u> : Change the comp plan map legend from three Rural comp plan designations to one Rural designation.	Approve 4-3	
	b. <u>Zoning Map</u> : Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).	Deny 5-2	
	c. <u>Zoning Map</u> : Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20).	Deny 5-2	
	d. <u>Zoning Map</u> : For some parcels zoned R-20, from 20 acres to 10 acres.	Deny 5-2	
	e. <u>Comprehensive Plan Map legend</u> : Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of 'rural commercial'.	Approve 7-0	
	f. <u>Comprehensive Plan Map and Zoning Map</u> : Urban reserve (UR) becomes a true overlay.	Approve 7-0	
	g. <u>Comprehensive Plan Map and Zoning Map</u> : Remove Comprehensive Plan Urban Reserve (UR) and replace with Rural (R-5) and Agriculture (AG-20) respectively. Vancouver UGA	Approve 5-2	
	<u>Comprehensive Plan Map</u> : Remove Comprehensive Plan Urban Reserve (UR) and replace with Agriculture. Washougal UGA	Approve 5-2	
2. Battle Ground UGA			
	a. <u>UGA Expansion</u> : Expand the urban growth area to include 17 parcels Rural (R-5) to Mixed Use (MX) and (UH-20).	Approve 6-1	



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	b. <u>Comprehensive Plan and Zoning Map</u> : Change the designation from Industrial (BP) and (UH-40) to Urban Low Density Residential (R1-20) and (UH-10)	Approve 6-1	
	c. Change five parcels from (R1-5) and (UH-20) to (R1-20) and (UH-10).	Approve 6-1	
	d. 194218-002 is split zoned. Change from Industrial (BP) and Urban Low Density Residential (R1-5) with associated Urban Holding overlays to Urban Low Density Residential (R1-20) and (UH-10).	Approve 6-1	
	e. <u>Comprehensive Plan Map</u> : Standardize the application of Urban Holding (UH).	Approve 6-1	
3. <u>La Center UGA</u>			
	a. <u>Comprehensive Plan and Zoning Map</u> : Expand the urban growth area to include three parcels from Agriculture (AG-20) and (IUR) to Commercial (CC) and (UH-20).	Approve 6-1	
	b. <u>Comprehensive Plan and Zoning Map</u> : Expand the urban growth area to include parcel number 258647-000 from Rural (R-5) to Public Facility (PF) and (UH-20) for a La Center School District school site.	Approve 6-1	
	c. <u>Comprehensive Plan Map</u> : Standardize the application of Urban Holding (UH).	Approve 6-1	
4. <u>Ridgefield UGA</u>			
	a. <u>Comprehensive Plan and Zoning Map</u> : Expand the urban growth boundary for approximately 111 acres from Agriculture (AG-20) to Urban Low Density Residential (R1-10) and (UH-10).	Approve 6-1	
	b. <u>Comprehensive Plan Map</u> : Standardize the application of Urban Holding (UH).	Approve 6-1	



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5. Vancouver UGA			
	a. <u>Comprehensive Plan Map</u> : Combine three commercial Comprehensive Plan designations into one Comprehensive Plan Commercial (C) designation implemented by General Commercial (GC), Community Commercial (CC) and Neighborhood Commercial (NC) base zones.	Approve 7-0	
	b. <u>Comprehensive Plan and Zoning Map</u> : Create a Comprehensive Plan Public Facilities (PF) designation implemented by Public Facility (PF), University (U) and Airport (A) base zones.	Approve 7-0	
	c. <u>Comprehensive Plan Map</u> : Repeal the Three Creeks Special Planning Area overlay.	Approve 7-0	
	d. <u>Comprehensive Plan and Zoning Map</u> : Approve the Salmon Creek subarea comp plan map and zoning changes.	Approve 5-0; 2 recusals	
	e. <u>Comprehensive Plan and Zoning Map</u> : Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes.	Approve 7-0	
	f. <u>Mixed use</u> : Change some parcels that have a mixed use comp plan designation to a comp plan designation that matches the current zoning.	Approve 7-0	
	g. <u>Zoning Plan Map</u> : Remove the Urban Holding (UH) overlay and retain the Urban Low Density Residential single-family (R1-20), (R1-10) and (R1-7.5) base zones in the area known as Fisher's Swale.	Approve 7-0	
	h. <u>Comprehensive Plan Map</u> : Standardize the application of Urban Holding (UH).	Approve 7-0	
6. Washougal UGA			
	a. <u>Zoning Map</u> : This proposal would replace city zoning with county zoning and apply an UH-10 overlay .	Approve 7-0	
	b. <u>Steigerwald Refuge</u> : Apply the Parks & Open Space comp plan designation and zoning	Approve 7-0	



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	with an Urban Holding Overlay over a parcel in the Steigerwald Refuge.		
	c) <u>Comprehensive Plan Map</u> : Standardize the application of Urban Holding (UH).	Approve 7-0	
7. <u>Adoption of the updated comprehensive plan text</u>			
Approve the comprehensive plan text as whole, including the Community Framework, Countywide Planning Policies, County 20-Year Policies, CFFP, CFP, and all appendices.			
	a. <u>Chapter 2: Rural and Natural Resource Element</u>		
	i. <u>Forest Lands</u> 3.4.4 Clustering of parcels is allowed consistent with platting and zoning requirements and the Clark County Code.	Denial 6-1	
	ii. <u>Agricultural Lands</u> 3.5.4 Clustering of parcels is allowed consistent with platting and zoning requirements and the Clark County Code.	Denial 6-1	
	b. <u>Chapter 4 Environmental Element</u>		
	i. Goal Promote the advancement of energy efficiency, green building, waste reduction, composting and recycling, solar and renewable energy use, and local sustainable food production; as well as actions to mitigate and adapt to climate change.	Approve w/amendment 6-1	
	ii. Policy 4.11.1 Clark County is committed to fostering a safe, secure future that conserves natural	Approve 6-1	



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	resources while meeting basic human needs, including clean water, air and food, along with shelter, education, and employment. This commitment to a sustainable future will be a key consideration in making public policy, developing public programs, operating public facilities, and delivering public services.		
	iii. Strategies The county will do the following to implement its sustainability policy: <ol style="list-style-type: none"> a. Lead by example; b. Encourage innovation in both public and private pursuits; c. Promote and demonstrate efficient and effective use of renewable and consumable resources; d. Collaborate with public and private partners on projects aimed at sustainability; e. Continuously enhance our perspective and expertise in making sustainable choices on behalf of the citizens and communities of Clark County; and Identify and pursue new opportunities that promote sustainable practices.	Approve 6-1	
c. Chapter 5 Transportation Element			
	i. Policy 5.2.6 The 2010 Clark County Bicycle and Pedestrian Master Plan and its policies are included by reference in the comprehensive plan.	Approve 6-1	
	ii. Policy 5.2.7 The county supports the development of its bicycle and pedestrian network identified in the 2010 Clark County Bicycle and Pedestrian Master Plan.	Approve 6-1	
	iii. Policy 5.2.8 The County supports coordination among the jurisdictions and agencies in the development of bikeway, and pedestrian facilities recommendations.	Approve 6-1	
	iv. Policy 5.2.9 Support efforts to fund construction of bicycle and pedestrian improvements in the County Bicycle and Pedestrian Master Plan.	Approve 6-1	
	v. Policy	Approve 6-1	



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Subject	Description	PC Recommendation	BOCC Deliberation
	5.2.11 Promote bicycle and pedestrian safety and increased bicycling and walking through encouragement and safety activities.		
	vi. Policy 5.3.7 The county shall provide seamless arterial corridor operations between agencies and use common TSMO technology for signal coordination along multi-agency arterial corridors.	Approve 6-1	
	vii. Policy 5.4.4 County roadways and intersections shall be designed, when feasible, to achieve safety and accessibility for all modes. Arterial streets shall provide facilities for automobile, bike, and pedestrian mobility as defined in the Arterial Atlas, and shall include landscaping.	Approve 6-1	
	viii. Policy 5.5.5 Clark County supports strong education and enforcement that helps reduce the number of fatalities and serious injuries due to distracted drivers.	Approve 6-1	
	ix. Policy 5.6.5 A proportionate share of funding for growth related roadway projects shall be obtained from Traffic Impact Fees.	Motion to approve fails 4-3	
d. Chapter 6 Housing			
	i. Policy 2.4.7 Encourage the creation of housing that is energy efficient, resource efficient and has high indoor air quality.	Approve 6-1	
	ii. Policy 2.7.3 Encourage housing that is created using the principles of Universal Design.	Approve 6-1	
	3) New Strategies from Aging Readiness Plan 1. Encourage the Preserve preservation and expand expansion of rental housing for seniors with incomes below 60 percent (established federal guidelines) of the area's median income. 2. Encourage Weatherize weatherization of homes to reduce energy costs. Provide information, education and assistance to moderate income households who do	Approve w/amendments to make language more encourage/consider and not mandatory 6-1	



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	<p>not qualify for the federal weatherization assistance program but cannot afford the initial weatherization investment.</p> <p>3. Encourage a not-for-profit organization or community land trust to purchase homes, remodel using universal design principles, then resell the homes at affordable costs. To ensure that homes will remain affordable, the organization or trust could employ resale-restricted principles of shared equity ownership.</p> <p>4. Develop a Clark County Universal Design Information Guide to assist homeowners in increasing the ease and flexibility of their home.</p> <p>5. Consider Incorporate incorporating universal design principles in Clark County's building code review process.</p> <p>6. Encourage Facilitate the development of Accessory dwelling units (ADU's) – by exempting them from site plan review. Consider exempting ADU's from TIF's and PIF's ,if age restricted to 62 plus.</p> <p>7. Allow more flexibility in the creation of duplexes by allowing them in all single family zones.</p> <p>8. Encourage new developments of senior housing to be within a half-mile of transit, services and retail amenities.</p> <p>9. Allow cohousing to be developed in single family residential zones.</p> <p>10. Allow assisted living facilities in single-family residential zones as a conditional use.</p> <p>11. Consider Develop developing a shared housing program.</p> <p>12. Partner with the Building Industry Association to provide a universal-designed home and information at the Clark County Parade of Homes.</p>		
	<p>iii. New Strategies from Growing Healthier Report Change zoning to allow more areas to support diverse housing types, including small-lot single-family, multifamily, duplexes, Accessory dwelling units, cottages and co-housing.</p>	<p>Approve w/amendments to make language more encourage and not mandatory 6-1</p>	
	<p>e. Chapter 8 Historical, Archaeological and Cultural Preservation Element</p>		
	<p>i. Goal</p>	<p>Approve 7-0</p>	



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	Identify, maintain, update and protect archeological and historic sites to guide decision-making in resource planning, environmental review and resource management.		
ii. 8.1.2	Policy Identify those lands which are most likely to contain unrecorded archeological or historic sites.	Approve 7-0	
iii. 8.1.3	Policy Nominate cultural resources to the local, state and national Historic Registers. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.	Approve 7-0	
iv. 8.1.4	Policy Maintain the Clark County Heritage Register to provide a means to recognize and preserve cultural resources of local significance. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.	Approve 7-0	
v. 8.1.5	Policy Review of land use actions should be sensitive and give consideration to protection of cultural resources.	Approve 7-0	
vi. 8.1.6	Policy Promote preservation, restoration, rehabilitation, and reuse of historically or architecturally significant older buildings.	Approve 7-0	
vii. 8.2.1	Policy Provide education to county employees about cultural heritage preservation issues, including state and federal penalties for disturbance, destruction or removal of archaeological resources.	Approve 7-0	
viii. 8.2.2	Policy Provide a program of public education concerning the need to preserve cultural resources and keep the public informed of actions to carry out preservation plans.	Approve 7-0	
ix. 8.2.3	Policy Promote a wide variety of community involvement in preservation issues by linking	Approve 7-0	



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	the public with preservation groups and resources.		
	x. Policy 8.2.4 Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties.	Approve 7-0	
	xi. Policy 8.2.5 Clark County shall pursue its cultural resource goals through collaboration with residents, property owners, cultural organizations, public agencies, tribes, schools districts, libraries and others.	Approve 7-0	
	xii. Goal Provide stewardship of County-owned cultural resources.	Approve 7-0	
	xiii. Policy 8.3.1 Maintain County-owned cultural resources in an appropriate manner by following the Secretary of the Interior’s Standards for Rehabilitation, in consultation with the Clark County Historic Preservation Commission.	Approve 7-0	
	xiv. Policy 8.3.2 Identify, on a regular basis, County-owned properties that may be historically significant. Listing in the Clark County Heritage Register should be considered for county properties when appropriate.	Approve 7-0	
	xv. Goal Devise and implement strategies and incentives that encourage historic preservation.	Approve 7-0	
	xvi. Policy 8.4.1 Continue to utilize the Clark County Historic Preservation Commission as the authority and advisor to the County Planning Commission, the Board of County Councilors and other county agencies in matters of historic preservation.	Approve 7-0	
	xvii. Policy 8.4.2 Expand the variety of incentives available to property owners to encourage historic preservation. Although many cultural resources are in private ownership, public agencies can offer incentives for their preservation and maintenance.	Approve 7-0	
	xviii. Policy 8.4.3 Develop methods to link cultural resource preservation with local economic development strategies, such as rehabilitation of commercial buildings,	Approve 7-0	



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	neighborhood revitalization and tourism.		
f. Chapter 11 Community Design Element			
	i. Policy 11.2.1 Facilitate development and create standards to achieve the following: (a) Increased street front use, visual interest, and integration with adjacent buildings; (b) Improved pedestrian connections and proximity of uses within developments; (c) Enhanced sense of identity in neighborhoods and subareas; and (d) Publicly and/or privately owned gathering spaces facilitating interaction.	Approve 5-2	
	ii. Policy 11.2.3 Encourage the development of urban activity centers that foster community identity and reduce reliance on automobiles.	Approve 5-2	
	iii. Policy 11.2.8 Promote improved public health by encouraging integrated land use and street patterns with sidewalk and recreational facilities that support walking or biking and provide easy access to healthy food.	Approve 5-2	
	iv. Policy 11.2.9 Encourage the development of age-friendly communities that have affordable and appropriate housing, supportive community features and services, and adequate mobility options, to facilitate personal independence and the engagement of residents in civic and social life.	Approve 5-2	
g. Title 40 Clark County Unified Development Code Amendments			
	Approve the proposed Title 40 code language as presented.		
	i. CCC 40.210	Deny 7-0	



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	Resource and Rural Districts: Reduce minimum lot size in the Agriculture district from 20 acres to 10 acres, and reduce minimum lot size in the Forest district from 40 acres to 20 acres; the Forest 80 for minimum lot size of 80 acres will be retained.		
	A: CCC 40.210.010 includes proposed clustering requirements for resource lands OR	Deny 7-0	
	B: CCC 40.210.010 includes proposed land division for resource lands, to include clustering as an option.	Deny 7-0	
	ii. CCC 40.230.010 Commercial Business Mixed Use: Combine the three commercial zones into a single Comp Plan (C) designation. Change the zoning code for Neighborhood Commercial from C-1 to NC and for Community Commercial from C-2 to CC. Include each zone's locational criteria from the Comp Plan to the Unified Development Code.	Approve 6-1	
	iii. CCC 40.230.090 Public Facilities Zone: Create a development code section for already developed public facilities.	Approve 6-1	
	iv. CCC 40.250.040 Resort Overlay: Add language regarding new resorts from the comprehensive plan.	Approve 6-1	
	v. CCC 40.250.090 Equestrian Overlay: Add previously approved language to the development code.	Approve 6-1	
	vi. CCC 40.250.100 Urban Reserve Overlay: Make it a true overlay and move to overlay section of the development code and also the Industrial Urban Reserve overlay will be removed.	Approve 6-1	
	vii. CCC 40.250.110 Urban Holding Overlay: Make it a true overlay and move to overlay section of the development code. Urban Holding 40 (UH-40) will be removed because there is no land designated urban holding that has a minimum lot size of 40 acres. Finally all references to Railroad Industrial Overlay will be removed because there is no place on the comprehensive plan map to implement this district.	Approve 6-1	
	viii. CCC 40.260.157 Parks: Expand the existing neighborhood parks code section to include development standards for community and regional parks as approved by the Parks Advisory Board	Approve 6-1	



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	at their February 12 meeting.		
	ix. CCC 40.560 Plan and Code Amendments: CCC 40.560.010 (P)- This amendment provides consistency between capital facility plans: Parks, Transportation and Schools . CCC 40.560.010 (M) includes a new amendment that prohibits the expansion of an urban growth area (UGA) into the 100-year floodplain of a river. RCW 5 36.70A.110(8)	Approve 6-1	
	x. CCC 40.620 Maintains consistency between county code and technical documents.	Approve 6-1	
<u>CPZ 2016-00005: Arterial Atlas Amendments</u>			
8. <u>Arterial Atlas</u>			
Approve the Arterial Atlas as a whole.			
	a. Remove from Arterial Atlas	Approve 7-0	
	i. 99th Street Extension from NE 72nd Ave to St. Johns Rd	Approve 7-0	
	ii. NE 142 nd Avenue Extension from NE 99 th to proposed 110 th Street	Approve 7-0	
	iii. NE 212 th Avenue Extension NE 159 th Street to NE 207 th Avenue	Approve 7-0	
	iv. NE 159 th Street from Caples Road to NE 112 th Avenue	Approve 7-0	
	v. La Center Bridge and associated roads: NW 26 th Avenue/NW 329 th Street/NW 24 th Avenue/NW Larsen Drive.: NW La Center Road to Pacific Highway	Approve 7-0	
	b. Addition		
	i. Salmon Creek Avenue from west of NE 50 th to WSU entrance	Approve 7-0	
	ii. Salmon Creek Interchange: NE 139 th Street from NE 10 th Avenue to NE 20 th Avenue	Approve 7-0	
	c. Revisions: <u>From (rural to urban road classifications)</u>		
	i. Carty Road from NE 10 th Avenue to Hillhurst Road (R-2 to C-2)	Approve 7-0	
	ii. NE 259 th Street from NW 20 th Avenue to NE 102 nd Avenue (Rm-2 to C-2)	Approve 7-0	
	iii. NE 92 nd Avenue, near Battle Ground UGA near NE 189 th Street to NE 239 th Street (Rm-2 to C-2)	Approve 7-0	
	iv. NE 239 th Street, near Battle Ground UGA, from NW 20 th Avenue to NE 102 nd Avenue (Rm-2 to C-2)	Approve 7-0	



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	v. NE 112 th Avenue/NE 244 th Street from NE 239 th Street to Lewisville Highway/SR-503 (Rm-2 to C-2)	Approve 7-0	
	vi. NW 45 th Avenue near Ridgefield UGA from Ridgefield City Limits to NW 289 th Street (R-2 to M-2cb)	Approve 7-0	
	vii. NW 14 th Avenue near La Center UGA, from La Center City Limits to NW 354 th Street (R-2 to C-2cb)	Approve 7-0	
	viii. NE 78 th Street extension from Vancouver City Limits to NE 182 nd Avenue NE 114 th Street from proposed NE 120 th Avenue to NE 117 th Street/SR-503 (Realign to NE 116 th Street, north of Brush Prairie Cemetery)	Approve 7-0	
	ix. NE 119 th Street and NE 172 nd Avenue from Intersection to the Vancouver Urban Growth Boundary (M-2cb to R-2 classification)	Approve 7-0	
	x. NE Crown Road from Washougal City Limits at Province Drive to north terminus of Camas Urban Growth Boundary (R-2 to C-2cb)	Approve 7-0	
	xi. NE 43 rd Avenue/Nourse Road: Camas High School entrance to NE 283 rd Avenue (Rm-2 to C-2)	Approve 7-0	
	xii. NE 23 rd Avenue/NE 303 rd Road/30 th Street/313 th Avenue/Woodburn Road: Washougal City Limits to NE 283 rd Avenue (Rm-2 to C-2)	Approve 7-0	
	xiii. SE Lawton Road/SE 347 th Avenue/SE Jennings Road/SE 352 nd Avenue: Washougal City Limits to SE 20 th Street (Rm-2 to C-2)	Approve 7-0	
	xiv. NE 199 th Street from NE 72 nd Avenue to Battle Ground City Limits (R-2 to M-2cb)	Approve 7-0	
9. Impact Fees			
Adopt Impact Fees	a) Adopt impact fees as a whole		
School Impact Fees	b) CPZ 2016-00003 Woodland SD CFP	Approve 7-0	
	c) CPZ 2015-00003 Battle Ground SD CFP	Approved 7-0	



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		10/15/2015	
	d) CPZ 2015-00004 Camas SD CFP	Approved 7-0 10/15/2015	
	e) CPZ 2015-00005 Evergreen SD CFP	Approved 5-2 10/15/2015	
	f) CPZ 2015-00006 Green Mountain SD CFP	Approved 7-0 10/15/2015	
	g) CPZ 2015-00007 Hockinson SD CFP	Approved 7-0 10/15/2015	
	h) CPZ 2015-00008 Ridgefield SD CFP	Approved 4-3 10/15/2015 Approve as amended 6-1	
	i) CPZ 2015-00009 Vancouver SD CFP	Approved 7-0 10/15/2015	
	j) CPZ 2015-00010 Washougal SD CFP	Approved 7-0 10/15/2015	
	k) CPZ 2015-00011 La Center SD CFP	Approved 7-0 10/15/2015	
Park Impact Fees	l) CPZ 2016-00006 Park Impact Fees	Approve 4-3	
Traffic Impact Fees	m) CPZ 2016-00007 Traffic Impact Fees	Approve 6-1	