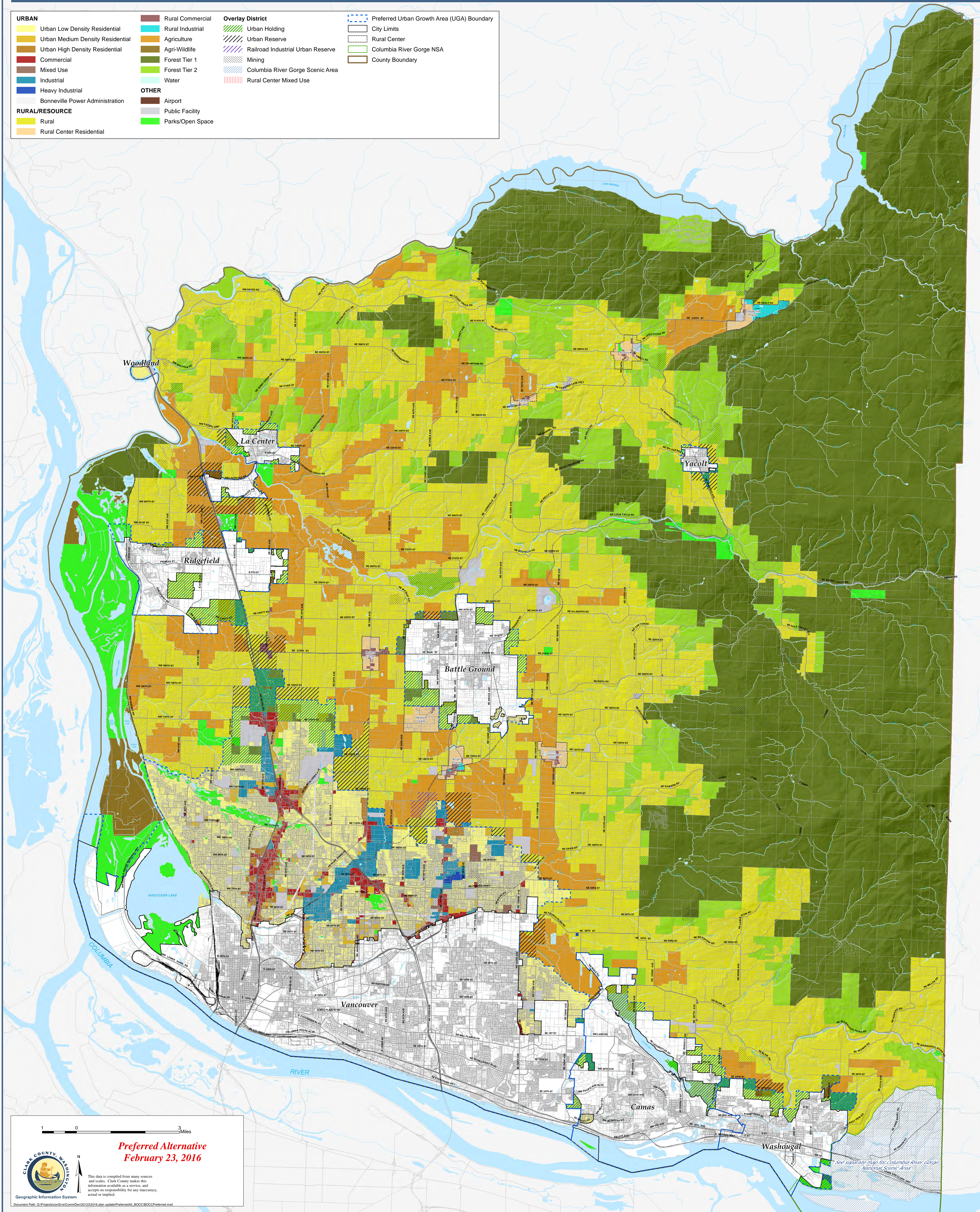
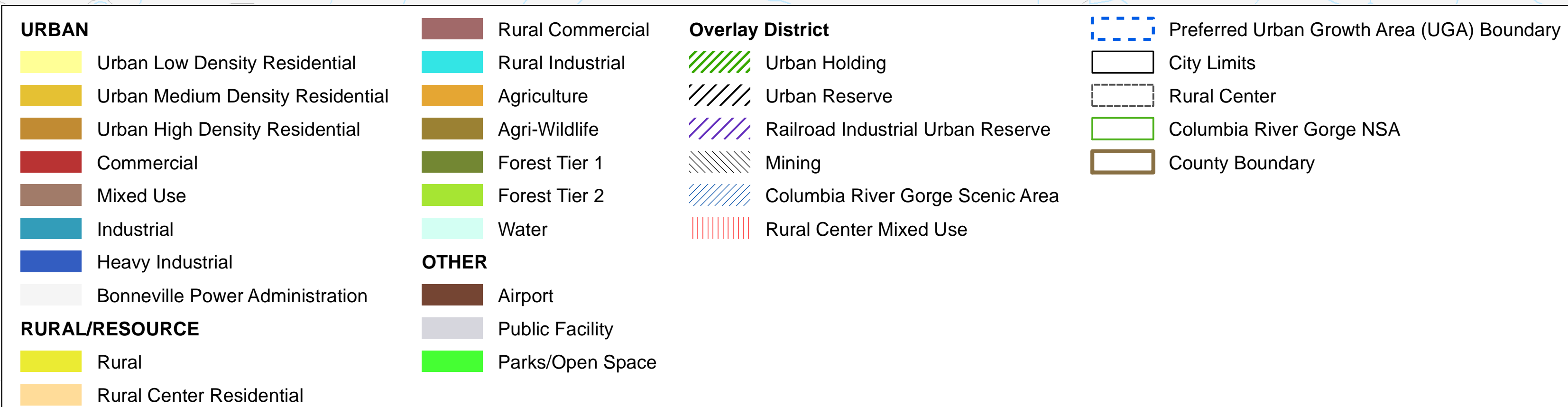


# Figure 1-3: 2016 Comprehensive Plan Update

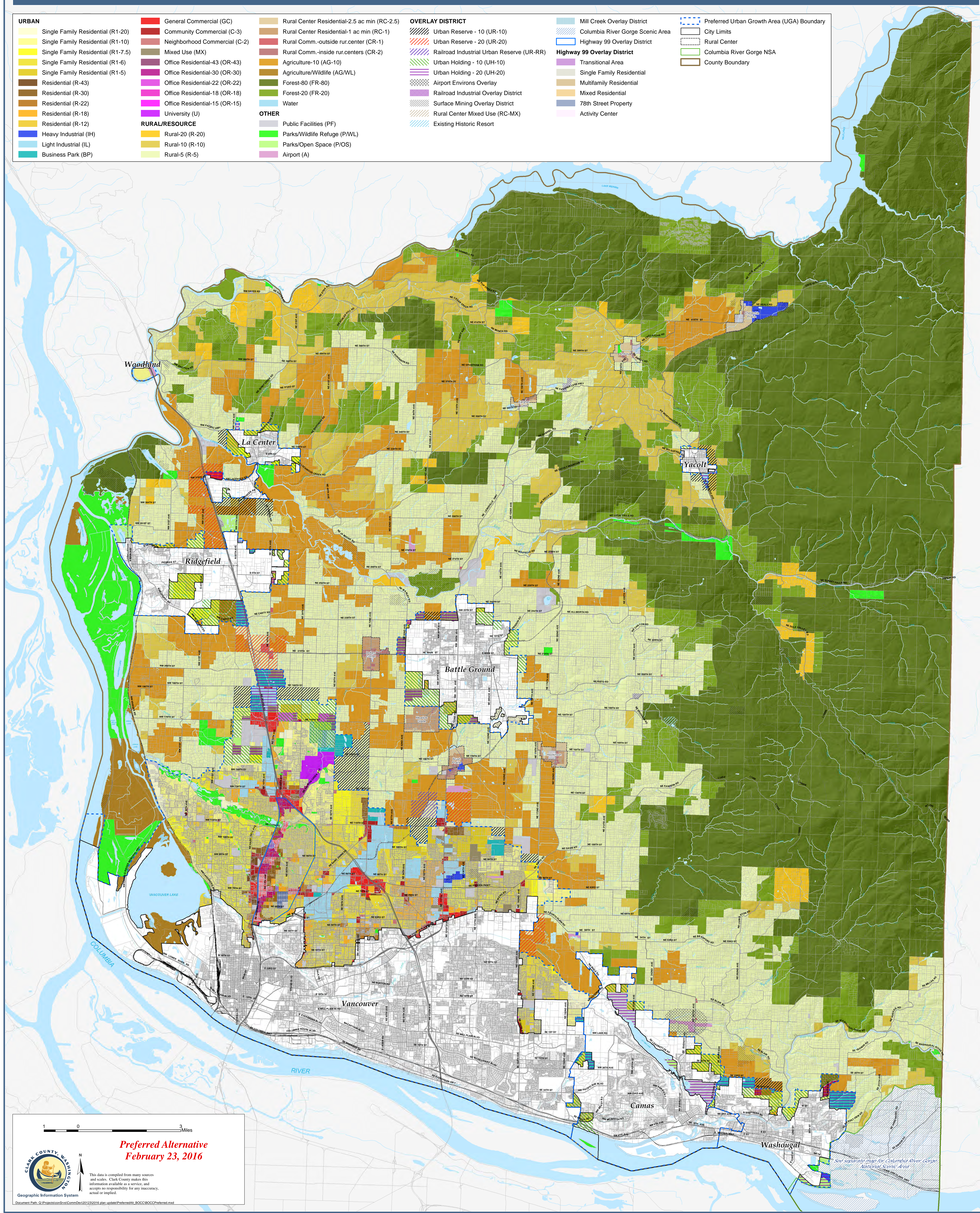
## BOCC Preferred Alternative - Comprehensive Plan





# Figure 1-4: 2016 Comprehensive Plan Update

## BOCC Preferred Alternative - Zoning



Preferred Alternative  
February 23, 2016



This data is compiled from many sources and scales. Clark County makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.

Geographic Information System  
Document Path: Q:\Projects\GIS\CommDev\2012\2016 plan update\PreferredAlt\_BOCC\BOCCPreferred.mxd



**d. Urban Reserve**

Urban Reserve lands are on the fringe of the UGAs. The Urban Reserve designation is intended to protect areas from premature land division and development that would preclude efficient transition to urban development. Currently there are Urban Reserve and Industrial Urban Reserve overlay comprehensive plan designations. They are implemented with the Urban Reserve-10 zoning overlay and Industrial Urban Reserve-20 zoning overlay. Under the Preferred Alternative, the County would create one comprehensive plan overlay - Urban Reserve (UR) - that would be added to the Overlay Districts section of the Unified Development Code (Chapter 40.250). The Urban Reserve overlay would be implemented via an UR-10 zoning overlay for future urban residential development and an UR-20 zoning overlay for all other types of future urban land development. There are approximately 577 acres of proposed Rural and Agricultural zoning under the Urban Reserve overlay. These lands would retain the underlying zoning; there are 70 UR-10 parcels (307 acres) that don't currently have an underlying zone and they would be given R-5 zoning. There would be no changes to the uses that are allowed within the overlay. The purpose is to have UR applied as a true overlay.

**3. Urban Growth Areas****a. Commercial Lands**

Presently, Clark County has three urban commercial comprehensive plan designations (Neighborhood, Community, and General). Under the Preferred Alternative, these designations would be consolidated into one Commercial (C) designation. This would affect approximately 2,900 acres scattered throughout the county. Existing zoning would remain. The purpose behind consolidating the Commercial designations is to make it easier to change zoning designations when there is a change in conditions.

**b. Public Facilities**

Presently, Clark County does not have a public facility comprehensive plan or zoning designation. Under the Preferred Alternative, such a designation would be created, which would include existing schools, utilities, and government buildings and facilities.

**c. Urban Holding**

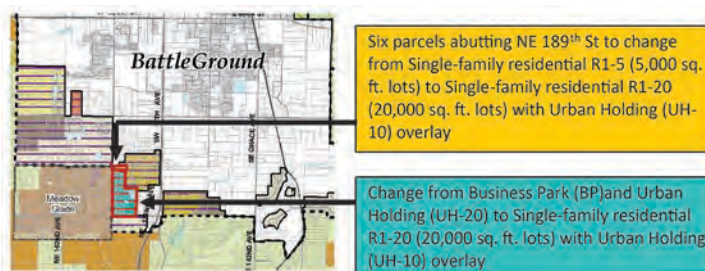
An Urban Holding (UH) overlay is applied when lands that are brought into urban growth areas do not have the necessary infrastructure to support development. In these cases, criteria are established that must be met in order to remove the urban holding overlay to allow the land to develop with the underlying zoning. There are currently three UH zoning overlays: Urban Holding-10, Urban Holding-20, and Urban Holding-40, and no comprehensive plan Urban Holding overlay. Under the Preferred Alternative, an Urban Holding (UH) overlay plan designation would be added to the Overlay Districts section of the Unified Development Code (Chapter 40.250). This overlay would be implemented with a zoning designation of Urban Holding-10 (UH-10) for residential and Urban Holding-20 (UH-20) for all other uses. These lands would retain the underlying zoning, which would apply when the UH overlay is removed. There would be no change to the uses that are allowed within the overlay. The purpose is to provide a predicable land use pattern for the future once necessary infrastructure is in place, but preventing premature development of UH areas until such infrastructure is available.

#### d. Battle Ground UGA

Battle Ground has a number of parcels (less than 60 acres) with an Industrial (I) comprehensive plan designation, UH-40 overlay, and Business Park (BP) zoning that are currently in urban low residential use, including Whispering Meadows I and II, Camellia, and Windsong Acres. One parcel is vacant yet

surrounded on four sides with urban low residential use. The Preferred Alternative would change this area to urban low density residential, R1-20, UH-10 overlay. This change would make the land use and zoning designations consistent with how properties are being used and reduce the potential for an incompatible land use to locate in the midst of residential use in the future.

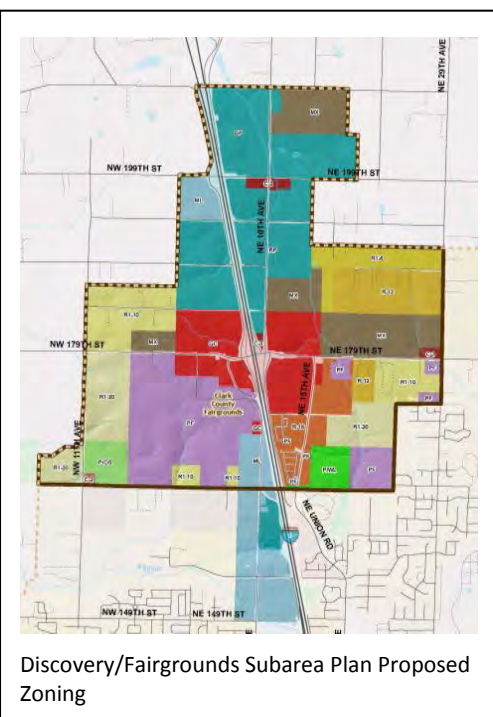
The Preferred Alternative would add 82 acres, currently designated R-5, to the Urban Growth Area along the existing east boundary as Mixed Use with an Urban Holding Overlay area near Dollars Corner (Figure 1-5). The area would accommodate mixed residential and commercial uses.



#### e. Vancouver UGA Modifications

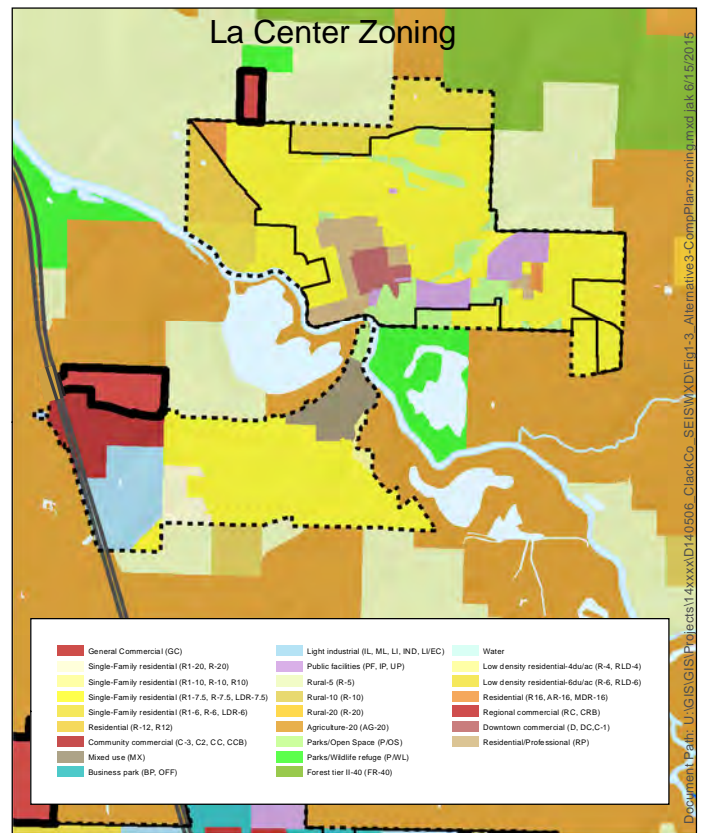
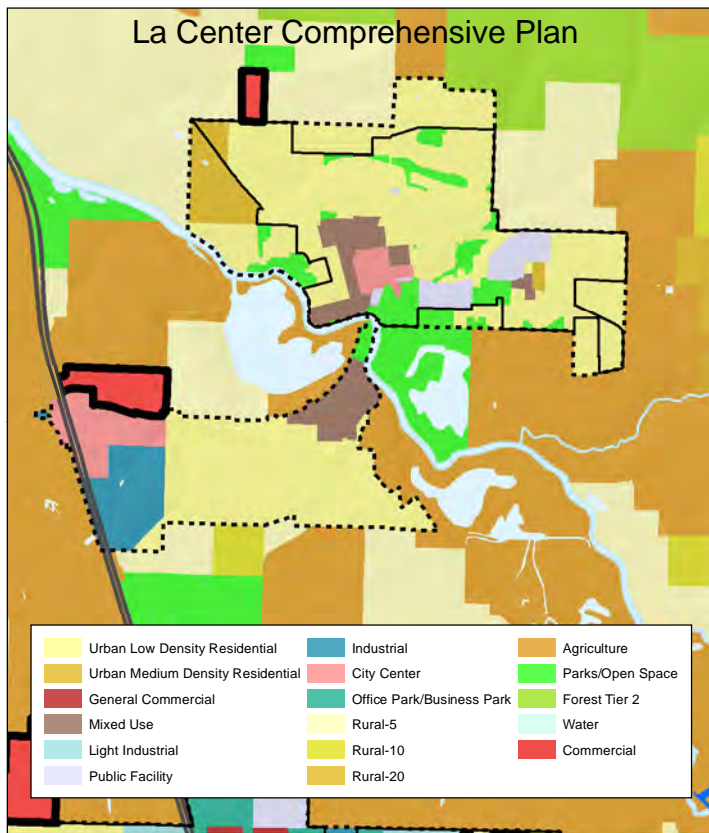
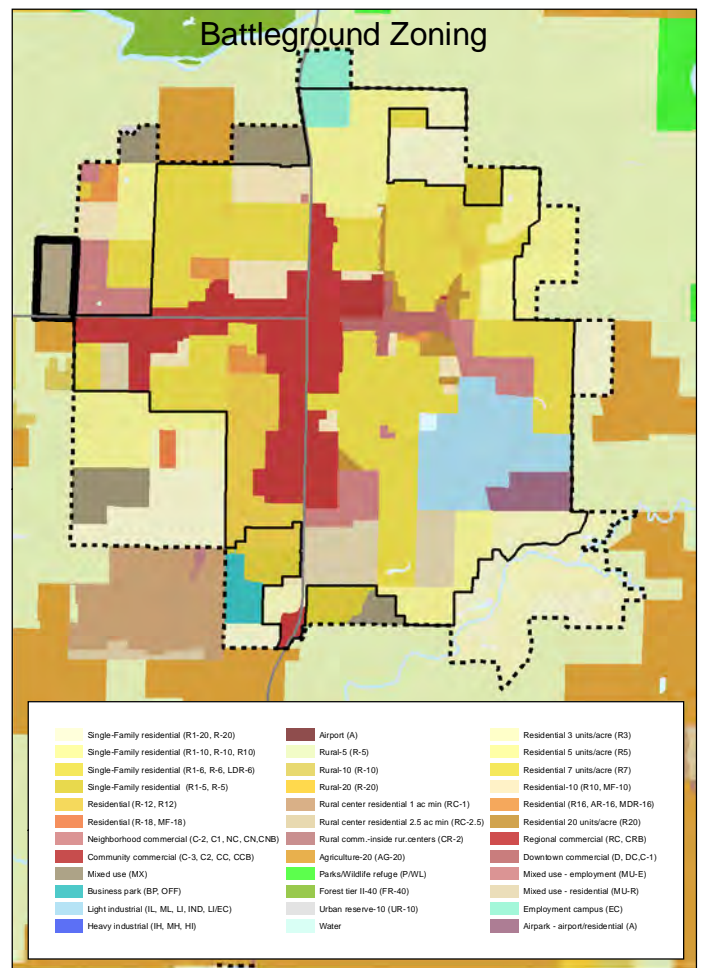
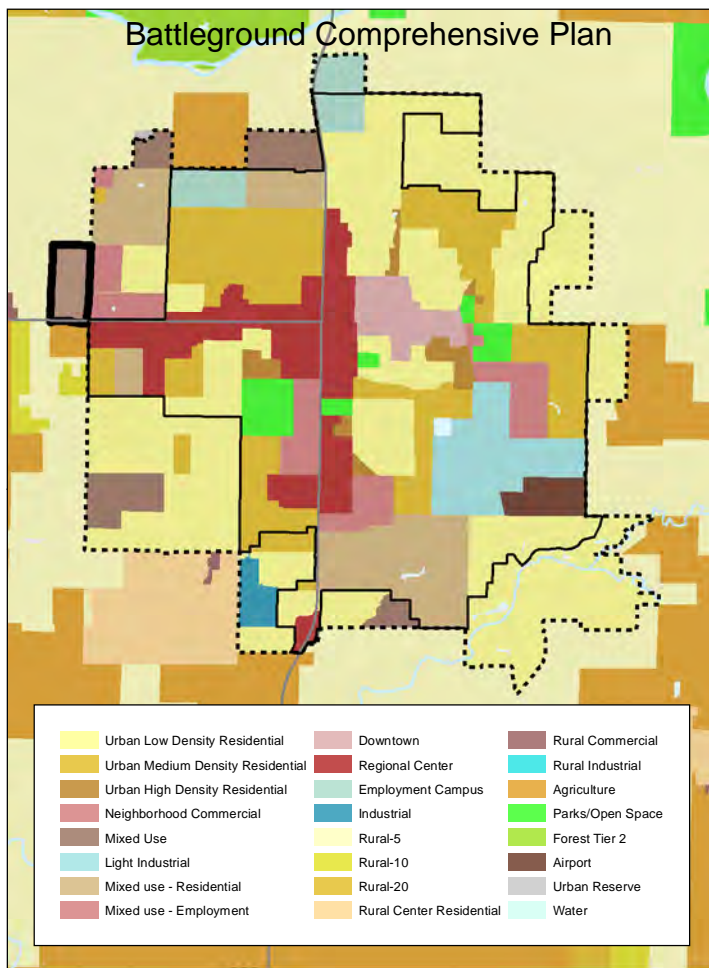
Under the Preferred Alternative, six changes would be made to the Vancouver UGA. Each proposed change is described in more detail below:

1) Remove reference to the Three Creeks special planning area: The Three Creeks special planning area was created during the adoption of the 2007 Comprehensive Plan. The intent was to conduct further detailed planning efforts in the unincorporated urban areas around Hazel Dell, Felida, Lake Shore, Salmon Creek and the County Fairgrounds. The subarea planning effort is nearly complete and removal of the overlay is appropriate. Four subarea planning efforts were initiated: Highway 99, Pleasant Highlands, Discovery/Fairgrounds and Salmon Creek/University District. The Highway 99 Subarea Plan was adopted in 2008 (Clark County, 2008) and the Pleasant Highlands Subarea Plan was initiated in 2012 with the effort ongoing.



2) Implement Discovery/Fairgrounds subarea comprehensive plan map and zoning changes: This subarea is generally bounded by NE 209th Street on the north, NE 29th Avenue on the east, NE 164th Street on the south, and NW 11th Avenue on the west. In the 2007 Comprehensive Plan the area was approved for zoning at urban densities with a considerable amount of land designated for Light Industrial (IL) uses. The subarea planning effort recognized the environmental constraints in the area and recommended changing most of the IL zoning to Business Park uses. The zoning designations allow for more environmentally compatible site design while allowing for more jobs per acre.





UGA expansion with Urban Holdings

City Limits

Current UGA



Source: Clark County 2014; OSM 2014; ESA 2014



Figure 1-5: UGA - Comprehensive Plan and Zoning - Battleground and La Center

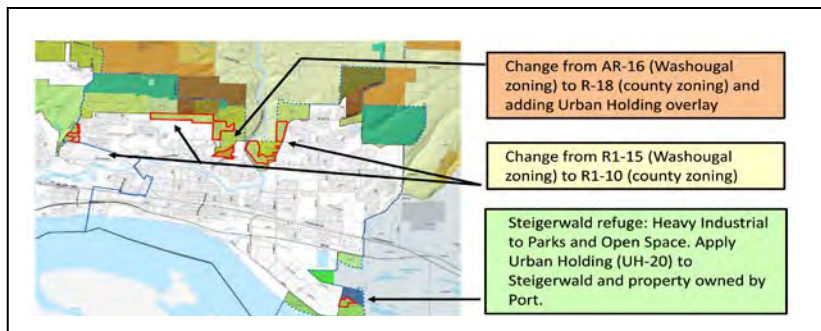


- 3) Implement Salmon Creek subarea comprehensive plan map and zoning changes: This subarea is generally bounded by NE 190th Street alignment on the north, approximately NE 58th Avenue on the east, Salmon Creek and Interstate 205 on the south, and Interstate 5 on the west. The draft plan is consistent with Washington State University (WSU) and the City of Vancouver's vision for future campus development and promotion of jobs and housing, with substantial acres designated as Mixed Use.
- 4) Change some parcels that have a Mixed Use comprehensive plan designation on approximately 335 acres in the Vancouver UGA to either rezone the property to Mixed use (MX) or change the comprehensive plan designation to be consistent with the current zone.
- 5) Remove UR adjacent to the UGA and replace it with R-5 and AG-20 zoning: Remove the Urban Reserve (UR-10) zoning designation along NE 50th between 199th and NE 179th (in the north Salmon Creek Vancouver UGA) and replace it with Rural (R-5).
- 6) Remove the UH in the Fisher Swale area between Vancouver and Camas: The Urban Holding (UH) designation (225 acres) within two areas of the Vancouver UGA, known as Fisher Swale, are proposed to be removed. The underlying Single Family zoning of R1-20, R1-10, and R1-7.5 would remain.

#### f. Washougal UGA

The Preferred Alternative would correct an inconsistency between County and City zoning classifications within the southern portion of the Washougal UGA. The proposal would replace the City zoning of AR-16 (13 acres) SE Woodburn Road and apply County zoning of

R-18 and add an Urban Holding overlay; replace R1-15 zoning (132 acres) in several areas on the north side of the city with R1-10 zoning; replace 37 acres of Heavy Industrial zoning on Steigerwald Refuge property to Parks and Open Space; and remove Urban Holding 40 on property owned by the Port of Camas/Washougal and replace it with Urban Holding 20.





**g. La Center UGA**

The Preferred Alternative also proposes to add 17 acres to La Center's UGA on the northern city boundary (Figure 1-5). The area is proposed to be added for a new elementary school site. The Comprehensive Plan designation is currently R-5.

The Preferred Alternative includes the addition of 56 acres<sup>1</sup> to the UGA north of the existing southern portion of the La Center urban growth boundary (Figure 1-3a). The purpose is to accommodate the opportunity for additional businesses near Interstate 5. The Comprehensive Plan designation would be Commercial with a UH overlay.

**h. Ridgefield UGA<sup>2</sup>**

The Preferred Alternative would add 111 acres on the north side of the City of Ridgefield, near I-5 (Figure 1-6). This additional area would be converted to residential uses. The current designation of Agriculture would be changed to a mix of low-, medium-, and mixed-use residential Comprehensive Plan designations all with an Urban Holding overlay.

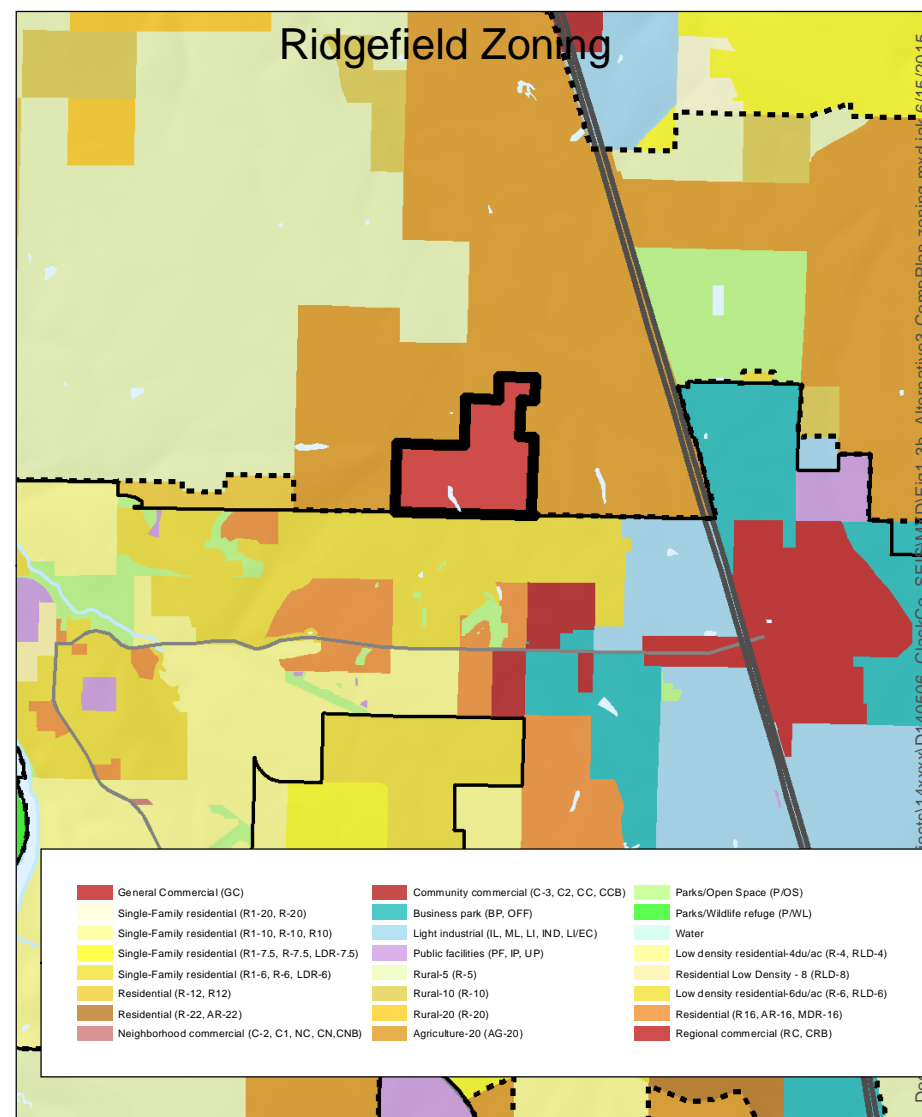
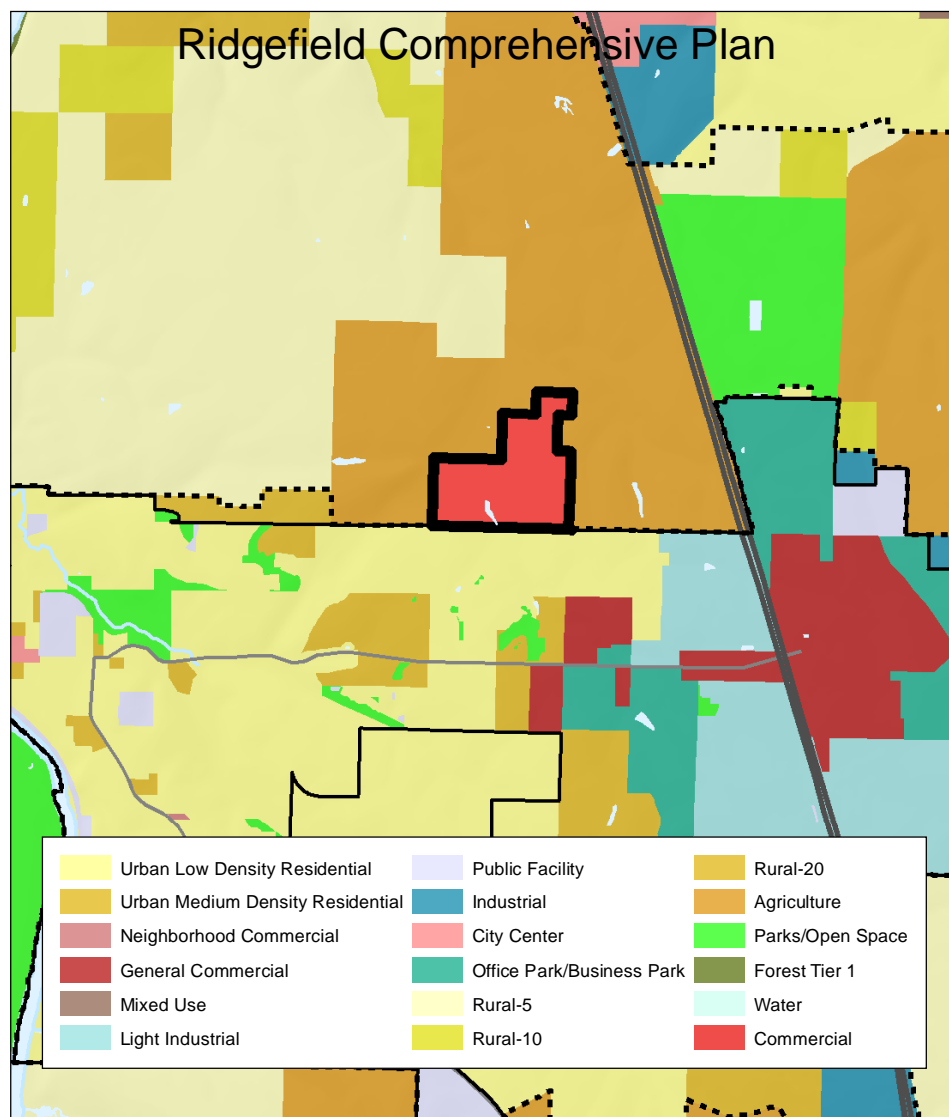


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<sup>1</sup> This UGA expansion would only occur if La Center agrees to provide legal defense for the expansion, if required.

<sup>2</sup> This UGA expansion would only occur if Ridgefield agrees to provide legal defense for the expansion, if required.





UGA expansion with Urban Holdings
  City Limits
  Current UGA



Source: Clark County 2014;  
OSM 2014; ESA 2014



Figure 1-6: UGA Expansion – Comprehensive Plan and Zoning - Ridgefield



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