2016 Comprehensive Plan Update

1. Welcome!

Purpose of this open house

Clark County is revising its Comprehensive Growth Management Plan. The county will prepare a supplemental Environmental Impact Statement (SEIS) in compliance with the State Environmental Policy Act (SEPA). This open house provides information about alternatives Clark County is studying in the SEIS to prepare for increased population and employment through 2035.

How it works

- **Walk through:**

Station 1: Welcome and purpose

Station 2: Current comprehensive plan and zoning maps

Station 3: Alternative 1 (no change)

Station 4: Alternative 2 (rural and urban changes)

Proposed comprehensive plan and zoning maps

Rural proposals

Public Facilities

Battle Ground urban growth area

Ridgefield urban growth area

Washougal urban growth area

Vancouver urban growth area

Station 5: Alternative 3 (Battle Ground, La Center, Ridgefield, Washougal)

Station 6: Alternative 4 (Resource and Rural lands)

Station 7: Transportation

Station 8: Environmental Constraints

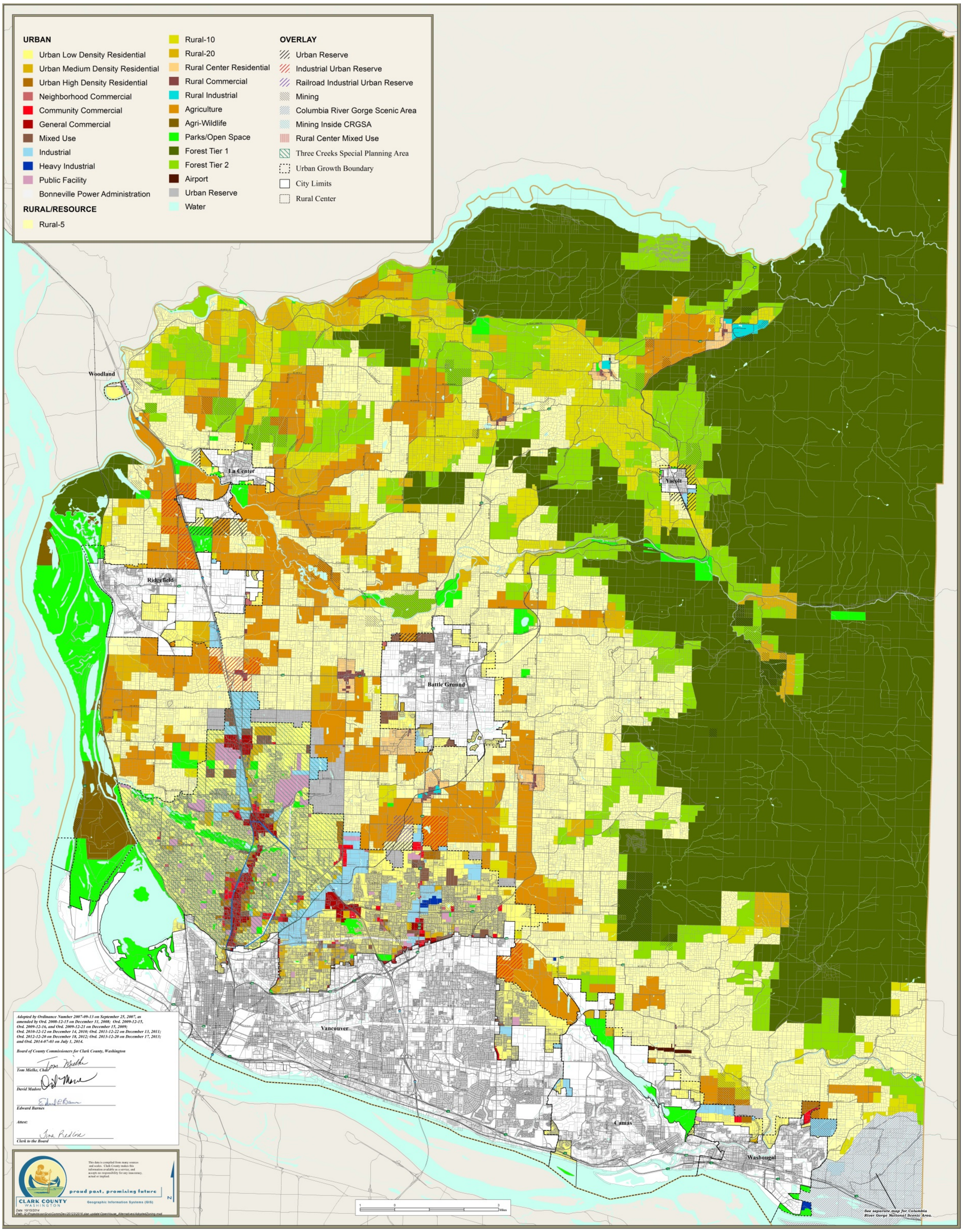
Station 9: Update process

Station 10: Share your comments

2016 Comprehensive Plan Update

2. The Comprehensive Plan Map

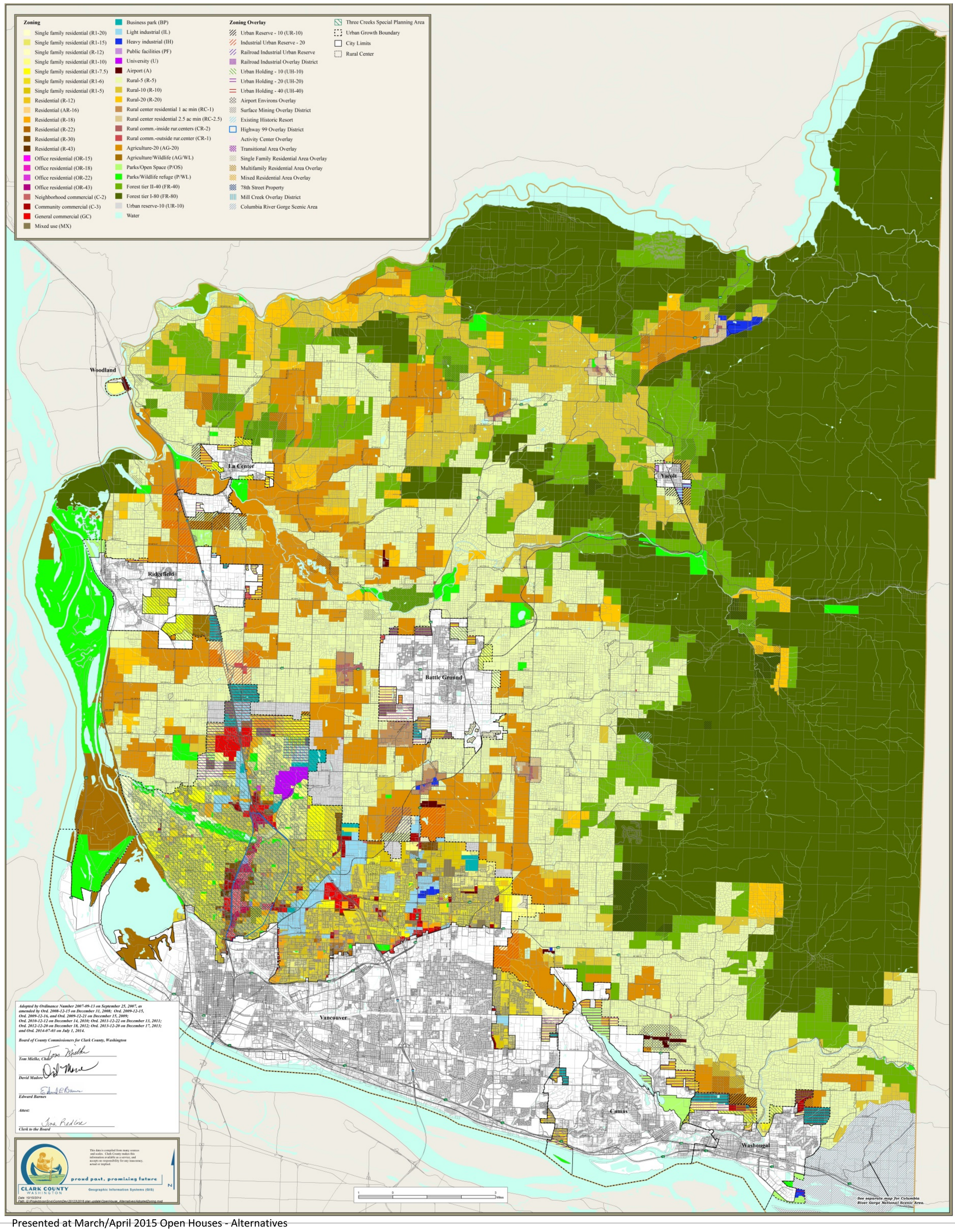
This map establishes land use designations for all land in Clark County. It shows the long-term vision of how and where the county will change over the next 20 years.



2016 Comprehensive Plan Update

2. The Zoning Map

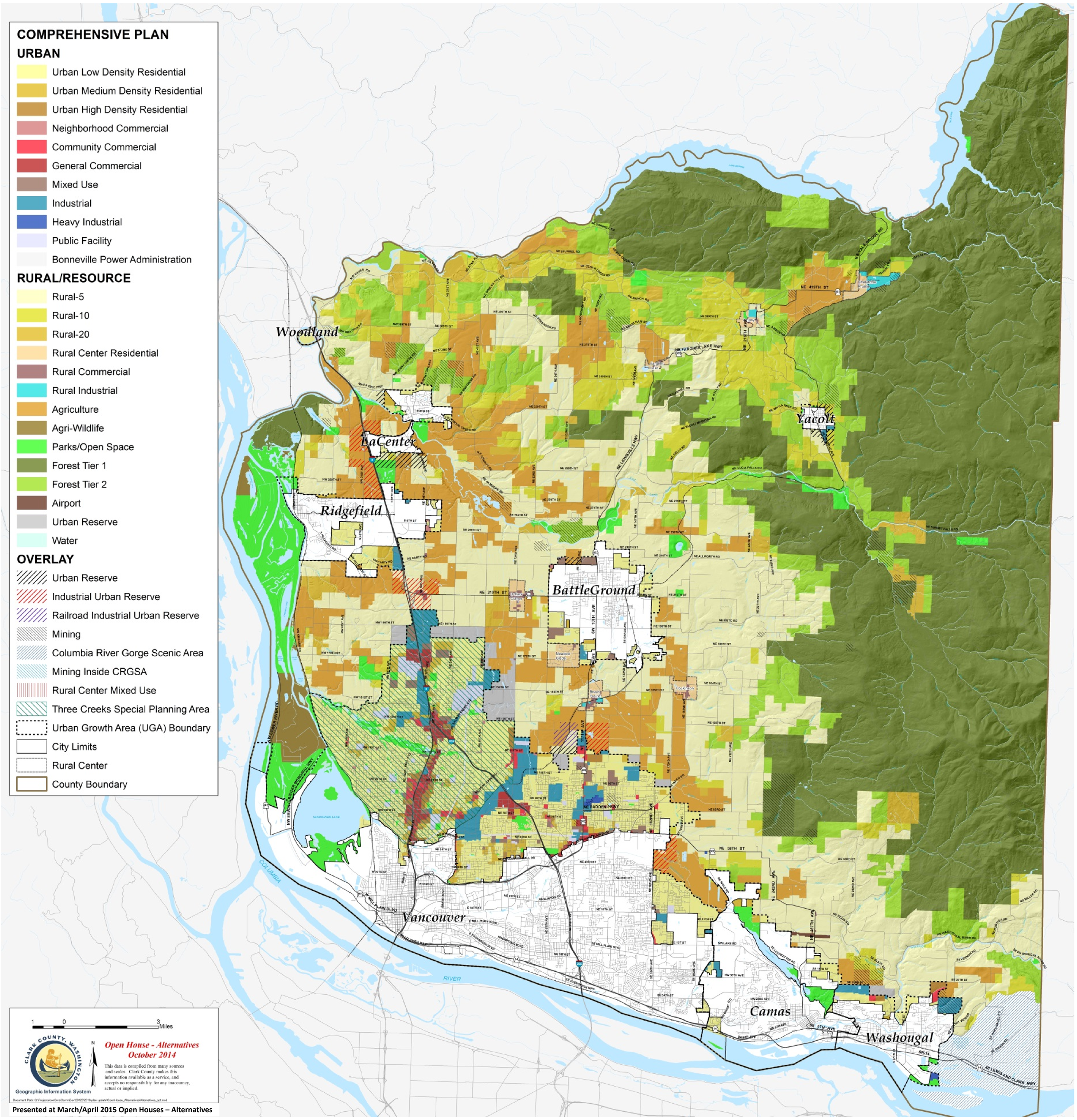
This map shows how land can be used and what can be built on any given property today. Zones are more specific than comprehensive plan designations and come with standards described in the county's Unified Development Code Title 40.



2016 Comprehensive Plan Update

3. Alternative #1 (no change)

This map shows no change to the county's current comprehensive plan map.



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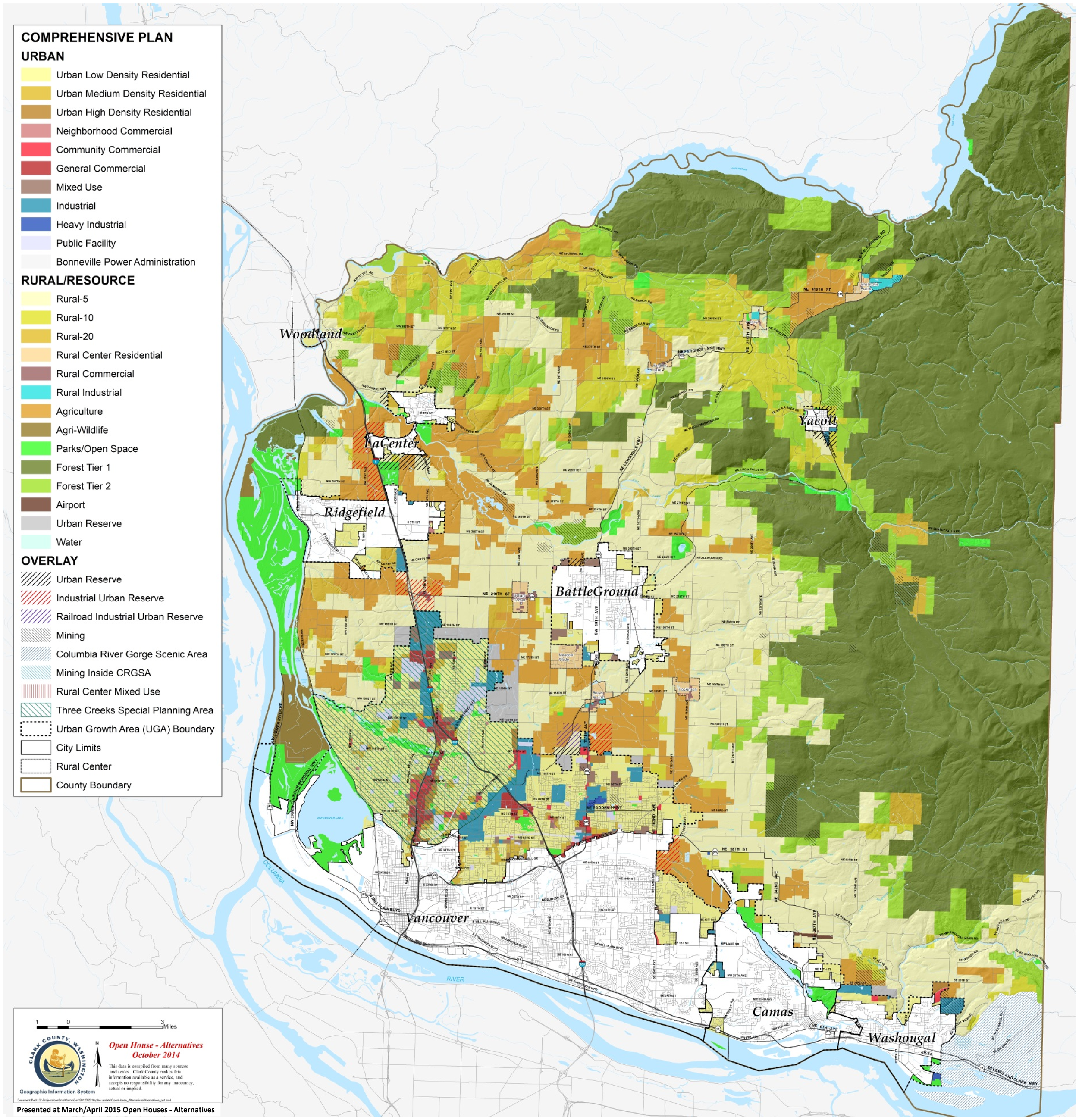
2016 Comprehensive Plan Update

3. Alternative #1 (no change)

This map shows no change to the county's current zoning map.



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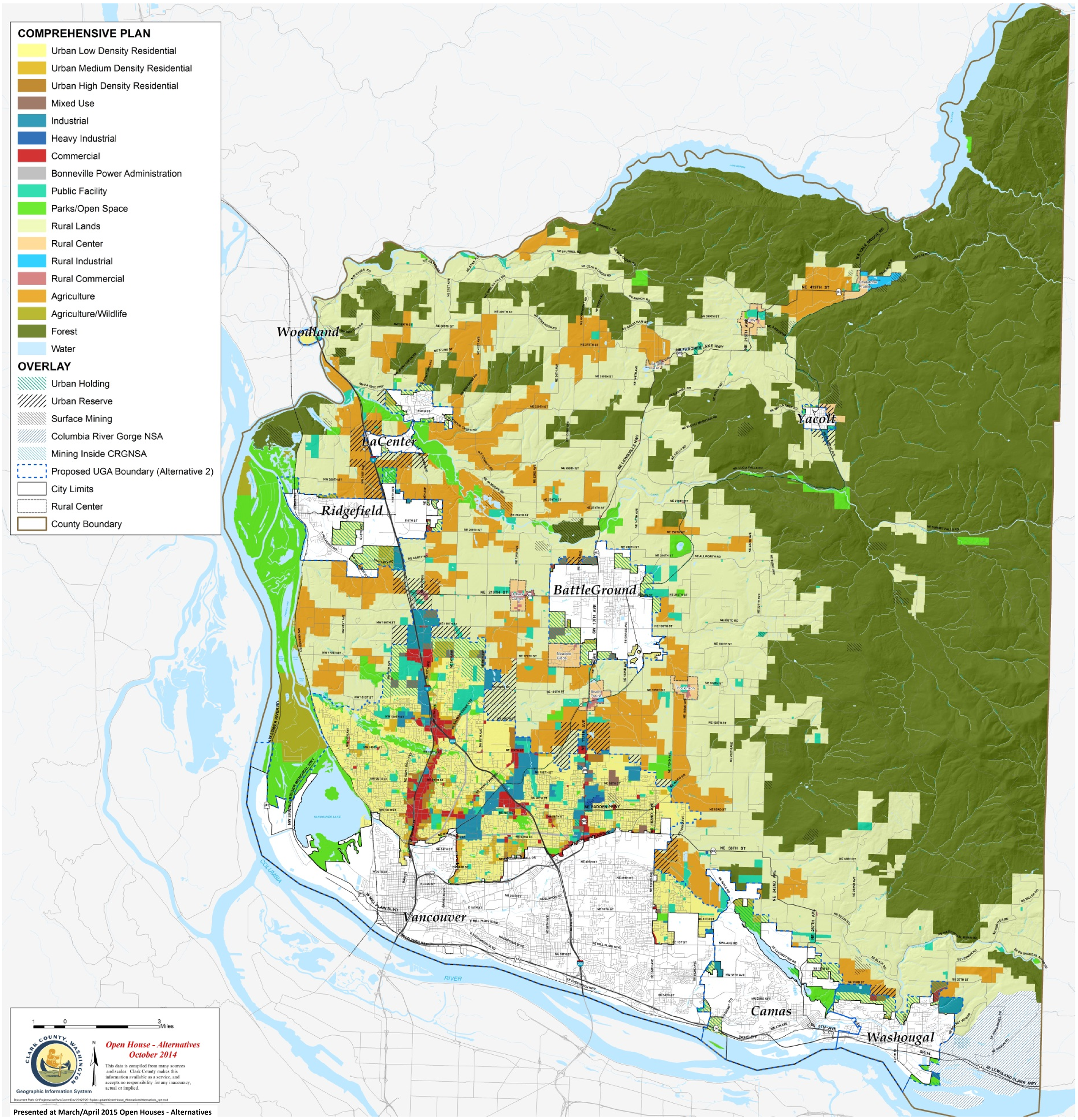
4. Alternative #2 (rural and urban changes)

This map shows comprehensive plan map changes the county is considering.



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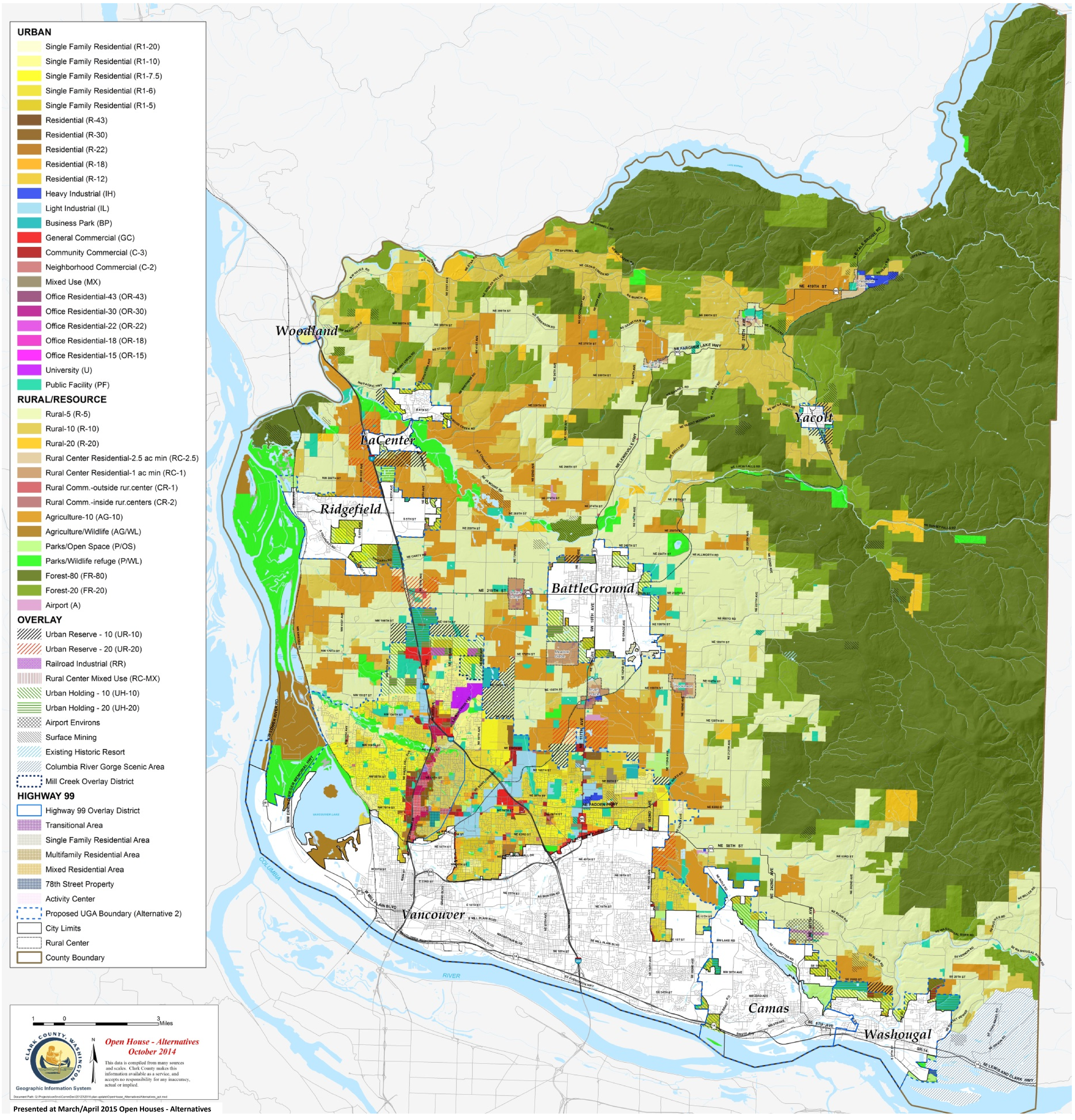
4. Alternative #2 (rural and urban changes)

This map shows zoning map changes needed under Alternative 2.



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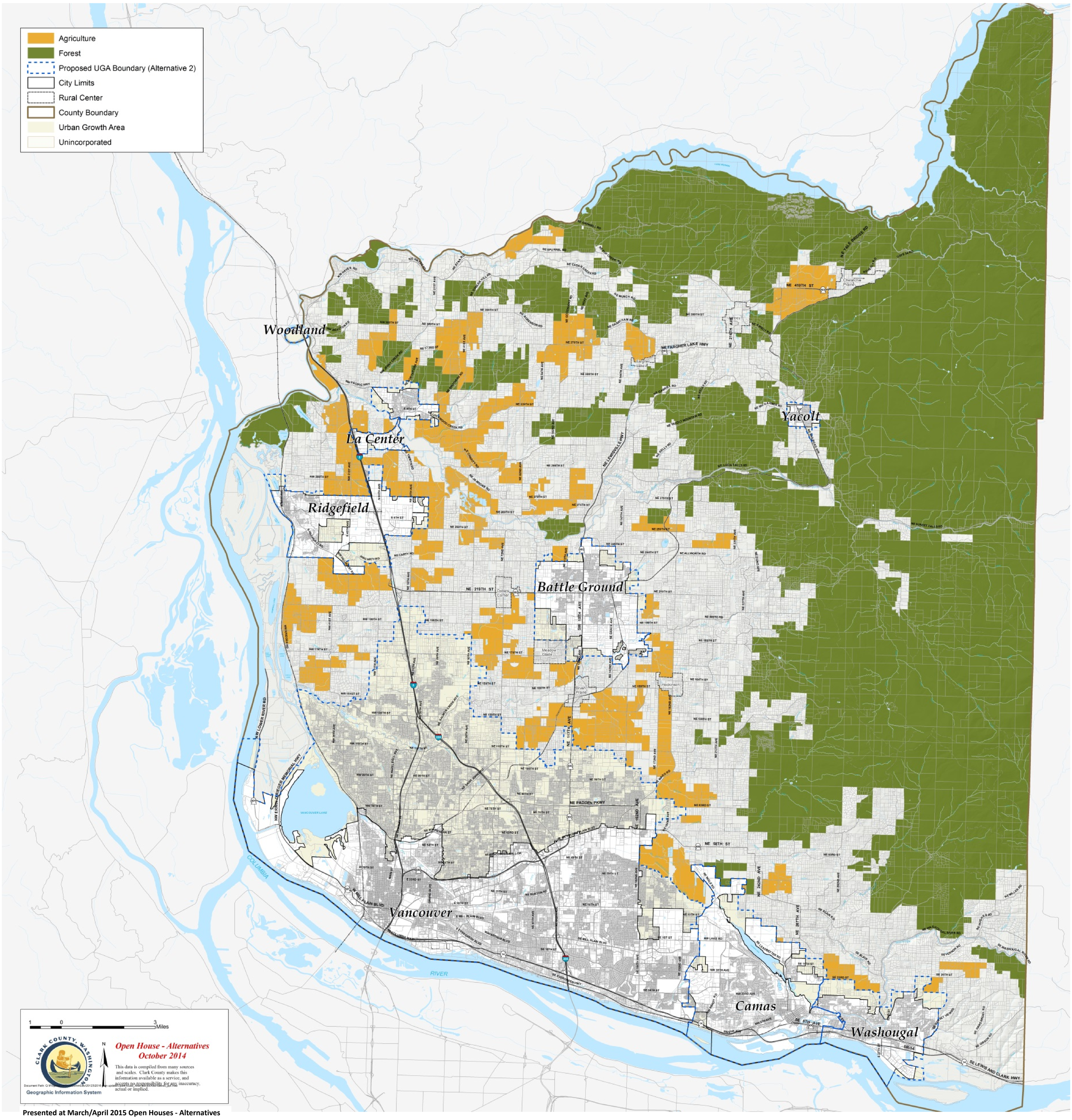
4. Alternative #2 Rural Areas

This map shows comprehensive plan designations in unincorporated rural areas for Agriculture (AG) and Forest (FR) lands, which would not change under any alternative currently proposed.



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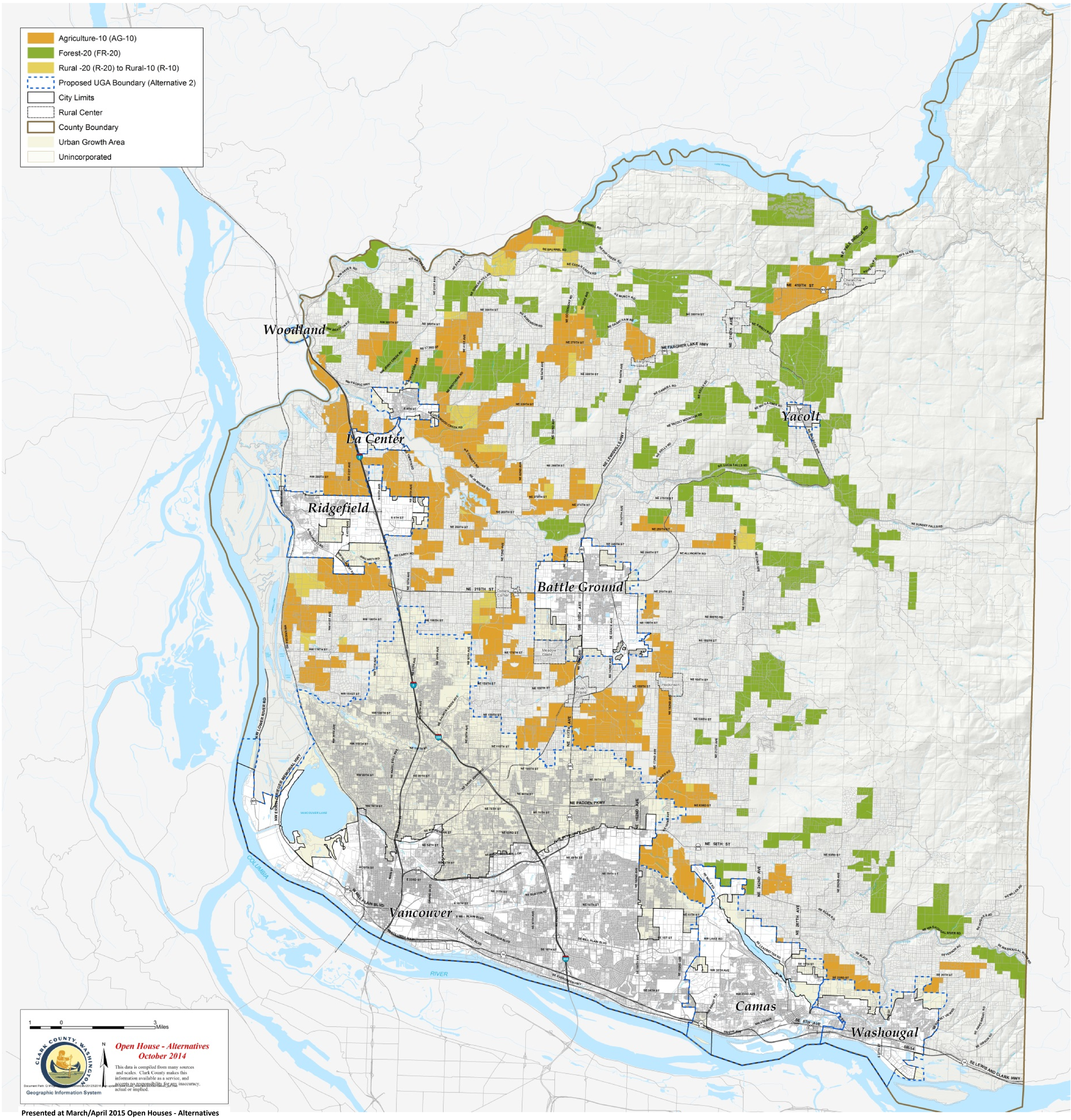
2016 Comprehensive Plan Update

4. Alternative #2 Rural Areas - Zoning

The Agriculture 20-acre (AG-20) requirement could be reduced to 10-acres (AG-10). The Forest 40-acre (FR-40) requirement could be reduced to 20-acres (FR-20). In some areas, the Rural 20-acre (R-20) requirement could be reduced to 10-acres (R-10).



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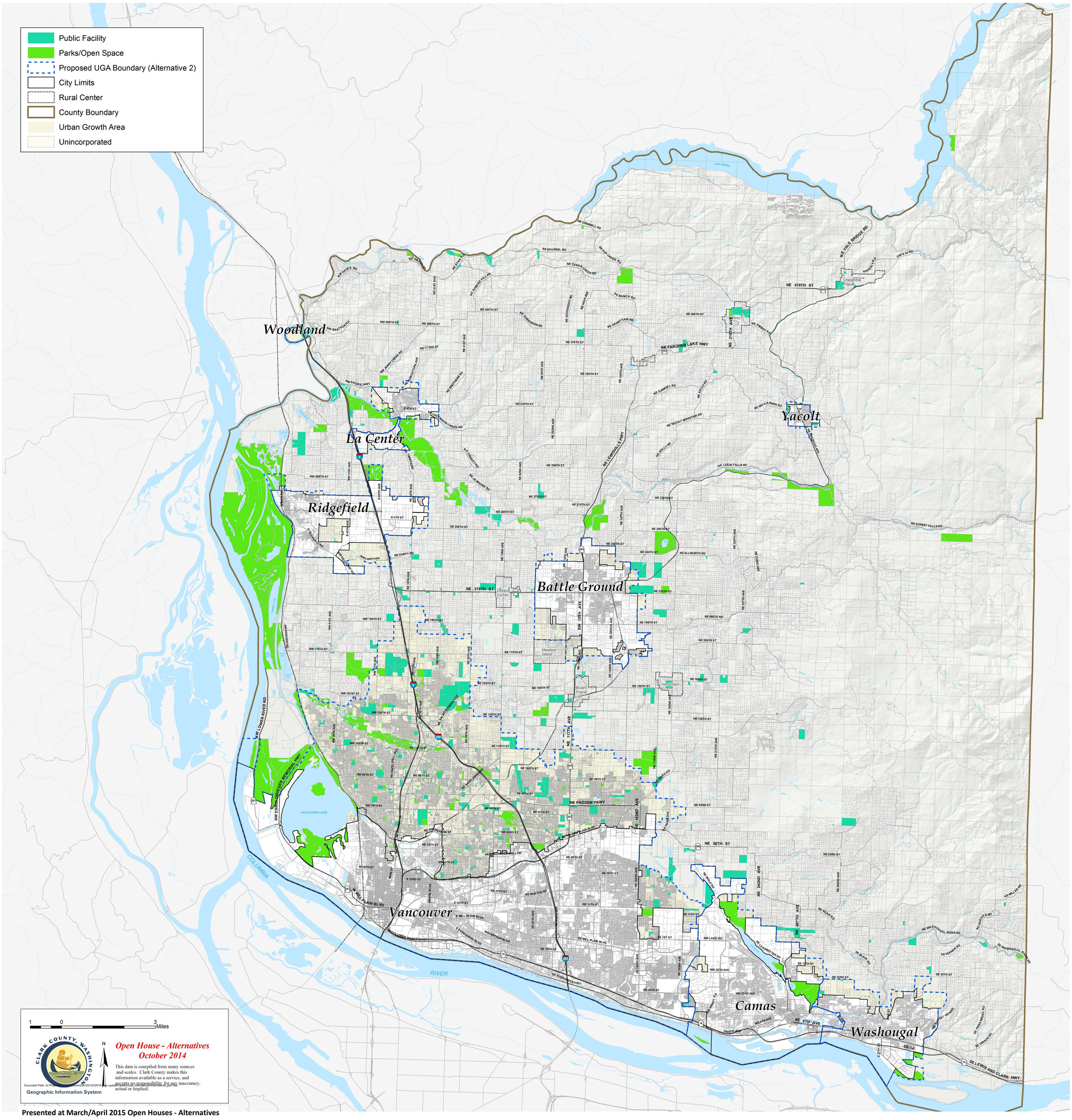
4. Alternative #2 Public Facilities

This map shows a new Public Facility comprehensive plan designation for land owned by some public entities.



1 0 3 Miles

CLARK COUNTY, WASHINGTON
Geographic Information System

N

Open House - Alternatives
October 2014

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.

Document Path: Q:\Projects\Comprehensive\2016\23\2016_alt_updates\Alt2_Public_Facilities\Alternative2_pf.mxd

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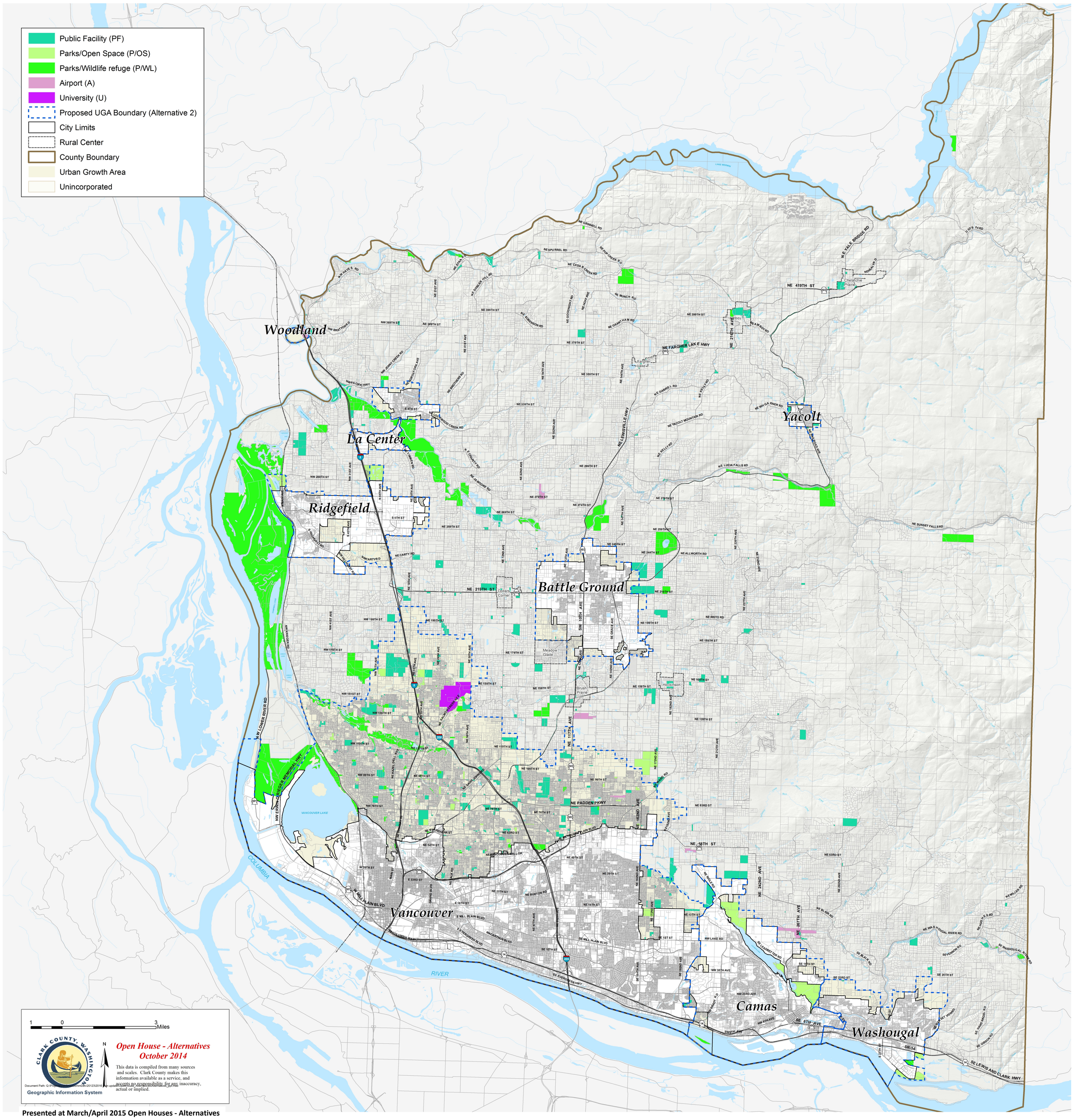
4. Alternative #2 Public Facilities

This map shows creation a new Public Facility zoning district.



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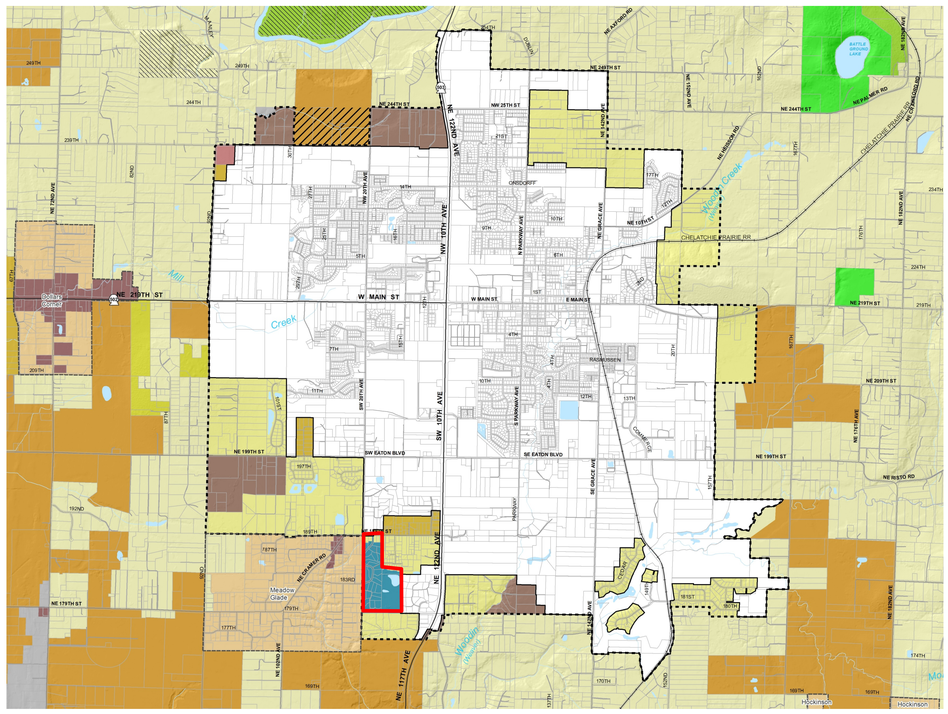
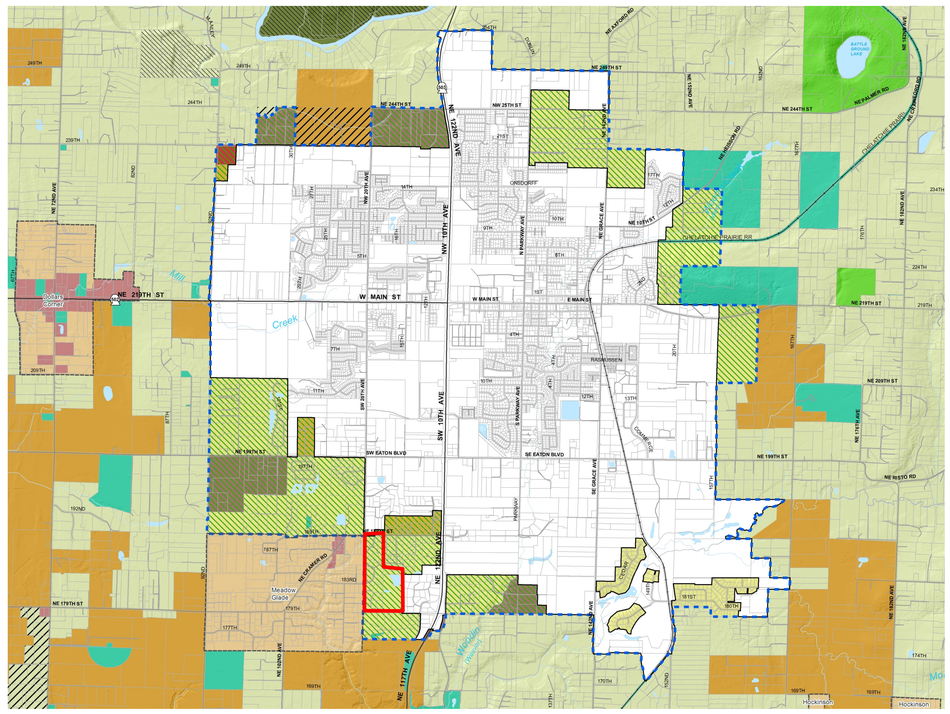
4. Alternative #2 Battle Ground Urban Area

This series shows a change from industrial land to low-density residential land.

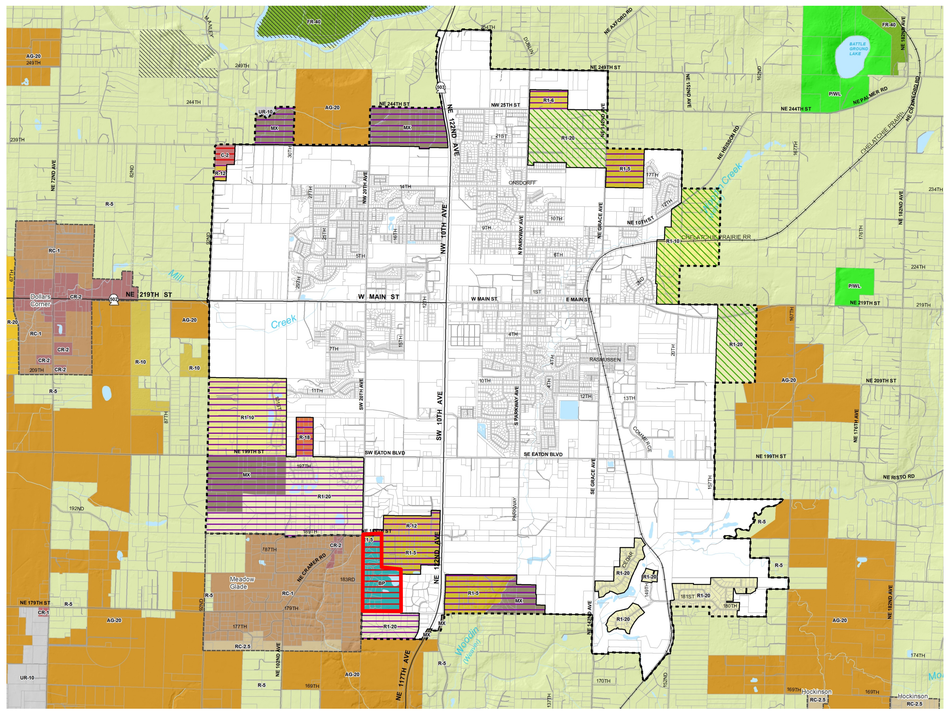
This comprehensive plan map shows a change from Industrial (I) to Urban Low Density Residential (UL) to recognize existing uses.

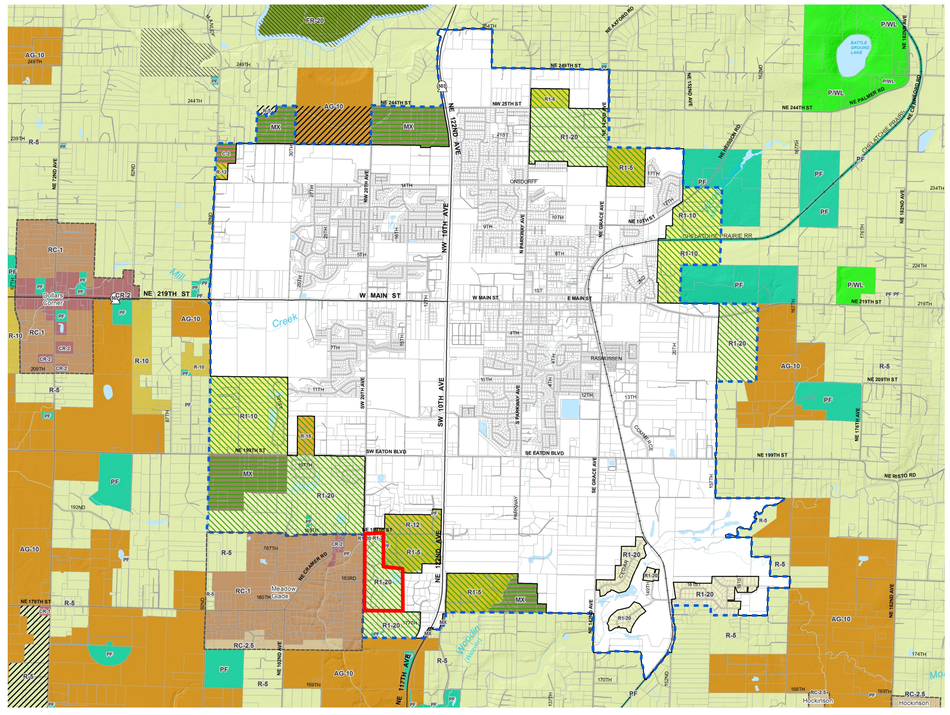




Before *After*

This map shows a zone changes to carry out the comprehensive plan change described above. The result would add Single-family Residential R1-20 (20,000 sq. ft. lots) with Urban Holding overlay (UH-10).





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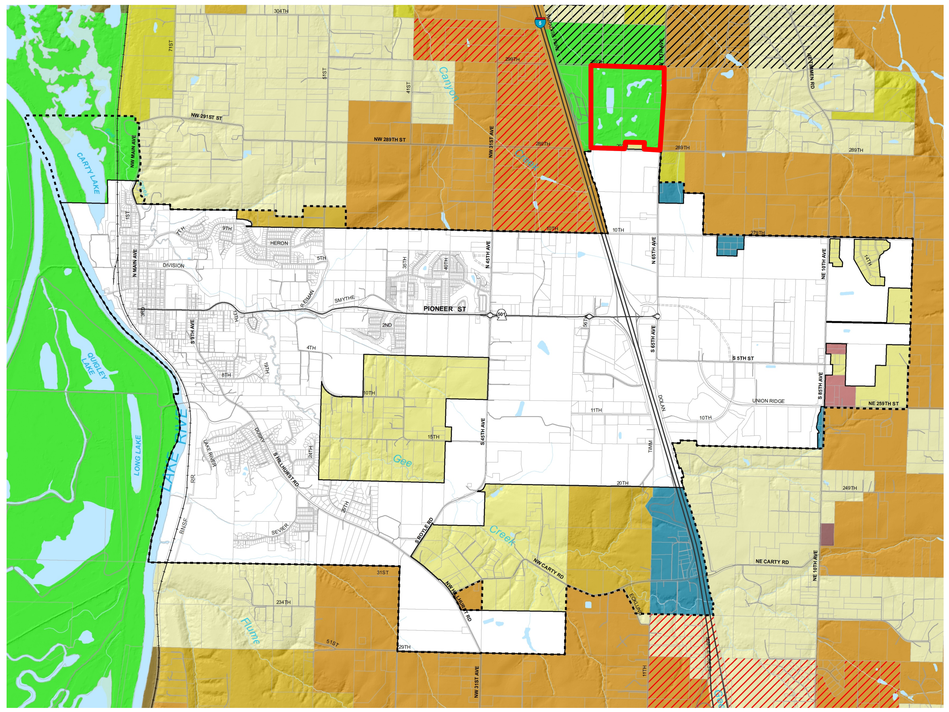
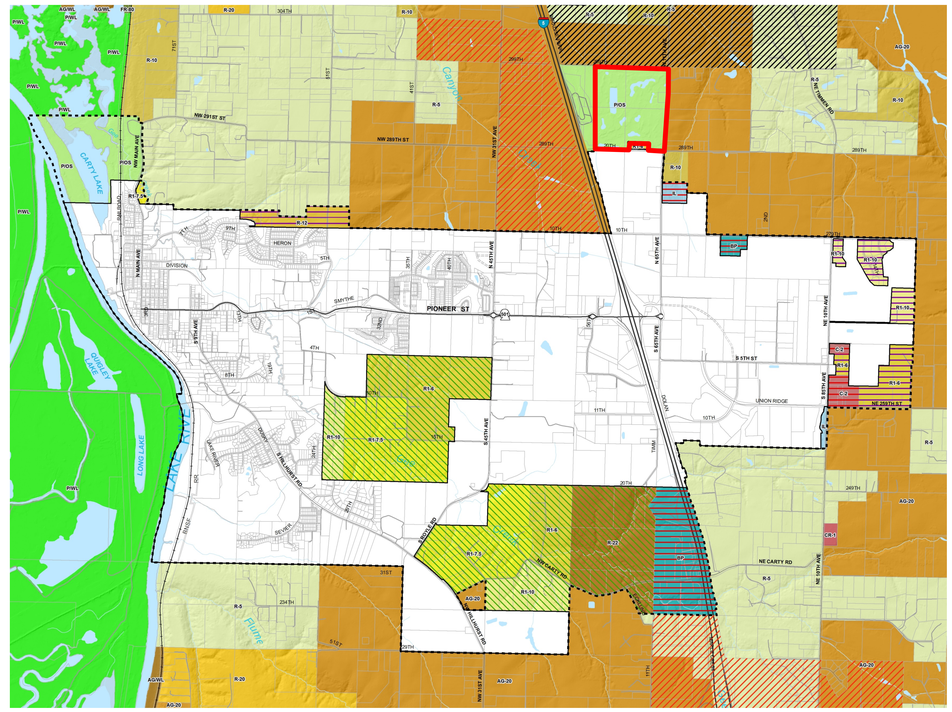
4. Alternative #2 Ridgefield Urban Area

This series shows a five parcel expansion of the Ridgefield Urban Growth Boundary; including the Tri-Mountain Golf Course.

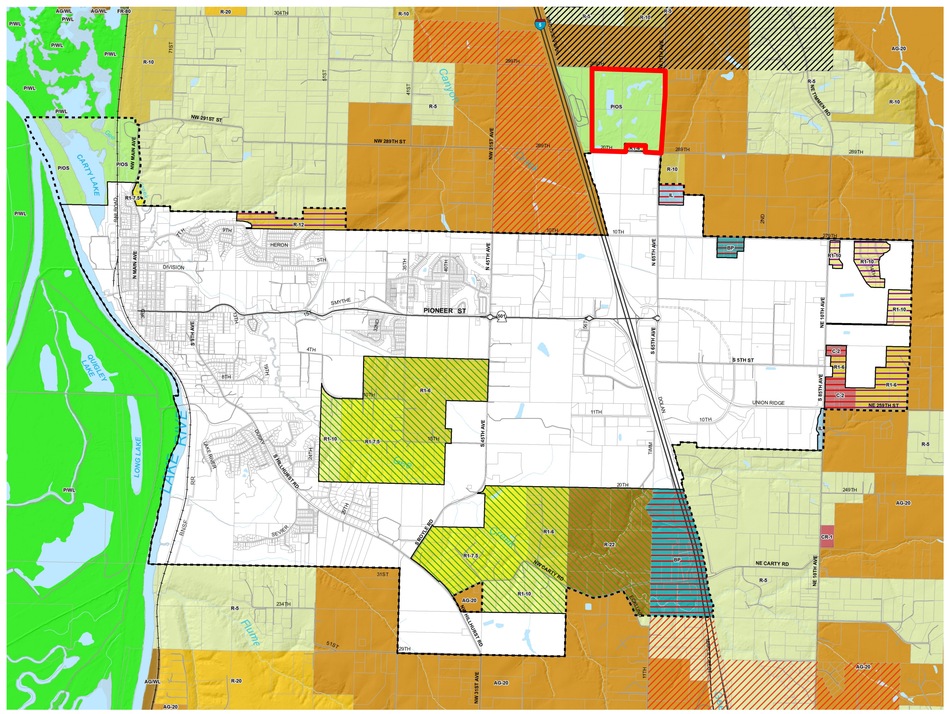
This comprehensive plan map shows retaining the Parks and Open Space (P/OS) designation.

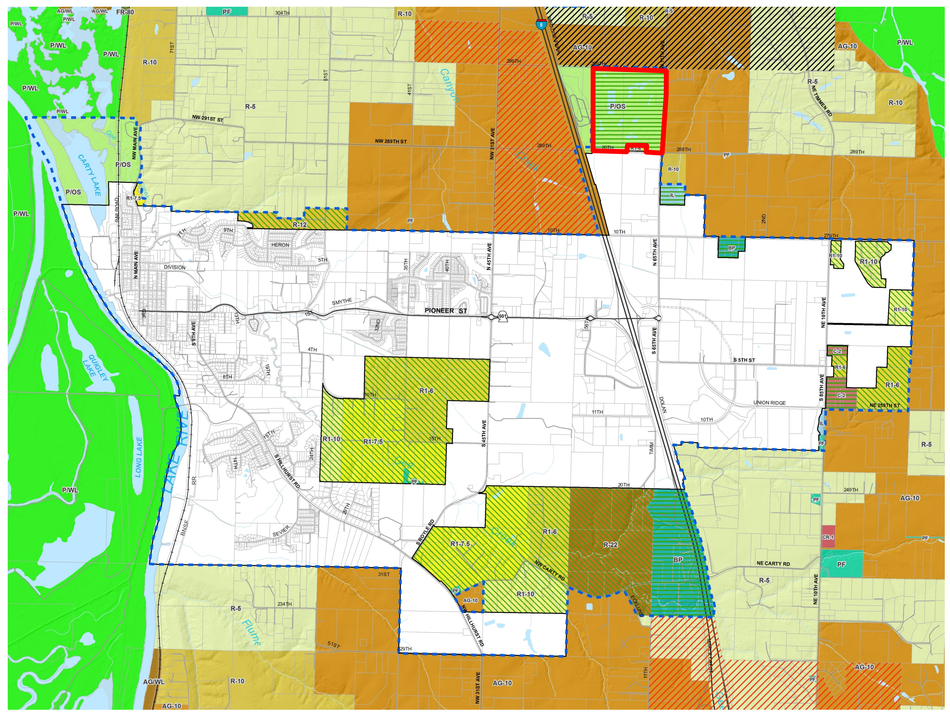




Before *After*

This zoning map shows retaining the Parks and Open Space (P/OS) zoning and adding an Urban Holding overlay (UH-20).





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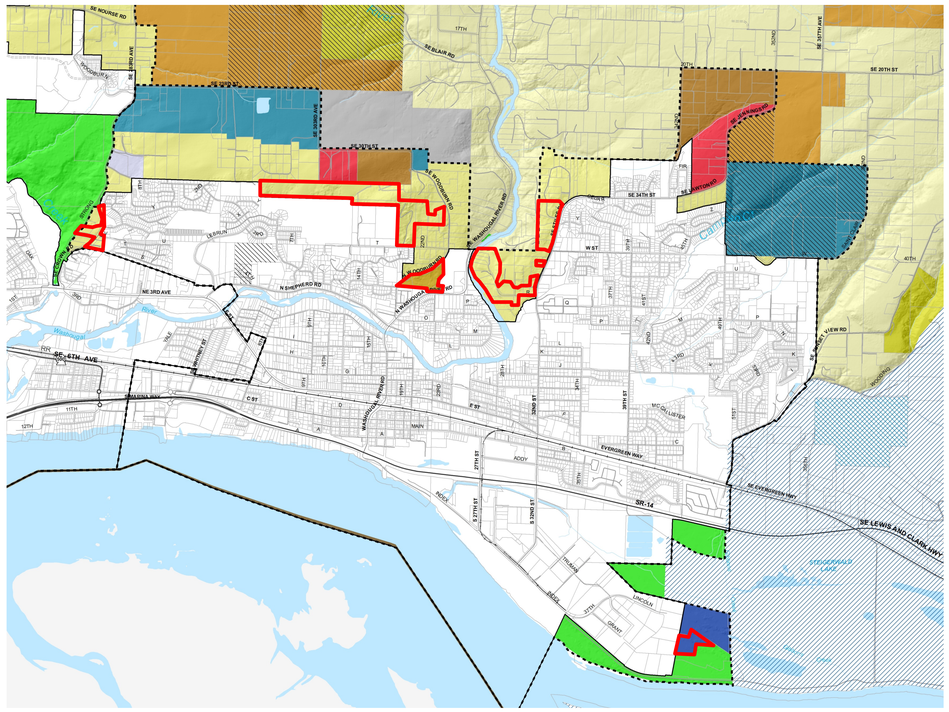
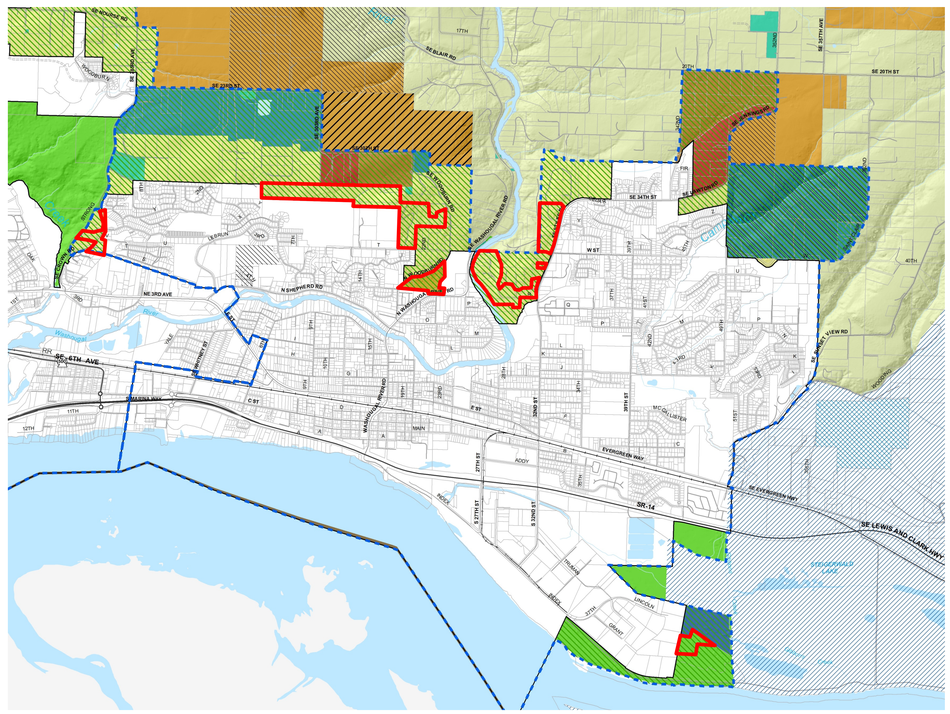
4. Alternative #2 Washougal Urban Area

This series shows a change from city zoning to county zoning and applying an urban holding overlay. This action corrects an inconsistency between county and city zoning classifications.

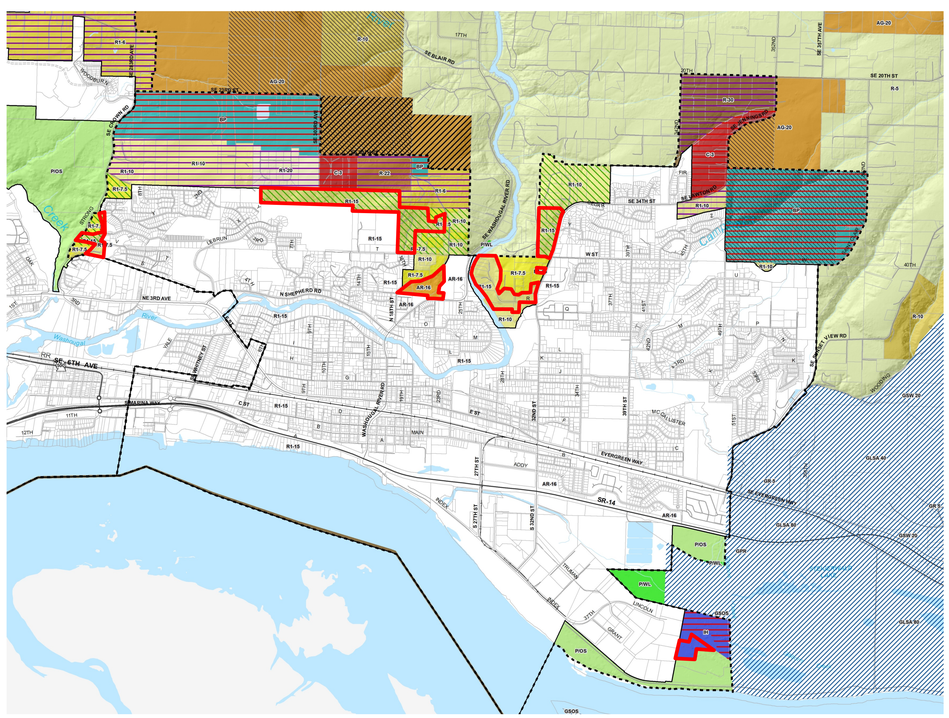
This comprehensive plan map shows current designations that would not change.

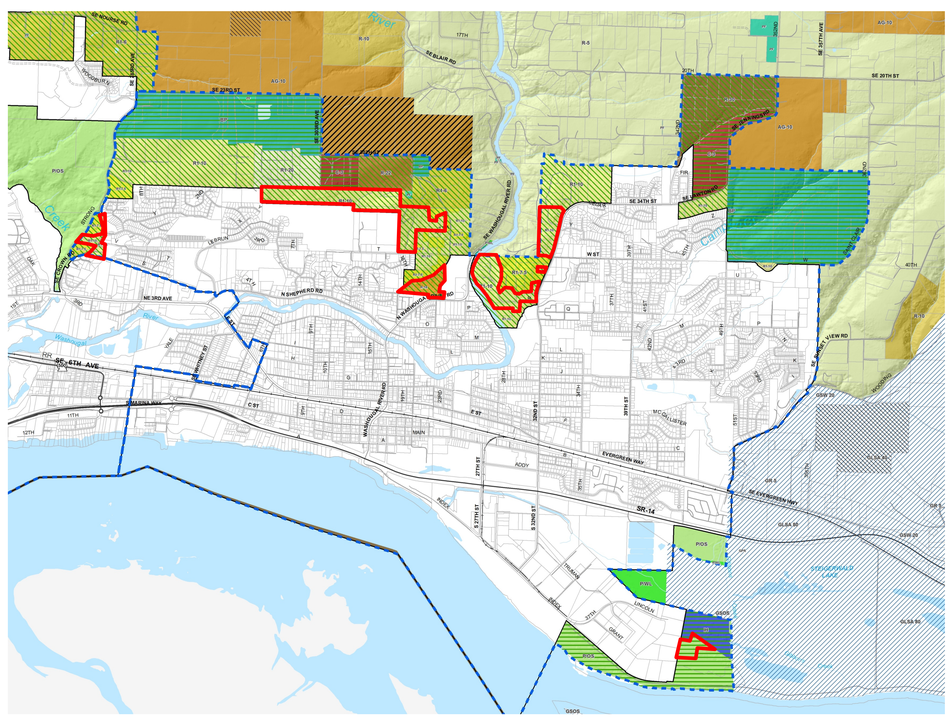




Before *After*

This map shows proposed changes to carry out the comprehensive plan for low to medium density residential development. This map also applies Parks and Open Space (P/OS) zoning to part of the Steigerwald refuge, making the entire refuge consistent. Applies Urban Holding (UH-20) to property owned by the port.





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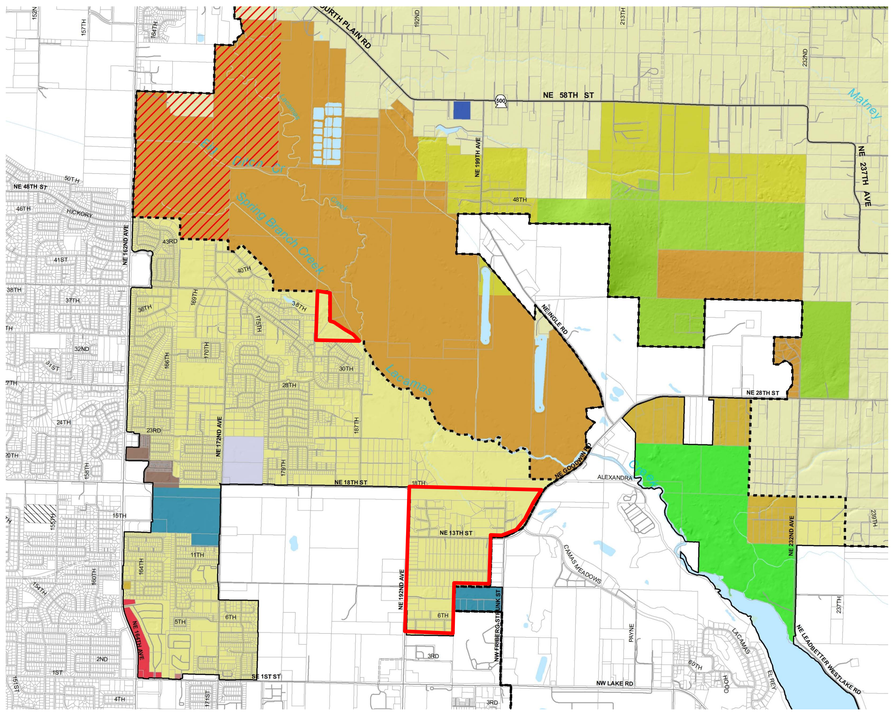
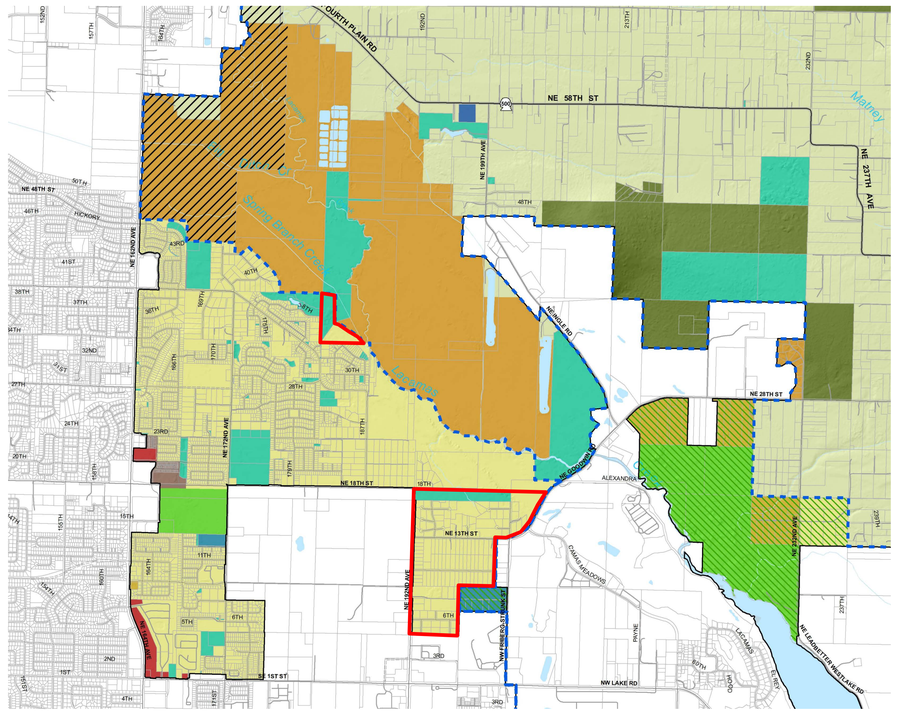
4. Alternative #2 Fisher's Swale – Vancouver Urban Area

This series shows removal of the Urban Holding designation in the Fisher's Swale area within the Vancouver Urban Growth Boundary.

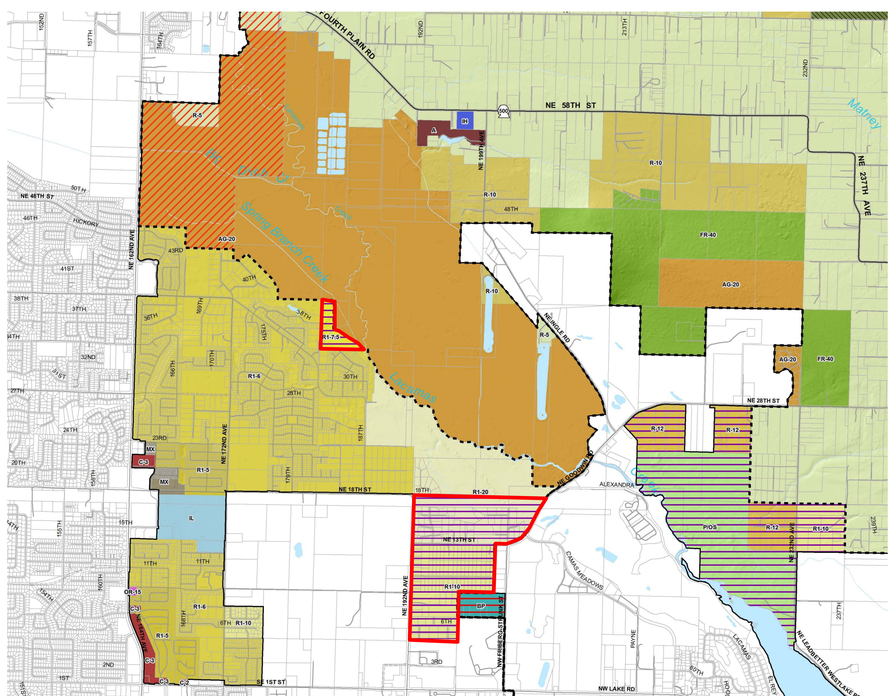
The comprehensive plan map shows retaining the current urban low-density residential designation, which would not change.

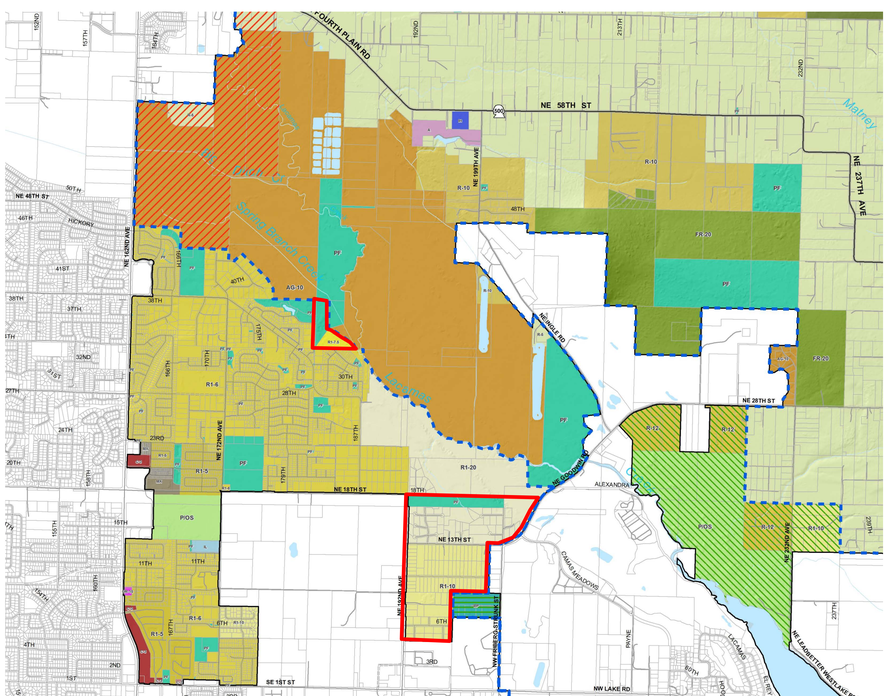




Before *After*

The zoning map removes of Urban Holding (UH-10) and retains Single-Family Residential zoning of (R1-20), (R1-10) and (R1-7.5).





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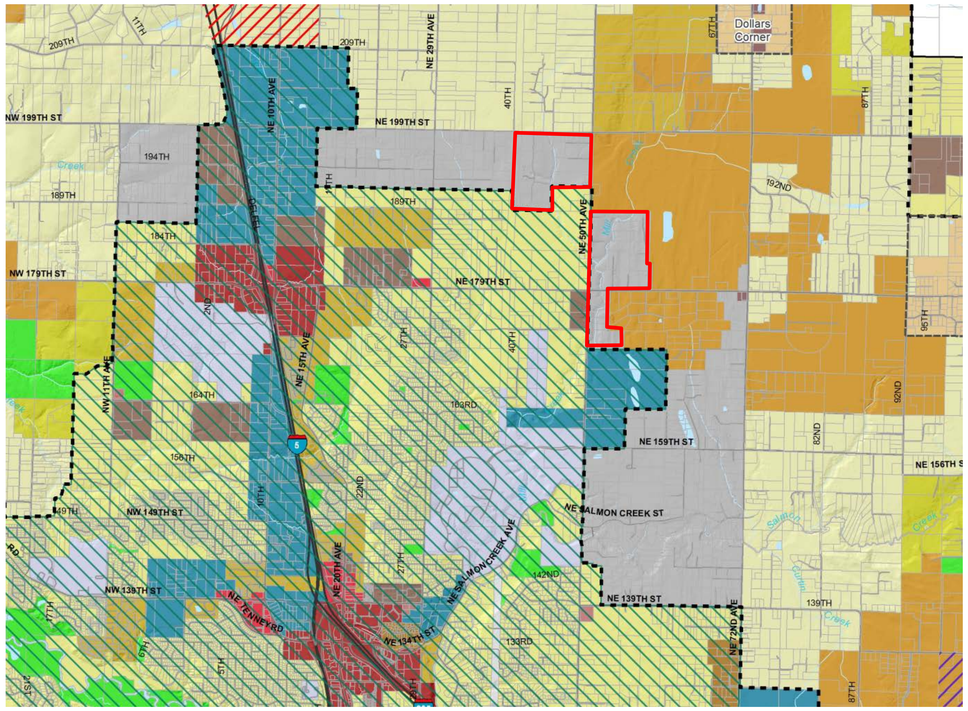
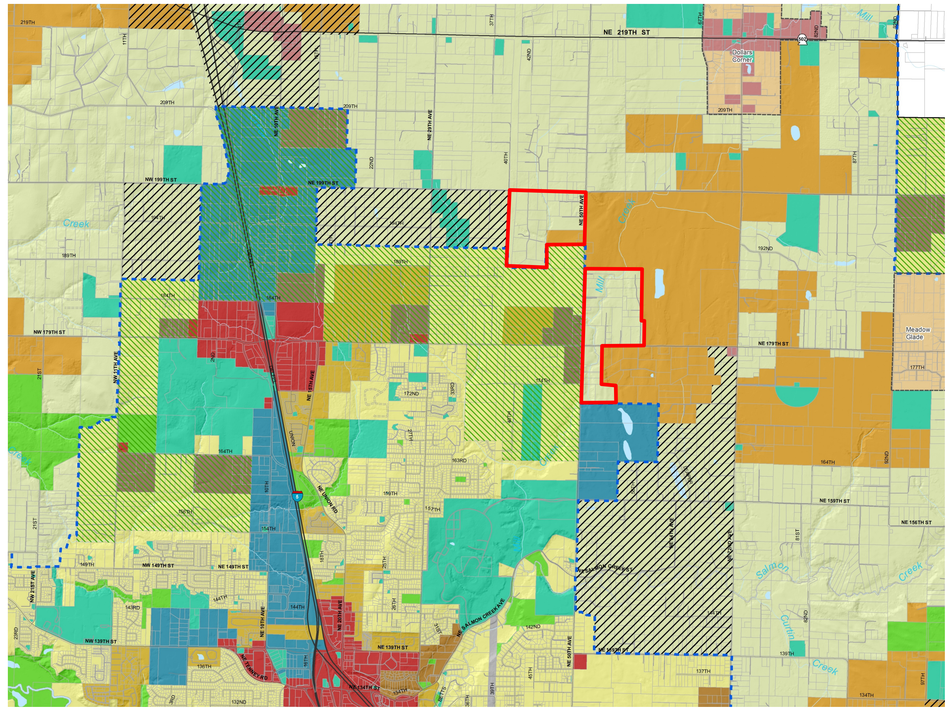
2016 Comprehensive Plan Update

4. Alternative #2 Urban Reserve – Vancouver Urban Area

This series shows removal of the Urban Reserve overlay in the north Salmon Creek area.

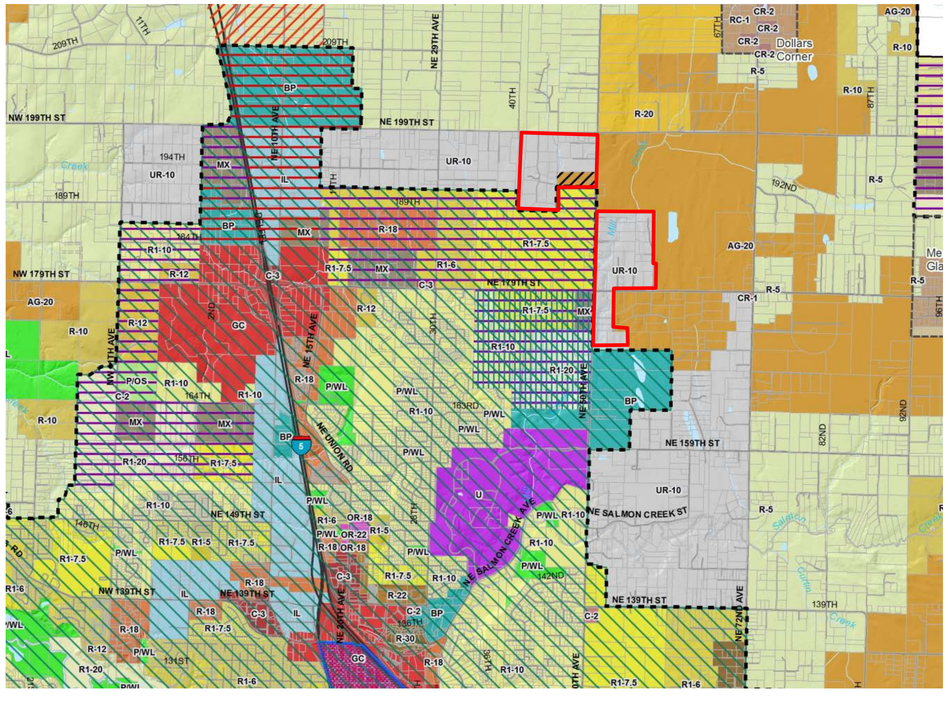
The comprehensive map shows removal of Urban Reserve and applies a Rural (RL) designation.

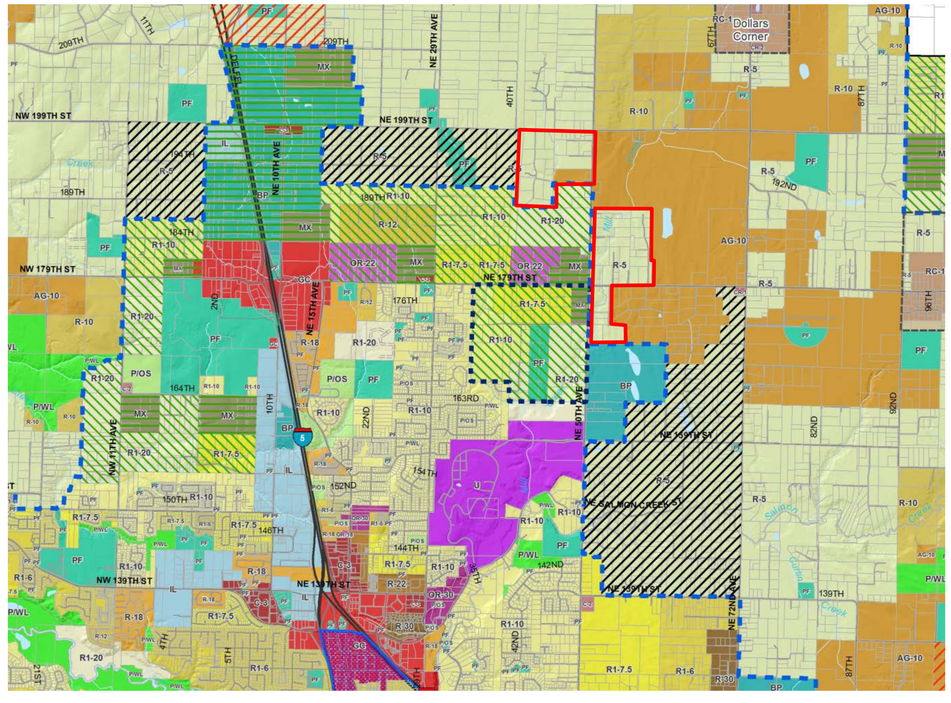




Before *After*

The zoning map shows removal of Urban Reserve (UR-10) and applies Rural (R-5) zoning.



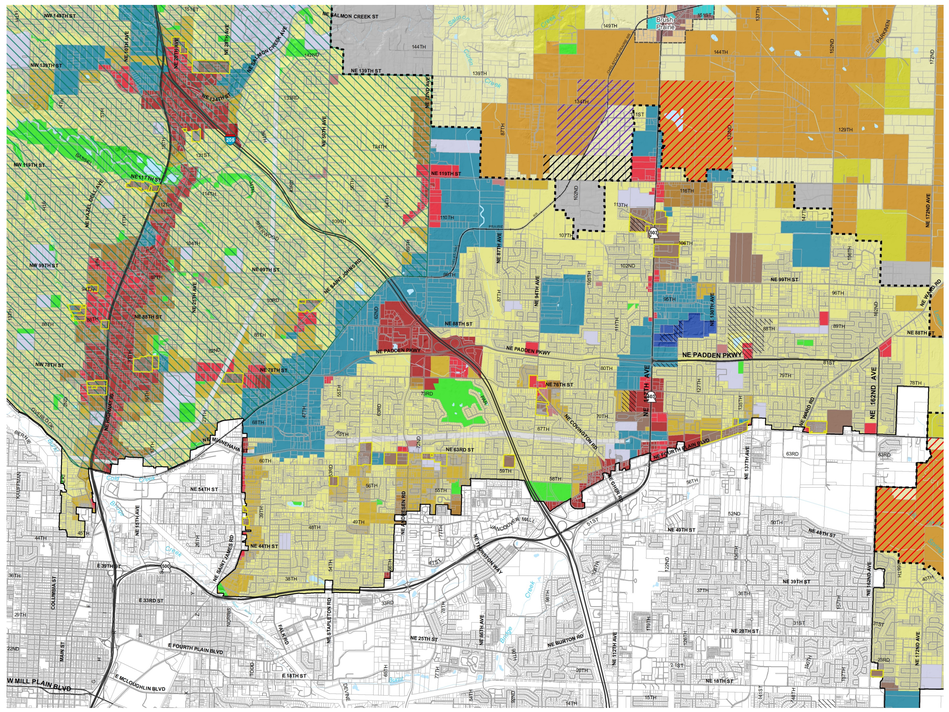


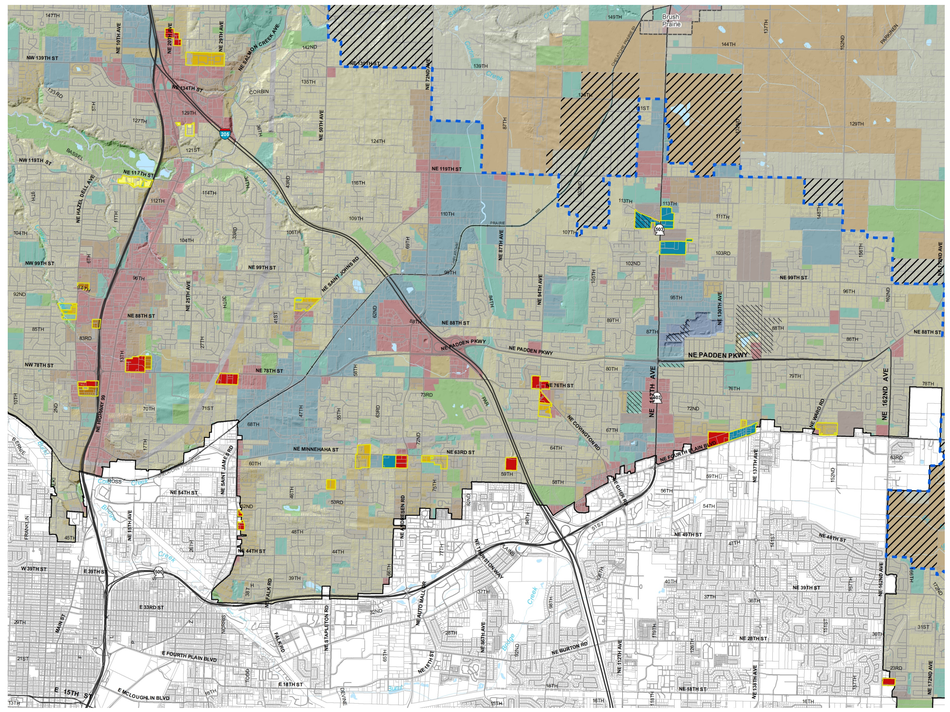
2016 Comprehensive Plan Update

4. Alternative #2 Mixed Use – Vancouver Urban Area

This map corrects inconsistency between comprehensive plan designations and current zoning.

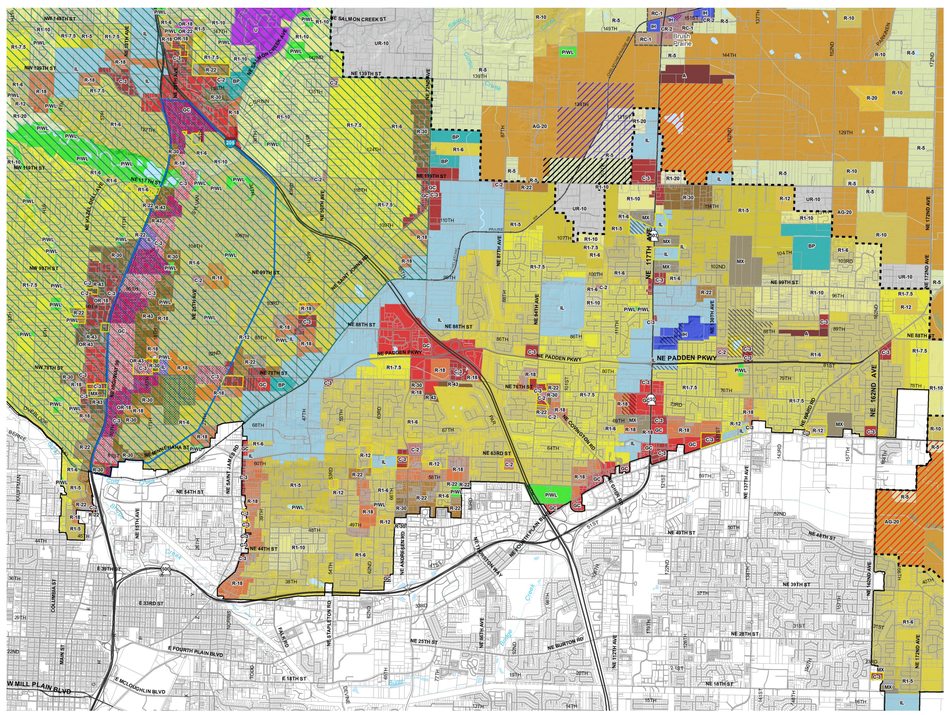
The comprehensive plan map shows changing the Mixed Use (MU) designation to match the current zoning.

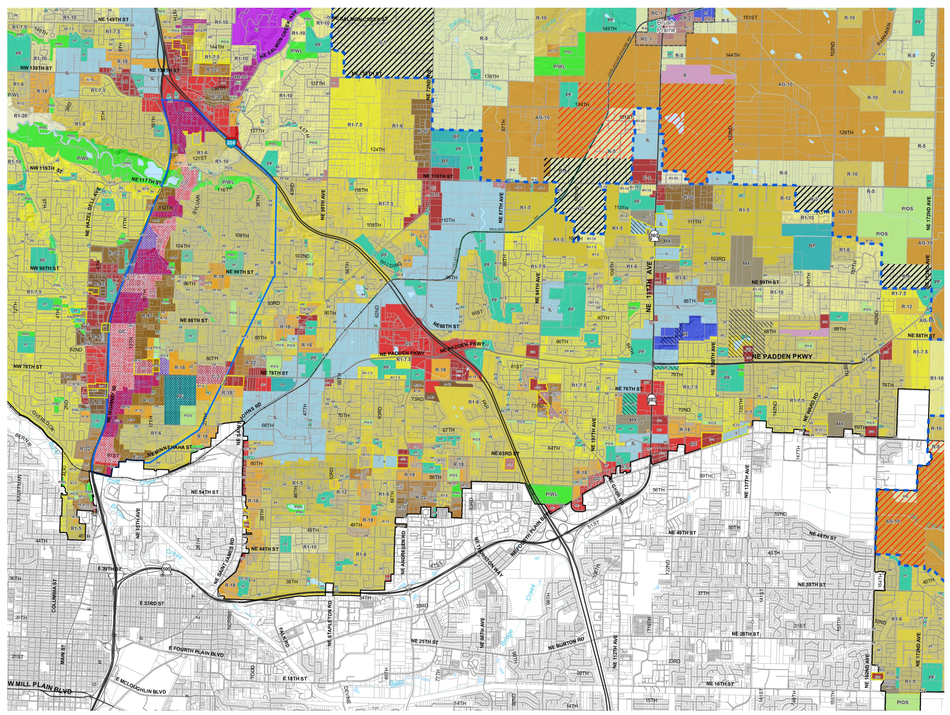




Before *After*

The zoning map shows current zoning that would not change as part of this mixed use revision.





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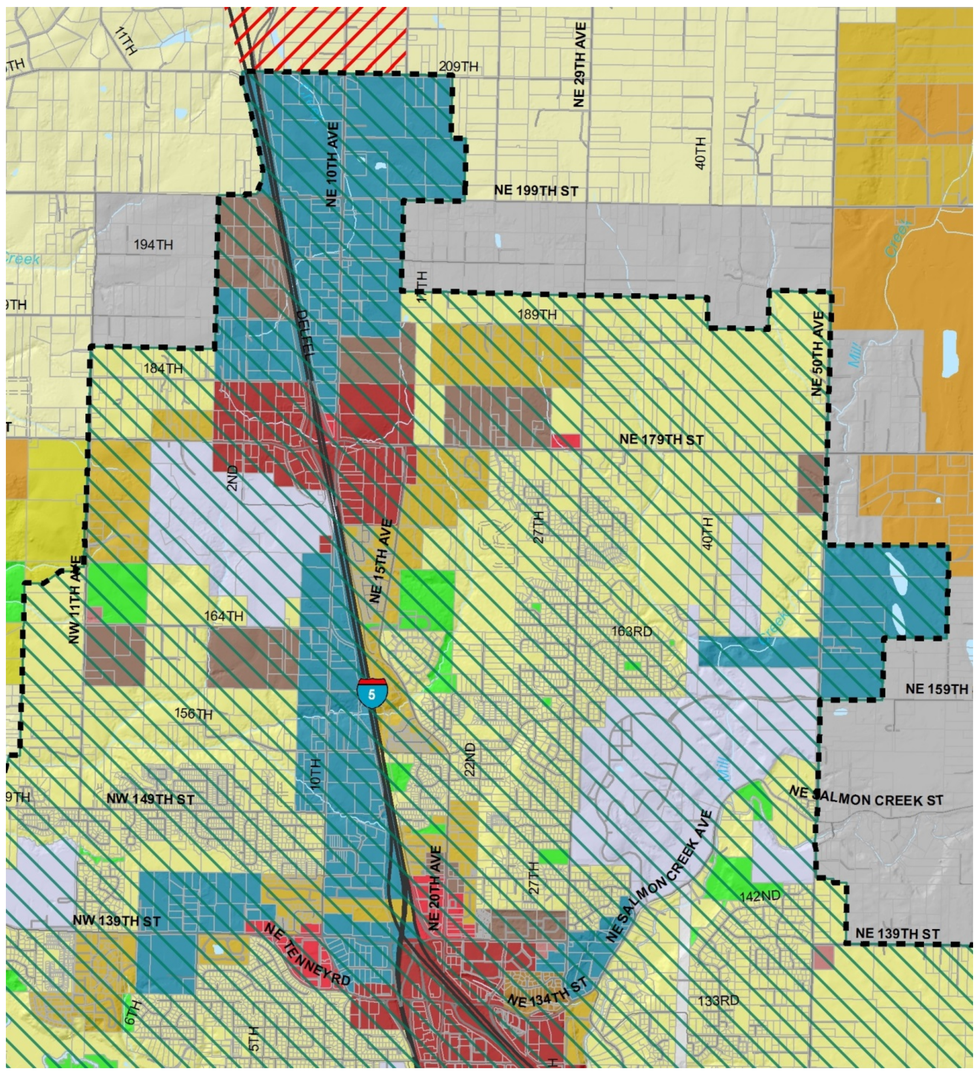
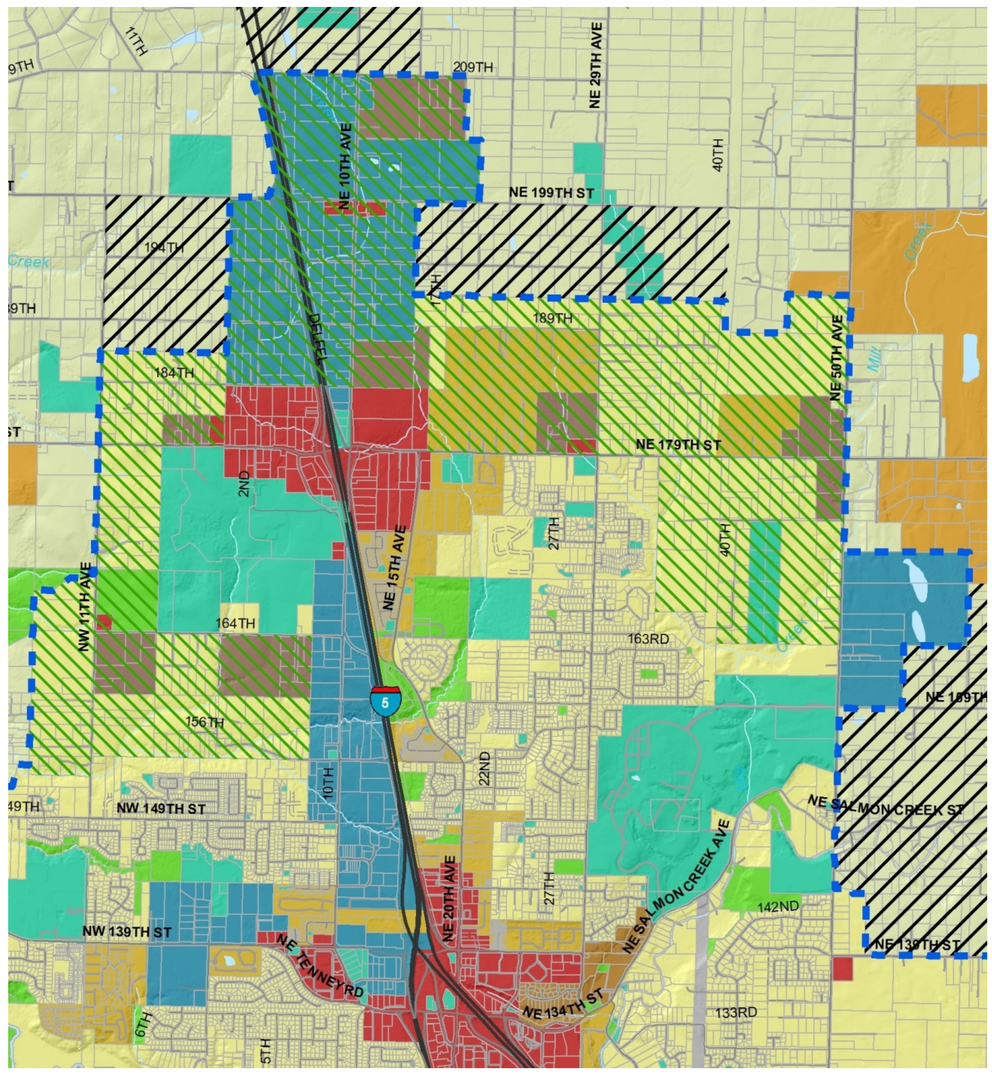
2016 Comprehensive Plan Update

4. Alternative #2 Fairgrounds - Salmon Creek VUGA

This series shows changes that support jobs in the Discovery-Fairgrounds and Salmon Creek planning areas. Recommendations were developed by advisory groups and stakeholders.

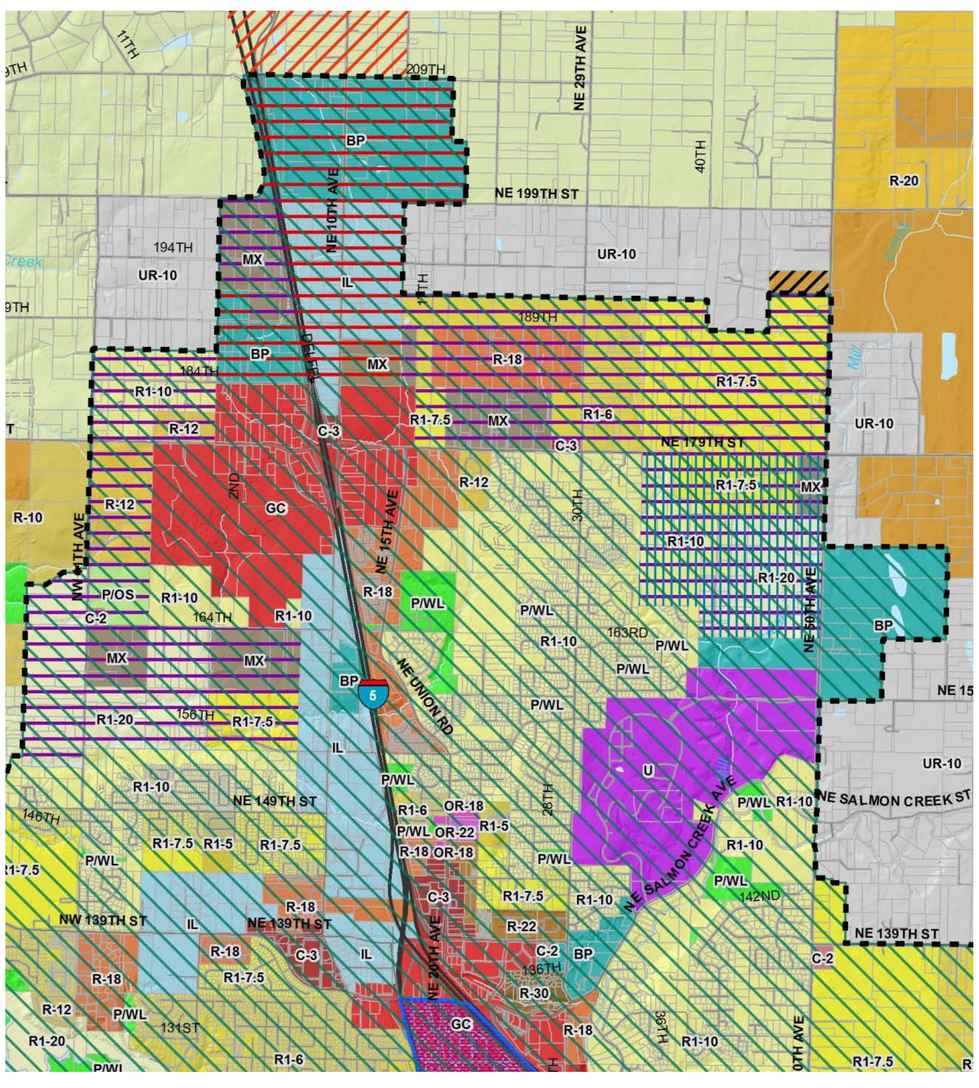
The comprehensive plan map shows many changes to improve prospects for business in some areas and account for environmental limitations to development in other areas.

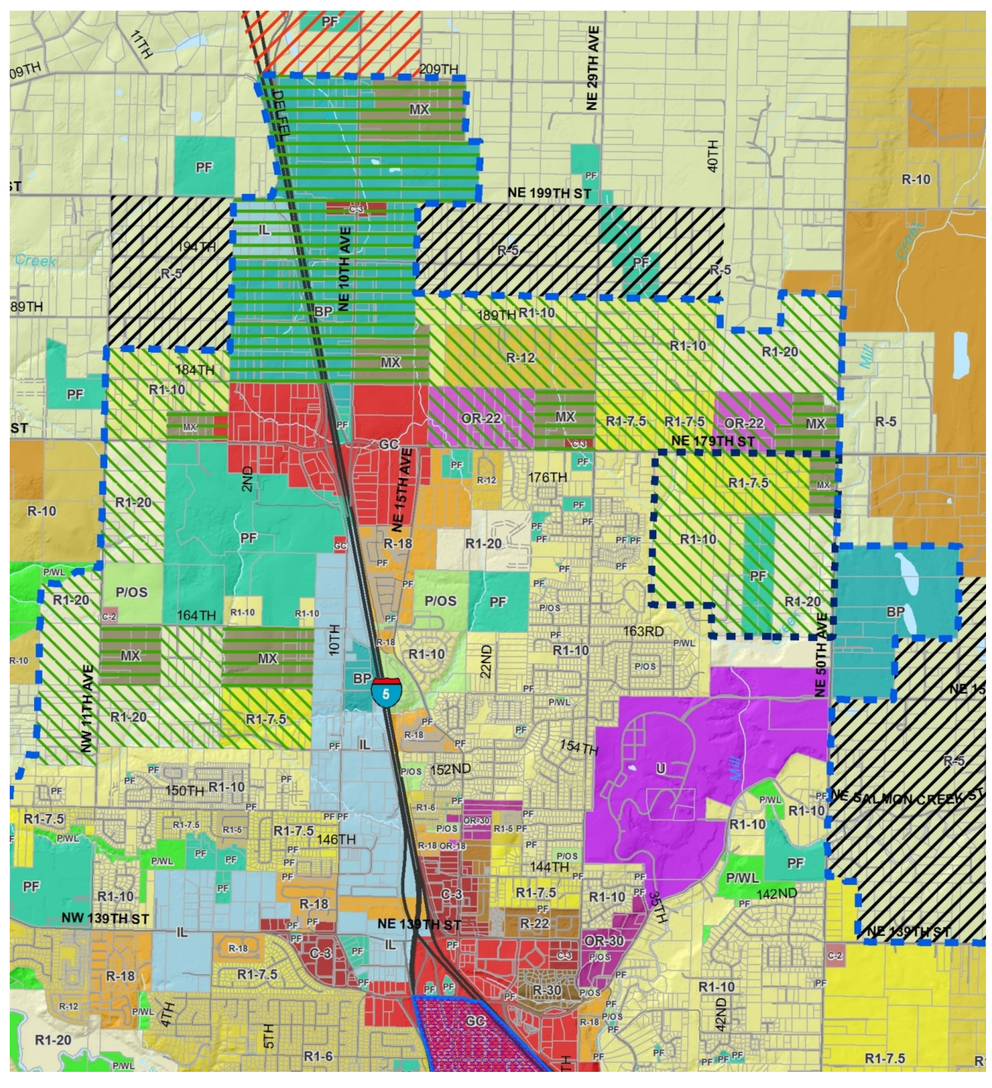




Before *After*

This map shows proposed zoning to carry out plans for future jobs and environmental protection.





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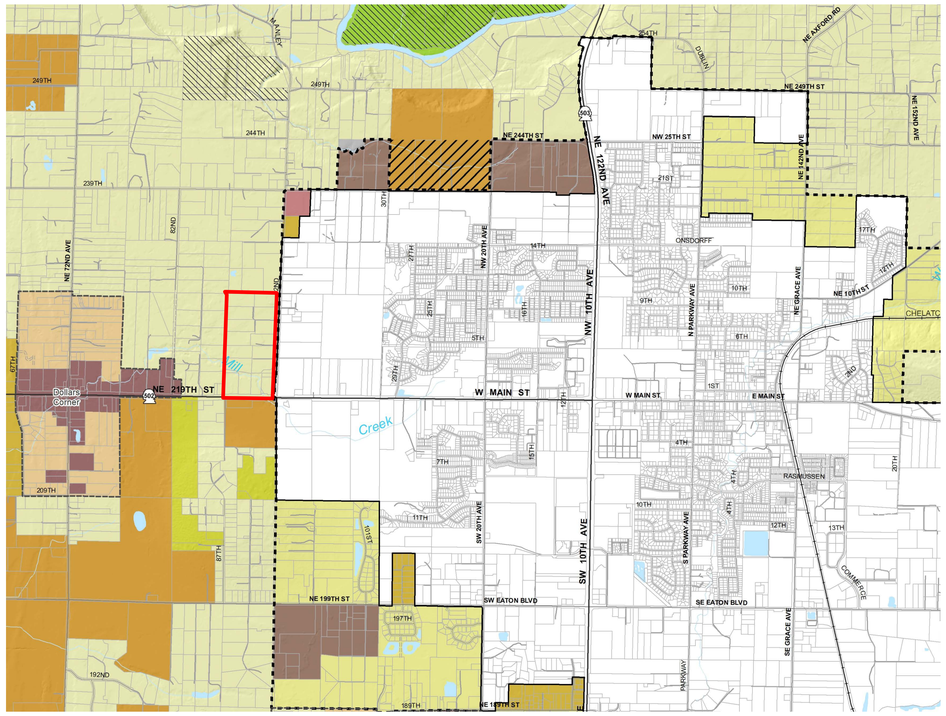
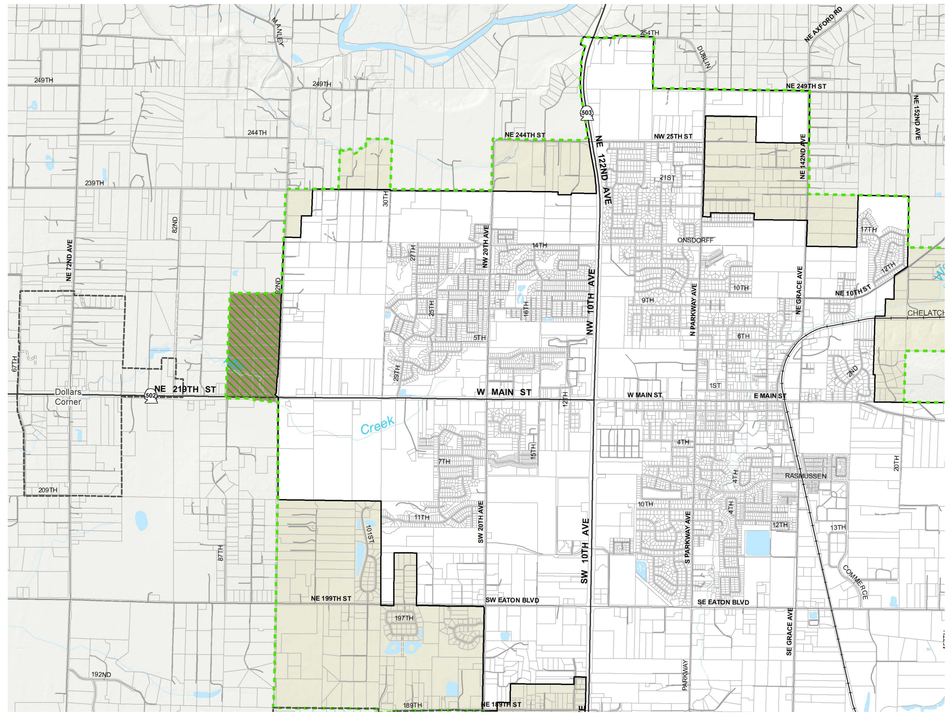
2016 Comprehensive Plan Update

5. Alternative #3 Battle Ground Jobs

This series shows additional job land within the Battle Ground urban growth area.

The comprehensive plan designation would change from Rural (RL) to Mixed Use (MU).

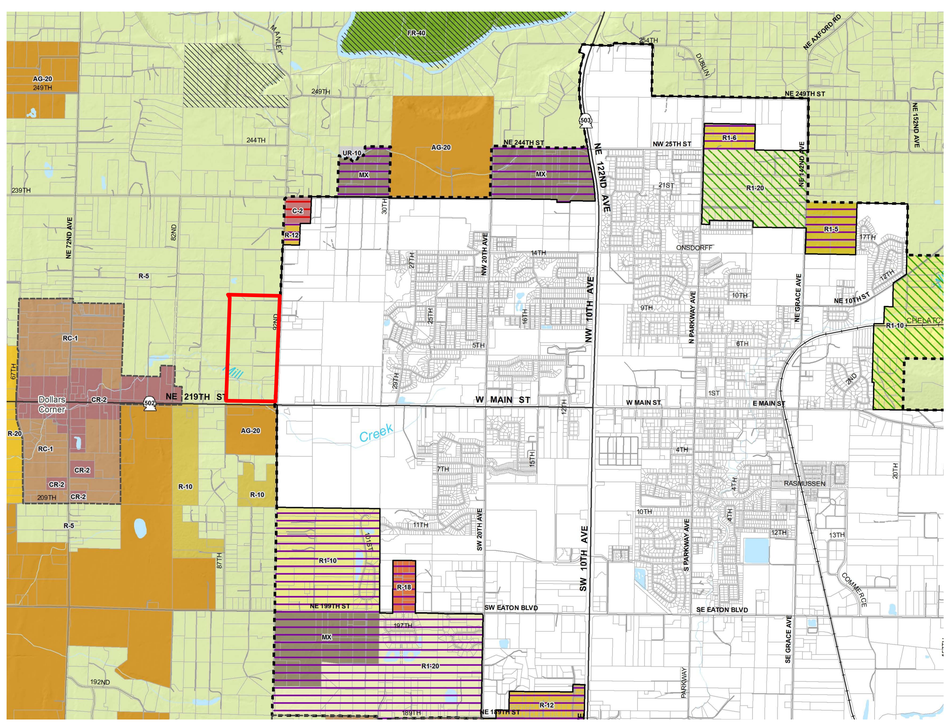


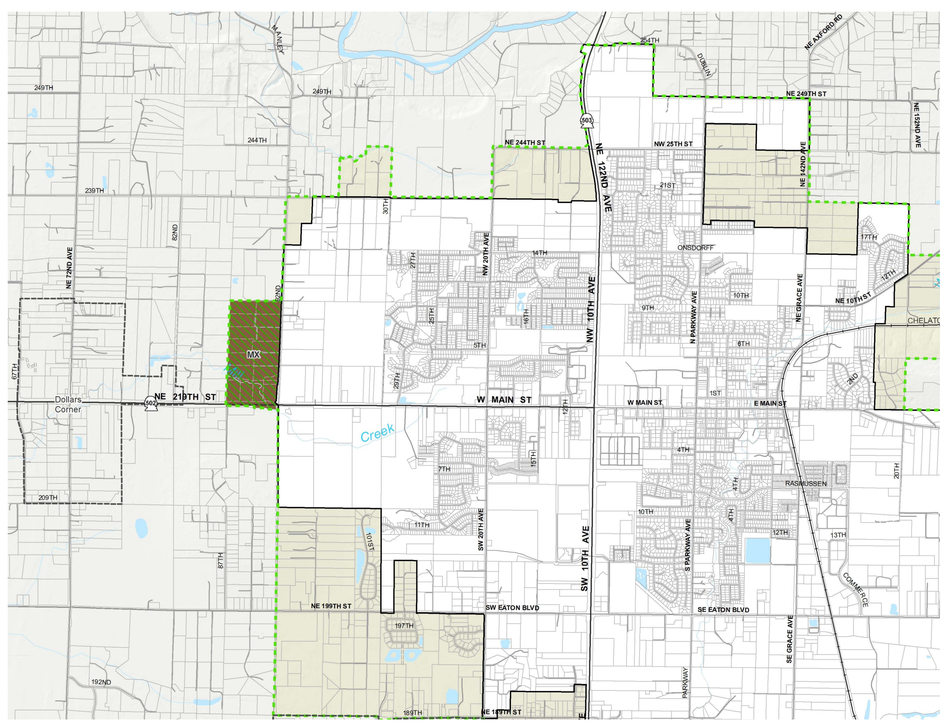


Before

After

The zoning map shows a proposed change to Mixed Use (MX) with Urban Holding (UH-20) overlay.





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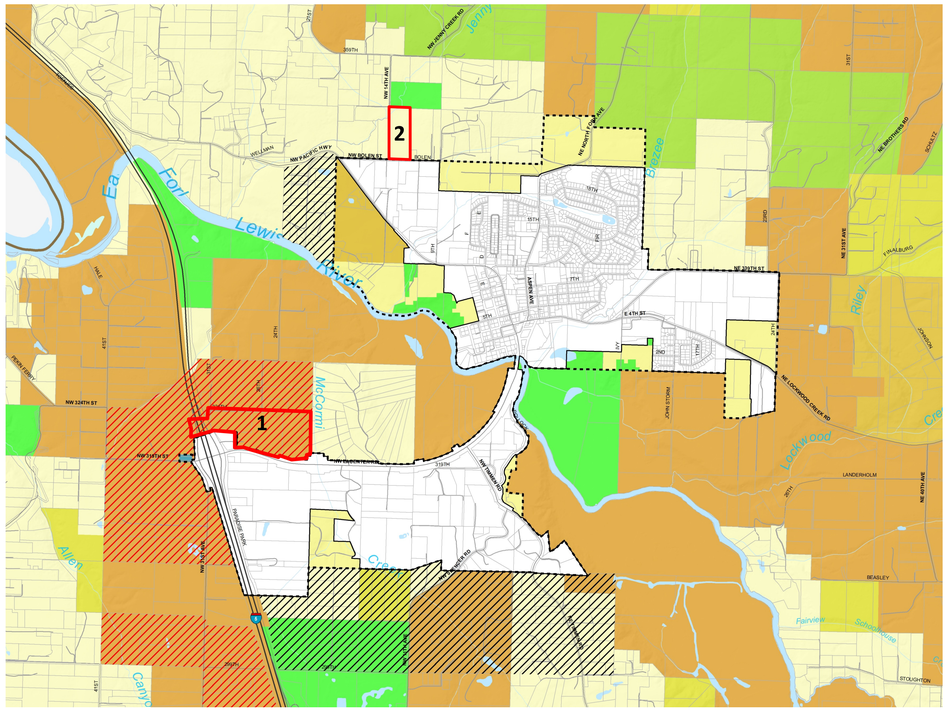
2016 Comprehensive Plan Update

5. Alternative #3 La Center Jobs and School Site

This series proposes job opportunities and a new school site within La Center's urban growth area.

The comprehensive plan map would change:

1. Agriculture (AG) parcel to Commercial (C)
2. Rural-5 (R-5) parcel to Public Facility (PF)

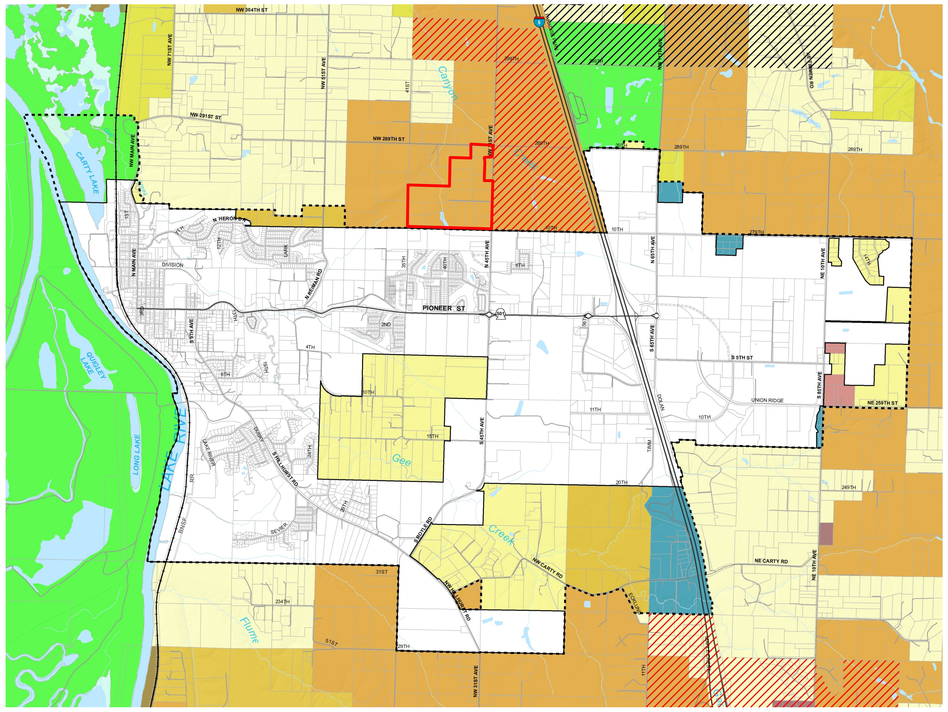


2016 Comprehensive Plan Update

5. Alternative #3 Ridgefield Residential

This series proposes residential opportunities within Ridgefield's urban growth area.

The comprehensive plan map would change from Agriculture (AG) to Urban Low Density Residential (UL)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NW 291ST ST
NW 299TH ST
NW 283RD ST
NW 287TH ST
NW 295TH ST
NW 279TH ST
NW 275TH ST
NW 271ST ST
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NW 263RD ST
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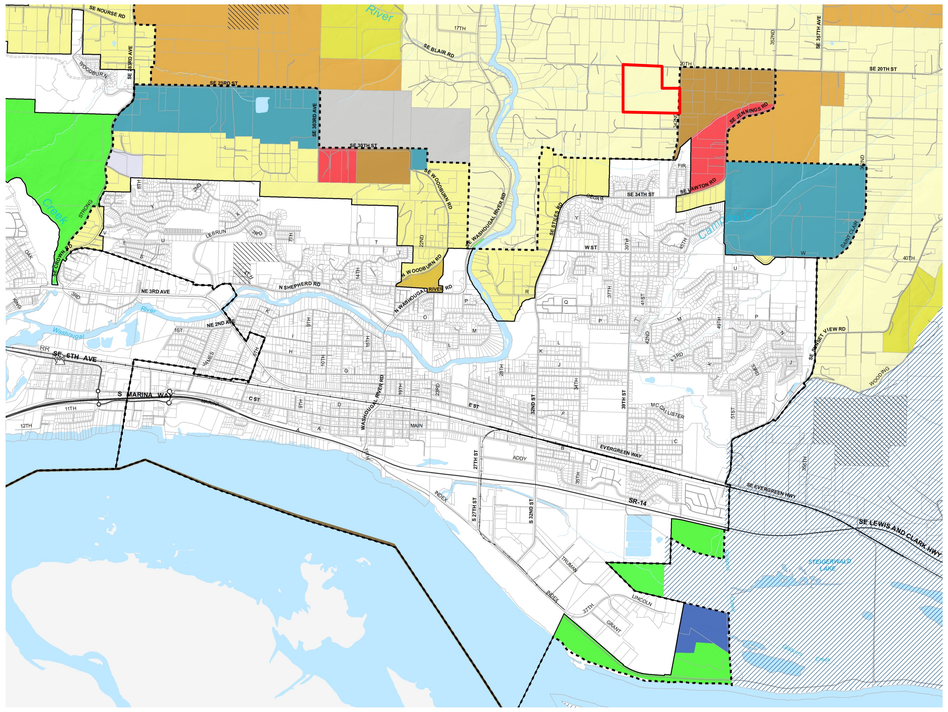
2016 Comprehensive Plan Update

5. Alternative #3 Washougal Residential

This series proposes residential opportunities within Washougal's urban growth area.

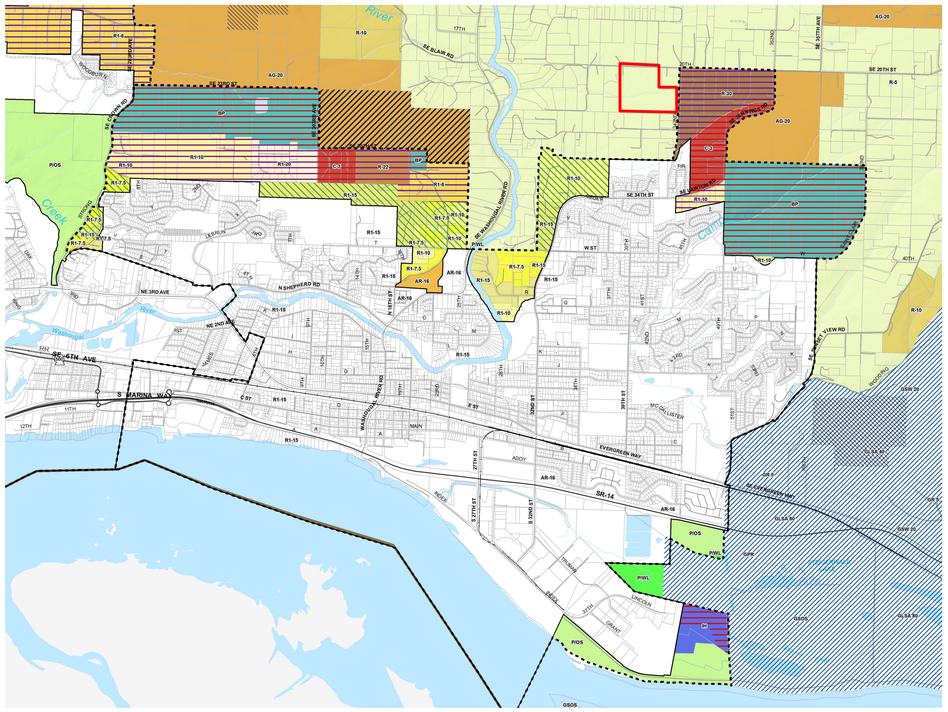
The comprehensive plan map would change from Rural-5 (R-5) to Urban Low Density Residential (UL)



Before *After*

The zoning map would change from Rural-5 (R-5) to Single-Family Residential (R1-7.5)

- **Minimum lot area of 7,500 square feet**



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2016 Comprehensive Plan Update

6. Alternative 4 - Forest Zones

Proposed Forest Zone

- Forest-10 (FR-10)
- Forest-20 (FR-20)
- Forest-40 (FR-40)
- Forest-80 (FR-80)
- Urban Growth Area (UGA) Boundary
- City Limits
- Rural Center
- County Boundary

Woodland
La Center
Ridgefield
Battle Ground
Yacolt
Vancouver
Camas
Washougal
Amboy
Chelatchie Prairie
Dollars Corner
Meadow Glade
Brush Prairie
Hockinson
Yacolt
VANCOUVER LAKE
COLUMBIA RIVER
LAKE MERWIN
Lewis River

1 0 3 Miles

N

CLARK COUNTY, WASHINGTON
Geographic Information System

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2016 Comprehensive Plan Update

6. Alternative 4 - Forest Zones

Proposed Forest Zone

- Forest-10 (FR-10)
- Forest-20 (FR-20)
- Forest-40 (FR-40)
- Forest-80 (FR-80)
- Current Zoning Outline (Forest Zone)
- Urban Growth Area (UGA) Boundary
- City Limits
- Rural Center
- County Boundary

Woodland
La Center
Ridgefield
Battle Ground
Yacolt
Vancouver
Camas
Washougal
LAKE MERWIN
Lewis River
VANCOUVER LAKE
COLUMBIA RIVER

1 0 3 Miles

N

CLARK COUNTY, WASHINGTON
Geographic Information System

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2016 Comprehensive Plan Update

6. Alternative 4 - Agriculture Zones

Proposed Agriculture Zone

- Agriculture-5 (AG-5)
- Agriculture-10 (AG-10)
- Current Zoning Outline (Agriculture Zone)
- Urban Growth Area (UGA) Boundary
- City Limits
- Rural Center
- County Boundary

Woodland
La Center
Ridgefield
Battle Ground
Yacolt
Vancouver
Camas
Washougal
LAKE MERWIN
VANCOUVER LAKE
COLUMBIA RIVER

1 0 3 Miles

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CLARK COUNTY, WASHINGTON
Geographic Information System

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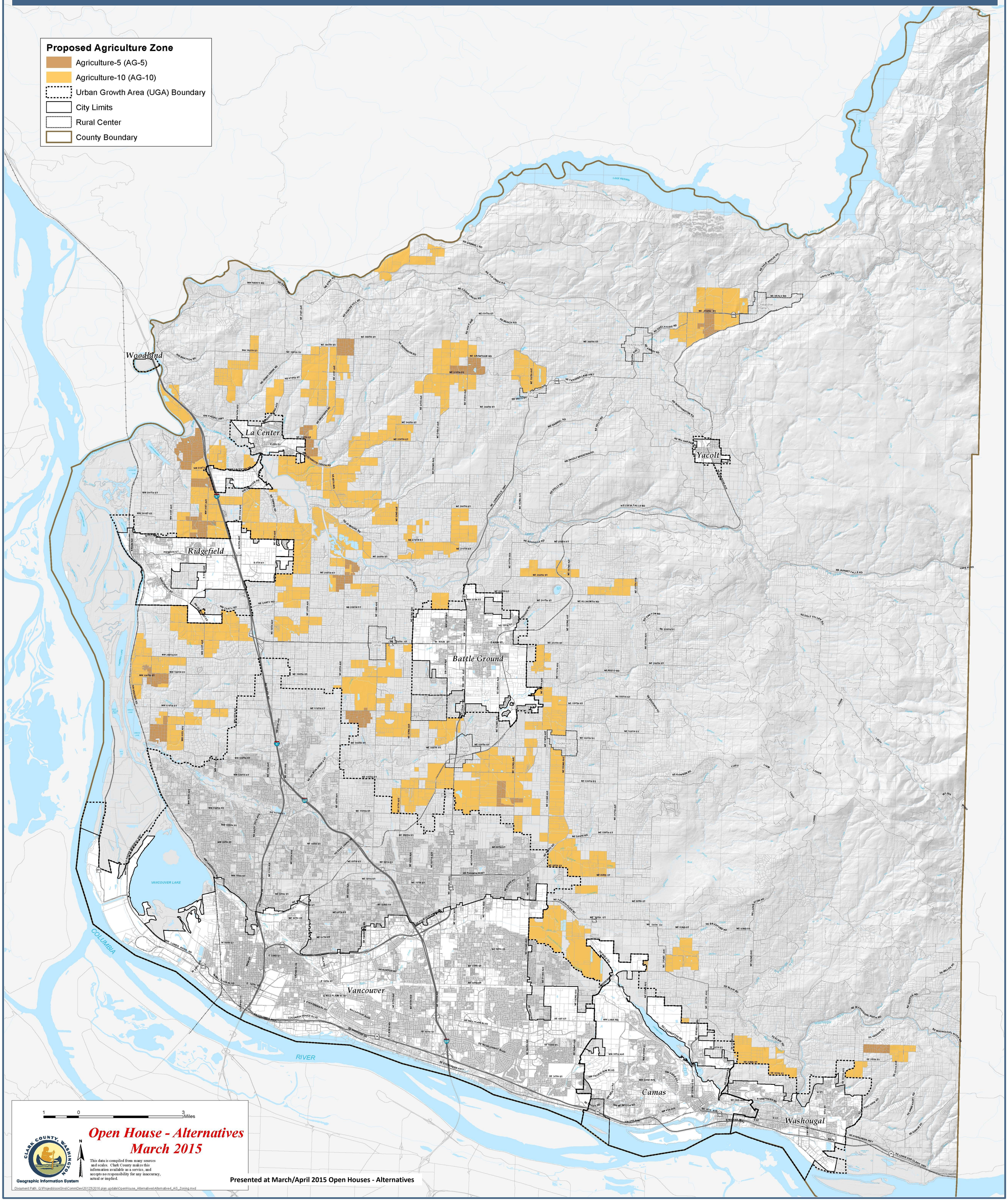
6. Alternative 4 - Agriculture Zones


Proposed Agriculture Zone
Agriculture-5 (AG-5)
Agriculture-10 (AG-10)
Urban Growth Area (UGA) Boundary
City Limits
Rural Center
County Boundary
Woodland
La Center
Ridgefield
Battle Ground
Yacolt
Vancouver
Camas
Washougal
LAKE MERWIN
YALE LAKE
VANCOUVER LAKE
COLUMBIA
RIVER
Lewis River
NE GRINNELL RD
NW HAYES RD
NW BRATTON RD
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NE 319TH ST
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NW PIONEER ST
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NE 392ND AVE
NE 402ND AVE
NE 412TH AVE
NE 422ND AVE
NE 432ND AVE
NE 442ND AVE
NE

2016 Comprehensive Plan Update

6. Alternative #4 - Rural Zones

Proposed Rural Zone

- Rural-1 (R-1)
- Rural-2.5 (R-2.5)
- Rural-5 (R-5)
- Current Zoning Outline (Rural Zone)
- Urban Growth Area (UGA) Boundary
- City Limits
- Rural Center
- County Boundary

Woodland
La Center
Ridgefield
Battle Ground
Yacolt
Chelatchie Prairie
Amboy
Meadow Glade
Brush Prairie
Hockinson
Dollars Corner
Fargher Lake
Vancouver
Camas
Washougal
LAKE MERWIN
YALE LAKE
VANCOUVER LAKE
COLUMBIA RIVER

1 0 3 Miles

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2016 Comprehensive Plan Update

6. Alternative #4 - Rural Zones

Proposed Rural Zone

- Rural-1 (R-1)
- Rural-2.5 (R-2.5)
- Rural-5 (R-5)
- Urban Growth Area (UGA) Boundary
- City Limits
- Rural Center
- County Boundary

Woodland
La Center
Ridgefield
Battle Ground
Yacolt
Amboy
Chelatchie Prairie
Fargher Lake
Dollars Corner
Meadow Glade
Brush Prairie
Hockinson
Vancouver
Camas
Washougal

1 0 3 Miles

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2016 Comprehensive Plan Update

7. Transportation - Arterial Atlas

The Arterial Atlas is the long-range regional road plan within the comprehensive plan. Streets are shown by their function in handling vehicle, bicycle and pedestrian traffic. The map includes both existing and proposed streets.

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8. Environmental Constraints

Some of the land in Clark County is characterized by critical areas, such as wetlands, habitat or steep slopes. Critical areas do not prevent development, but they are accounted for in the development process.

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2016 Comprehensive Plan Update

9. Update process

Check www.clark.wa.gov/planning for updated information or to sign up for announcements by email.

		Public Process	Planning Activities/ Products
July 2013 ▼ December 2013	Phase 1 Pre-planning 1	Public input: • Preliminary scoping and timeline • Public Participation Plan	• Establish technical advisory committee
January 2014 ▼ December 2015	Phase 2 Data analysis & plan development 2	Public input: • Population forecast • Employment forecast • Planning assumptions • Board principles and values • Population & employment allocation • Transportation analysis and cost of improvements • Capital facilities plan • Supplemental Environmental Impact Statement	• Analyze environmental impacts • Analyze alternatives using transportation model results • Gather capital facilities information from service providers • Distribute Draft SEIS • Comments on Draft SEIS • Issuance of Final SEIS including a preferred alternative
January 2016 ▼ May 2016	Phase 3 Adoption 3	Public input: • Comprehensive plan text • Development regulations • Related code amendments	• Finalize allocation of new population and employment • Finalize capital facilities plan • Finalize land use and urban growth boundary amendments

2016 Comprehensive Plan Update

10. Share your comments

The Board of County Councilors will hold a public hearing on the alternatives on April 14, 2015, beginning at 10:00 a.m. You can comment on the alternatives by doing any of the following:

Comment form	Fill out a comment form and leave it with staff.
Online	http://www.clark.wa.gov/planning/2016update/getinvolved.html
Email	Send to: **comp.plan@clark.wa.gov** Put "Comprehensive Plan Alternative Comments" in the subject line. Include your name and mailing address.
Letter	Mail to: **Clark County Community Planning** **Comprehensive Plan Alternatives** **P.O. Box 9810** **Vancouver, WA 98666-9810**
Oral testimony	Testify at the public hearing on Tuesday, April 14 at 10:00 a.m. Public Service Center 6th Floor Hearing Room 1300 Franklin Street, Vancouver

Comments received by 5 p.m. Thursday, April 9, 2015 will be included in the April 14 Board Hearing materials. There will be a formal comment period when the Draft Supplemental Environmental Impact Statement (DSEIS) is issued.