

# Annual Report

## Clark County Community Planning



December 2013



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## From the Director

Greetings and thank you for your interest in our annual progress report to the community. In it, we will tell you about the department's accomplishments in 2013.

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 with integrity. We are resourceful and innovative. We learn, change and improve.

Our 2013 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 Asst.  
Mary Beth O'Donnell, Office Asst. II

### TRANSPORTATION

Laurie Lebowsky, Planner III  
Matt Hermen, 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 Commissioners.

### 2013 members

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

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

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 the updated Town of Yacolt Comprehensive Plan.
- Completed review of proposal for reduction/removal of development fees.
- Completed review of updated stormwater code.
- Completed review of new code for wineries.
- Completed review of noise standards for kennel facilities.
- Completed review of new code for medical marijuana gardens.
- Completed review of Surface Mining Overlay updates to zoning and policies.
- Completed review of numerous bi-annual code amendments, including some for coffee carts and cell towers.
- Conducted numerous work sessions and public hearings.

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

# 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. Members

## 2013 members

Sarah Fox  
Andrew Gregg  
Robert Hinds  
Steve Kaiser  
Eric Lanciault  
Douglas C. Wilson

wrote the *Preservation Post* newsletter for owners and occupants of historic properties and other interested parties.

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

## 2013 NOMINATIONS National Register of Historic Places

### Clark County Courthouse

The Clark County Courthouse was designed by local architect Day Walter Hilborn. Dedicated in 1941 by then Governor Arthur B. Langlie, the courthouse is perhaps Hilborn's greatest legacy. Designing a county courthouse put Hilborn on the map and brought him nationwide recognition.

Above the front entry is a bas-relief sculpture of two rugged explorers clad in buckskins and a Native American with a canoe. The life-size figures originally were cast in concrete. The sculpture, designed by Hilborn, also became the county seal and is used on the county flag.



Clark County Courthouse in 1941 (top) and today.

## Clark County Heritage Register

### Clark County Poor Farm

The County's poor farm, now called 78th Street Heritage Farm, was nominated and received official listing on the Clark County Heritage Register as a 100-acre historic site. This includes the farm, cemetery, and what is now Hazel Dell Park.

## Special Valuation Applications Reviewed

- American Legion Hall Post #27
- Kiggins Theater



American Legion Hall after renovation

## 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.

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



### 2013 members

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

The Commission has groups working on strategies related to issues of communication, housing, transportation, healthy communities, supportive services, benchmarks, and community engagement. Community Planning provides staff support. 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. Community Planning and Community Development partnered to showcase the benefits of universal-green design in the PlanetClark trailer display. Volunteers hosted the display at the Home and Garden Fair, 50 Plus Expo, Recycled Arts Festival and Clark County Fair. UGD was highlighted in April with a presentation to the Commission, an informational event at the Fort Vancouver Regional Library and broadcast by CVTV.
- **Community Energy Efficiency Program (CEEP)** – Because it reduces costs and increases comfort, weatherizing a home can make the prospect of aging-in-place more likely 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 a high concentration of seniors. The Commission hosted two meetings: a neighborhood ice cream social to learn about opportunities to make their communities more livable for all ages and an informational meeting on the benefits of weatherization. As a result, the program has installed 105 ductless heat pumps and weatherized 171 homes.

- **Shared Housing** – Affordable housing is a key ingredient for seniors aging-in-place. Shared housing is a new computerized program that matches homes with available space with persons who need housing. Similar to carpooling, this new idea is being applied to housing. The Commission hosted an informational meeting in September and is gearing up for a communitywide launch in 2014.
- **TeleHealth** – Timely, coordinated communication between patients and medical providers can be enhanced with technology, minimizing road trips to and from doctors' offices. The Commission hosted a half-day conference at PeaceHealth Southwest that was aired on CVTV.
- **Time Banking** – A time bank is a form of community currency based on time rather than money. Using computer software, partici-

pants post a list of services needed or available. Time is exchanged hour-for-hour at the convenience of participants. The commission is developing a business plan for this new program.

- **Communication** – Efforts focus on four areas: speakers bureau; event planning; work group coordination; and, development of a one-stop information repository. A new website and Facebook have been developed. Informational brochures, speaker presentations, handouts and coordination with other community information hubs have been completed. This includes 12 speaking engagements, 12 events, and 40 community meetings. Community Planning received an American Planning Association award of excellence for the development of the Aging Readiness Plan.
- **Benchmarks** – This group was instrumental in developing the commissions' first annual report and a joint meeting with the Board of County Commissioners.



# Projects and programs

## 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.

The Planning Commission recommended approval to the Board of County Commissioners. Work will continue in 2014.

<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 develop recommendations to support growth in the area. After hearing from the Planning Commission, the Board requested refinement of the land-use recommendations. Work will continue in 2014.

<http://www.clark.wa.gov/planning/salmoncreek/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, nine cases were considered and approved. Two cases involved removing urban holding designations and plan text amendments. Three cases were site-specific requests to amend planning and zoning designations. The remaining cases were to update the long-term plan for roads contained 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)

## Surface Mining Overlay

The Mineral Lands Task Force met five times in 2013. Members made steady progress toward developing recommendations about where the surface mining overlay should be applied, and on policies and standards regulating mining and aggregate production. Final recommendations from the Task Force were forwarded to the Planning Commission in September and approved in December. They will be scheduled for Board hearing in 2014.

### 2013 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)







## Bicycle & Pedestrian Plan

### Clark Communities Bicycle & Pedestrian Advisory Committee (BPAC) 2013 Accomplishments

- Worked with Public Health and the City of Vancouver to develop “Sunday Streets Alive”.
- 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.
- Adopted agreements among Public Works, BPAC and Community Planning regarding engineering practices and sidewalks, which will support construction of complete streets.

- Supported a successful grant application for \$302,000 for Sacajawea Elementary to support improved bicycle and pedestrian access to nearby neighborhoods.
- Provided comments on the Lower River Trail near Vancouver Lake.
- Provided comments on the NE Hazel Dell Avenue and NE 68th Street sidewalk projects.

### 2013 members

Marnee Alfson  
 Charles Frayer  
 Eric Giacchino  
 Jennifer Halleck  
 Ellen Ives  
 Chris Kesting  
 Steven Kock  
 Terry J. Lee  
 Patricia McConaughy  
 Dan Packard Rob  
 Palena Margaret  
 Varkados Madeleine  
 Von Laue

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





## Rural Lands Review

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

The board approved funding for a consultant to consider additional 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.

Also, staff assessed agricultural and forest activities, developed policy and code options, and surveyed property owners. The Rural Lands Review will continue in 2014.

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

## Buildable Lands & Plan Monitoring

Clark County works with local cities to collect development data showing progress toward each community's growth management goals. Completed 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 (RCW 36.70A.110(2) and (RCW 36.70A.115).

Work will begin in 2014 on the report 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)





## Transportation Planning & Urban Holding

The Board adopted a package of job creation incentives, including traffic impact fee waivers for most industrial and commercial development. Work continued to update and re-design the transportation concurrency program to reduce private and public costs while preserving mobility.

Community Planning staff continued work on a regional project to identify future investment priorities for the Interstate 205 corridor. Staff also continues to provide technical support, circulation planning expertise, and special reports as requested by Public Works. Planners also coordinate with capital project managers and state and regional agencies on transportation issues.

Portions of the Fifth Plain Creek and Northeast 50th Avenue areas were made available for development within the Vancouver urban growth boundary, after an “urban holding” designation was removed.

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

## Code Work

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

- **Wineries ordinance.** The county adopted changes that addressed noise issues and food services. The county adopted the original ordinance in 2010.
- **New code section for marijuana facilities.** In response to Initiative 502 passed by voters in 2012, the county began to develop an ordinance about siting facilities for growing, producing, and retailing marijuana and related products. This process will continue in 2014.
- **Stormwater ordinance.** Community Planning worked with Environmental Services to help re-write county codes and the Stormwater Manual to comply with federal and state permit requirements. This work will continue into 2015.
- **Kennels ordinance.** Staff helped Community Development update code language relating to kennels.
- **Biannual review.** Staff assisted with biannual review of Clark County Code to clarify standards and requirements.





## **Clark County Community Planning**

*Planning for Clark County's promising future*

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