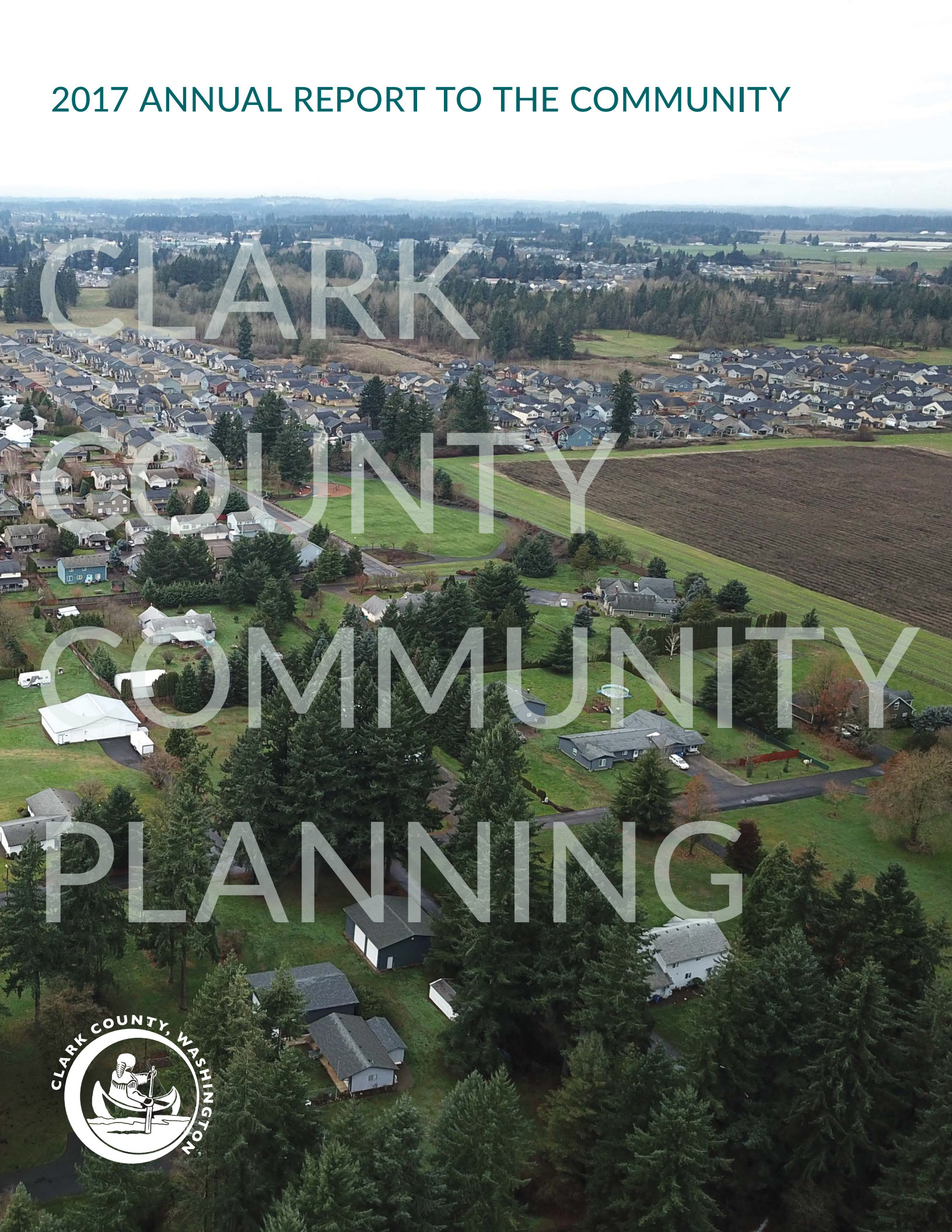


2017 ANNUAL REPORT TO THE COMMUNITY



CLARK
COUNTY
COMMUNITY
PLANNING





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From Our Director

Community Planning provides a wide variety of professional services to guide growth and development while protecting natural resources, enhancing quality of life and involving citizens in decisions that affect their lives.

In 2016, Community Planning completed a major update of the county's 20-year Comprehensive Growth Management Plan for 2015-2035. In 2017, Community Planning focused on bringing the plan into compliance with the Growth Management Act and moving forward with several new initiatives.

This year, Community Planning proposed development code changes to promote housing affordability and increase the variety of housing types for smaller households, such as accessory dwelling units and cottage housing. Staff also proposed amendments to the comprehensive plan to allow "freight rail dependent uses" along rail lines eligible for development in accordance with a new state law. Staff worked with the Commission on Aging to sponsor a monthly speaker series on Supportive Services to address the needs of our seniors and their caretakers. Community Planning also rendered professional support to the Historic

Preservation Commission, Bike and Pedestrian Advisory Council and the newly formed Schools Advisory Council.

Our department provides support and direction to citizens and community leaders as they guide development of the county. We work with residents to create a comprehensive plan and, through county zoning, develop regulations intended to safeguard the use of land to be consistent with county plans.

We take pride in what we accomplished last year and look forward to continuing to work with professionalism and dedication for the betterment of Clark County.

Sincerely,

Oliver Orjiako
Director

COMMUNITY PLANNING STAFF

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Commission On Aging

2017 MEMBERS

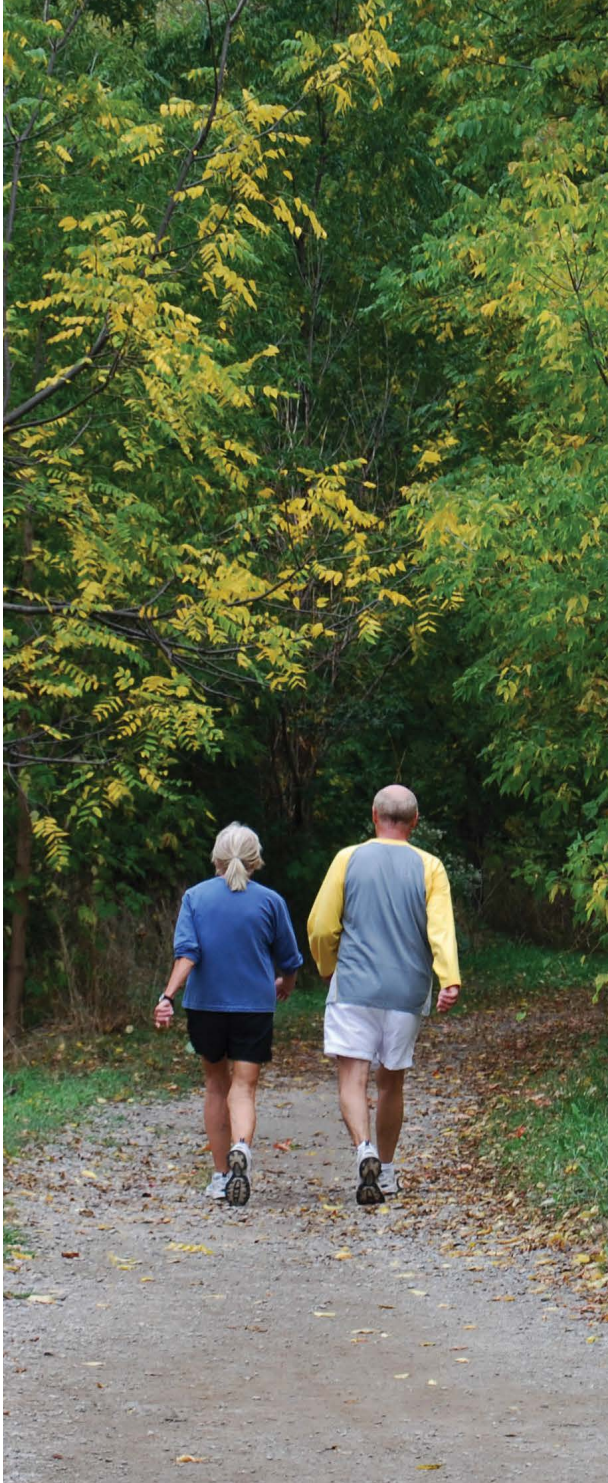
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Pat Janik
Marjorie Ledell
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Linda O'Leary
Bill Ritchie
Donna Roberge

The Commission on Aging is a nine-member group tasked with managing the implementation of the 2012 Aging Readiness Plan. Its mission is to provide leadership and advocacy and increase community awareness and partnerships to move toward an age-friendly, livable community.

The commission marked its fifth anniversary in June, celebrating new partnerships, development of several initiatives and the growing national awareness of age-friendly issues. The commission revisited three of five primary focus areas outlined in the plan: community engagement, housing and supportive services. In 2018, the commission will focus on transportation and in 2019, on healthy communities.

2017 ACCOMPLISHMENTS

The commission dedicated the year to supportive services issues. Monthly speakers provided expert insight on a variety of supportive services to educate the commission and community, garner public comments and help the commission prepare to host a community summit in March 2018. Below is a list of speakers and topics covered in 2017:



MARCH

Lexie Bartunek of the Area Agency on Aging and Disabilities of Southwest Washington spoke about caregiver resources.

APRIL

Shanti Potts, instructor and senior advocate, talked about which changes are part of normal aging and which, such as memory loss and confusion, are not.

MAY

Dr. Sue Doyle talked about how home innovations and occupational therapy can prevent injury and maintain independence for those who want to remain in their homes as long as possible.

JUNE

Dr. Clara Chambers and Nancybeth Trester spoke about medication and pain management for older adults living with chronic pain.

AUGUST

Detective Mike Day of the Elder Justice Center explained elder abuse and talked about what people can do to help prevent elder abuse, neglect and the exploitation of vulnerable adults.

SEPTEMBER

Peggy McCarthy and Janet Ragan spoke about the impact of mental health and depression on older adults.

OCTOBER

Judy Canter discussed the importance of socialization for older adults and what long-term care options and opportunities for engagement are available in SW Washington.

NOVEMBER

Dr. Jaymie Mackler described what complementary and alternative medicine is and how it can offer safe, effective treatment for issues affecting older people.

MAJOR FINDINGS

- Mental health disorders, such as depression and anxiety, are frequently considered part of the aging process for older adults, although they are not.
- People need engagement and human touch. Isolation can lead to depression and the more depressed a person is, the less motivation they have to engage in social activities.
- Older Americans have the highest rate of suicide of any age group. According to the National Strategy for Suicide Prevention, on average, one person 65 or older commits suicide every 90 minutes. Older adults comprise 13 percent of the population, but 19 percent of all suicides.
- Many organizations and agencies in Clark County provide supportive services for our older residents. These services include fitness and nutrition programs, in-home care, housing referrals, adult day care, family caregiver support and mental health support. Unfortunately, many seniors and family members are unaware of the resources.

FUTURE OF HOUSING SUMMIT

On Feb. 9, 2017, Clark County and the commission hosted a housing summit that brought community leaders together to discuss how to better shape the housing market to meet the needs of all consumers. The keynote speaker, Elliot Eisenberg, a nationally acclaimed economist, public speaker and author, talked about issues specific to our housing market and problems we face nationally. He concluded with a list of solutions that could help expand affordable housing options, including greater density and greater development of all types of housing. Also, a panel of local experts discussed whether the Clark County housing market is meeting the needs of consumers and shared ideas about what might need to change to better meet those needs.

REMODELED HOMES TOUR

The commission's 2016 Annual Report recommended collaborating with the Building Industry Association to promote "visitability" choices for new and existing homes. As a result of that marketplace idea, the 2017



Future ^{OF} Housing Summit

Realities and Possibilities

Remodeled Homes Tour included a home with an addition that was an independent space for an aging family member. The home, built by ReNew Creations, featured a ramp to make the home accessible for someone with changing mobility needs. Inside, the space featured an open floor plan and accessible bathroom for someone using a wheelchair. Several commission members accepted the builder's invitation to tour the home and give visitor information about Universal Design and aging-in-place strategies.

PROCLAMATIONS

The commission successfully advocated for the county council to proclaim May as Older Americans Month and November as National Caregivers Month.

FOR MORE INFORMATION

www.clark.wa.gov/aging



Bicycle and Pedestrian Advisory Committee

2017 MEMBERS

Michael Andreotti
Jack Androvich
Scott Batson
Anna Dearman
Ellen Ives
Dan Packard
Juanita Rogers
Sherrie Thomas

In 2010, the Board of County Councilors adopted the Bicycle and Pedestrian Plan to determine how people could safely and conveniently get to major destinations on foot and by bicycle. The plan recommends improving the transportation network by connecting sidewalks, bike lanes and trails. The Bicycle and Pedestrian Advisory Committee is tasked with implementing the plan as well as advising the county and participating jurisdictions on matters involving bicycle and pedestrian transportation.

2017 ACCOMPLISHMENTS

- Worked with the City of Vancouver to coordinate bike and pedestrian planning efforts.
- Provided project application review and recommendations for the Regional Transportation Council's Transportation Alternative Program.
- Held a Policy Maker's Bicycle Ride on April 22, 2017 to discuss difficulties and opportunities for riding to Frenchman's Bar Park.
- Provided education and outreach at the Earth Day Festival on April 22, 2017.
- Partnered with Bike Clark County, Vancouver and Clark County Public Health to distribute bicycle lights at Evergreen Movie at the Park.
- Provided design comments to ensure bike and pedestrian safety on the Northeast Salmon Creek Avenue re-alignment project, Northeast 10th Avenue between Northeast 149th Street and Northeast 154th Street, and Northeast Blair Road.
- Worked with Clark College computer design students to help create an online bike safety quiz.
- Partnered with Bike Clark County to teach bicycle and pedestrian safety at elementary and middle schools and Fort Vancouver High School through the Bike to Leadership program.

FOR MORE INFORMATION

www.clark.wa.gov/BPAC

Historic Preservation Commission

2017 MEMBERS

Sean Denniston
Sarah Fox
Alex Gall
Rob Heaney
Robert Hinds
Roch Manley
Shell McKedy
Mark Pelletier

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

2017 HISTORIC PRESERVATION COMMISSION REVIEWS

The commission reviews properties listed in the Clark County Heritage register as well as buildings and properties in the downtown Vancouver Heritage Overlay zone.

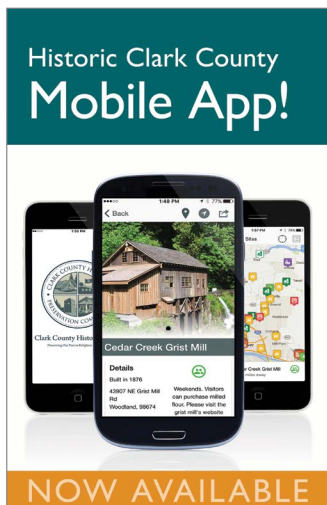
Owners of properties on the Heritage Register could be required to obtain a Certificate of Appropriateness before beginning work that requires a building permit or affects the property's historic features. In 2017, the commission reviewed and approved one Certificate of Appropriateness application.

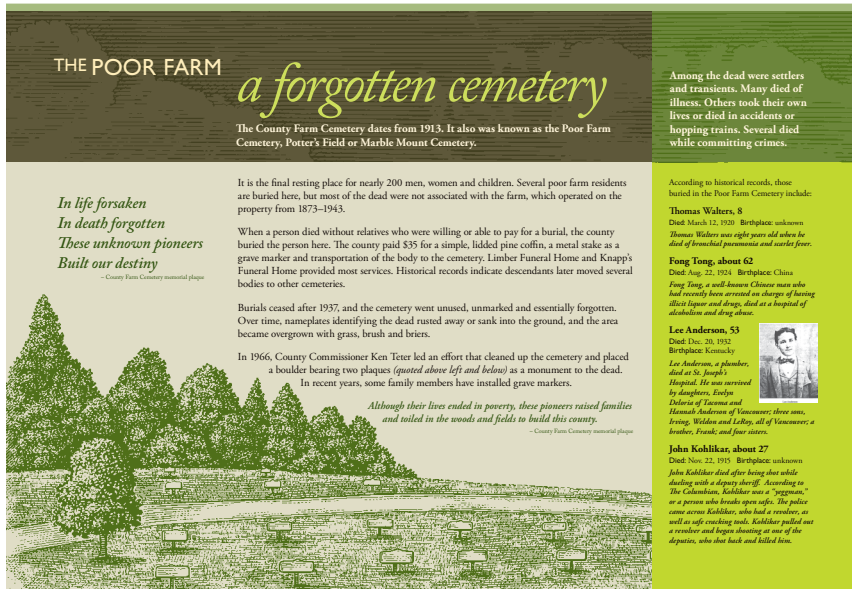
The Vancouver Heritage Overlay is an area of downtown Vancouver that includes buildings along Main Street between Fifth Street and 11th Street. The commission reviewed and made recommendations on renovation proposals to three buildings in the heritage overlay.

Properties on the National Register of Historic Places and Clark County Heritage Register that undergo substantial rehabilitation can receive special valuation if the work is approved by the Historic Preservation Commission. This year, the commission approved eligible expenses for the Luepke Florist Building, which will defer inclusion of the improvements on the owner's property tax bill for 10 years.

2018 CLARK COUNTY HISTORICAL PROMOTIONS GRANT

State law (RCW 36.22.170) allows the county to impose a \$1 document filing surcharge to be used, at the Board of County Councilors' discretion, to promote historical preservation or historical programs, including preservation of historical documents. To make grant-funding recommendations, the Historical Promotion Grants Program Advisory Committee was initiated in 2006. In early 2015, the council's staff proposed the program be administered through the Clark County Historic Preservation Commission.





Opposite page: Historic Clark County Mobile App promotional card. This page: Interpretive panel developed for the Clark County Poor Farm.

In 2017, the commission recommended the Board of County Councilors award seven grants totaling \$67,366 for photo and document digitization, railroad track repair, artifact preservation and display improvement, among others.

CERTIFIED LOCAL GOVERNMENT GRANT

In 2017, the Historic Preservation Commission applied for and received a Certified Local Government grant from the Washington State Department of Archeology and Historic Preservation to develop a Preservation Plan for the historic Clark County Poor Farm, now known as the 78th Street Heritage Farm. The money will be used in 2018 to hire a historic preservation consultant team to document and assess the existing historic structures on the farm, conduct stakeholder outreach and make recommendations on alternative plans. The project will result in a Preservation Plan to guide ongoing stewardship and support the growth of educational and interpretive activities. The project also will help the county make informed decisions about use of the buildings, treatment of the grounds and management and protection of archaeological and cultural resources.

2017 OUTREACH INITIATIVES

The Historic Preservation Commission presented an overview of the historic preservation program and commission to the Board of County Councilors and the seven city and town councils.

The city of Vancouver provides the commission's outreach budget. The commission's outreach activities included:

- Sponsoring the Clark County Historic Museum lecture series
- Sponsoring North Clark County Historical Museum's youth art/essay contest
- Purchasing National Register plaques
- Developing an interpretive panel for the Clark County Poor Farm Cemetery
- Training
- Hiring a consultant to develop a nomination to the Clark County Heritage Register for the Charles and Frances Zener House (La Center Hospital, now the La Center Library)
- Producing a marketing pamphlet for the Historic Clark County mobile app

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/historic-preservation



Planning Commission

2017 MEMBERS

Ron Barca
Richard Bender
Robin Grimwade
Karl Johnson
Steve Morasch
Matt Swindell
Bill Wright

The Clark County Planning Commission is a seven-member board appointed by the county councilors to review land use policy proposals and forward recommends of 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.

In the past year, the Planning Commission held monthly work sessions and public hearings to review and make recommendations on the following proposals and revisions:

- 2016 Comprehensive Growth Management Plan remand
- Annual Reviews and Dockets
- Open Space/Timberlands Current Use Program
- Transportation Improvement Program
- Biannual Code Amendments
- Title 40 Code Amendments

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/planning-commission

Schools Advisory Council

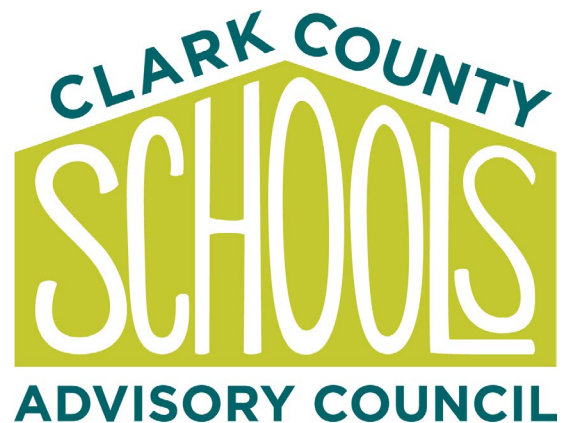
2017 MEMBERS

Brittany Bagent
 Marc Boldt
 Christy Brown Silva
 Tim Cook
 Mary Elkin
 Michael Green
 Connie Hennessey
 Dave Holmes
 Nathan McCann
 Julie Olson
 Wayne Purrett
 Ken Root
 John Steach
 Mark Stoker
 Mike Stromme
 Tyson Vogeler
 Sandra Yager

The new Clark County Schools Advisory Council is spearheading a countywide conversation to develop a common understanding of local educational issues and recommend policy and legislative initiatives to foster excellent learning opportunities. In June, the council appointed Schools Advisory Council members to represent a diverse array of experts and organizations. The group is charged with:

- *discussing and seeking consensus on regional school issues*
- *acting as liaisons between constituents and the schools*
- *representing the community as a whole*
- *developing recommendations and implementation strategies that reflect a broad, balanced range of community needs, interests, expectations and perspectives.*

The council convened quarterly and initially developed roles, responsibility, protocols and a work plan. The list of discussion topics for the year included: permitting processes, youth coping skills, countywide emergency planning and preparation and supporting student success. The group formed a subcommittee to address the land use permitting issues districts face when wanting to build new schools.



FOR MORE INFORMATION

www.clark.wa.gov/community-planning/schools-advisory-council

Buildable Lands and Plan Monitoring

The Buildable Lands Report offers local governments the opportunity to coordinate and analyze land supply to be sure they have enough land for development and that their Comprehensive Growth Management plans are doing what they are expected to do.

Local governments monitor development density to determine whether a county and its cities are achieving urban densities sufficient to meet state growth projections. If development does not occur at planned levels, reasonable measures other than adjusting urban growth areas need to be identified and appropriate action taken.

In 2017, the Growth Management Hearings Board determined the urban growth expansions for Battle Ground, La Center and Ridgefield were noncompliant and invalid. As a result, the county worked with these cities to amend the 2015 Clark County Buildable Lands Report. This amendment added reasonable measures for the cities to increase consistency during the subsequent five-year period.

Clark County also is working with a Buildable Lands Advisory Committee to help implement new requirements of the Growth Management Act as adopted by the Legislature in Senate Bill 5254.

The county coordinates development data annually to document each jurisdiction's progress toward its growth management goals. These data help the county and cities fulfill the state requirement of the Buildable Lands Report (RCW36.70A.215) to determine whether urban growth areas contain enough land to accommodate future residential, commercial and industrial growth. [RCW 36.70A.110(2) and RCW 36.70A.115].

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/monitoring

Comprehensive Growth Management Plan Update

Under the 1990 Growth Management Act, GMA, Washington's land use law, Clark County is required to "fully plan" and prepare a 20-year Comprehensive Growth Management Plan. The GMA requires that counties periodically "review and revise, if necessary" their Comprehensive Growth Management plans.

Community Planning began the update process in July 2013, focusing on projected population and employment growth from 2015 through 2035. With growth comes potential for increased demands on residential, commercial and industrial lands, parks, schools, services, utility facilities and roads. The 2016 comprehensive plan looks at future land use needs in unincorporated urban growth areas, but has links to planning in six cities, the town of Yacolt and the rural area.

On June 28, 2016, the county council adopted the 2016 Comprehensive Growth Management Plan update for 2015-2035. Two groups appealed the plan update to the Growth Management Hearings Board, GMHB, during the 60-day appeal period. The board held a hearing on February 8, 2017 and issued its findings in March. The board found the county had not complied with the GMA on several appealed issues but had complied on a number of other appealed issues.

After a series of community conversations, the council adopted an ordinance June 28, 2017 that partially responded to the growth board ruling. On November 7, the growth board held a compliance hearing and stated it would issue its findings within 45 days.

Opposite page: The Buildable Lands Report helps determine whether urban growth areas contain enough land to accommodate growth.



County/UGA Comprehensive Plan
Clark County, Washington



The county is appealing the GMHB rulings regarding: 1) expansion of the La Center and Ridgefield urban growth areas, and 2) de-designation from agriculture zoning to light industrial zoning of 600 acres that comprise two rural industrial land bank sites, which the county adopted in 2016. The courts have not yet set a date to hear the matters.

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/2016-plan-update



Railroad Bill Implementation

The 2017 Legislature enacted 3ESB 5517 (SB 5517) and Gov. Jay Inslee signed it into law, effective October 19. The bill amends the Growth Management Act to allow “freight rail dependent uses” and gives Clark and Okanogan counties authority to allow such uses adjacent to short line railroads.

The county is proposing to implement the law in phases. The first phase would amend the land use, rural, and resource and transportation sections of the Comprehensive Growth Management Plan to create policies that allow freight rail dependent uses. The county also proposes a Phase I overlay map of properties within 500 feet of the rail line between Northeast 119th Street and Northeast 149th Street, excluding land zoned R-5 or land within the Brush Prairie Rural Center. Properties cited in the overlay map would be eligible for development after the second phase is completed.

The Planning Commission considered allowing freight rail dependent uses during a November 16, 2017 hearing and voted 7-0 to approve staff’s recommendation on implementation of Phase I. The council has scheduled a hearing for January 9, 2018.

The second phase would consider development regulations and a list of allowed uses. The council has tasked a subcommittee of the Railroad Advisory Board with providing input about implementing the law. Freight rail-dependent uses have not been defined. However, the legislation is clear that uses do “not include buildings and other infrastructure that are used in the fabrication, processing, storage and transport of coal, liquefied natural gas or crude oil.” Two existing use lists – for Light Industrial and Railroad Industrial – will be used as a starting point to draft a list of freight rail-dependent uses.

Shoreline Master Program

In 2017, Clark County amended the Shoreline Master Program. The amendment revised the Shoreline Management Committee, added new state-required language for dock construction and floating homes, and created a substantial development permit exemption for retrofitting an existing structure that provides access for people with disabilities.

Community Planning continues to work with Public Works and Community Development to amend the Shoreline Master Program, as needed. The amendments increase consistency between the county's shoreline program and state standards.

Community Planning is in the process of reviewing shoreline permits as a state requirement [WAC 173-26-201(2)(b) and 173-26-191(2) (III)(D)]. The review will evaluate the cumulative effects of authorized development on shoreline conditions.

Community Planning works with Public Works and meets bi-weekly with Community Development to discuss implementing the shoreline code.

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/land-use-shoreline-master-program



Team Hymas



Annual Reviews and Dockets

The program provides a process for the county and individual property owners to amend the Comprehensive Growth Management Plan once a year. This year, 17 cases were considered. The cases involved four plan text amendments, 10 site-specific requests to amend planning and zoning designations, and a transportation update of the long-term plan for four roads in the county's Arterial Atlas.

The 10 site-specific comprehensive plan and zoning amendments were primarily in the urban area. The two largest proposals are related to the new public facilities comprehensive plan and zoning designation and a proposal to convert 80 acres from Industrial to

Urban Low residential. If approved as proposed, the requests would increase residential land by 132 acres and reduce industrial land by 83 acres.

2017 HOUSING INITIATIVES

Clark County is responding to the communitywide effort to provide a greater variety of housing choices. The 2017 proposed amendments to the Clark County Unified Development Code are intended to support a diversity of housing choices, increase the variety of housing types for smaller households, and promote housing affordability. The Planning Commission recommended amendments to development codes for urban accessory dwelling units and urban cottage housing as well as a new code for rural accessory dwelling units; the council will consider the amendments on January 23, 2018.

Above: Attached and detached accessory dwelling units can provide greater housing choice in Clark County.



Transportation Planning

In 2017, Community Planning implemented the county's transportation goals and policies for the county's growing population. This effort included several Comprehensive Growth Management Plan amendments, a concurrency code update, assistance in the Transportation Improvement Program, development, assurance of local circulation in developing neighborhoods, and representation of future plans to various stakeholders and neighborhood associations.

On January 18, 2017 the Board of County Councilors held a work session about the future of C-TRAN's leadership and how it relates to the county. To assist, staff presented a comparison of county and C-TRAN policies to guide the discussion on implementing transit in Clark County. Ultimately, the C-TRAN board of directors hired Shawn Donaghy.

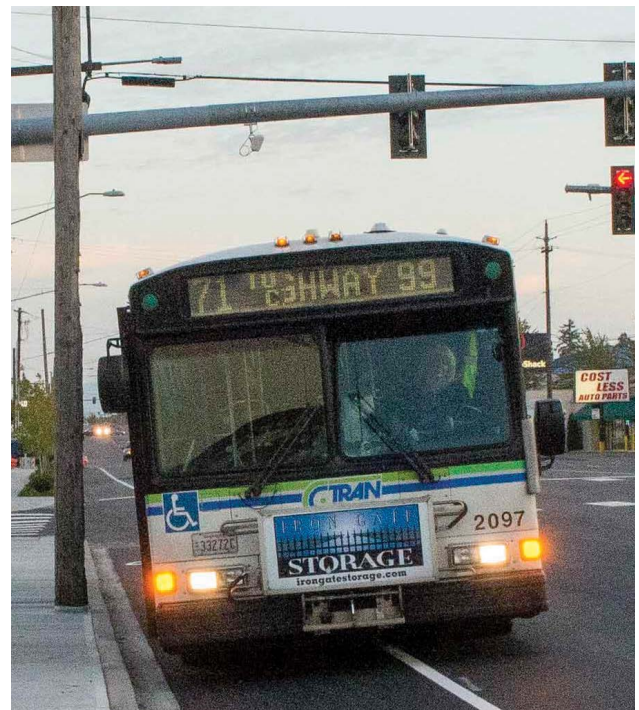
Transportation planning staff gave presentations about land use and transportation at a meeting of the Fairgrounds Neighborhood Association in February and November. The neighborhood is the gateway to the Discovery Corridor and is faced with infrastructure challenges at the Northeast 179th Street/Interstate 5 interchange.

The 179th Street interchange garnered much attention in 2017. Transportation planning staff led a July work session with the council about the Urban Holding overlay near the interchange. In 2016, the Washington legislature allocated \$50 million to improve the interchange, but the money will not be available until 2022. Clark County and WSDOT engineers, however, have been working to determine what improvements are needed. This engineering work has been supplemented by transportation planning staff's forecasts.

Opposite page: The 179th Street/I-5 interchange will continue to be a focal point in 2018.

Concurrency, a Growth Management Act goal, refers to the timely provision of public facilities and services relative to the demand for them. To maintain concurrency means that adequate public facilities are in place to serve new development as it occurs or within a specified time period after it occurs. The council approved amending Clark County Code 40.350.020 to exempt small developments from mitigation requirements related to concurrency. That action refined the concurrency policy by strengthening the exemption allowance for small developments and limiting the exemption criteria for larger developments.

The county council amended the Clark County Arterial Atlas in 2017. The county added a circulation plan near the intersection of Northeast 72nd Avenue and Northeast 119th Street. This amendment added local industrial roads to the atlas to provide freight circulation off the arterials. The future alignment of Northeast 107th Street was revised to a feasible location to provide increased mobility for a fast-developing neighborhood east of Northeast 117th Avenue and west of Northeast 152nd Avenue.





The future extension of Kerr Road between NE 124th Avenue and Northeast 131st Avenue was removed from the Arterial Atlas. Finally, the county added text to explain the amendment process for revising the atlas.

Community Planning processed comprehensive plan amendments to address land use and development code issues with the public facilities zone designation.

Community Planning reviewed county capital transportation projects to be sure they met code requirements such as the Highway 99 design requirements, bike lanes and accessibility and sidewalk requirements.

Community Planning played a role in Public Works' accreditation by the American Public Works Association. The accreditation process focused on whether the agency is in compliance with the association's recommended practices. In its role, Community Planning helped document processes in place that support close coordination between the two departments.

On November 1, 2017, the Board of County Councilors approved studying a complete streets policy with the 2018 proposed docket amendments.

Community Planning will work with Public Works to draft a comprehensive plan policy and development code amendments.

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/transportation-planning

Public Records Management and Imaging System

Public Records Management was enhanced in 2016 and 2017 to accommodate the large volume of correspondence and number of public records requests relating to the Comprehensive Growth Management Plan update. Work addressed the large backlog of historical documents, maps and books that need to be digitized and put into OnBase, the county's records system.

ACCOMPLISHMENTS

- Worked with IT to establish a web page listing all correspondence pertaining to the comprehensive plan compliance record.
- Finished migrating Community Planning records from Oracle to OnBase.
- Started converting microfilm of historical records to digital format and scanning into OnBase. This work will continue in 2018.
- Began scanning boxes of records from Central Records into OnBase. This work will continue in 2018.

TO VIEW OUR 2017 COMPLIANCE RECORD:

<http://2016compplan.clark.wa.gov>

Opposite page: Carlson Farm, Woodland, one of 22 Clark County barns listed on the state Heritage Barn Register.



PLANNING FOR CLARK COUNTY'S PROMISING FUTURE

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Sign up for specific project updates at
clark.wa.gov/community-planning/get-project-updates

clark.wa.gov/community-planning