

1 Land Use Element

Introduction

The Land Use Element of the Clark County Comprehensive Growth Management Plan 2015-2035 (20-Year Plan) provides policy guidance for the uses of land throughout Clark County, which range from residential, commercial and industrial structures to farm and forestry activities to parks, open spaces, and undeveloped environmentally sensitive areas. It contains policies to provide guidance as to how and where these uses should be located, and what type of overall land use pattern should evolve as Clark County develops over the next 20-years.

In addition to the written descriptions of existing conditions and the policies, the land use element is closely associated with the 20-Year comprehensive plan map. The map delineates the unincorporated area in various categories, or plan designations, which appear on the map as different colors. Specific policies are applied to specific map designations, providing policy direction for the development of those areas.

This element includes a review of existing conditions and analyses of how Clark County will meet future needs related to land uses. One critical concern that it addresses is whether the map and policies designate adequate amounts of land to meet the residential, commercial, industrial, environmental and other needs of Clark County through the next 20-years. A second equally important concern is the integration of land uses. The various types of uses should be located and developed in an integrated, cohesive manner which minimizes transportation and other public and private service needs and costs and fosters greater accessibility, livability and community in Clark County.

The Growth Management Act of 1990 (GMA) clearly emphasizes the reduction of urban sprawl. The Land Use Element promotes more compact development patterns which allow for more efficient delivery of services, and promotes a better balance of jobs and housing to minimize the distance people need to travel between home, workplace and shopping.

The Land Use Element contains provisions for a clear distinction between urban and rural areas through the designation of urban growth boundaries, as required by the GMA. Within urban areas, urban style and density development should occur. Within the rural area, rural style and density development are planned.

Within the urban areas, a range of urban densities and development opportunities are envisioned. Although single family housing will continue to be the most common form of residential development, certain areas within major activity centers and along transportation corridors are planned for increased multi-family and mixed use development, as well as more intensive commercial uses. Protection of environmentally critical lands and an expansive recreational and open space network development are planned in both the urban and rural areas.

Relation to other elements of the plan

The land use element addresses land development throughout the entire unincorporated area. However, because of its unique conditions and policy issues, analysis and policies for the unincorporated rural area of Clark County are contained in a separate **Rural and Natural Resource Lands Element, Chapter 3** and **Environmental Element, Chapter 4** of this document.

The Land Use Element is the central element of the comprehensive plan. The other elements must be fully consistent with the land use development patterns and policies presented in the Land Use

Element and comprehensive plan map. For example, the **Transportation and Capital Facilities Elements** must contain adequate provisions to serve the type and extent of the land use patterns envisioned in the Land Use Element. Conversely, the Land Use Element and map must not specify a land use development pattern which cannot be adequately served by transportation and other services specified in the other elements.

Relation to other county planning policy documents

The Clark County 20-Year Comprehensive Plan, including the land use element, is part of a hierarchy including GMA, the Clark County countywide planning policies, the Community Framework Plan, and the Clark County zoning ordinance and related implementation measures. The GMA contains general and specific requirements for participating jurisdictions. Clark County's Community Framework Plan provides an overall community vision and general policies for future development in accordance with the GMA. Clark County's 20-Year Comprehensive Plan, and Land Use Element within, provides detailed policies for managing growth consistent with the mandates of GMA and the direction of the Community Framework Plan.

The 20-Year plan and its Land Use Element do not provide all the details, however. Precise standards, such as building setbacks, permitted uses within a particular zoning district or appropriate types of stormwater management systems are included in the implementing ordinances, including the zoning regulations. The 20-Year plan is the controlling document and where the implementing ordinances conflict with the 20-Year plan or fail to implement its policies, the 20-Year plan and its policies shall prevail.

Relation to city comprehensive plans

The land use element, and other 20-year plan elements, will be the governing documents for all unincorporated lands under the jurisdiction of Clark County. City comprehensive plans and their associated ordinances will be the governing documents applicable within incorporated city limits. Unincorporated lands within adopted urban growth areas will be subject to county plans and ordinances, although cities will be consulted and city policies may be considered. Interjurisdictional provisions are included in the Procedures Element, Chapter 14 of this document.

Land Use Conditions

General History

Clark County was originally settled by Native Americans, who established villages along the Columbia River and in other sites before recorded history. European settlement dates back to the establishment of Fort Vancouver in the early 19th century. Subsequent development of Clark County was primarily agriculturally based, but small residential concentrations within compact grid networks emerged in the Vancouver, Camas and Washougal areas, and later in Battle Ground, La Center and Ridgefield.

Later expansions in development patterns were brought about largely by transportation improvements. With the arrival of the streetcar, radial development along track lines followed, such as along Fourth Plain Boulevard from downtown Vancouver to Orchards. Increased automobile use beginning in the 1920's extended the reach of development further from the original downtown nodes into areas previously used for agriculture. This process continued with the influx of population during World War II, the post-war construction of Highway 99, and later Interstate 5 and 205.

Increasingly dispersed development patterns have occurred over the past 20-years in Clark County. The pace and timing of growth has occurred in cycles, driven largely by regional and national trends. From 2000 through 2010, county population grew from 345,238 to 425,363. During this period, Clark

County grew by 80,125 residents or by 23 percent. On April 1, 2015, the state Office of Financial Management ranked Clark County as the fifth largest county in the state with a population of 448,500.

Current general distribution of land uses and population

The total land area encompassed by Clark County and its associated cities is approximately 420,238 acres, including areas covered by water. The overall existing distribution of various land uses within Clark County is illustrated in **Table 1.1**. This table illustrates how the areas are designated by the comprehensive plan or zoning maps.

Table 1.1 2015 Generalized Land Uses – Plan Map (Values in Acres)

| JURISDICTION | FOREST | AGRICULTURE | COMMERCIAL | INDUSTRIAL | OFFICE/BUSINESS PARKS | MIXED USE | PUBLIC FACILITIES | PARKS OPEN SPACE | SINGLE FAMILY RESIDENTS | MULTI-FAMILY RESIDENTS |
|-------------------|---------|-------------|------------|------------|-----------------------|-----------|-------------------|------------------|-------------------------|------------------------|
| Clark County | 158,099 | 35,142 | 360 | 266 | | | 1,338 | 8,330 | 103,759 | |
| Vancouver UGA | | | 5,359 | 9,426 | | 603 | 3,601 | 5,119 | 31,946 | 5,758 |
| Camas UGA | | | 889 | 1603 | 888 | | 519 | 832 | 4,850 | 648 |
| Washougal UGA | | | 347 | 815 | | 225 | 150 | 433 | 2,588 | 256 |
| Battle Ground UGA | | | 797 | 324 | 190 | 1,333 | | 153 | 2,786 | 1,238 |
| La Center UGA | | | 175 | 105 | | 129 | 91 | 122 | 1,136 | 85 |
| Ridgefield UGA | | | 390 | 1,075 | 442 | 48 | 246 | 254 | 2,991 | 565 |
| Yacolt UGA | | | 39 | 58 | | | 37 | 42 | 273 | |
| Woodland | | | | | | | 40 | | 111 | |
| Total* | 158,099 | 35,142 | 8,355 | 13,672 | 1,521 | 2,337 | 6,022 | 15,283 | 150,440 | 8,550 |

Source: Clark County GIS.

* The total above does not include 18,159 acres of bodies of water; 81 acres of Airport, and 260 acres of BPA in Vancouver.

Table 1.2 presents 2015 base population and projected increases in Clark County and its cities. It should be noted that city limits listed have not remained static over time, and will not do so in the future. Growth within urban growth areas reflects an expansion of city limits as well as births, deaths, and net migration.

The projected 2035 populations for each city reflect an assumption that city limits will grow through annexation to fill the adopted urban growth areas (UGA). Similarly, the apparent decline in the unincorporated rural and urban areas is due to a loss of land area through annexation, and not out-migration or other loss of population.

Much of the policy thrust of the Clark County 20-Year plan is in response to the need to plan for the anticipated population growth for the 20-year period ending in 2035 based on a 1.25% growth rate or a projected population of 577,431 (90% to the urban area and 10% to the rural area). Under the GMA, Clark County and its cities are required to plan for a total population projection as provided by the state Office of Financial Management (OFM). The OFM has estimated a population projection for 2035 ranging from a low of 459,617 to a high of 681,135. Although the county can exercise discretion over how the projected total is distributed among the urban growth areas and the unincorporated rural area, the comprehensive growth plans of Clark County and its cities must be consistent with the official total allocation.

The 2035 population projections listed in Table 1.2 are actual goals, not merely future estimates or guidelines, which must be reflected in the respective 20-year plans of the jurisdictions.

Table 1.2 2035 Population Estimates by Jurisdiction

| UGA | 2015 POPULATION | 2015 – 2035 CHANGE | 2035 POPULATION |
|-------------------|-----------------|--------------------|-----------------|
| Clark County | 62,205 | 12,859 | 75,064 |
| Battle Ground UGA | 20,871 | 17,572 | 38,443 |
| Camas UGA | 22,843 | 11,255 | 34,098 |
| La Center UGA | 3,209 | 4,433 | 7,642 |
| Ridgefield UGA | 6,575 | 18,919 | 25,494 |
| Vancouver UGA | 315,460 | 56,601 | 372,067 |
| Washougal UGA | 15,932 | 6,415 | 22,347 |
| Woodland | 89 | 229 | 318 |
| Yacolt UGA | 1,661 | 303 | 1,964 |
| Total | 448,845 | 128,586 | 577,431 |

Sources: Clark County GIS. Projected 2035 population based on OFM allocation and 1.25% growth rate. 2015 population is based on incorporation of UGA area.

Approximately 90 percent of population growth over the 20-year planning horizon is expected to occur in designated urban growth areas, with 10 percent of the remainder to occur in unincorporated rural and natural resource lands. This type of development pattern is consistent with the goals of the

GMA and supports the implementation of the long range vision of the county reflected in the Community Framework Plan. To accommodate the population growth over the 20-year planning horizon the following UGA’s new total acreage (Table 1.3) is expected to expand to Battle Ground 81.67, La Center 72.47, and Ridgefield 111.26, acres.

Table 1.3 Total Acreage Added by UGA

| UGA NAME | Commercial | Mixed Use | Public Facilities | Urban Low Density | Grand Total |
|---------------|------------|-----------|-------------------|-------------------|-------------|
| Battle Ground | 0 | 81.67 | 0 | 0 | 81.67 |
| La Center | 55.04 | 0 | 17.43 | 0 | 72.47 |
| Ridgefield | 0 | 0 | 0 | 111.26 | 111.26 |
| Grand Total | 55.04 | 81.67 | 17.43 | 111.26 | 265.40 |

Source: Clark County GIS

Residential Land Uses

Residential lands provide the base for the provision of housing of Clark County residents. For the purposes of assessing overall land use, perhaps the most significant policy issues related to residential uses are the sufficiency, affordability and location of the overall housing stock. These factors are heavily driven by market and demographic factors which are largely beyond local control, such as interest rates or immigration to the Portland-Vancouver region. However, Clark County is working with all the cities to provide an appropriate land base and policy guidance through the comprehensive planning process to influence these factors in a positive direction.

The 2016 Comprehensive Plan Map for the county and its cities contains an adequate amount of land designated for urban residential use, which is sufficient to accommodate the projected population increase of 115,727 persons allocated to Clark County urban areas. The methodology used to determine the amount of land needed to accommodate the projected population increases is based on the policy directives of the Board of County Councilors. A more complete analysis of residential development issues is contained in the **Housing Element, Chapter 2** of this document.

Commercial and Industrial Land Uses

Urban commercial and industrial designations are designated within the Urban Growth Areas on the Land Use Map. These include Commercial (C), Industrial (I), and Heavy Industrial (IH), as described below. Commercial lands are envisioned to accommodate future employment growth, along with industrial and business lands. **Chapter 9, Economic Development Element**, provides further policy direction regarding types of employment uses and attraction of businesses to the county. For designations, goals and policies guiding commercial development in the rural area see **Chapter 3, Rural and Natural Resource Element**.

Parks

Clark County has been involved in land acquisition for parks since the 1930's, and adopted its first Comprehensive Parks and Recreation Plan in 1965. From 1997 to 2013, the county park system was jointly planned and managed with the City of Vancouver via an interlocal agreement or memorandum of understanding (MOU). In 2014, the agreement was not renewed. The Clark County Parks Division was created in 2014 under the Department of Public Works and the associated Clark Parks Advi-

sory Board (PAB) was also established in 2014. In 2015 the Clark County Parks, Recreation and Open Space (PROS) Plan was adopted by the Board of County Councilors. The plan provides direction for the future priorities of the parks system over the next two decades, qualifies the county for eligibility for state and federal grant resources, fulfills the requirements for a parks element within the comprehensive plan as part of the State of Washington Growth Management Act (GMA) and reflects the guidance from the Greater Clark Parks Advisory Board related to recreational needs and priorities of the community. **The Parks, Recreation and Open Space Element, Chapter 7**, provides further background and information on these facilities in Clark County.

Land Use Integration

For a community to function in a livable and efficient manner, land uses must not only be provided in sufficient overall quantities, but must also be developed in an integrated, cohesive fashion. The 20-Year Plan encourages improved land use integration on a range of levels, from more efficient overall regional form to better site-specific land use integration and access. Developing in an integrated fashion to include but not limited to working closely with school districts to ensure that new school facilities are within close proximity to neighborhoods they are intended to serve.

Urban Growth Areas

Perhaps the most fundamental policy component of the 20-Year Plan is the establishment of urban growth boundaries, as required by the GMA. Within urban growth boundaries, development of urban uses and densities should occur, and urban level of services should be available, or capable of being provided in the future. Within the rural area beyond the urban growth boundaries, only rural uses and densities should occur, and only rural level of services should be provided.

The establishment of urban growth boundaries is intended to reduce service inefficiencies associated with sprawling and dispersed development patterns, and to produce a generally more compact overall urban development pattern which can be served more efficiently. Urban growth boundaries also facilitate more efficient timing of growth, as available land supplies within the urban areas are generally utilized before the boundary is extended into the adjacent rural area to allow for more intensive development in that area. In the absence of established boundaries, leap frog development pattern may occur when urbanization takes place in isolated outlying pockets before it occurs in areas closer to the cities.

Urban growth boundaries also serve the purpose of fostering distinctions between the urban and rural areas which often become blurred or lost in the face of unmanaged growth. Those who choose to live in rural or urban areas often do so because of the relatively unique set of characteristics that each offers. By reinforcing and protecting the distinction between urban and rural areas, growth boundaries can help to conserve for the future many of these characteristics which have been steadily eroded in Clark County in recent years, particularly in the rural communities closer to the urban areas.

Focused Public Investment Areas

Although development will occur throughout the urban areas, the 20-Year Plan encourages more focused capital improvements for a variety of services in specific areas in order to provide “fully served” land where all public facilities meet or exceed standards. Clark County has identified potential investment areas and developed conceptual plans and cost estimates for making these areas ready to build. Encouraging development in the focused public investment areas will allow mixed use, industrial and professional business activities to locate where they can be served most easily and efficiently by public services, particularly transportation. These centers and nodes have better automobile and transit accessibility than most other urban areas. Encouraging commercial activities in close proximity to higher density housing will provide important opportunities to more closely

match jobs, housing and shopping, minimizing traffic impacts by reducing the number and length of automobile trips needed.

Providing a range of development densities in the urban area is intended to foster a variety of options for people or companies wishing to live or do business in the county. Opportunities will be provided in residential areas characterized by larger homes and ample yard space, as well as those who wish to live in a more urbanized setting of smaller homes within walking distance or close proximity of a full range of shops or other activities. More detailed information can be found in the Economic Development Action Plan.

Sub area plans

Sub area planning provides the community with a greater opportunity to be involved in a planning process that is more identifiable and predictable. Neighborhoods, corridors and special districts may be defined and plans will be tailored to address the issues of that area. Upon adoption by the Board of County Councilors they amend and become part of the comprehensive plan.

Many planning efforts have been undertaken within the Vancouver Urban Growth Area in collaboration with area residents, business owners and other stakeholders. Sub area plans work to create a vision for a community as it grows and develops.

Highway 99

The Highway 99 sub area is located in an urbanized area of unincorporated Clark County between Vancouver and Ridgefield. The planning area includes approximately 2,400 acres and extends from the Chelatchie Prairie Railroad Bridge near NE 63rd Street (south), Interstate 5 (west), NE 134th Street (north), and the Bonneville Power Administration Transmission Line Right-of-Way (east).

The area has a mix of housing, businesses, and undeveloped property, but it is regionally known for US Highway 99. This key corridor, next to Interstate 5, serves as a business district for the Hazel Dell, Salmon Creek, and Felida unincorporated areas.

The [Highway 99 Sub area plan](#) and accompanying [Form-based](#) code provides a vision for the redevelopment and revitalization of the Highway 99 corridor. [See Figure X.](#)

Mill Creek

The Mill Creek sub area is bounded by NE 179th Street on the north, NE 50th Avenue on the east, the WSU campus on the south, and NE 29th Avenue on the west. The plan includes zoning and traffic circulation for the area and recommendations on public open space, trails, lot size compatibility and design standards for future roads. [See Figure X.](#)

Community-wide plans

Something as simple as a sidewalk can improve your health and the health of your neighbors by encouraging walking for recreation or travel. Research shows that there are key features of communities that influence health, such as parks, safe streets, public gathering places, and easy access to healthy food.

Other plans have been developed by and with the community to assure we are developing and sustaining healthy and age-friendly communities. Such plans include the [Growing Healthier Report](#), the [Aging Readiness Plan](#) and the [Bike and Pedestrian Plan](#). The **Community Design Element, Chapter 11** includes policies related to the Growing Healthier Report and Aging Readiness, while the Transportation Element, Chapter 5 includes policies related to the Bike & Pedestrian Plan.

The 20-Year Plan encourages better land use integration through increased accessibility and interrelation of nearby uses. Development patterns or uses which allow for and encourage pedestrian access are encouraged, while development which is of a strip commercial nature or otherwise exclusively oriented to automobile traffic is not.

Growing Healthier Report

Clark County Public Health examined the ways that our neighborhoods and our built environment impact our health. Working with the community, they identified specific policies and strategies for improving the long-term health of our community through the development of the [Growing Healthier Report](#).

Aging Readiness Plan

The Aging Readiness Task Force developed a plan that identifies strategies focusing on healthy communities, housing, transportation and mobility, supportive services and community engagement. The [Aging Readiness Plan](#) assesses the county's readiness to serve as a home for a growing number of older residents. The plan includes 91 strategies to improve the community's capacity to support its growing older population and ultimately benefit all ages. The Commission on Aging was established in 2012 to lead and manage the implementation of the plan.

Bike and Pedestrian Plan

Clark County has developed a Bicycle and Pedestrian Plan to make it safer and more convenient for people to get to major destinations on foot or by bicycle. The plan identifies ways to improve the transportation network by integrating existing sidewalks, bike lanes and trails.

Interpretation of the 20-Year Plan Map

The 20-Year Plan Map identifies a number of different designations which are described below. The plan designations have been chosen are consistent with the location criteria described. Future amendments to the 20-Year Plan map must be made in a manner, which is consistent with these general descriptions (Tables 1.4, 1.5, and 1.6).

Table 1.4 Rural Lands Plan Designation to Zone Consistency Chart

| Comprehensive Plan: | Current Zoning 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 to accommodate expected population growth. | Shows how land can be used and what can be built on any given property today. Zones are more specific than comprehensive plan designations and come with a set of rules described in the county’s Unified Development Code Title 40. |
| RURAL | |
| Rural (R) | Rural (R-5) Rural (R-10) Rural (R-20) Airport (A) |
| Rural Center (RC) | Rural Center (RC-1) Rural Center (RC-2.5) |
| Rural Commercial (CR) | Rural Commercial (CR-1) Rural Commercial (CR-2) |
| Rural Industrial (RI) | Heavy Industrial (IH) Airport (A) |
| Public Facility (PF) | Public Facility (PF) Airport (A) |
| Rural Industrial Land Bank (RILB) | Light Industrial (IL) |

Table 1.5 Resource Lands Plan Designation to Zone Consistency Chart

| RESOURCE | |
|------------------------------|-----------------------|
| Agriculture (AG) | Agriculture (AG-10) |
| Agri-Wildlife (AG/WL) | Agri-Wildlife (AG/WL) |
| Forest Tier II | Forest (FR-20) |
| Forest Tier I | Forest (FR-80) |
| Airport (A) | Airport (A) |

Table 1.6 Urban Plan Designations to Zone Consistency Chart

| | Comprehensive Plan: | Current Zoning 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 to accommodate expected population growth. | Shows how land can be used and what can be built on any given property today. Zones are more specific than comprehensive plan designations and come with a set of rules described in the county’s Unified Development Code Title 40. |
| Urban Areas | Urban Low Density Residential (UL) | Single Family Residential (R1-5) Single Family Residential (R1-6) Single Family Residential (R1-7.5) Single Family Residential (R1-10) Single Family Residential (R1-20) |
| | Urban Medium Density Residential (UM) | Residential (R-12) Residential (R-18) Office Residential (OR-15) Office Residential (OR-18) Office Residential (OR-22) |
| | Urban High Density Residential (UH) | Residential (R30) Residential (R40) Office Residential (OR30) Office Residential (OR43) |
| | Mixed Use (MU) | Mixed Use (MX) |
| | Commercial (C) | Neighborhood Commercial (NC) Community Commercial (CC) General Commercial (GC) |
| | Industrial (I) | Business Park (BP) Light Industrial (IL) Railroad Industrial (IR) Airport (A) |
| | Heavy Industrial (IH) | Heavy Industrial (IH) Airport (A) |
| | Public Facility (PF) | Public Facility (PF) University (U) Airport (A) |
| | Airport (A) | Airport (A) Heavy Industrial (IH) |
| | Parks/Open Space (P/OS) | Parks/Open Space (P/OS) Parks/Wildlife Refuge (P/WL) |
| | Bonneville Power Administration (BPA) | All zones |

| OVERLAYS | |
|---|--|
| Mining | Surface Mining Overlay District (S) |
| Mining (MCRGSA) | Surface Mining Overlay District (S) |
| Columbia River Gorge National Scenic Area (CRGNSA) | Columbia River Gorge National Scenic Area (CRGNSA) |
| CRGNSA General Management Area (GMA): | |
| | Gorge Large-Scale Agriculture 80 (GLSA-80) |
| | Gorge Large-Scale Agriculture 40 (GLSA-40) |
| | Gorge Small-Scale Agriculture 20 (GSSA-20) |
| | Gorge Small Woodland 20 (GSW-20) |
| | Gorge Small Woodland 40 (GSW-40) |
| | Gorge Open Space (GOS) |
| | Gorge Residential 5 (GR-5) |
| | Gorge Residential 10 (GR-10) |
| | Gorge Public Recreation (GPR) |
| CRGNSA Special Management Area (SMA): | |
| | Gorge SMA Agriculture (GSAG) |
| | Gorge SMA Forest (GSFF) |
| | Gorge SMA Open Space (GSOS) |
| Urban Reserve (UR) | Urban Reserve-10 (UR-10) Urban Reserve-20 (UR-20) |
| Urban Holding (UH) | Urban Holding-10 (UH-10) Urban Holding-20 (UH-20) |
| | Rural Center Mixed Use (RC-MX) |
| | Airport Environs (AE) |
| | Resort |
| | Railroad Industrial (RR) |
| | Historic District (H) (not on map) |
| | Highway 99 <ul style="list-style-type: none"> • Activity Center • Transitional • Single Family Residential • Multi Family Residential • 78th Street Property |
| | Mill Creek |
| Equestrian | Equestrian (E) |

The Plan to Zone matrix is provided to identify those implementing base zoning districts which are consistent with each plan designation. Those districts which are not included within a given plan designation are inconsistent with the plan map and are not permitted within that designation. This information is necessary to determine when, where and under what circumstances these designations should be applied in the future.

20-year Plan Designations and Location Criteria

The policies in this chapter and those in the referenced planning studies strive to improve the quality of life, provide opportunities for innovative approaches to land use and protect our community character. The policies work in tandem with the Comprehensive Plan map, which illustrates the location of various land use categories. The Comprehensive Plan map delineates the unincorporated area in various categories, or plan designations, which appear on the map as different colors. The Comprehensive Plan map is **Figure X**.

RESIDENTIAL LANDS

There are three separate categories for residential use, ranging from low to high density. **Low density residential** is predominantly for single-family residential development with a density range of five to ten units per gross acres. **Medium density residential** provides land for single-family attached housing, garden apartment, and multi-family developments ranging from 10 to 22 units per gross acre and **high density** of 43 units per gross acre. Public facilities, churches, institutions and other special uses may be allowed in these designations if certain conditions are met. Where offices are determined to be appropriate, office residential zones can be applied in the medium and high density designations.

Urban Low Density Residential (UL)

This designation provides for predominantly single-family residential development with densities of between five and ten units per gross acre. Minimum densities will assure that new development will occur in a manner which maximizes the efficiency of public services. New development shall provide for connection to public sewer and water. Duplex and attached single-family homes through infill provisions or approval of a Planned Unit Development may be permitted. In addition, public facilities, churches, institutions and other special uses may be allowed in this designation if certain conditions are met. The base zones which implement this 20-Year Plan designation are the R1-20, R1-10, R1-7.5, R1-6 and R1-5 zones. The zones may be applied in a manner that provides for densities slightly higher than existing urban development, but the density increase should continue to protect the character of the existing area.

Urban Medium Density Residential (UM)

This designation provides land for single family attached housing, garden apartment, and multi-family developments ranging from 10 to 22 dwelling units per gross acre. Minimum densities assure that areas build out to the density planned, ensuring that the urban areas accommodate anticipated residential needs. Areas planned for urban medium residential use and assisted living facilities shall be located near commercial uses and transportation facilities in order to efficiently provide these services. Public facilities and institutions are allowed under certain conditions. The implementing base zones in this designation are the R-12, R-18 and R-22 zones. Where Offices are determined to be appropriate, the Office Residential OR-15, OR-18 and OR-22 zones can be applied in this designation.

Urban High Density Residential (UH)

These areas provide for the highest density housing in the urban area with 43 units per gross acre. Minimum densities assure that these areas build out to the density planned, ensuring that the urban areas accommodate anticipated residential needs including assisted living facilities. Areas with this designation shall be located in transit corridors and near commercial and employment centers to provide demand for commercial and transportation services while providing easy access to employment. Institutions and public facilities are allowed in this zone under certain conditions. Base zones in this designation are the R-30 and R-43. Where Offices are determined to be appropriate, Office Residential OR-30 and OR-43 zones can be applied in this designation.

COMMERCIAL LANDS

With the 2016 comprehensive plan update, the county has consolidated the three commercial comprehensive plan designations into one Commercial (C) comprehensive plan designation with the three commercial zoning districts remaining. Three distinct categories for urban commercial use include the following:

Neighborhood Commercial: NC zone

These Commercial center areas provide services within walking distance for the frequent needs of the surrounding residents and are implemented by the Neighborhood Commercial

base zone. These areas are located in the urban growth boundary and will generally be small areas which are generally designed to serve neighborhoods. Developments in these areas will be designed to be compatible with the surrounding residentially zoned neighborhoods.

New neighborhood commercial areas should generally be less than five acres in size, spaced less than five miles from similar uses or zones, serve a population of up to 10,000 and locate at neighborhood collector or larger crossroads and serving a primary trade area within a 1.5 mile radius. In addition, all new commercial applications should address the criteria for zone changes below.

Community Commercial: CC zone

Commercial center areas provide services to several neighborhoods in urban areas of Clark County and is implemented with the Community Commercial zone. New community commercial areas should generally be between five and 20 acres in size, spaced two to four miles from similar uses or zones, serve a population of 10,000 to 20,000, locate at minor or major arterial crossroads, serving a primary trade area between 2 to 4 miles. In addition, all new commercial applications should address the criteria for zone changes, below.

General Commercial: GC zone

General Commercial areas provide a full range of goods and services necessary to serve large areas of the county, and traveling public. This designation is implemented with the General Commercial base zone. These areas are generally located at interchanges, along state highways and interstates, and adjacent to major and minor arterial roadways. New general commercial areas should generally be more than 20 acres in size, spaced more than four miles from similar uses or zones, serve a population of more than 20,000, and serving a primary trade area between 3 to 6 miles. In addition, all new commercial applications should address the criteria for zone changes, below.

Mixed Use (MU)

The Mixed Use designation intends to allow mixed use developments to provide the community with a mix of mutually supporting retail, service, office and residential uses. Areas within this designation are implemented with the list of uses allowed in the mixed use (MX) zone .

Areas within this designation are implemented with the list of uses allowed in the mixed use (MX) zone and are intended to achieve the goals and objectives of the community framework plan and the comprehensive plan:

- enhance livability, environmental quality and economic vitality;
- accommodate and respect surrounding land uses by providing a gradual transition into lower density neighborhoods that may encircle a potential mixed-use site;
- maximize efficient use of public facilities and services; provide a variety of housing types and densities;
- reduce the number of automobile trips and encourage alternative modes of transportation;
- and create a safe, attractive and convenient environment for living, working, recreating and traveling; and,
- shall be accomplished through design requirements governing such elements as scale, bulk, street orientation, landscaping, and parking as contained in the Mixed Use Design Standards.

Industrial (I)

Areas within this designation are implemented with Light Industrial (IL), Business Park (BP), and Industrial Railroad (IR) base zones and are intended to provide the community with employment opportunities such as compatible office and attractive new non-polluting industries. Areas designated Industrial also provides for more intensive job related land uses that pay family wages, such as professional offices, research and technology related industries.

- Light Industrial (IL) base zones are intended to provide for light manufacturing, warehousing, transportation and other land intensive uses. Services and uses which support industrial uses are allowed in these areas but limited in size and location to serve workers within the industrial area.
- The Business Park (BP) base zone provides for uses permitted in the business park and is intended to provide for campus like development with higher job densities and family wage jobs than in traditional industrial areas.
- The Industrial Railroad (IR) base zone provides land uses that require and take advantage of rail access. This designation is appropriate for industrial and manufacturing uses including manufacturing, assembly, fabrication, processing, and bulk handling and storage (warehousing).
- Airport (A) base zone provides land uses for airports that allow public use.

Heavy Industrial (IH)

This designation is implemented with a heavy industrial (IH) base zone and provides land for heavy manufacturing, warehousing and industrial uses that may be incompatible with other categories of land uses. This designation is appropriate for areas which have extensive rail and shipping facilities.

Public Facility (PF)

This designation is applied to land uses that have already constructed facilities or are for public use. Public schools, government buildings, water towers, sewer treatment plants, and other publicly owned uses are included in this designation. The implementing base zone is Public Facility (PF), University (U) and Airport (A).

Airport (A)

This designation is applied to airports that allow public use. It is implemented with an Airport (A) and Heavy Industrial (IH) base zones.

Parks/Open Space (P/OS)

These areas provide visual and psychological relief from man-made development in the urban area. Open space also provides opportunities for recreational activity and environmental preservation, maintenance, and enhancement. Open space may include, but is not limited to developed parks, trails and greenways, special areas, public and private recreational facilities, critical lands and public gathering spaces. It is implemented with a Public/Open Space (P/OS) and Parks/Wildlife Refuge (P/WL) base zones.

Bonneville Power Administration (BPA)

These areas are owned by the Bonneville Power Administration (BPA) where they operate their transmission facilities.

RURAL LANDS

Rural (R) This designation is intended to provide lands for residential living in the rural area. Natural resource activities such as farming and forestry are allowed and encouraged to occur as small scale

activities in conjunction with the residential uses in the area. These areas are subject to normal and accepted forestry and farming practices. The Rural 5, 10 and 20 base zones implement this designation. A Rural 10 designation are applied within the rural area to prevent premature subdivision of future urban areas where the lands are adjacent to designated Urban Reserves, the predominant size are equal or greater than 10 acres, act as a buffer to Natural Resource lands, and protects environmentally critical areas consistent with applicable county ordinance and related regulations. This allows for efficient urban development when land is added to the urban growth areas. Rural 20 map designation applies to rural areas where the lands act as a buffer to Natural Resource designated lands, are used for small scale forest or farm production, and contain significant environmentally constrained areas as defined by applicable county code and related regulations.

Rural Center (RC)

The rural center residential zones are to provide lands for residential living in the Rural Centers at densities consistent with the comprehensive plan. These districts are only permitted in the designated Rural Centers and are implemented with the RC-1 and RC-2.5 base zones.

Rural Commercial (CR)

This commercial district is located in rural areas outside of urban growth boundaries in existing commercial areas and within designated Rural Centers. These areas are generally located at convenient locations at minor or major arterial crossroads and sized to accommodate the rural population. Rural commercial areas are not intended to serve the general traveling public in rural areas located between urban population centers. Rural commercial areas within designated Rural Centers are implemented with the CR-2 base zone. Existing commercial areas outside of these Rural Centers are implemented with the CR-1 base zone. All new rural commercial applications shall address the criteria for new commercial areas through a market and land use analysis.

Rural Industrial (RI)

This industrial designation is to provide for industrial uses in the rural area that are primarily dependent on the natural resources derived from the rural area. The Heavy Industrial base zone implements this designation.

Rural Industrial Land Bank (RILB)

A rural industrial land bank is a master planned location for major industrial developments established consistent with RCW 36.70A.367. The minimum size of the land bank is 100 acres.

"Major industrial development" means a master planned location suitable for manufacturing or industrial businesses that: (i) Requires a parcel of land so large that no suitable parcels are available within an urban growth area; (ii) is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent; or (iii) requires a location with characteristics such as proximity to transportation facilities or related industries such that there is no suitable location in an urban growth area. The major industrial development may not be for the purpose of retail commercial development or multitenant office parks.

"Industrial land bank" means up to two master planned locations, each consisting of a parcel or parcels of contiguous land, sufficiently large so as not to be readily available within the urban growth area of a city, or otherwise meeting the criteria in "major industrial development" above, and is suitable for manufacturing, industrial, or commercial businesses and designated by Clark County through the comprehensive planning process specifically for major industrial use.

Resource Lands

Agriculture Lands (AG)

These lands have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production. This designation is implemented by the Agriculture (AG-10) base zone.

Agriculture/Wildlife (AG/WL)

This designation is applied to areas in the Columbia River lowlands which have the characteristics to support long-term commercially-significant agriculture and are valuable seasonal wildlife habitat. The primary uses in this area are commercial agriculture, wildlife habitat management and recreation. This designation is implemented by the Agriculture/Wildlife (AG/WL) base zone.

Forest Tier I

This designation is applied to those lands which have the physical characteristics that are capable of management for the long-term production of commercially significant forest products and other natural resources such as minerals. This tier is primarily applied to larger parcels and major industrial forestry landowners. The Forest-80 (FR-80) base zone, implements this designation.

Forest Tier II

This designation is applied to those lands which have the physical characteristics that are capable of management for the long-term production of commercially significant forest products and other natural resources, such as minerals. The Forest-20 (FR-20) base zone implements this designation.

Previously Developed Agriculture and Forest Zoned Property

Land divisions of remainder or parent parcels created under previous Agriculture or Forest Zoning District “Cluster” provisions, which are now within a resource zone or rural residential zone, cannot further divide until brought into the urban growth area.

OVERLAYS

An overlay zone lies on top of an existing base zone and provides an additional layer of development standards or special provisions in addition to those in the underlying zone.

Overlays are used to accomplish a variety of land use and development goals such as:

- providing design guidelines for a particular area,
- maintaining current codes while addressing a special need of a particular area within a zone(s),
- protecting valuable resources, such as historic and natural resources,
- helping meet goals and objectives of the community,
- protecting the quality of surface water,

For example, overlays may be applied to protect the historical nature of an area (e.g. materials, façade design, or color). Overlays can manage development in or near environmentally sensitive areas, such as groundwater recharge areas (e.g. to ensure water quality and quantity), special habitat (e.g. species or feature protection) or floodplains (e.g. prevent flood damage). Common requirements may include building setbacks, density standards, lot sizes, impervious surface reduction and vegetation requirements.

Highway 99 Overlay

This overlay district implements the Highway 99 Sub-Area Plan. Underlying zoning districts remain unchanged, however there are additional or alternative permitted uses and design standards. The

overlay district provides for the use of a hybrid form-based code which establishes minimum setback standards, minimum and maximum height standards, and different parking requirements and modifies other regulations for the underlying zoning districts within the sub-area.

Mill Creek Overlay

This overlay implements the Mill Creek Sub-Area plan. The overlay provides for special provisions and modifies other regulations for the underlying zoning districts within the sub-area.

Urban Holding Overlay

The Urban Holding Overlay protects areas from premature land division and development that would preclude efficient transition to urban development or large-scale industrial development. The Urban Holding Overlay is implemented by UH-10, UH-20, and UH-40 zones. Removal of the Urban Holding Overlay shall be consistent with the special implementation procedures provided for in Chapter 14, Procedure Guidelines. Designation and removal of the overlay is through a Type IV process.

Urban Reserve Overlay

The Urban Reserve Overlay lies on the fringe of the Urban Growth Boundaries and protects areas from premature land division and development that would preclude efficient transition to urban development. These lands are identified as being future additions to Urban Growth Areas and may be added to the urban area as necessary through amendments to the Comprehensive Plan. The Urban Reserve Overlay is implemented by Urban Reserve-10 (UR-10) zoning overlay for future urban residential development and Industrial Urban Reserve-20 for all other types of future urban development.

Surface Mining Overlay

This designation is implemented with an overlay zone and recognizes existing mining areas and is to allow for the future mining of minerals in an economically feasible way. Other land use controls which flow from 20-Year Plan policies or state or federal law apply to development proposals that are identified on zoning or other adopted maps but are not specifically identified on the 20-Year Plan Map.

Existing Historic Resort Overlay

This designation is implemented with an overlay zone and recognizes the following existing historic resort: Alderbrook. Criteria for approving additional existing historic resorts through the Annual Review or period plan updates are set forth in RCW 36.70A.362.

Railroad Industrial Overlay

This district is implemented with an overlay zone and recognizes the importance of the County railroad as an economic development asset. The development standards in the overlay closely match those of the County's industrial zoning districts.

Equestrian Overlay

This overlay promotes equestrian activities by allowing the development of communities with a focus on equestrian facilities, access to trails, and on sustaining the area's rich equestrian tradition. An equestrian overlay may only be established on parcels located outside of the Urban Growth Boundary.

Airport Environs Overlay

This overlay is intended to identify and protect existing and/or future/new general aviation public use airports that have been or maybe significantly impacted by adjacent development.

Rural Center Mixed Use Overlay

The rural center mixed use overlay is intended to provide the opportunity for a limited number of residential lots within rural centers to develop with a mix of retail, service, office, and residential uses. Maintaining the rural character of rural centers is the paramount goal when considering mixed use development.

CONCURRENCY

A critical aspect of land development is the availability and delivery of public services needed to serve that development. The GMA reinforces and formalizes this concept, known as concurrency, to require that necessary public services be available as part of the concurrency management program with new development. GMA requires that at minimum, specific levels of service standards for transportation be adopted by local jurisdictions, and those development proposals which cannot demonstrate compliance with these adopted service standards be denied. If they so choose, jurisdictions may also adopt levels of service for sewer, water, storm drainage, schools, parks, fire and police.

Further information and policies regarding service concurrency are contained in the applicable element chapters. The establishment of level of service standards has significant impact on future land use development patterns as well as service delivery. Table 6.1 (Capital Facilities and Utilities Element) summarizes generalized service provision anticipated in the urban and rural areas of Clark County. The descriptions are not precise standards to be used for regulatory purposes.

GOALS AND POLICIES

The 20-Year Plan policies listed in this element directly follow the mandates of the GMA and the Clark County Community Framework Plan, adopted by Clark County in May 1993 pursuant to GMA.

Washington State Goals and Mandates

As noted earlier, the GMA lists 13 broad goals regarding land use in general, as well as specific mandates regarding the designation of urban growth boundaries and provisions for development within the boundaries. Above all else, the GMA requires more compact growth patterns to allow for more efficient service delivery. GMA requires that a clear distinction be made between urban and rural lands. Participating counties must adopt urban growth boundaries in which urban growth will be encouraged, and outside of which only nonurban growth may occur.

Similarly, urban level public services must be in place, or be capable of being provided within the boundaries, but only rural level services should be provided outside the boundaries. The boundaries must be large enough to accommodate urban growth levels projected by the state to occur over a 20-year period, and may include areas outside of existing city limits but only if those areas are characterized by existing urban growth or are adjacent to areas of existing urban growth.

In both the urban and rural areas, cities or counties must adopt level of service standards for basic services such as transportation, sewer, water and stormwater provisions, and must ensure that new development proposals are capable of meeting those levels of service standards. The goals and mandates of the GMA are presented in more detail in the Introduction of the 20-Year Plan.

Community Framework Plan

Pursuant to the GMA, Clark County adopted the Community Framework Plan to establish an overall vision for the long-term growth of Clark County consistent with the GMA, and to articulate basic policies related to land use to implement that overall vision. The Framework Plan also contains county-wide planning policies, which were adopted to establish a procedure for bridging the gap between the Community Framework Plan, which is very general in nature, and the actual 20-Year Plan policies, which are more specific.

Buildable Lands Review and Evaluation Program

Buildable Lands Review and Evaluation Program Amendments to the GMA in 1997 require Clark County and its cities to collect data on buildable lands and analyze how planning goals are being achieved. The amendments, often referred to as the Buildable Lands Program, require local governments to monitor the amount and density of residential, commercial and industrial development that has occurred since adoption of a jurisdiction's Growth Management comprehensive plan. If the results of the seven-year buildable land evaluation reveal deficiencies in buildable land supply within UGA's, Clark County and the cities are required first to adopt and implement reasonable measures that will remedy the buildable land supply shortfall before adjusting UGA boundaries. More information about the Buildable Lands program can be found on the county's website at: www.clark.wa.gov/community-planning/monitoring

The Buildable Lands Program, at minimum should answer the following questions:

- What is the actual density and type of housing that has been constructed in UGA's since the last comprehensive plan was adopted or the last seven-year evaluation completed? Are urban densities being achieved within UGA's? If not, what measures could be taken, other than adjusting UGA's, to comply with the GMA?
- How much land was actually developed for residential use and at what density since the comprehensive plan was adopted or the last seven-year evaluation completed? Based on this and other relevant information, how much land would be needed for residential development during the remainder of the 20-year comprehensive planning period?
- How much land was actually developed for residential use and at what density since the comprehensive plan was adopted or the last seven-year evaluation completed? Based on this and other relevant information, how much land would be needed for residential development during the remainder of the 20-year comprehensive planning period?
- To what extent have capital facilities, critical areas, and rural development affected the supply of land suitable for development over the comprehensive plan's 20-year timeframe?
- Is there enough suitable land in Clark County and each city to accommodate countywide population growth for the 20-year planning period?
- Does the evaluation demonstrate any inconsistencies between the actual level of residential, commercial, and industrial development that occurred during the seven-year review period compared to the vision contained in Clark countywide planning policies and comprehensive plans and the goals and requirements of the GMA?
- What measures can be taken that are reasonably likely to increase consistency during the subsequent seven-year period, if the comparison above shows inconsistency?

Land Use Element policies

The Land Use Element for 20-year comprehensive plans determines the general distribution and location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other uses. The Land Use Element includes population densities, building intensities, and estimates of future population growth. The land use element is to provide for protection of groundwater resources, and where applicable, address drainage, flooding, and run-off problems and provide for coordinated solutions.

The following policies are to coordinate the efforts of Clark County and cities in designating land uses, densities, and intensities to achieve the pattern described above in their respective Comprehensive Growth Management Plans.

1.1 Countywide Planning Policies

- 1.1.1 Clark County, municipalities and special districts will work together to establish urban growth areas within which urban growth shall be encouraged and outside of which growth may occur only if it is not urban in nature. Each municipality within Clark County shall be included within an urban growth area. An urban growth area may include territory located outside of a city if such territory is characterized by urban growth or is adjacent to areas characterized by urban growth.
- 1.1.2 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period.
- 1.1.3 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources. Urban governmental services shall be provided in urban areas. These services may also be provided in rural areas, but only at levels appropriate to serve rural development. Urban governmental services include those services historically and typically delivered by cities or special districts, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection, public transit services, and other public utilities not normally associated with non-urban areas.
- 1.1.4 An urban growth area may include more than a single city.
- 1.1.5 Urban growth is defined as growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources.
- 1.1.6 Clark County and cities shall review their designated urban growth area or areas in compliance with Chapter 36.70A. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.
- 1.1.7 Each municipality within Clark County shall annually provide to Clark County parcel specific information on land developed or permitted for building and development in three categories: residential, commercial, and industrial. Clark County and municipalities shall follow the guidelines specified in the Plan Monitoring Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity.
- 1.1.8 Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report consistent with Chapter 36.70A. The report will detail growth, development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it.
- 1.1.9 Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies be-

tween land capacity and needs. In addressing these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of Chapter 36.70A.

- 1.1.10 Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management and appropriate bi-state/regional sources.
- 1.1.11 Interagency Cooperation. Clark County and each municipality will work together to:
 - establish a Technical Advisory Committee to develop an ongoing coordination program within the urban growth area;
 - provide opportunities for each jurisdiction to participate, review and comment on the proposed plans and implementing regulations of the other;
 - coordinate activities as they relate to the urban growth area;
 - coordinate activities with all special districts;
 - seek opportunities for joint efforts, or the combining of operations, to achieve greater efficiency and effectiveness in service provision; and,
 - conduct joint hearings within the urban growth areas to consider adoption of Comprehensive Plans.
- 1.1.12 Coordination of land use planning and development:
 - Clark County and each municipality shall cooperatively prepare land use and transportation plans and consistent development guidelines for the urban area.
 - Comprehensive Plans must be coordinated. The comprehensive plan of each county or city shall be coordinated with, and consistent with, the comprehensive plans adopted by other counties or cities with which Clark County or city has, in part, common borders or related regional issues. The city and Clark County shall play partnership roles in the production of plans which provide the opportunity for public and mutual participation, review and comment.
 - Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameter:
 - Protect and preserve lands zoned heavy industrial for heavy industrial uses.
 - Protect employment center lands from conversion to residential.
 - Consider rezoning of employment center lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.
 - Urban development shall be limited to areas designated by the urban growth boundary. Clark County and each local jurisdiction urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area. No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to wastewater management issues.
- 1.1.13 Urban Growth Area Centers (UGA) have a full range of urban levels of services and can be divided into three main categories in the following density tiers:

- **Vancouver Urban Growth Area** is now or will be a major urban area activity centers with a full range of residential, commercial, and industrial uses, high-capacity transit corridors, schools, major cultural and public facilities. Major urban areas centers, have or will have, urban densities of development of at least 8 units per net residential acre (6 gross units per acre) as an overall average. Areas along high capacity transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area). Regional institutions and services (government, museums, etc.) should be located in the urban core.
- **Urban Growth Areas of Battle Ground, Camas, Ridgefield, and Washougal**, will have a full range of residential, commercial, and industrial uses, schools, neighborhood, community, and regional parks, and are within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than a major urban area centers, averaging at least 6 units per net residential acre (4.5 gross units per acre). Higher densities occur along transit corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth areas centers should have a center focus that combines commercial, civic, cultural and recreational uses.
- **La Center Urban Growth Area** is located in predominantly a residential area with at least 4 housing units per net residential acre (3 gross units per acre), and include pedestrian-oriented commercial uses, schools, and small parks. There are no standards for the Yacolt urban growth area due to lack of public sewer. A mix of residential uses and densities are or will be permitted. Neighborhoods are to have a focus around parks, schools, or common areas.

1.1.14 Rural Centers are outside of urban growth areas centers and urban reserve areas and provide public facilities (e.g., fire stations, post offices, schools) and commercial facilities to support rural lifestyles. Rural centers have residential densities consistent with the surrounding rural minimum lot sizes and do not have a full range of urban levels of services

1.1.15 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:

- Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility.
- include a household size of 2.66 people per household
- conserve designated agriculture, forest or mineral resource lands;
- ensure an adequate supply of buildable land;
- have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and,
- balance industrial, commercial, and residential lands.

1.1.16 Establish consistent regional criteria for urban growth area boundaries for the 20-year comprehensive plans that consider the following:

- geographic, topographic, man-made and natural features (such as drainages, steep slopes, riparian corridors, wetland areas, etc.);
- public facility and service availability, limits and extensions;
- jurisdictional and special district boundaries;

- location of designated natural resource lands and critical areas; and,
- minimize split designations of parcels.

La Center UGA

- 1.1.17 There shall be no net material increase in cardroom capacity within the La Center Urban Growth Area.
- 1.1.18 An additional 120 acres +/- of industrial land shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.

County 20-Year Planning Policies

Goal: Adopt Urban Growth Area (UGA) boundaries to efficiently accommodate residential and employment increases projected within the boundaries over the next 20-years.

1.2 Policies

- 1.2.1 The UGAs shall be consistent with the following general goals:
 - reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
 - provide for the efficient provision of public services;
 - protect natural resource, environmentally sensitive and rural areas;
 - encourage a clear distinction between urban and rural areas;
 - maintain densities which support a multi-modal transportation system;
 - support variety, choice and balance in living and working environments;
 - promote a variety of residential densities; and,
 - include sufficient vacant and buildable land.
- 1.2.2 The UGAs shall be consistent with the following more specific criteria:
 - Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.
 - Cities shall be located within UGAs. Urban services shall be provided within those areas. Urban services should generally not be provided outside UGAs. (See Chapter 6, Capital Facilities and Utilities for urban and rural services.)
 - Lands included within UGAs shall either be already characterized by urban growth or adjacent to such lands.
 - Existing urban land uses and densities should be included within UGAs.
 - Land within the UGA shall not contain areas designated for long-term agriculture or forestry resource use.
 - UGAs shall provide a balance of industrial, commercial and residential lands.
 - The UGAs should utilize natural features (such as drainage ways, steep slopes, open space and riparian corridors) to define the boundaries.
 - Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the area over the planning period under adopted concurrency standards.

Vancouver Urban Growth Area

- 1.2.3 Ensure coordination of environmental protection, preservation, and enhancement programs and regulations.
- 1.2.7 Coordinate and cooperate with other governmental agencies, districts, and private and commercial interests throughout the Vancouver/Portland Metropolitan area in open space, park and recreation planning and development.
- 1.2.4 Restrict amendments to the urban growth boundary to encourage infill development.
- 1.2.5 Concentrate development in areas already served by public facilities and services. Use the provision or planned provision of public services and facilities as a means of directing development into desirable areas.
- 1.2.6 Water service should be extended throughout the Vancouver urban area in accordance with the timing and phasing established in the Vancouver six-year capital facilities plan. Extension of public water service should not be permitted outside the Vancouver urban area.
- 1.2.7 Encourage retrofitting areas with sewer and prohibit new development on septic tanks in the urban growth area.

Washougal Urban Growth Area

- 1.2.8 Recognizing the authority of the National Scenic Area legislation, as a matter of policy Clark County favors the exclusion of the Washougal UGA from the National Scenic Area.

Yacolt Urban Growth Area

- 1.2.9 The Yacolt Urban Growth Boundary will be reevaluated by Clark County at such time as the Town of Yacolt develops a plan assuring that public sewer will be available.

Goal: Encourage more compact and efficiently served urban forms, and reduce the inappropriate conversion of land to sprawling, low-density development.

1.3 Policies

- 1.3.1 Urban densities and uses may occur throughout the urban growth area if it is provided with adequate services. Development and redevelopment in the UGA should be strongly encouraged to occur in greater intensity in major centers, transit routes and other areas characterized by both existing higher density urban development and existing urban services. Development and redevelopment should be encouraged to occur with less intensity in areas where urban development is of lower density or has not yet occurred, or in areas where urban services do not yet exist.
- 1.3.2 Devise specific policies and standards to promote higher density urban, commercial and mixed-use development, and to support pedestrian and transit travel within high-density residential and commercial areas.

- 1.3.3 Encourage and provide incentives for infill development throughout urban areas.
- 1.3.4 Zoning ordinances and other implementing measures shall specify maximum and minimum residential densities with the residential zoning districts.
- 1.3.6 Property rights of landowners should be protected from arbitrary and discriminatory actions.

Goal: Integrate land uses to reduce sprawl, promote physical activity through active transportation and foster neighborhood and community identity.

1.4 Policies

- 1.4.1 Interrelated uses should generally be encouraged to locate in close proximity of each other:
 - Frequently used commercial activities and the residential areas they serve should be allowed and encouraged to locate near to one another.
 - Schools or other frequently used public facilities and the residential areas they serve should be allowed and encouraged to locate near to one another.
 - Commercial, industrial or other employers and the residential areas they serve should be allowed and encouraged to locate near to one another, as long as negative impacts from non-residential uses on the residential areas are mitigated.
- 1.4.2 Encourage mixed-use developments, which provide opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or developments.
- 1.4.3 Promote the development of identifiable residential neighborhoods and shopping districts through the encouragement of more compact development patterns, and the use of shared design and landscaping characteristics and the development of landmarks.
- 1.4.4 Encourage compact commercial development with an appropriate mix of uses.
- 1.4.5 Commercial developments should utilize shared facilities and infrastructure, including but not limited to common wall structures, shared parking lots, access points, sidewalks, signs or innovative design features.
- 1.4.6 Commercial development should be designed and located as follows:
 - Features to both allow for and encourage pedestrian access to and between commercial developments and roadways shall be provided.
 - Storefront design with zero or minimal front setbacks should be used. Frontal parking should be minimized. Side or rear lot parking should be encouraged.
- 1.4.7 Higher intensity uses should be located on or near streets served by transit.
- 1.4.8 Streets, pedestrian paths and bike paths should contribute to a system of fully connected routes to all destinations.
- 1.4.9 Access to the transit system should be provided.
 - Transit stations should be located at major activity centers and along transit streets and nodes.

- Neighborhoods and commercial nodes should have access to the public transportation system.
- Transit stops should be located within convenient walking distance of residential and employment populations.
- Transit shelters should be provided where appropriate.
- Bicycle parking should be included in commercial, industrial and public facility sites.

Strategies

- Review proposals for UGA expansions for consistency with the above policies and the requirements of RCW 36.70A.215.
- Consider the above policies in the evaluation of zone change proposals.
- Encourage urban Planned Unit Developments which allow for better integration of related land uses, such as commercial and residential uses.
- Review zoning and site plan review standards to allow and encourage individual developments containing a mix of uses.
- Develop and adopt plan and Industrial Railroad zoning district with use provisions consistent with land use objectives.
- Review zoning and site plan review standards to encourage the provision of more compact and pedestrian and transit friendly commercial development.

Vancouver Urban Growth Area

- Develop parking standards that reflects the community's desire which should include redevelopment potential of under-utilized parking lot parcels, establishing maximum parking requirements and shared parking.
- Establish city- and county-sponsored neighborhood associations supported by staff liaisons throughout the Vancouver urban area.
- Develop standards for affordable housing which consider parking requirements, vehicle trip generation, levels-of-service, neighborhood character and overall livability.