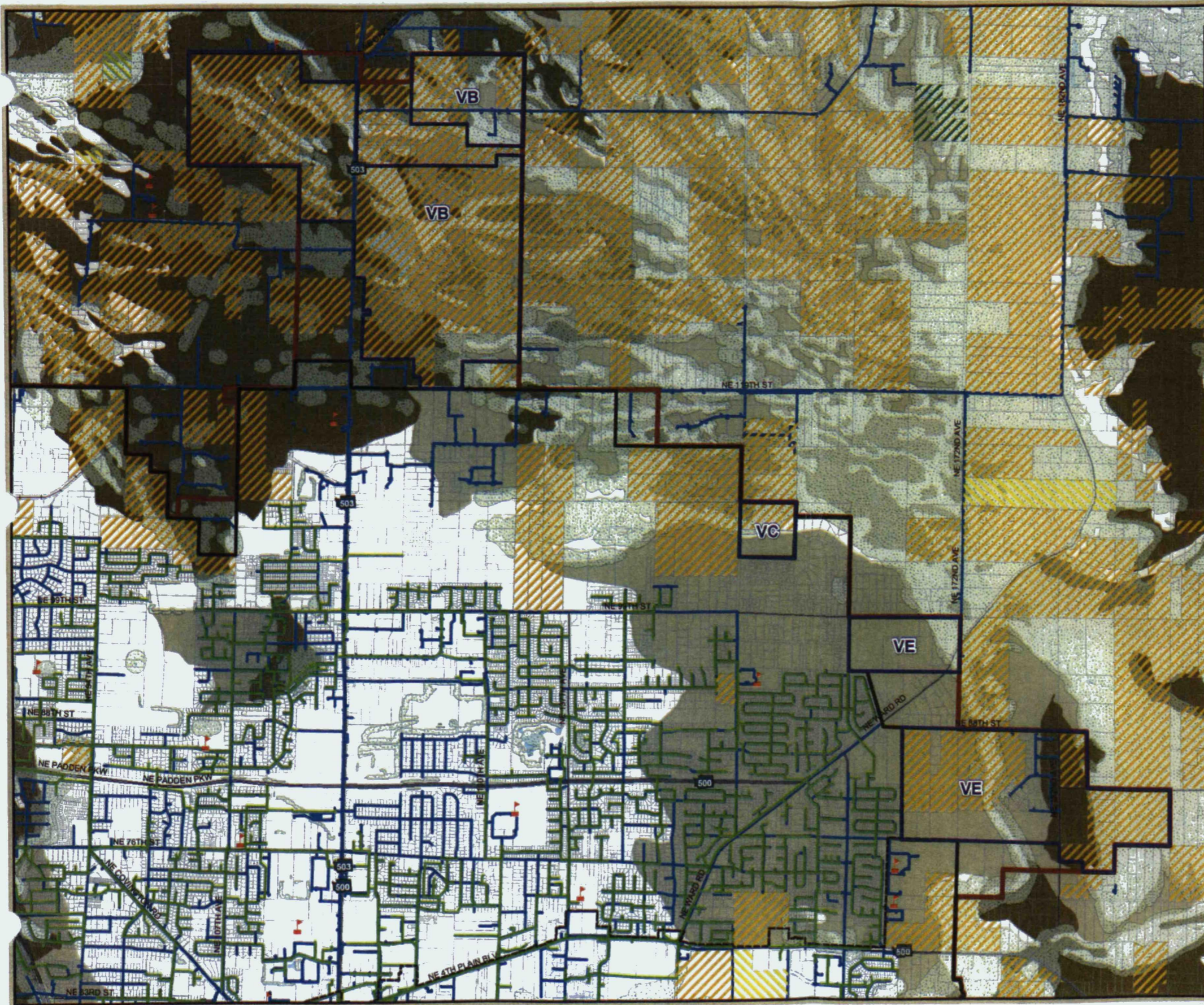





AG SUB AREAS (See Attachment A for locations)	IS IT CHARACTERIZED BY URBAN GROWTH?	IS IT PRIMARILY DEVOTED TO COMMERCIAL PRODUCTION OF AGRICULTURAL PRODUCTS OR CAPABLE OF BEING USED FOR PRODUCTION?	DOES IT HAVE LONG TERM COMMERCIAL SIGNIFICANCE FOR AGRICULTURAL PRODUCTION?									BOCC DELIBERATION/ DECISION
			PUBLIC FACILITIES/SERVICES	TAX STATUS	UGA	PARCEL SIZE	LAND USE SETTLEMENT PATTERNS AND COMPATIBILITY	INTENSITY OF NEARBY LAND USES	HISTORY OF LAND DEVL.P. PERMITS	LAND VALUES UNDER ALT USES (\$ in thousands)	PROX. TO MARKETS	
<p>VA 125.02 acres (Vancouver)</p>	<ul style="list-style-type: none"> The 4 parcels range in size from 11-75 acres Water lines run along the southern border of sub area (179th Street) No sewer lines within sub area The sub area has an Urban Reserve Overlay The sub area is surrounded by parcels zoned Urban Reserve 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 4 parcels within this sub area were identified as commercial farms in the Globalwise report maps 39% in ag/farm current use program 86% prime ag soils 26 35% critical land hydric soils, riparian habitat, wetland 	<p>Water lines border the southern sub area boundary along NE 179th Street</p>	<p>39 99% in ag/farm current use program</p>	<p>Not adjacent to the UGA</p>	<p>Range 11 04-75 02 acres</p> <p>Median parcel size 31 25 acres</p>	<p>The land within the sub area is mostly large parcels comprised of rural land uses (open fields, forested land, interspersed residential and farm buildings)</p>	<p>Surrounding area is rural land uses (rural residential, open fields, forested land)</p>	<p>No urban development permits within the vicinity</p>	<p>AG-20 \$16/acre</p> <p>Proposed zoning R1-7 5 \$218/acre</p>	<p>In close proximity to Vancouver and Battle Ground UGAs</p>	<p>This was a landowner request to come into UGB It has been in Urban Reserve since 1994 If 189th Street is going to be built out, then it is important to fulfill the County's goal to utilize existing infrastructure as much as possible Although, it has a high percentage of prime agricultural soils, other factors went into the decision to de-designate Those include the proximity to urban areas and the fact that there are no existing farms on site The area will be brought into UGB as Urban Low Density Residential</p>
<p>VA-2 22.89 acres (Vancouver)</p>	<ul style="list-style-type: none"> The 3 parcels range in size from 97-17 31 acres No public water No public sewer Within Urban Reserve Overlay 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 3 parcels in this sub area were identified as commercial farms in the Globalwise report maps 0% of the land is enrolled in the ag/farm current use program 58 98% prime agriculture soils 33 55% critical land hydric soils, riparian habitat, wetland, severe erosion 		<p>0% of land is in ag/farm current use program</p>	<p>Not adjacent to existing UGA</p>	<p>Range 97-18 04 acres</p> <p>Median parcel size 5 08 acres</p>	<p>The land within the sub area boundary is characterized by rural land uses (open fields, rural residential, farm buildings)</p>	<p>Surrounding area consists of rural land uses (rural residential, open fields, forested land)</p>	<p>No urban development permits in process within vicinity</p>	<p>AG-20 \$16/acre</p> <p>Proposed zoning ??</p>	<p>Vancouver, Battle Ground, Ridgefield</p>	<p>This area has been in Urban Reserve since 1994 and has been requested by the property owner to come into the UGB Based on the agricultural-analysis and the fact that the 189th Street corridor will be developed, the decision was made to de-designate the sub area from agriculture and bring it into the UGB as Urban Low Density Residential</p>
<p>VB 780 43 acres (Vancouver)</p>	<ul style="list-style-type: none"> The 35 parcels range in size from 0 19-222 acres Water lines are located within the sub area boundaries No sewer lines within the sub area Sub area is within urban reserve overlay Surrounded by Urban Reserve zoning 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> 3 farms are located within the sub area as identified in the Globalwise report maps 85 76% in ag/farm current use program 79% prime ag soils 66 78% critical land hydric soils, wetland, priority species buffer 	<ul style="list-style-type: none"> Water lines are located within the sub area boundaries Education facilities adjacent Airport adjacent <p>The sub area is split by SR 503</p>	<p>85 76% in ag/farm current use program</p>	<p>Southern tip of sub area boundary borders Vancouver's northern UGA boundary</p>	<p>Range 0 19-222 16 acres</p> <p>Median parcel size 22 42 acres</p>	<p>The land within the sub area boundary is characterized by rural land uses (open fields, farms, rural residential)</p> <p>Farms are classified as Livestock/Dairy, Vegetable/Fruit, and Specialty</p>	<p>Surrounding area is comprised of open space, rural residential (R-5 zone) and there is a Rural Center to the North Urban Holding overlay was recently lifted on parcels to the south of sub area</p>	<p>150-unit condo project (Delyna) to south within UGA</p>	<p>AG-20 \$16/acre</p> <p>Proposed zoning</p> <p>Employment Center/ Business Park</p>	<p>In close proximity to Vancouver UGA market</p>	<p>This sub area provides unique opportunities for industry along the railroad, SR 503, and 119th Street by utilizing existing high capacity infrastructure In addition, a circulation plan is already in place This area is an opportunity to provide a greater tax base for Battle Ground School District Educational purposes were extremely important during the discussion Commissioner Boldt noted that the current dairy farm receives all supplies from east of the mountains and that once the transportation costs become too high for the farm to sustain, the farmer will have to move to make his business economically viable</p> <p>The area will be de-designated from agriculture and brought in as Employment center/Business Park</p>

**Comprehensive Growth Management Plan
NE Vancouver UGA - Map 1
Deliberation Components**









Key

- Prime AG Soils Class I and II
- Prime AG Soils Class III
- Schools
- Sewer Lines
- Water Lines
- Current Use**
 - Farm & Agriculture
 - Currently Farm & Agriculture also Comp tax due
 - Application
 - Both Land Use & Designated Forest Land
 - Timber (Small tract)
 - Open space
 - Critical Areas
 - AG Viability Study Areas
 - Adopted 2007 UGA boundary
 - UGA boundary (2004)
 - City Limits
 - Water









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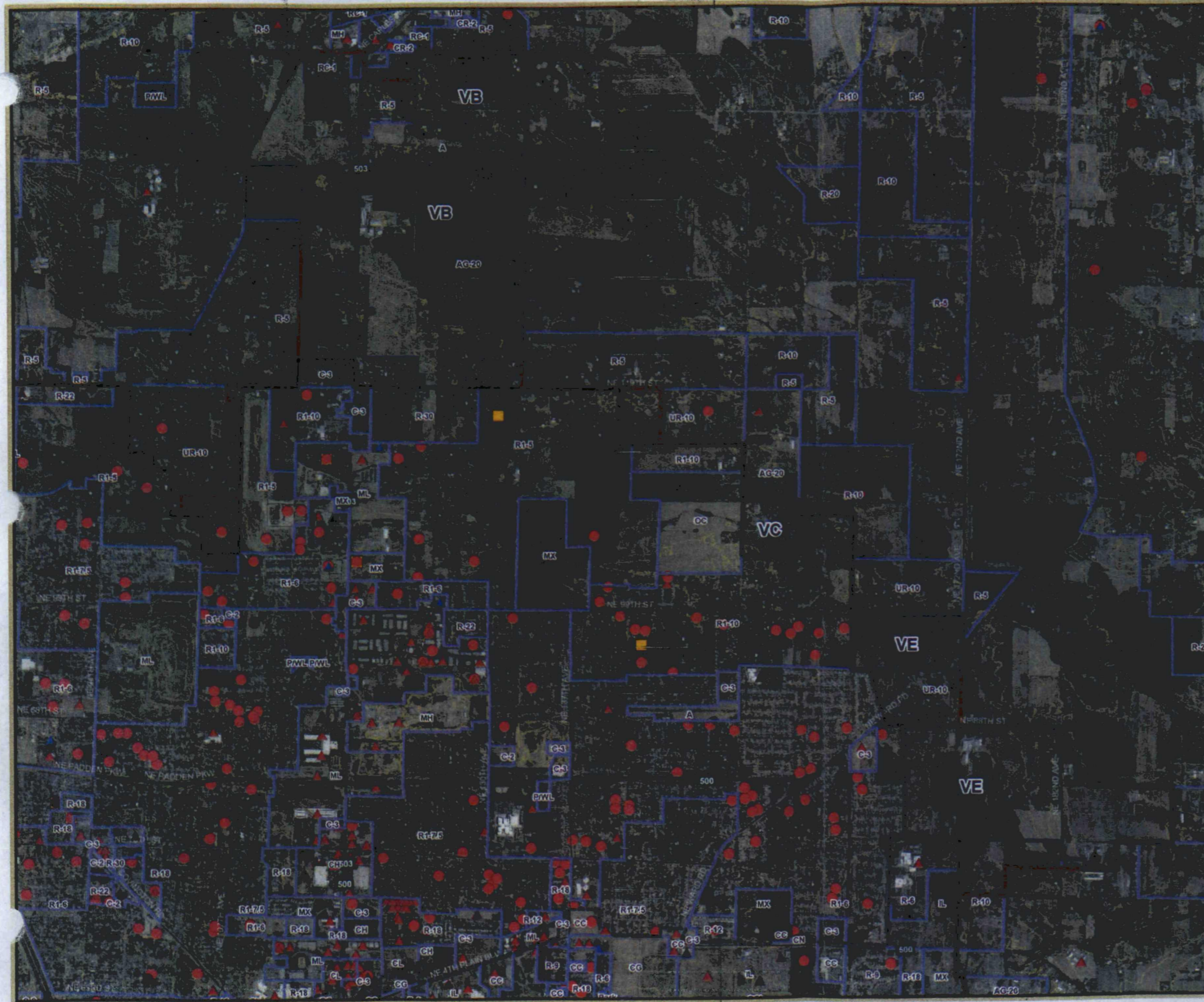
Comprehensive Growth Management Plan NE Vancouver UGA - Map 2 Deliberation Components

Key

-  Zoning
-  AG Viability Study Areas
-  Adopted 2007 UGA boundary
-  UGA boundary (2004)
-  City Limits
-  Contours - 10 ft

Development Permits

-  Conditional Use Application
-  Preapplication Conference
-  Preliminary Land Division
-  Final Land Division
-  Preliminary Site Plan Review
-  Final Site Plan Review
-  Planned Unit Development



CLARK COUNTY
WASHINGTON
Department of Assessment and GIS