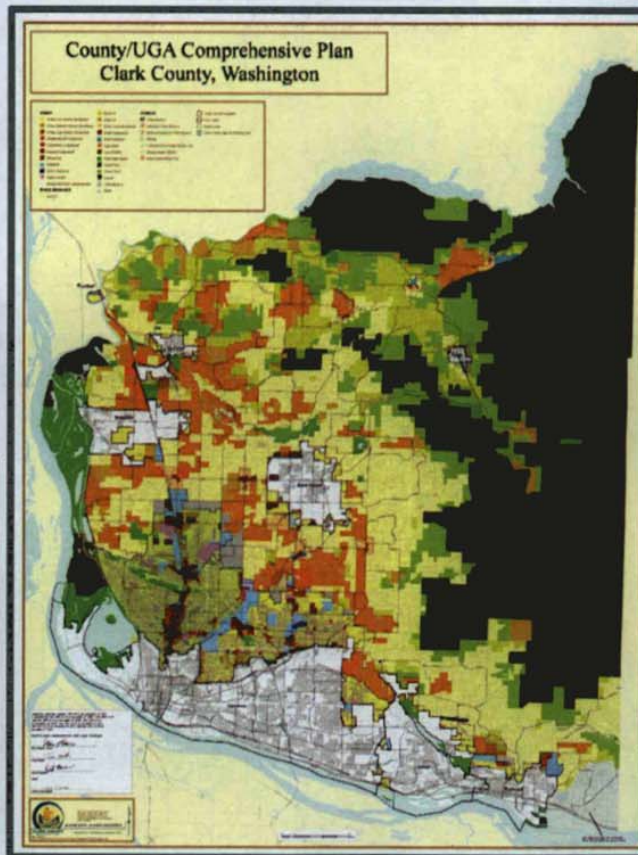
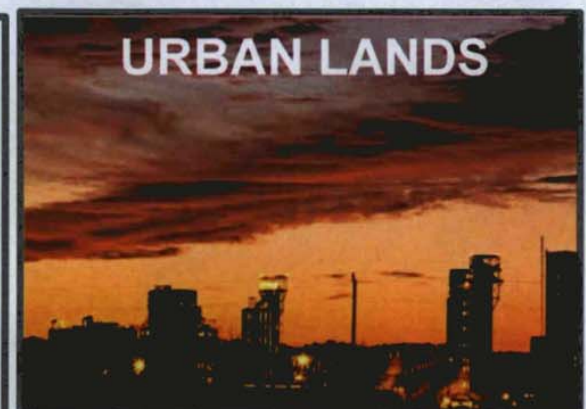


# Clark County 2015-2035 Comprehensive Plan Review Alternatives



Oliver Orjiako, Director, Community Planning



BOCC Work Session, October 22, 2014

# Agenda

## 1. Purpose of the meeting

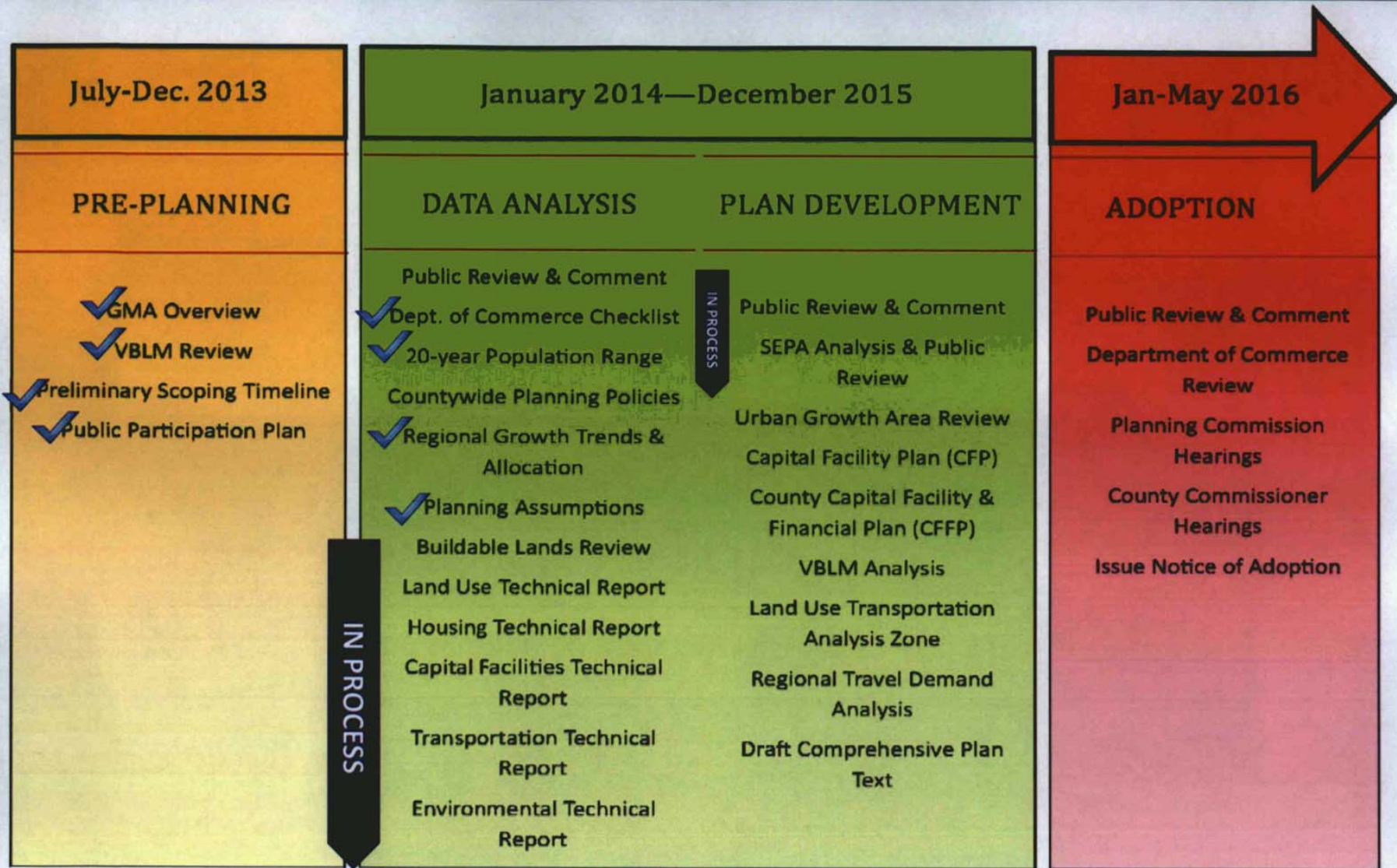
- a. Progress to date
- b. Comp plan map vs Zoning map
- c. Alternatives
- d. Transportation

## 2. Next steps





# 2016 Comprehensive Plan progress to date

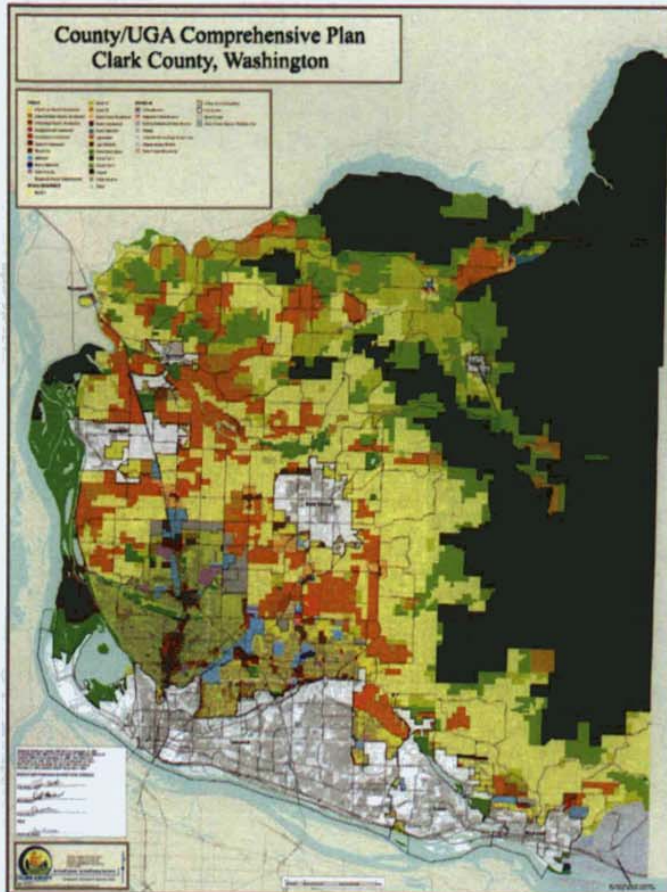




# Comp Plan Map? Zoning Map? What's the difference?

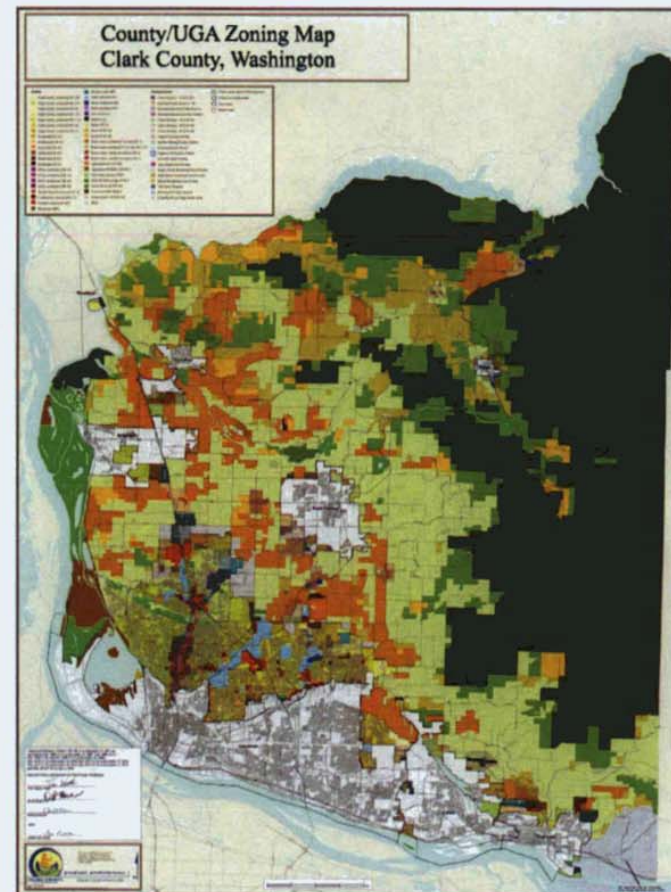
## Comprehensive Plan Map:

Establishes land use designations for all land in Clark County. It shows the long-term vision of how and where the county will change over the next 20 years.



## Zoning Map:

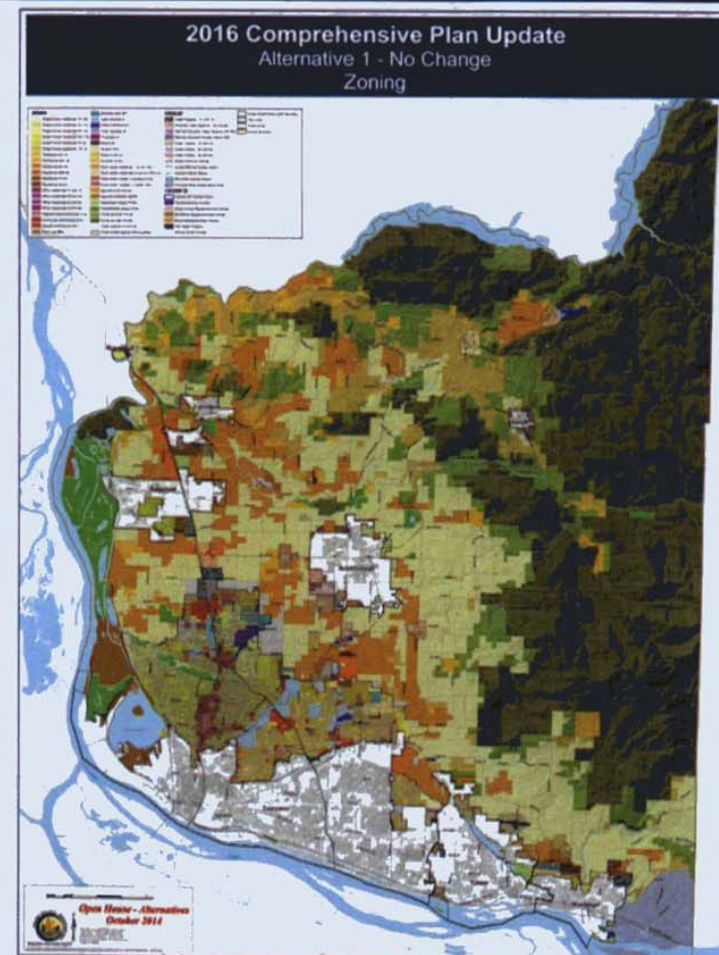
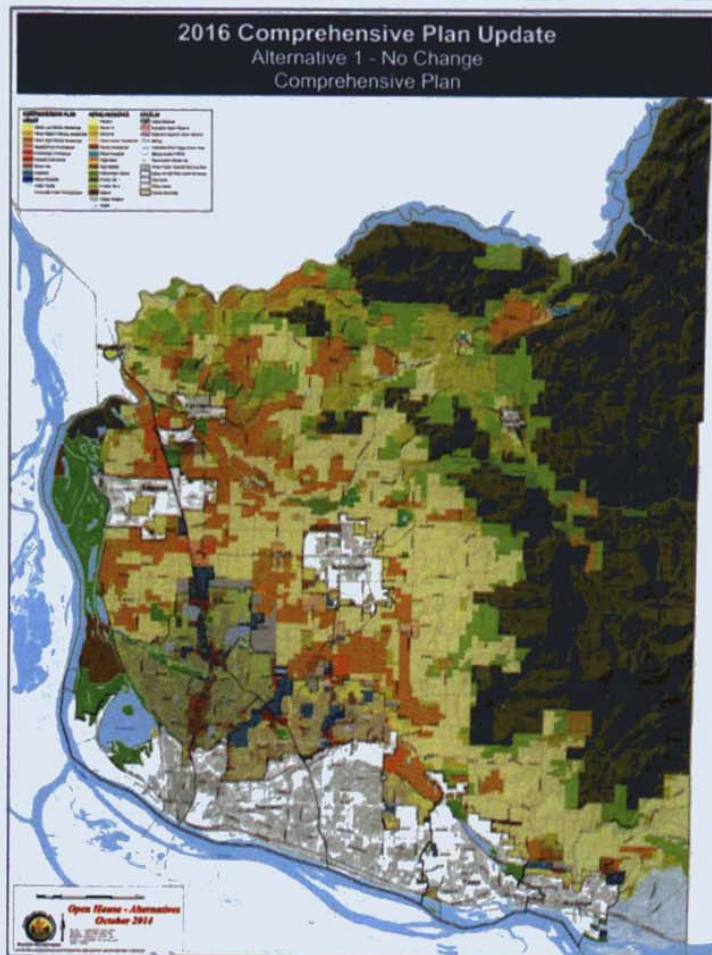
Specifies the types of land uses, setbacks, lot size, and size restrictions for buildings within each zone.





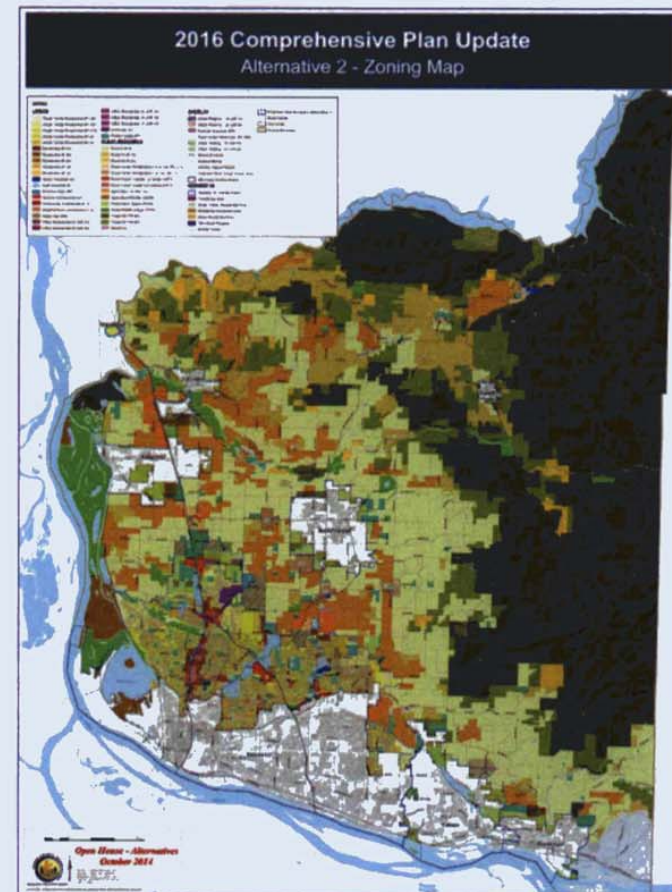
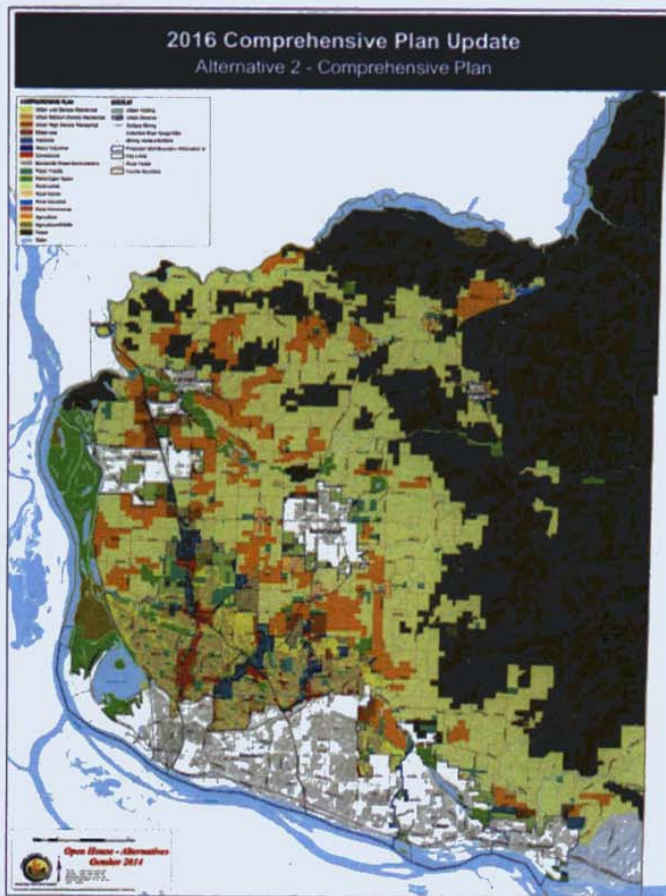
# Alternative 1 – No action

No Action Alternative would be the current Comprehensive Growth Management Plan, including current urban growth boundaries, planning assumptions, policies and implementation ordinances.



# Alternative 2

The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners are reflected in this alternative.





# Alternative 2

The county is proposing changes in land use/zoning that supports job growth and reflects development trends.

## Rural County

Minimum parcel size changes for AG-20, FR-40 and some R-20



## Urban Reserve

Removal of overlay in North Salmon Creek area to reflect current development trends



## Public Facilities

Creation of a Public Facility zone to identify publicly owned facilities



## Urban Holding

Removal of overlay in Fisher's swale area to reflect current development trends



## Mixed Use

Matching comp plan designation to zoning



## Vancouver UGA

Land use changes to support job growth in Salmon Creek and Discovery area



## Battle Ground UGA

Land use changes from industrial to residential to reflect current development



## Washougal UGA

Correcting zoning map inconsistency between county and city zoning



## Ridgefield UGA

UGA expansion to enhance the city's recreational opportunities



# Alternative 2

## Comprehensive plan map clean up

### 1. Consolidation of comprehensive plan land use designations

- **Rural:** Consolidate multiple Rural comp plan designations (R-5, R-10, R-20) to one **Rural (R)** designation
- **Forest:** Consolidate two Forest comp plan designations (Forest Tier I and Forest Tier II) to one **Forest (F)** designation
- **Commercial:** Consolidate multiple urban commercial comp plan designations (Neighborhood, Community and General) to one **Commercial (C)** designation
- **Urban Reserve:** Combine Urban Reserve (UR) comp plan designation and overlays into one urban reserve overlay. Implemented on the zoning map by UR-10 overlay on residential and UR-20 overlay on all other zones.
- **Urban Holding:** Create an Urban Holding overlay (UH) comp plan designation. Implemented on the zoning map by UH-10 for residential and UH-20 on all other zones.



# Alternative 2

## Comprehensive plan map clean up (continued)

### **2. Surface Mining Overlay (SMO)**

- Implement the SMO comp plan and zoning overlay based on BOCC direction from June 3, 2014 hearing

### **3. Removal of Three Creeks Special Planning Area overlay**

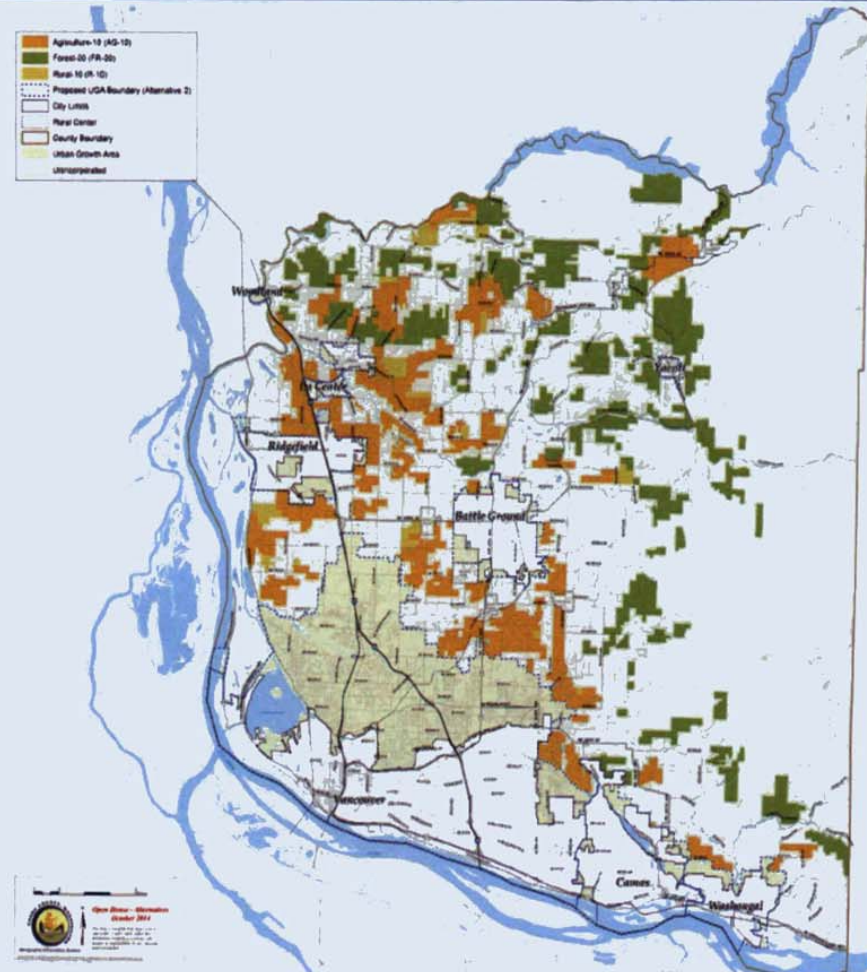
- Work will be completed with 2016 Comprehensive Growth Management Plan update

# Alternative 2

## RURAL AREAS

Recommendations from the Rural Lands Task Force

- Reduce minimum lot area requirements
  - Agriculture zoning: from 20 acres to 10 acres
  - Forest zoning: For parcels zoned FR-40, from 40 acres to 20 acres
  - Rural zoning: For parcels zoned R-20, from 20 acres to 10 acres, in some areas





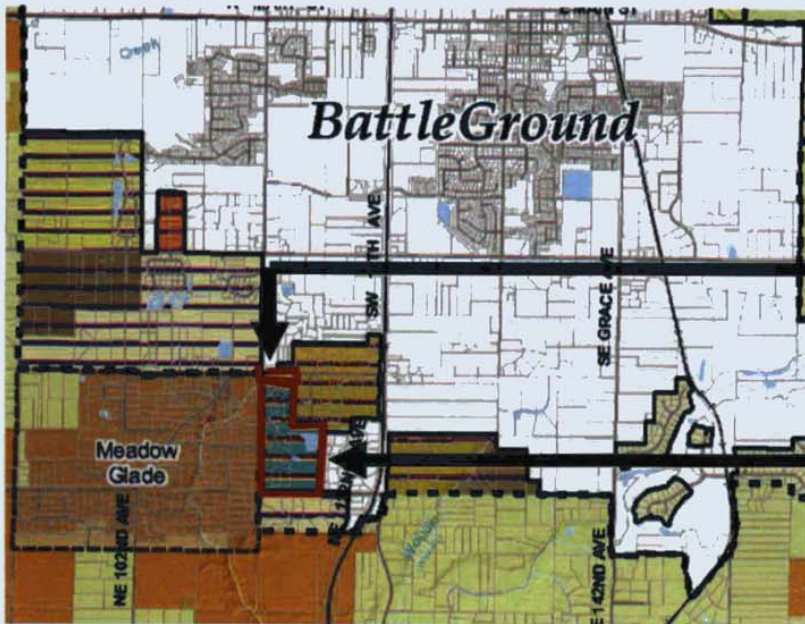
# Alternative 2

## BATTLE GROUND UGA

Change from industrial land to low density residential and change the R1-5 of adjacent parcels to R1-20 to recognize existing uses.

**Comp plan map:** Change from Industrial (I) to Urban Low Residential (UL)

### Zoning map



Six parcels abutting NE 189<sup>th</sup> St to change from Single-family residential R1-5 (5,000 sq. ft. lots) to Single-family residential R1-20 (20,000 sq. ft. lots) with Urban Holding (UH-10) overlay

Change from Business Park (BP) and Urban Holding (UH-20) to Single-family residential R1-20 (20,000 sq. ft. lots) with Urban Holding (UH-10) overlay

# Alternative 2

## RIDGEFIELD UGA

5 parcel expansion of Ridgefield Urban Growth Boundary including the Tri-Mountain Golf Course

**Comprehensive Plan map:** Retaining Parks and Open Space (P/OS) designation

---

### Zoning map



Retaining Parks and Open Space (P/OS) zoning and adding an Urban Holding (UH-20) overlay



# Alternative 2

## WASHOUGAL UGA

Correcting an inconsistency between county and city zoning classifications

### Comprehensive plan map : No change

#### Zoning map



Change from AR-16 (Washougal zoning) to R-18 (county zoning) and adding Urban Holding overlay

Change from R1-15 (Washougal zoning) to R1-10 (county zoning)

Steigerwald refuge: Heavy Industrial to Parks and Open Space. Apply Urban Holding (UH-20) to Steigerwald and property owned by Port.

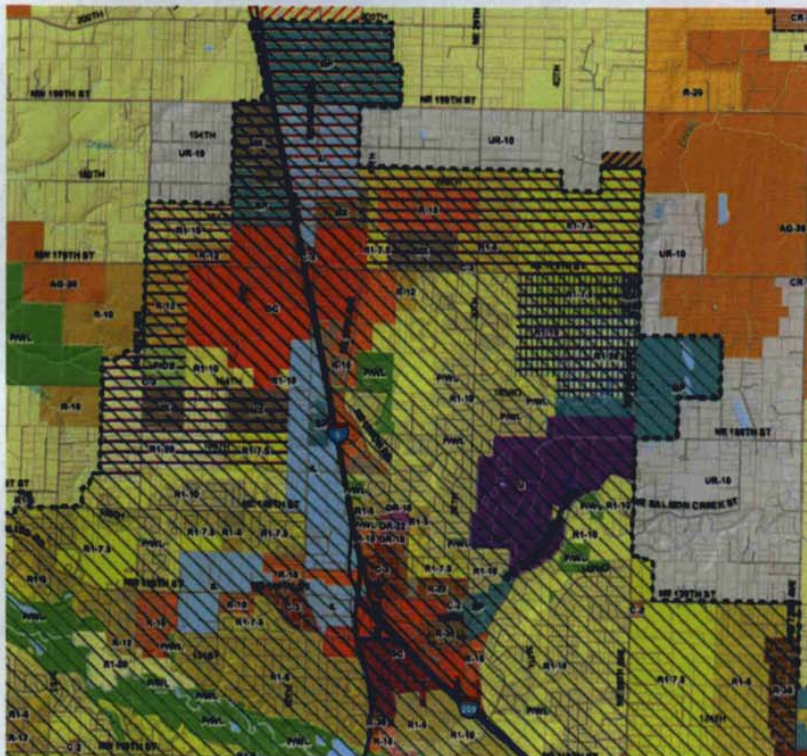


# Alternative 2

## VANCOUVER UGA

Both the Discovery - Fairgrounds and Salmon Creek sub-area plan recommendations were developed by advisory groups composed of stakeholders from the specific area including property owners and leaders of major institutions.

**Zoning map (current)**



**Zoning map (proposed)**





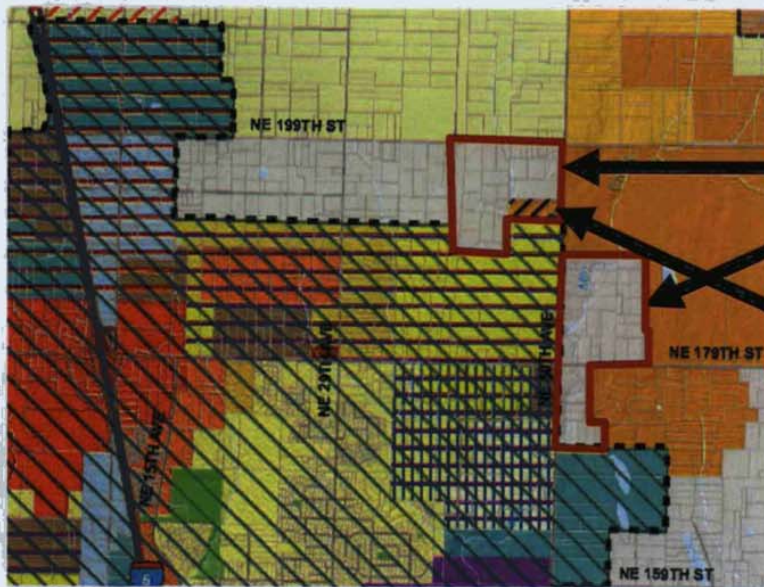
# Alternative 2

## URBAN RESERVE

Removal of Urban Reserve overlay in the north Salmon Creek area. This area provides a natural buffer to agriculture resource lands.

**Comp plan map:** Removal of Urban Reserve and application of Rural designation

## Zoning map



- Removal of Urban Reserve (UR-10) zone and application of Rural (R-5) on those parcels in gray with red outline
- Removal of Urban Reserve (UR-10) overlay and retaining Agriculture zoning