CLARK COUNTY WASHINGTON
COMMUNITY PLANNING

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Preferred alternative selection table

Alternative 1 – No Action Alternative

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
1. A	The 'No Action' alternative. This option keeps existing 2015-2035 Comprehensive Growth Management Plan in place with the inclusion of required density changes in the cities of Camas, Vancouver and Washougal to reflect the implementation of HB 1110.	No	Motion to **Deny**: AYE – 7; NAY – 0 **Motion Passed**

Alternative 2 – City-initiated Actions 1 and County-initiated Actions 1

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
2. A	**Battle Ground UGA:** Expand UGA towards Dollar's Corner for additional employment capacity and to the north for residential capacity and ~~remove~~ retain southwestern portion of the UGA.	Yes	*Motion to Approve: AYE – 6; NAY – 1 **Motion Passed**

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	*PC Motion modified alternative description from "remove" to "retain" the southwest portion of the UGA		
2. B	**Camas UGA:** Expand UGA to include Grove Field Airport.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. C	**La Center UGA:** De-designate agricultural resource lands and expand UGA to the north and southwest for additional employment capacity.	No	Motion to Approve: AYE – 6; NAY – 1 **Motion Passed**
2. D	**Ridgefield UGA**: De-designate agricultural resource lands and expand UGA to the north and southwest for additional employment and housing capacity.	No	Motion to Approve: AYE – 6; NAY – 1 **Motion Passed**
2. E	**Washougal UGA:** No UGA expansion.	Yes - Use excess employment capacity from the City of Vancouver, to reflect sub area plans adopted in 2016.	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. F	**Woodland UGA:** No UGA expansion.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. G	**Yacolt UGA:** Expand UGA for additional housing capacity.	No	Motion to **Deny**: AYE – 7; NAY – 0 **Motion Passed**

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
2. H	**Yacolt UGA:** Expand UGA to the southeast for additional employment capacity to compensate for employment land converted to park lands.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. I	**Vancouver UGA**: expand to the north* and northeast for additional employment capacity. *This expansion includes a site-specific request (SSR) that is not contiguous with the UGA.	No – Use excess employment capacity from City of Vancouver	Motion to **Deny**: AYE – 4; NAY – 3 **Motion Passed**
2. J	**Vancouver UGA:** Amend the zoning in the Urban Medium and Urban High Residential Districts from five residential and office residential districts to three residential and office residential districts. R-12 to R-24; R-18 and R-22 to R-36; R-30 and R-43 to R-50. OR-15 to OR-24; OR-18 and OR-22 to OR-36; OR-30 and OR-43 to OR-50. *DEIS included upzoning the five R and OR districts. Housing consultant suggested consolidating to three districts as proposed above.	Yes	Motion to Approve: AYE – 5; NAY – 2 **Motion Passed**
2. K	**Vancouver UGA:** Amend the zoning on certain properties currently zoned Urban Low Density adjacent to the Urban Medium and Urban High Residential Districts.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. L	**Vancouver UGA:** Amend the zoning of certain properties zoned R1-10 and R1-20 to R1-7.5.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
2. M	**Vancouver UGA:** Amend the existing mixed-use code from a minimum of 20% to 10% of a site to be used for non-residential uses and reflect that in the Vacant Buildable Lands Model (VBLM).	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. N	**Vancouver UGA:** Include the capacity of residential development in the HWY 99 Sub-area plan with underlying commercial zoning and treat as mixed use for estimating capacity in the VBLM.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. O	**Vancouver UGA Site-Specific Request (SSR):** Amend Comprehensive land use plan and zoning on parcel no. 117896271, the Salmon Creek Fire Station, to PF from IL, CC and PF to remove split zoning.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. P	**Vancouver UGA SSR:** Amend Comprehensive land use plan and zoning on parcel no. 185957000 to UM R-24 from UL R1-10.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. Q	**Vancouver UGA SSR:** Amend Comprehensive land use plan and zoning on parcel no. 199656000 and 199609000 from UL R1-5 to UM R-36.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. R	**Vancouver UGA SSR:** Amend Comprehensive land use plan and zoning on parcel no. 200073000, 200119000, 200178000 and portion of 200114000, from UL R1-10 to Community Commercial.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. S	**Vancouver UGA SSR:** Amend the Comprehensive land use plan and zoning on parcel no. 986042747, 200147000, 200200000 from CC to UM R-36.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. T	**Vancouver UGA SSR:** Amend the Comprehensive land use plan and zoning on parcel no. 986041825 from MX to UM R-36.	Yes	Motion to Approve: AYE – 7; NAY – 0

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			Motion Passed
2. U	**Vancouver UGA SSR:** Amend the Comprehensive land use plan and zoning on parcel no. 200125000, 200180000 from MX to UM R-36.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. V	**Vancouver UGA SSR:** Amend the Comprehensive land use plan and zoning on parcel no. 182138000 from MX to UM R-24.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**
2. W	**Vancouver UGA:** Amend the Comprehensive land use plan and zoning on parcel no. 181200000 from OR-22 to OR-24.	Yes	Motion to Approve: AYE – 7; NAY – 0 **Motion Passed**

Alternative 3 – City-initiated Actions 2 and County-initiated Actions 2

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
3. A	**Battle Ground UGA:** In addition to the request in alternative 2, this alternative includes additional UGA expansion to the east for housing.	No	**No Vote Taken**
3. B	**Camas UGA:** In addition to the request in alternative 2, this alternative includes de-designation of agricultural resource land and UGA expansion to the east for housing.	No	Motion to Approve: AYE – 3; NAY – 4 **Motion Failed**

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
3. C	**La Center UGA:** De-designate agricultural resource lands and expand UGA to the north for additional housing and employment capacity and southwest for additional employment capacity on Agricultural Resource designated land.	No	**No Vote Taken**
3. D	**La Center UGA:** In addition to the UGA expansion above, site-specific requests for de-designation of agricultural resource lands and additional UGA expansion are proposed.	No	Motion to **Deny**: AYE – 5; NAY – 2 **Motion Passed**
3. E	**Ridgefield UGA:** In addition to the request in alternative 2, this alternative includes de-designation of agricultural resource lands and additional UGA expansion to the northeast for additional housing and employment capacity, and to the southeast for additional housing and employment capacity.	No	Motion to **Deny**: AYE – 6; NAY – 1 **Motion Passed**
3. F	**Washougal UGA.** No UGA expansion.	See Alt. 2 above	**No Vote Taken**
3. G	**Woodland UGA.** No UGA expansion.	See Alt. 2 above	**No Vote Taken**
3. H	**Yacolt UGA.** Alternative 2 and 3 are the same.	See Alt. 2 above	**No Vote Taken**
3. I	**Vancouver UGA**: In addition to the request in alternative 2, this alternative includes all site-specific requests to expand the UGA in the following categories: Requests for UGA expansion not contiguous with the UGA; Requests for UGA expansion on rural lands; Requests for de-designating agricultural resource lands and UGA expansion; Requests within UGA not included in Alternative 2.	No	Motion to **Deny**: AYE – 6; NAY – 0 **Motion Passed**

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
3. J	**Rural Site-Specific Requests:** Requests for Comprehensive land use plan and zoning amendments in the rural area included: De-designating Agricultural Resource Lands AG-20 to R-5, R-10, IL, CR-2; R-10 to R-5; R-5 to GC, IL, RC-2.5.	No	Motion to **Deny**: AYE – 6; NAY – 0 **Motion Passed**

Other Recommendation

Alternative Number	Alternative Option Description	Staff Recommendation 1/8/2026	Planning Commission Recommendation 1/29/2026
	TDR Program: Any agricultural land considered for UGA inclusion would be subject to an urban holding overlay and interlocal agreement that allows a time certain for an equitable TDR program to be developed by the county, (with participation and inclusion of all stakeholders), resulting in an equitable solution to agricultural de-designation and designation in the county. Note: The modification proposed in the parenthesis came at the end of the original motion and did not specify where it should be inserted but it was in reference to the development of the TDR program.		Motion to Approve: AYE – 5; NAY – 2 **Motion Passed**