



# Annual Report

## Clark County Community Planning



December 2014

## **From the director**

Greetings and thank you for your interest in our annual progress report to the community. In it, we will update you about the department's accomplishments in 2014 and plans for 2015.

Community Planning's mission is to work with our community partners to improve Clark County's long term quality of life.

The department's 11 staff members help residents envision their community's future and work to put into place strategies that will help accomplish that vision.

We are a small department, but we provide a wide variety of professional services focused on making Clark County the best place to live, work and play.

We work as a team and with integrity. We are resourceful and innovative. We learn and improve.

Our 2014 accomplishments are evidence of our professionalism and dedication to the betterment of Clark County for all citizens.

Sincerely,

*Oliver Orjiako, Director*

## **Community Planning staff**

### **ADMINISTRATION**

Oliver Orjiako, Director

Gordy Euler, Program Manager II

Marilee McCall, Administrative Assistant/Planning Commission Clerk

Mary Beth O'Donnell, Office Assistant II

### **TRANSPORTATION**

Matt Hermen, Planner III

Laurie Lebowsky, Planner III

### **LAND USE**

Gary Albrecht, Planner II

Jose Alvarez, Planner III

Colete Anderson, Planner III

Jacqui Kamp, Planner II

Jeff Niten, Planner III

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# Commissions

## Planning Commission

The Clark County Planning Commission consists of seven citizens appointed by the Board of County Councilors.

Its primary role is to review policy proposals and recommend approval, denial or amendment.

The commission also reviews parcel-specific zone change applications as part of the annual review process and serves as an advisory panel on matters relating to physical development of unincorporated lands.

[www.clark.wa.gov/planning/commission.html](http://www.clark.wa.gov/planning/commission.html)



### 2014 members

Ron Barca  
Richard Bender  
John Blom  
Karl Johnson  
Steve Morasch, Chair  
Eileen Quiring  
Valerie Uskoski, Vice Chair

**This year, the commission reviewed and made recommendations on the following proposals and revisions:**

- Plan/zoning amendments
- Surface Mining Overlay updates to enforcement code and policies
- Bi-annual code amendments
- Massage parlor code and policies
- Open Space/Timberlands
- Shoreline Master Plan limited amendments
- Fifth Plain Creek
- I-502 Marijuana Facilities
- Urban Reserve Footnote
- Traffic Concurrency Policy
- Rural Centers
- Rural Industrial Land Bank Master Plan Code
- Stormwater Code update
- Wetlands and Habitat
- Reviewed preliminary draft chapters of the Comprehensive Plan

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## Historic Preservation Commission

**The Clark County Historic Preservation Commission (HPC)** raises awareness of historical and cultural resources and is the primary resource on historic preservation. It initiates and maintains the Clark County Heritage Register and reviews proposed design changes to registered properties.

[www.clark.wa.gov/planning/historic/index.html](http://www.clark.wa.gov/planning/historic/index.html)

### 2014 members

Sarah Fox  
Alex Gall  
Robert Hinds  
Roch Manley  
Shell McKedy

## 2014 Nominations

### Clark County Heritage Register

#### Heye & Eva Meyer Farm, Vancouver

Heye and Eva Meyer were active with major Clark County institutions such as the Grange, Clark Public Utilities and the Fort Vancouver Regional Library District during critical decision-making and growth periods.

Heye Meyer was a founder of the Clark Public Utilities District and elected its first president (1938). At his death in 1961, he was the longest-serving utilities commissioner in the state. Meyer left behind a strong Grange movement in Clark County, with a column devoted to it in *The Columbian* newspaper.

Eva Meyer served on the board of what became the Fort Vancouver Regional Library District and served as chair. She was instrumental in the development of the Vancouver library property at Mill Plain and Fort Vancouver Way in 1963, contributing books on public power and playing a major role in creating landscape plans for the grounds.



*Eva Meyer, chair of the library district board, presenting the keys to the then-new bookmobile.*



*Tintype photo of John Pollock*

#### John Pollock Grave, La Center

Early Washington territorial pioneer John Pollock (1824-1868) is buried at his original homestead in La Center. He held many significant, government-appointed positions in Clark County.

In 1848, Pollock was appointed by his cousin, U.S. President James Polk, to serve as an Indian Agent for the Oregon Territory. His assignment included studying Native Americans of the Lewis River area and promoting understanding between the tribes and increasing numbers of settlers.

He reportedly served as a delegate from the Lewis River area to the first Federal Court session held in Washington Territory, and was a private in the Lewis River Mounted Rangers. He served as a constable in Clark County and Justice of the Peace in the Lancaster District.

His stature in the community continued to rise; he was selected to be a member of the House of Representatives for Clarke County during the 13<sup>th</sup> and 14<sup>th</sup> Sessions of the Washington Territorial Legislature (1865-67).

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## Historic Preservation Commission

### Section 106 Reviews

#### **BNSF Washougal River Bridge Replacement Project**

Burlington Northern Santa Fe will replace its 1908 railroad bridge over the Washougal River in the city of Camas. The bridge is eligible for listing in the National Register of Historic Places for its association with the Spokane, Portland & Seattle Railway, which had a significant impact on the development of Camas and Washougal. It also has engineering significance as an intact example of a two-span Pratt Truss using pinned connections, a design that is now obsolete.

The Clark County Historic Preservation Commission participated in the Section 106 mitigation process. The commission requested a video documentary be made that will include a time lapse of the deconstruction of the bridge. It also will include narration describing the bridge replacement project, history of the Washougal River Railroad Bridge and a short history of the railroad in Clark County, focusing on the Camas/Washougal area. The video will be provided to museums and other educational organizations.



### 2015 Certified Local Government (CLG) Grant

#### **Clark County Historic mobile app**

Community Planning received a 2015 CLG grant from the Washington Department of Archaeology and Historic Preservation. The Historic Preservation Commission will use the money to develop a free mobile app that puts Clark County history at your fingertips. The mobile app will allow users to explore people, places and moments that have shaped the county.

The mobile application will show users the location, image and short narrative about each historic and noteworthy place in Clark County. It will be used by residents to find historic places in their neighborhoods, as an educational tool for students and as a convenient guide for visitors.

The app will be designed to make residents and visitors more aware of Clark County's heritage, enhancing the importance of preservation and protection of these cultural resources.

## Commission on Aging

The nine-member Commission on Aging oversees implementation of the Aging Readiness Plan adopted in 2012. The group's role is to:

- Build the county's capacity to meet changing demographics..
- Raise countywide awareness, discussion and insight into challenges and opportunities for aging residents.
- Address senior needs for countywide service delivery, including transportation and mobility, housing, community health, supportive services and community engagement.
- Develop key partnerships that will enhance implementation of the plan.

<http://www.clark.wa.gov/planning/aging/commission.html>

### 2014 members

Gary Beagle  
John Correa  
Chuck Frayer  
Patti Gray  
Bob Holdridge  
Marjorie Ledell  
Kathy McLaughlin  
Scott Perlman  
Lisa Rasmussen  
Bill Ritchie  
Randy Scheel  
Kiersten Ware  
Karin Woll

The Aging Readiness Plan identifies 91 strategies the community can use to improve the quality of life for all ages. Here is a list of ongoing projects:

- **Universal Green Design (UGD)** - UGD is a long-term approach that combines environmentally sustainable elements of green building with the flexibility of universal design. The commission prepared an idea book to provide information and inspiration and showcased the benefits of universal green design at the Home and Garden Fair and 50-Plus Expo.
- **Community Energy Efficiency Program (CEEP)** - Weatherizing a home reduces costs for older adults with limited income. Using state grants, Clark Public Utilities and Community Planning jointly offered an energy conservation program in the Marrion, Burton Ridge and Forest Ridge neighborhoods, which have high concentrations of seniors. The program installed 235 ductless heat pumps and weatherized 301 homes. This popular program has been awarded \$700,000 for the 2014-2015 biennium.
- **Shared Housing** - Shared housing is an Internet-based program that matches available home space with persons who need housing. The commission hosted a communitywide launch in 2014.
- **Time Banking** - Using computer software, people post a list of services they need or can provide, and time is exchanged hour-for-hour at the convenience of the participants. The commission secured the Human Services Council as program sponsor and is finalizing a business plan. A communitywide launch is planned for early 2015.
- **Advocacy, Awareness & Education** - The commission focused on four areas: speakers bureau; event planning; social media; and, training.
  - In 2014, the commission facilitated 26 speaking engagements and seven events. The highlight was a presentation to the Joint Legislative Executive Committee on Aging and Disability in Olympia.
  - In April, Community Planning moderated a panel discussion on planning for aging demographics at the American Planning Association National Conference held in Atlanta, Georgia.



# Projects and Programs

## 2016 Comprehensive Plan Update

**Community Planning kicked off the 2016 plan update July 17, 2013.** The 2016 update is Clark County's implementation of the state requirement to "review and revise, if needed" the county's plan for growth. For Clark County and the cities and towns in it, the update is to be adopted by June 30, 2016 and focus on population and employment growth projected between 2015 and 2035. The last major update was in 2007.

Updates will refresh policies and elements of the plan with an eye toward accommodating population and employment growth expected over the next 20 years. With this growth comes potential for increased demand for residential, commercial and industrial land, parks, schools, services, utility facilities and roads. The 2016 update focuses on future land use needs in unincorporated urban areas, but has links to planning in cities, rural areas and the town of Yacolt.

The planning process involved staff from Clark County and its cities, individuals and interest groups, representatives from special districts and other agencies in a broad, public-driven effort. In 2014, the Board of County Commissioners approved 2015-2035 population projections and employment numbers for the plan update. A public involvement component, approved by the board in 2014, provides outreach to residents to participate in all key decision points and hands-on involvement from effected groups.



**The 2016 growth management plan update has, thus far, included the following:**

- City-county planning staff monthly meetings to coordinate technical analysis and suggest appropriate course of action/policies to the Board of County Councilors.
- Issue papers on topical subjects.
- A website devoted to the Growth Management Plan with updates about what's new, meetings, data, timelines, contact information and complete documents and presentations, as well as public comment.
- News releases to all media explaining issues and the process.
- Cable television broadcast of growth management plan update and hearings.
- Six open houses related to the growth plan update and SEPA process.
- A series of monthly public workshops before the Board of County Councilors to give the public and any elected official an opportunity to ask questions and gain better understanding of the implications of growth management.
- A series of public hearings before the Board of County Councilors.

<http://www.clark.wa.gov/planning/2016update/index.html>



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## Rural Industrial Land Bank

**In February 2014, Clark County received an application to establish a rural industrial land bank.**

Counties are allowed to establish up to two industrial land bank sites under a little-used provision in the Growth Management Act, RCW 36.70A.367. The application covers 600 acres on both sides of State Route 503 north of N.E. 119<sup>th</sup> Street and south of Brush Prairie.

Establishing a rural industrial land bank requires:

- An inventory of available lands
- Consultation with nearby cities, Vancouver and Battle Ground, in this case
- A master planning process
- Drafting development regulations to include buffering from surrounding land uses
- Environmental review.

In addition to the statutory requirements, the land's designation must change from agricultural to light industrial zoning. County code requires any such land bank to have light industrial zoning.

In 2014, the county hired a consultant to assist in responding to the application, and the county amended the master plan code to allow master planning of rural industrial land banks.

Work on the land bank application will continue in 2015.

<http://www.clark.wa.gov/planning/landbank>

## Rural Lands Review

**In 2008, the board appointed the Rural Lands Task Force to make recommendations** about improving the quality of life in rural Clark County. Many of the task force recommendations have been implemented through changes to the Clark County Code.

In 2013, the county conducted a preference census of residents who own large parcels zoned for agriculture and forestry activities. For forest property owners, preference was a 20-acre minimum as opposed to the current 40-acre minimum (FR-40-FR-20). For agriculture land, preference was a 10-acre minimum instead of the current 20-acre minimum (AG-20 to AG-10). The proposal will be studied as part of the 2016 Comprehensive Plan update.

<http://www.clark.wa.gov/planning/RuralLands/index.html>

## Annual Reviews/Dockets

**This program** provides a process for the county and individual property owners to amend the Comprehensive Growth Management Plan on an annual basis. This year, three cases were considered and approved. The cases involved plan text amendments, a site-specific request to amend planning and zoning designations, and an update of the long term plan for roads in the county's Arterial Atlas.

[http://www.clark.wa.gov/planning/land\\_use/annual\\_reviews.html](http://www.clark.wa.gov/planning/land_use/annual_reviews.html)



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## Transportation Planning

The board adopted an update and redesign to the transportation concurrency standards, specifically the method used to measure the level-of-service standards. The Capital Facilities Plan was revised to reflect the new concurrency measurement.

The board updated the Arterial Atlas in the Heritage neighborhood near Fifth Plain Creek. The update applied urban standard classifications to previously designated rural roads. This change was a result of removing urban holding in 2013.

Community Planning has begun updating the Transportation Impact Fee (TIF) program. The update will cover program design, district boundaries, project lists, rates, policies and administrative procedures. This work will continue in 2015. Staff also continues to provide technical support, circulation planning expertise and special reports as requested by Public Works. Planners coordinate with capital project managers and state and regional agencies on transportation issues.

## Surface Mining Overlay (SMO)

The county continued work on updates to where the surface mining overlay will be applied, as well as mineral resources lands policies in the Comprehensive Plan and development standards for mining operations. The Planning Commission finished its recommendations at the end of 2013. In June, the board agreed to areas where the SMO would be applied. In the fall, staff worked with stakeholders to alleviate differences in policy and code language. The board adopted new policies and code language in November.

The new map, policies, and code took effect Jan. 1, 2015.

<http://www.clark.wa.gov/planning/mining.index.html>

## Code Work

Updates to the Clark County Unified Development Code (Title 40) were:

- **New code section for marijuana facilities.**  
In response to Initiative 502 passed by voters in 2012, the county developed an ordinance about siting facilities for growing, producing and selling marijuana and related products. This process was completed in May 2014.
- **Stormwater ordinance.**  
Community Planning worked with Environmental Services to help rewrite county codes and the Stormwater Manual to comply with federal and state permit requirements. This work will continue in 2015.



- **Limited Shoreline Master Plan amendment.**  
Staff completed the first update to the county's shoreline master program.
- **Biannual review.**  
Staff assisted with biannual review of Clark County code to clarify code standards and requirements.
- **Surface Mining Overlay.**  
The county completed changes to Title 40 relating to development standards for mining operations.

## Bicycle and Pedestrian Plan

### Clark Communities Bicycle & Pedestrian Advisory Committee (BPAC) 2014 accomplishments:

- Worked with Public Health to develop a Citizen Engagement Workshop for Safe & Healthy Streets.
- Collaborated with Public Health to support the annual Bike and Walk to School Day with volunteers and outreach.
- Partnered with Bike Clark County to teach bicycle and pedestrian safety at elementary and middle schools.
- Coordinated with Public Works and Community Planning regarding engineering practices and sidewalks, which will support construction of complete streets.
- Collaborated with Bike Clark County to develop a Clark County Policy Makers Ride.
- Provided comments on the N.E. 199<sup>th</sup> Street and N.E. 29<sup>th</sup> Avenue intersection improvements.
- Provided comments on the N.E. 94<sup>th</sup> Avenue-N.E. Padden Parkway to N.E. 99<sup>th</sup> Street project.

[www.clark.wa.gov/planning/bikeandped/index.html](http://www.clark.wa.gov/planning/bikeandped/index.html)



### 2014 members

Scott Batson	Joan Fulrath	Karl Hinze
Ellen Ives	Dan Packard	Joyce Pleger
Juanita Rogers	Ernie Schurian	Sherrie Thomas
Steve Valenta	Margaret Varkados	Madeleine Von Laue



## Buildable Lands & Plan Monitoring

Clark County works with local cities to collect **development data** showing progress toward each community's growth management goals. Complete analysis of the annual assessment data is useful to determine vacant lands for future residential, commercial and industrial development. This report measures potential land capacity based on growth management planning assumptions and urban growth boundaries.

These data also help the county and cities meet the Buildable Lands Report state requirement (RCW 36.70A.215) to determine whether urban growth areas contain enough land to accommodate future needs for residential, commercial and industrial land (RCW36.70A.110(2), RCW 36.70A.115).

The county's third Buildable Lands Report is due to the Washington Department of Commerce by June 30, 2015.

[www.clark.wa.gov/planning/comp\\_plan/monitoring.html](http://www.clark.wa.gov/planning/comp_plan/monitoring.html)



## **Clark County Community Planning**

*Planning for Clark County's promising future*

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