



2020 ANNUAL REPORT

CLARK COUNTY LAND USE & TRANSPORTATION PLANNING



FROM OUR DIRECTOR

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

2020 will always be known as the year we faced monumental challenges with the Covid-19 pandemic. We had to rethink core functions and find innovative ways to engage the public. Community Planning continued to provide support and direction to citizens and community leaders all while working from home.

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

Sincerely,

Oliver Orjiako
Director



PLANNING
STAFF

Administration
Oliver Orjiako, Director
Colete Anderson, Program Manager II
Sonja Wiser, Program Assistant
Larisa Sidorov, Office Assistant II

Land Use
José Alvarez, Planner III
Jacqui Kamp, Planner III
Jenna Kay, Planner III
Sharon Lumbantobing, Planner II
Michael Sallis, Planner III

Transportation
Rob Klug, Transportation Manager
Matt Hermen, Planner III
Gary Albrecht, Planner III

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COMMISSIONS
& COMMITTEES

PLANNING
FOR CLARK
COUNTY'S
PROMISING
FUTURE

Bicycle & Pedestrian
Advisory Committee

The Bicycle and Pedestrian Advisory Committee (BPAC) is tasked with implementing the Bicycle and Pedestrian Plan adopted in 2010. The plan recommends improving the transportation network by connecting sidewalks, bike lanes, and trails.

ACCOMPLISHMENTS

Reviewed, provided comments and letters of support for the Proposed 2020 Arterial Atlas Amendments and the proposed Pedestrian Code Amendments.

BPAC continues to support developing a bicycle and pedestrian network, education, encouragement and safety programs, and supports active transportation planning and bicycle and pedestrian supportive lane uses.

2020 MEMBERS

Michael Andreotti	Anna Dearman
Sherrie Thomas	Dan Packard
Marlin Brinkley	Jerrold Castillo
Bill Baumann	Tom Baltes
Garret Hoyt	



Commission on Aging

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 eighth anniversary in June, celebrating new partnerships, development of several initiatives and the growing national awareness of age-friendly issues. The commission focused its efforts to learn more about COVID-19's impact on older adults in Clark County and how they can be better served during a public health crisis that impacts their health and well-being.

2020 ACCOMPLISHMENTS

COVID-19 Impact on Older Adults Speaker Series:

Monthly speakers provided expert insight on a variety of COVID-19 topics to educate the commission and community, garner public comments, and help the commission provide recommendations to county jurisdictions and the community at-large. Speakers and topics covered in 2020:

- **October** Mikayla Springob of the Area Agency on Aging and Disabilities of SW Washington, Alan Hamilton and Emily Kaleel of Clark County Food Bank, and Jeananne Edwards of the Human Services Council shared updates on how COVID-19 has impacted their older adult client's access to food, supplies and medications.
- **November** Hilaree Prepula of Vancouver Housing Authority, Clara Johnson of REACH Community Development, and Kate Budd of Council for the Homeless provided updates on housing challenges for vulnerable older adults during COVID-19.
- **December** Lisa Capeloto of CDM Caregiving Services, Ann Pollock of Columbia River Mental Health Services, and Dr. Dinelli Monson and Sheela Tallman of United Healthcare gave presentations on the impacts of isolation on older adults during COVID-19.

2020 MEMBERS

Nancy Dong	Chuck Green
Amy Gross	Franklin Johnson
Marjorie Ledell	Meghan McCarthy
Linda O'Leary	Larry Smith
Tanya Stewart	Pam Wheeler

FOR MORE INFORMATION

www.clark.wa.gov/aging



Historic Preservation Program

Clark County's Historic Preservation program was created to protect the county's rich heritage. Historic buildings and properties, and archaeological and cultural resources are the cornerstone of Clark County's heritage. They are the legacy of the Native Americans, early settlers, and residents who shaped the land and the history of the region. Currently, there are over 100 sites designated as historic in the county.

Historic Preservation Commission

Clark County has a joint Historic Preservation Commission shared by the county and the seven cities in the county. This is one of only two joint historic preservation commissions in the state. The role of the Historic Preservation Commission is to identify, evaluate, and protect historic and prehistoric resources as well as raise awareness of historical and cultural resources in the county. The Historic Preservation Commission maintains the Clark County Heritage Register, reviews proposed design changes to properties on the Heritage Register and the downtown Vancouver Heritage Overlay zone and provides opportunities for public participation in historic preservation activities. The Historic Preservation Commission consists of seven-members who serve staggered three-year terms. Five members are appointed by the County Council and two members are appointed by the Vancouver City Council.

2020 ACCOMPLISHMENTS

Clark County Heritage Register

sites: The DuBois Motor Building, Spanky's building, the Kellogg House, and Melvin's Men Shop/ Wolf Radio and Electric Building were added to the Clark County Heritage Register in 2020.

Demolitions and documentation:

The HPC is studying steps the county and cities can take to better document older buildings that are about to be demolished to preserve historic information.

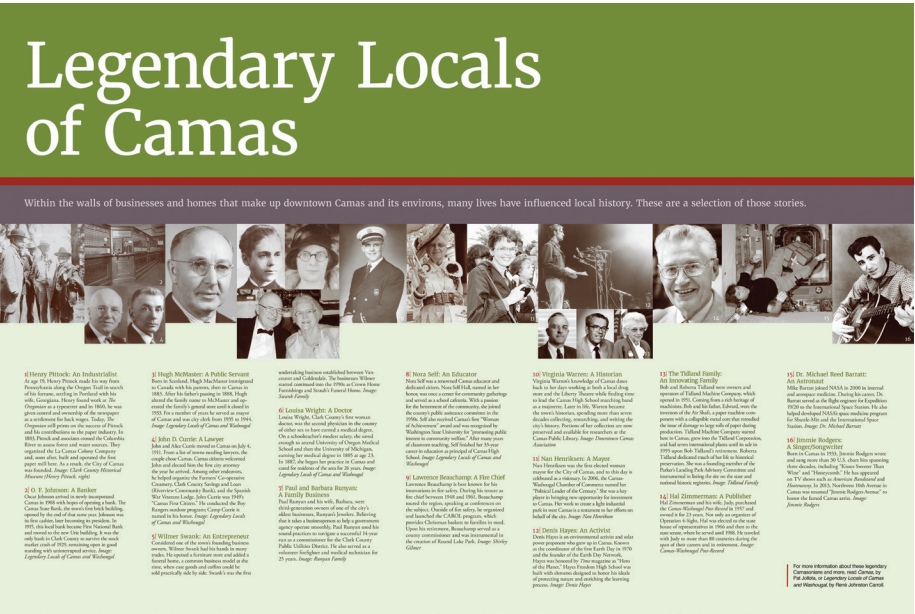
Interlocal Agreements: In 2020, the county updated the Interlocal Agreements regarding coordination and management of the historic preservation program with the other jurisdictions in the county.

Grant Received: The HPC received a grant from the Washington State Department of Archaeology and Historic Preservation to write a historic context statement on buildings from the mid-century era and prepare a cultural resource inventory for 40-50 significant mid-century buildings in the county. The work will be conducted in 2021.

HISTORICAL PROMOTIONS GRANT

State law (RCW 36.22.170) allows the county to impose a \$1 document filing surcharge to be used, at the County Council's discretion, to promote historical preservation and programs. Grant amounts have ranged from \$2,000 to \$20,000 and up to ten grants have been awarded each year. Past grant awards have funded activities such as, photograph and document digitization, oral history documentation and recording, musical instrument repair and preservation, train car and track repair and maintenance, and maintenance and expansion of a mobile app for interactive historical interpretation, artifact preservation and display improvement, among others. This year's projects included:

- Venersborg School, electrical upgrade, \$14,000
- Columbia Dance, Nutcracker Production with Fort Vancouver Themes, \$9,100
- North Clark Historic Museum, photo and postcard storage, \$1,339



- North Clark Historic Museum, TV/DVD player, \$961
- Clark County Historic Museum, Two Rivers Heritage Museum, Washington State University Vancouver Library, exhibit of women's organizations and suffrage in Clark County, \$8,500
- Columbia Springs, guided walks interpretation for Biddle Family Homestead, \$4,300
- Traveling Day Society, instruments and public address system, \$5,800
- Downtown Camas Association and Georgia Pacific, Georgia Pacific Mill photo collage, \$6,000

The council also awarded an additional \$8,000 for a Historic Preservation Commission preservation project for the design and installation of three interpretive panels in downtown Camas.

2019 MEMBERS	
Julie Bohn	Sean Denniston
Greg Fuz	Alex Gall (outgoing)
Felicya Garcia	Andrew Gregg
Michelle Kapitanovich	Roch Manley (outgoing)
Donald Trost	

FOR MORE INFORMATION
www.clark.wa.gov/planning/historic

Planning Commission

The Planning Commission consists of seven Clark County residents who are appointed by the county council to serve on the commission for four- to six-year terms.

The commission advises the County Council on legislative policy related to land use, such as preparation and revision of the Clark County 20-year Comprehensive Growth Management Plan and local land use regulations. The Planning Commission holds work sessions and public hearings to consider the land use matters that come before them. This review process provides an opportunity for citizen involvement through participation in public hearings and submittal of written and oral testimony into the public record.

2020 ACCOMPLISHMENTS

The Planning Commission held four work sessions and three public hearings on 11 cases on the following land use and transportation topics:

- Shoreline Master Plan Update
- Title 40 Amendments
- Buildable Lands
- Housing Initiatives
- Annual Review requests
- Countywide Planning Policies
- Open Space and Timberland Applications
- Transportation Improvement Program
- Pedestrian Access in Subdivisions
- Arterial Atlas

2020 MEMBERS	
Ron Barca	Bryant Enge
Bryan Halbert	Karl Johnson
Steve Morasch	Matt Swindell
Richard Torres	

FOR MORE INFORMATION
www.clark.wa.gov/community-planning/planning-commission

Schools Advisory Council

The Schools Advisory Council is spearheading a county-wide conversation to develop a common understanding of local educational issues and recommend policy and legislative initiatives to foster excellent learning opportunities. In June of 2017, the council appointed 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.

2020 MEMBERS

Eileen Quiring O'Brien, County Council, Chair	
Julie Olson, County Councilor	
Mark Ross	Christie Brown-Silva
Mary Elkin	Michael Green
Connie Hennessey	Dave Holmes
Brian Schlottmann	Sharon Kruse
Steve Marshall	Nathan McCann
Mike Merlino	Monica Santos-Pinacho
Rekah Strong	Mary Templeton
Tyson Vogeler	

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



Annual Reviews, Dockets and Title 40 Amendments

By law, Clark County can only amend the 20-year Comprehensive Growth Management Plan once a year and there are two ways by which it can do this. The Annual Review process allows property owners to request changes to their property's comprehensive plan and zoning designations. These changes could allow property owners

to use their property for activities not currently permitted under its existing designation. The Docket process provides a means for suggested improvements in comprehensive plans and development regulations submitted by interested persons, hearing examiners and staff of other agencies.

Once an Annual Review application has been submitted and/or a Docket item added to Community Planning's work program, staff reviews the proposal and provides a recommendation to the Planning Commission. The Planning

Commission reviews the proposal, holds work sessions and hearings, and provides a recommendation to the County Council. The council also holds work sessions and hearings on each application and/or docket item for review and issues a final decision.

Title 40 is the section of the Clark County Code that pertains to land use regulations and it can be amended at any time and more than once per year. Updates to Title 40 also go through the same review process as Annual Reviews and Dockets, whereby



staff conducts analysis and makes a recommendation to the Planning Commission in a work session and public hearing. The commission advises the County Council, which holds a work session and makes the decision in a public hearing.

In 2020, two annual reviews and several docket items were considered. The items involved comprehensive plan map and text amendments, site-specific requests to amend planning and zoning designations, an Arterial Atlas update, and Capital Facilities Plan updates.

FOR MORE INFORMATION
www.clark.wa.gov/community-planning/overview-annual-reviews-and-dockets-plan-amendments

Buildable Lands Program

The Review & Evaluation Program, commonly referred to as the Buildable Lands Program, has been part of the state Growth Management Act (GMA) since 1997. Local governments monitor development density annually to determine whether a county and its cities are achieving urban densities sufficient to meet state growth projections and identify measures to correct the gap between growth and development assumptions.

In 2018, the state Department of Commerce updated the Buildable Lands Guidelines. In 2019, council adopted a Public Participation Plan to comply with the updated guidelines and hired a consultant to review the county’s procedures and methodology, identify changes if necessary, facilitate a project advisory committee to provide public input on any updates to the county’s buildable lands program and create a Buildable Lands Report. On January 29, 2020 the County Council held a work session to review the project scope of work. After a December 6, 2019 kick-off meeting, the Committee met six times from February to September 2020 to review and discuss the issues identified in the scope of work and work toward a recommendation to Council. All meetings except for February were conducted remotely. Below are the 10 issues identified for the committee to consider as their scope of work.

1. Land Classifications: The way land is classified as vacant, underutilized, built, etc. determines whether it is assumed to have potential for development in

the buildable lands model.

- 2. Accounting for Redevelopment:** The county’s model does not include an assumption for redevelopment on land classified as built; however, redevelopment is occurring in some urban areas (e.g., Vancouver City Center).
- 3. Modeling Mixed-Use Areas:** The county’s methodology classifies lands into residential, commercial, and industrial based on comprehensive plan designations. Vacant and underutilized land in mixed use areas is assumed to generate a mix of residential and commercial capacity. Some commercial zones allow residential development (e.g., Vancouver City Center) but are not identified as mixed use.
- 4. Infrastructure Gaps:** The new Buildable Lands legislation requires that counties must consider infrastructure gaps—including transportation, water, sewer, and stormwater—in identifying land suitable for development and reaching target densities on those lands.
- 5. Market Factor:** The new legislation requires counties to analyze, justify, and apply an appropriate market supply factor when identifying land suitable for development. Clark County may need to refine or further justify current market factor assumptions.
- 6. Capacity on Rural Lands:** Consider clarifications or refinements, if needed, to the approach to estimating capacity on land outside Urban Growth Areas.
- 7. Infrastructure Set-Asides:** Consider whether refinements are needed to the county’s current assumptions for the amount of land that will be dedicated to streets, stormwater facilities, etc. to better align with observed development and/or changing regulations.
- 8. Population Capacity:** Consider whether refinements are needed to the county’s current assumptions for residential density to better align with observed development and/or changing regulations.
- 9. Employment Density:** The current methodology uses densities based on observed development using data from the Washington Employment Security Department (ESD); however, ESD no longer provides access to this data, making it difficult to validate projections or adjust over time.
- 10. Data Collection Methods:** Clark County currently uses building permits for reporting in the Buildable Lands Report, but also uses County Assessor’s data for annual monitoring. Staff recommends changing to assessor’s data for both purposes.

The Buildable Lands Report is due to Commerce by June 30, 2021, three years prior to the 2024 Comprehensive Plan periodic update.

2020 Buildable Lands Project Advisory Committee
Stephen Abramson
Jennifer Baker
Ron Barca
Rian Davis
Eric Golemo
James Howsley
Marjorie Ledell
Ryan Makinster
Jim Malinowski
David McDonald
Jerry Olson
Bryan Snodgrass
Jeff Swanson
Matt Swindell

FOR MORE INFORMATION
www.clark.wa.gov/community-planning/buildable-lands-project-advisory-committee

Comprehensive Growth Management Plan Update

Comprehensive plans are long-range policy guides for how a jurisdiction plans to manage growth and development with respect to the natural environment and available resources. State law requires jurisdictions operating under the Growth Management Act (GMA) to develop and implement comprehensive plans and development regulations consistent with their respective comprehensive plans. Clark County’s comprehensive plan consists of a set of policies and maps meant to accommodate and guide population and employment growth in the unincorporated portion of the county over the next 20 years (2015-2035). The current plan is the 2016 Clark County Comprehensive Growth Management Plan approved by the County Council on June 21, 2016.

The 2016 plan was appealed to the Growth Management Hearings Board, which ruled that certain portions of

the plan had not complied with certain requirements of GMA. The county appealed the decisions related to the expansion of the Ridgefield and La Center urban growth areas and the re-designation of rural industrial land bank lands from agriculture to light industrial to the state Court of Appeals.

In 2019, the Court of Appeals upheld the county position that land annexed into the cities of Ridgefield and La Center could not be challenged under the GMA. The court decision also upheld the Washington Growth Management Hearings Board ruling that a portion of the 2016 Plan, related to the Rural Industrial Land Bank was out of compliance with the state’s Growth Management Act. The Clark County Council decided not to file an appeal of the Court of Appeals decision and moved forward with reverting the Rural Industrial Land Bank back to an agricultural designation with 20-acre minimum lot size.

On March 26, 2020, the Growth Management Hearings Board ruled Clark County in compliance with RCW 36.70A.060 and WAC 365-190-050 and rescinded invalidity regarding 602 acres of agricultural lands that have been removed from Rural Industrial Land Bank designations. The Hearings Board also rescinded invalidity regarding the Urban Growth Areas (UGA) for the cities of Ridgefield and La Center because the Court of Appeals ruled that annexations by La Center and Ridgefield rendered the UGA expansion issues moot.”

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

Housing Initiative

The county began the Clark County Housing Options Study and Action Plan in 2020. The overarching goal of the project is to enable a better understanding of our local housing challenges and identify opportunities to encourage creation of additional housing that is affordable to a variety of household incomes within the unincorporated Vancouver Urban Growth Area.

In 2018, the County Council made amendments to the development code to allow more flexibility for the

development of ADUs, Cottage Housing, and Manufactured Housing. The Washington State Legislature also recently passed new housing-related legislation. The County Council is interested in finding additional ways to provide more housing in the Vancouver Unincorporated Urban Growth Area that is attainable to people with a variety of household incomes. The project area is a large urban area with a population of 159,000, next to, but not incorporated into, the city of Vancouver.

A consultant team was hired in March of 2020 to assist the county project team. Preliminary stakeholder interviews have been completed and data on the current unincorporated Vancouver Urban growth Area housing market is underway. In 2021, public engagement activities will begin, as well as additional data, policy, and regulation analysis and recommendation development.

FOR MORE INFORMATION
www.clark.wa.gov/housingoptions

Shoreline Master Program

The county implements the state Shoreline Management Act through the Shoreline Master Program, which is a set of local land use policies and regulations that guide use of unincorporated Clark County shorelines. Community Planning works with Public Works and Community Development to discuss implementation of the shoreline code.



In 2020, Community Planning partnered with Public Works and Community Development to complete its 2020 Shoreline Master Program Periodic Review, a state required review of the county’s shoreline program to ensure that it remains current with state standards and incorporates new information.

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

FOR MORE INFORMATION
www.clark.wa.gov/community-planning /2020-periodic-review

Public Records Management and Imaging System

During 2020, Community Planning continued to work on public records management to accommodate public records requests. Time was spent digitizing the large backlog of historical documents, maps and books and cleaning up naming conventions in the OnBase records system.

Transportation Planning
In 2020, the COVID-19 pandemic altered traffic patterns nationally and locally. While more people were at home, traffic volumes dissipated primarily during the initial phase of the pandemic. There was a marked shift in transportation modes with an increase in bicycle sales and sidewalk/trail use for exercise. This surge in active transportation (walking and biking) placed a greater importance on providing bicycle and pedestrian infrastructure in Clark County.

Arterial Atlas Amendments
Clark County amended the Arterial Atlas to reclassify several two-lane collector streets with parking (C-2) to two-lane collectors with bike lanes (C-2b) providing consistency between the Arterial Atlas Map and the 2010 Bicycle and Pedestrian Master Plan. The reclassifications occurred on streets that do not include direct residential access, serve connections to parks, and assist with implementing the development of a bike network.



Pedestrian Accessway Code Amendment
Clark County has received many requests to improve pedestrian connections between neighborhoods and public services along collector and arterial classified streets. Clark County amended Clark County Code (CCC 40.350.015) to require a 10-foot pedestrian accessways be provided by new development when certain criteria is met. The revised code also balances the provision for accessways with development standards imposed on new development. In single family zoning district lots that abut the accessway, will have a reduced interior side yard setback and increased coverage standards. The interior side setbacks for lots that abut the accessway will be reduced by 50% and the coverage standard will be increased by 10%. The revision to the code implements the Commission on Aging’s 2018 recommendation to Improve existing neighborhood walkability and allow easier, accessible pedestrian connections to parks, schools, transit stops, retail centers, medical, and public facilities.

Skyview Station Development Agreement and Concomitant Rezone Agreement Amendment
County Council approved a development agreement and amendment to a concomitant rezone agreement at the property owner’s request for properties near the NE 10th Ave. and NE 139th St. intersection. The development agreement

and amendment to a concomitant rezone agreement requires the developer to design and construct a roundabout at NE 10th Ave. and NE 141st St. and other related improvements. In exchange, the county will recalculate the traffic impact fees (TIFs) for the Skyview Station development using an alternative methodology, provide for expedited review of its revised plans, and for other consideration as set forth in the development agreement.

Transportation System Plan
Clark County started the process of developing a transportation system plan (TSP). The intent of the TSP is to further document and explain how transportation policies result in transportation projects and ultimately becomes an infrastructure system. Clark County’s TSP will serve as a component of the Clark County Comprehensive Growth Management Plan. The purpose of the TSP is to integrate the Clark County Framework Plan, Countywide Planning Policies, Comprehensive Plan, Transportation Element and supporting documents into a Transportation System Plan to better serve Clark County’s transportation system. A TSP will be consistent with the land use elements of RCW 36.70A.070 (6), and WAC 365-196-430.

Due to the COVID-19 pandemic, Clark County Council will review the scope of work, public involvement plan as soon as the schedule allows.

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/transportation-planning
www.clark.wa.gov/public-works/transportation-planning-0

Clark County Community Planning
1300 Franklin Street
PO Box 9810
Vancouver, WA 98666
564.397.2280

commplanning@clark.wa.gov

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

clark.wa.gov/community-planning

For other formats, contact the Clark County ADA Office

Voice: 564.397.2322 / Relay: 711 or 800.833.6388 / Fax: 564.397.6165 / Email: ADA@clark.wa.gov