

# Annual Report

## Clark County Community Planning



December 2012

## From the Director

Greetings, and thank you for your interest in our second annual progress report to the community. In it, we will summarize the department's accomplishments in 2012.

Community Planning's mission is to work cooperatively 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 with integrity. We are resourceful and innovative. We learn, change, and improve.

Our 2012 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  
Marilee McCall, Administrative Asst.  
Mary Beth O'Donnell, Office Asst. II

#### TRANSPORTATION

Laurie Lebowsky, Planner III  
Mike Mabrey, Planner III

#### LAND USE:

Gary Albrecht, Planner II  
Jose Alvarez, Planner II  
Colete Anderson, Planner III  
Gordy Euler, Planner III  
Jacqui Kamp, Planner II  
Jeff Niten, Planner III

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# Commissions

## Planning Commission

### The Clark County Planning Commission

#### 2012 members

Ron Barca  
Dick Deleissegues  
Jim Gizzi  
Steve Morasch  
Eileen Qutub  
Valerie Uskoski  
Jeff Wriston

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

consists of seven citizens appointed by the Board of County Commissioners (the Board).

The Planning Commission's primary role is to review policy proposals and recommend approval, denial or amendments to the Board.

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.

This year, the commission:

- Considered plan/zoning amendments.
- Completed review of Retooling Our Code amendments.
- Completed review of the Aging Readiness Plan.
- Completed review of the Growing Healthier Report.
- Completed review of three subarea plans.
- Completed review of the Shoreline Master Program.
- Completed review of the Coordinated Water System Plan.
- Completed review of the Clark County Equestrian Plan.
- Completed review of the Employment Zone Code update.
- Conducted numerous work sessions and public hearings.

## Commission on Aging

**The Board appointed** a nine-member Commission on Aging to oversee implementation of recommendations in the Aging Readiness Plan, which was adopted in February. The group's role is to:

- Build the county's capacity to meet changing demographics and advise the Board and other partners.
- Raise countywide awareness, dialogue, 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.

#### 2012 members

Gary Beagle  
Chuck Frayer  
Patti Gray  
Bob Holdridge  
Kathy McLaughlin  
Lisa Rasmussen  
Randy Scheel  
Kiersten Ware  
Karin Woll

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



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## Historic Preservation Commission

### The Clark County Historic Preservation Commission (HPC)

raises awareness of historical and cultural resources and serves as the primary resource on historic preservation. It initiates and maintains the Clark County Historic Register and reviews proposed design changes to registered properties. Work this year included:

#### 2012 members

David Fenton  
Andrew Gregg  
Steve Kaiser  
Eric Lanciault  
Douglas C. Wilson

- **78th Street Heritage Farm:** Completed the district nomination of the farm (a.k.a. Clark County Poor Farm) to the National Register of Historic Places. The work was paid for by grants.
- **Historic Preservation Program Newsletter:** *Preservation Post* was authored and distributed to all owners/residents of properties on three historic registers, the cultural resource inventory and other interested parties.
- **Clark County Courthouse:** Research and beginning work to nominate the courthouse to the National Register of Historic Places.
- **Camp Bonneville:** Research prior to historical documentation and recording of site.

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

### 2012 NOMINATIONS

#### National Register of Historic Places

##### Kiggins Theater

The Kiggins Theater in downtown Vancouver was nominated and received official listing in the National Register of Historic Places.



##### Clark County Poor Farm

The County's poor farm, now called 78th St. Heritage Farm, was nominated and received official listing in the National Register of Historic Places as a 100-acre historic district. This includes the farm, the cemetery and Hazel Dell Park.



#### Clark County Heritage Register American Legion Hall

The American Legion Hall in Camas was nominated and listed on the Clark County Heritage Register as being an outstanding work by architect, Walter Day Hillborn, who made a substantial contribution to his field; and because it reflects special elements of the county's history and its association with the American Legion.

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# Projects and programs

## Three Creeks Advisory Council

The Board appointed the Three Creeks Advisory Council to give residents of the Three Creeks Special Planning Area a more direct voice in planning their future.

The council has assisted with subarea transportation plans, land use plans and other matters. After almost five years, the council completed its tasks and held its last meeting Nov. 8.

Major accomplishments this year include review of the following three subarea plans:

[www.clark.wa.gov/planning/3creeks/index.html](http://www.clark.wa.gov/planning/3creeks/index.html)



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## Discovery Subarea Plan



A Technical Advisory Committee and stakeholders helped inform the initial recommendations for the subarea.

In April 2010, a policy initiative began to explore economic development opportunities and challenges inherent in combining Office Campus, Business Park and Light Industrial districts.

This year, the Planning Commission heard policy initiative recommendations in November, and work on this plan will continue into 2013.

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

## Salmon Creek Subarea Plan



The Salmon Creek Subarea Plan focuses on two hubs - Washington State University Vancouver and Legacy Salmon Creek Medical Center. A technical advisory committee interviewed key stakeholders to provide recommendations to support the growth in the area.

The Planning Commission heard recommendations in November and work on this plan will continue into 2013.

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

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## Pleasant Highlands Subarea Plan

This subarea plan was launched in August with a neighborhood meeting and the formation of a Technical Advisory Committee.

With help from residents, property owners, and other stakeholders, the county will develop a subarea plan to include a vision and targeted projects that can be built in the next six years.

The plan also will include a design framework based on general principles established by the Board.

Public involvement and work on this plan will continue into 2013.

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



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## Aging Readiness Plan

As the Baby Boom generation ages, Clark County and its cities anticipate rapid growth in the population segment that is 60 and older.

By 2030, one in four residents will be 60 or better and people older than 80 will increase by 50 percent. A 25-member Aging Readiness Task Force (ARTF) worked from 2010 through 2012 to develop an action plan using ideas gleaned from workshops, stakeholders, surveys, and best practices of other communities. The Board adopted the plan in February 2012.

### 2012 Aging Readiness Task Force members

Cory Bolkan  
Erica Dahmen  
Jesse Dunn  
Dexter Garey  
Steve Goff  
Gail Haskett

Bob Holdridge  
Roger Jarvis  
Erica Kelley  
Colleen Kuhn  
C. Todd Martin  
Kathy McLaughlin

Ed Rankin  
Lisa Rasmussen  
Jada Rupley  
Marti Sanders  
Erik Schott  
Michael Teefy

C. T. Thurston  
Bud Van Cleve  
Kiersten Ware  
Robert Watkins  
Jim Wilson  
Karin Woll  
Jan Wyninger

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

The Board appointed a nine-member Commission on Aging to oversee the implementation of the plan recommendations. The new commission has groups working on strategies related to issues of communication, housing, transportation, healthy communities, supportive services, benchmarks, and community engagement. Here is a list of ongoing efforts:

- **Universal-Green Design** - Community Planning and Community Development are partnering to inform residents on the benefits of universal-green design. The PlanetClark trailer includes universal design information for seniors.
- **Community Energy Efficiency Program (CEEP)** - Clark Public Utilities and Community Planning jointly offered a two-year energy conservation program that concluded in December 2011. They have teamed up again as one of eight statewide pilot projects awarded additional funding to offer weatherization to Marrion, Burton Ridge, and Forest Ridge neighborhood residents in 2012-2013. These areas have high concentrations of seniors. Weatherization is an aging-in-place strategy.

- **Shared Housing** - Affordable housing is a key ingredient for seniors aging-in-place. Shared housing is a new program that matches underutilized homes with persons in need. Similar to carpooling, this new idea is being applied to housing. Rent's fixed cost can be lowered through weatherization. Adapting the home to changing needs through universal-green design makes the home friendly to changing needs of aging residents.

- **TeleHealth** - Timely, coordinated communication between patients and medical providers can be enhanced with technology, in conjunction with the Affordable Care Act. In place in more rural communities, this computer technology strategy minimizes road trips to and from doctors' offices.
- **Time Banking** - This strategy enables participants to volunteer for an hour and receive an hour in return. It matches volunteers with those in need and tracks their time exchanges.
- **Communication** - The commission established a communications work group to focus on four areas: speakers bureau; event planning; work group coordination; and, development of a one-stop information repository.
- **Benchmarks** - The commission is establishing benchmarks to monitor Clark County's progress toward an age-friendly community.





## Rural Lands Review

In 2008, the Board of County Commissioners appointed the Rural Lands Task Force to make recommendations on improvements to the quality of life in rural Clark County.

This year, several recommendations were addressed in the county's Retooling Our Code project. They included updates to rural center development opportunities, kennel and stable requirements, mixed use in rural centers, and agricultural stands and markets.

The Board approved funding for a consultant to consider several Rural Lands Task Force recommendations, including:

- clustering on resource (agricultural and forest) lands.
- minimum parcel sizes on resource lands.
- transfer of development rights.
- rural reserve (lands that might not develop).
- effectiveness of the current use taxation program applied to agricultural and forest lands.

2012 was spent doing an assessment of agricultural and forest activities and developing policy and code options to address some task force recommendations. The study will continue in 2013.

[www.clark.wa.gov/planning/land\\_use/rural\\_lands.html](http://www.clark.wa.gov/planning/land_use/rural_lands.html)

## Shoreline Master Program

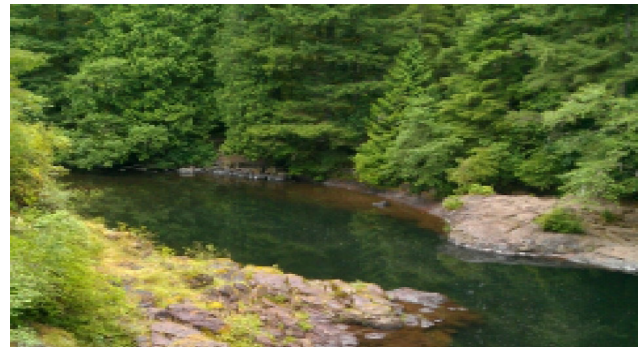
In 1974, Clark County adopted a Shoreline Master Program (SMP) to address development activities on or near lakes, streams, and rivers.

The Shoreline Management Act mandated that jurisdictions update SMPs by the end of 2011.

In 2009, the county and local cities formed a coalition to complete the update, which was paid for by a state Department of Ecology grant. The coalition developed programs with consistent goals and policies.

The county submitted its SMP to Ecology on Nov. 30, 2011, meeting the statutory deadline. The revised SMP was re-adopted in July 2012. Ecology approved Clark County's SMP on Aug. 29, and it went into effect on Sept. 12.

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



## Surface Mining Overlay

The Mineral Lands Task Force met six times in 2012. Members made steady progress toward developing recommendations about where the surface mining overlay should be applied, and policies and standards regulating mining and aggregate production. Final recommendations from the Task Force should be completed by May 2013.

### 2012 members

Virgle Barnett  
Richard Dyrland  
Richard Fazio  
Linda Rectanus  
Barb Repman  
Chuck Rose  
Bob Short  
Jeff Wriston

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





## Transportation Planning & Urban Holding

A major update to the road classification standards was completed and adopted. The Board also adopted a package of job creation incentives, including traffic impact fee waivers, a TIF installment payment option and early concurrency approval. Work continued to evaluate the concurrency program in order to reduce private and public costs while preserving mobility.

Community Planning participated in regional projects to identify Transportation System Management and I-205 corridor investment priorities. Staff continues to provide technical support, circulation planning expertise and special reports as requested by Public Works, and coordinate transportation planning efforts with capital project managers and state and regional agencies. Urban holding was removed on portions of the Fifth Plain Creek and Fishers Swale areas in the Vancouver UGA.

[www.clark.wa.gov/planning/land\\_use/Urban\\_holding.html](http://www.clark.wa.gov/planning/land_use/Urban_holding.html)

## Bicycle & Pedestrian Plan

In 2011, the Bicycle Advisory Committee was expanded to 13 members to include representatives of the pedestrian community and renamed the Bicycle and Pedestrian Advisory Committee.

The committee's charge is to implement the Bicycle and Pedestrian Plan, which includes improvements to bike lanes, sidewalks, and trails. This year, the Bicycle and Pedestrian Committee:

- Reviewed and commented on the McArthur Blvd., SR-500/St. Johns, SR-14, and NE 179th St. projects.
- Formed sub-committees to work with Vancouver/Clark Parks Department on construction of the Chelatchie Prairie Trail project, Safe Routes to Schools, development review, and financing.
- Obtained a \$25,000 Safe Routes to School grant in cooperation with the Vancouver School District, Bike Clark County, and the Bicycle Alliance of Washington.

### 2012 members

Phil Brown  
 Charles Frayer  
 Eric Giacchino  
 Joe Greulich  
 Jennifer Halleck  
 Ellen Ives  
 Chris Kesting  
 Steven Koch  
 Terry J. Lee  
 Patricia McConaughy  
 Rob Palena  
 Margaret Varkados  
 Madeleine Von Laue

The money enabled the school district to buy 30 new Trek bicycles, maintenance equipment, tuning and maintenance services, and a bicycle trailer, as well as training for volunteers and district P.E. teachers in Pedestrian and Bicycle Safety courses for elementary and middle school students.



- Organized a bicycle tour of bike locker facilities and corrals in downtown Vancouver as part of a metro-area bicycle event called "Pedalpalooza".

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

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## Town of Yacolt - Comprehensive Plan

The Town of Yacolt is updating its Comprehensive Growth Management Plan and development regulations to address the prospect of growth. Town officials approached Community Planning for assistance, and a Memorandum of Understanding contract was signed. Cooperative work started in late 2010.

The first phase focused on updating the town's community vision and started with an open house March 14 at Yacolt Town Hall. Approximately 55 people attended, listened to a presentation, and asked questions.

Work has continued on an updated Yacolt Comprehensive Plan framework and will move toward adoption by February 2013.

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## Healthy Communities - Comprehensive Plan Element

Public Health completed a Growing Healthier Report with assistance from Community Planning and a planning grant. The report was adopted by the Board in June, and provides goals, policies and implementation strategies specifically designed to improve the long-term health of county residents. Community Planning will continue to work cooperatively with Public Health as it incorporates the Growing Healthier information into the comprehensive plan update.

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

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## Reconfiguration - County Urban Services

Community Planning led a team to study and identify the best ways to minimize or eliminate the costs of providing urban services to the unincorporated area within the Vancouver urban growth boundary. This information was presented to the Board in March.

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## Annual Review & Dockets

This program provides a process for the county and individual property owners to amend the Comprehensive Plan on an annual basis. This year, five cases were considered and approved.

Two cases involved removing urban holding designations and text amendments. There was a site-specific request to amend plan and zone designations, and the remaining cases were an arterial atlas amendment and reduction of the urban growth boundary to comply with a state Court of Appeals ruling.

[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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## Buildable Lands & Plan Monitoring

Clark County works with local cities to collect development data showing the progress of each community's Comprehensive Plan density goal.

Completed analysis of the annual assessment data 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.

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

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## Youth Commission Partnership

Community Planning partnered with the Clark County Youth Commission for the Favorite Places in Clark County Photo Contest.

Photographers 19 and younger were asked to submit images of their favorite local places. The Youth Commission chose the top ten photographs from among nearly 50 entries. The Board recognized the winners at its Dec. 4 public meeting and the winning photos were displayed on the 6th floor of the Public Service Center.

Knowing what types of places residents value will help guide planning for the county's future.

[www.clark.wa.gov/youth-family/commission.html](http://www.clark.wa.gov/youth-family/commission.html)

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## Code Work

Updates to the Clark County Unified Development Code were in these areas:

- **New code section for private bridges.** The county enacted some minimum requirements regarding private bridge inspections and ratings so first responders will know whether they can safely cross.



- **Grading code.** The grading code was updated to clarify what actions constitute grading, how the amount of material moved is calculated, and what is and is not subject to SEPA requirements.
- **Flood hazard ordinance.** Clark County uses maps prepared by the Federal Emergency Management Agency (FEMA) to see local flood hazard areas. Many maps were more than 20 years old. FEMA finished revising the flood insurance rate maps, or FIRMs, in March, and the county adopted them and amended the

flood hazard ordinance and related maps in September to be consistent with FEMA.

- **Wineries ordinance.** Community Planning started to review the effectiveness of the wineries ordinance, work that will carry over to 2013. The county adopted the ordinance in 2010.



- **New code section for medical marijuana collective gardens.** In response to state law, the county began a process to develop an ordinance allowing collective gardens for medical marijuana. This process will continue in 2013.
- **Title 40.** Staff assisted with a draft ordinance review during the spring and fall bi-annual code process.

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## Employment Zones Streamlining

The Board appointed a task force to review the Office Campus, Business Park, Light Industrial and Industrial Railroad employment districts. The task force's objective was to create districts that will better reflect the Comprehensive Growth Management Plan while attracting and fostering business growth.

The Board approved the task force recommendations to structure zones in a manner that enhances development but safeguards manufacturing areas.

### 2012 members

Scott Firstenburg  
Bill Huyette  
Todd Johnson  
Jerry Olson  
Kathy Segó  
Stacey Smith  
Jon Yamashita

[www.clark.wa.gov/planning/land\\_use/emp\\_zones.html](http://www.clark.wa.gov/planning/land_use/emp_zones.html)



## **Clark County Community Planning**

*Planning for Clark County's promising future*

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