



CLARK COUNTY COMMUNITY PLANNING 2015 ANNUAL REPORT TO THE COMMUNITY







FROM OUR DIRECTOR

The mission of our 11-member staff is to help county residents imagine the community's future and work to accomplish that vision. We strive to guide growth and development while protecting natural resources, enhancing quality of life, and involving citizens in decisions that affect their lives.

As Clark County's population grows, we continue to need a government land-use philosophy that recognizes differences. It must compel us to work closely with local jurisdictions and stakeholders to diversify land-use planning programs and services. One size does not fit all. We must work to satisfy the needs of an expanding population and increasingly complex community.

For example, Community Planning's major 2015 work items include updating the county's Comprehensive Growth Management Plan and designation of a rural industrial land bank. We updated the county's stormwater code and manual, developed a comprehensive park plan, created a free historic mobile app and implemented the Commission on Aging's newest communitywide program, hOur IMPACT Time Bank.

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

Our 2015 accomplishments have set the course for 2016. We take pride in what we completed last year and look forward to continuing to work with professionalism and dedication for the betterment of Clark County.

Thank you for your interest in the 2015 Community Planning Annual Report.

Sincerely,
Oliver Orjiako
Community Planning director

COMMUNITY PLANNING STAFF

Administration

Oliver Orjiako, Director

Gordy Euler, Assistant Director

Sonja Wiser, Administrative Assistant

Kathy Schroader, Records Officer/Office Assistant

Transportation

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Gary Albrecht, Planner II

Jose Alvarez, Planner III

Colete Anderson, Planner III

Jacqui Kamp, Planner III

Sharon Lumbantobing, Planner II

Projects

Department director

Growth Plan/SEPA /Rural Industrial Land Bank

Planning Commission/Budget/Special Projects

Records Management/Commission on Aging

Transportation Concurrency/Arterial Atlas/
Public Works Special Projects

Transportation Concurrency/parks planning

Buildable Lands, Growth Plan monitoring,
Bike & Pedestrian Plan/Shoreline Master Program

Annual reviews and dockets/Rural Lands

Commission on Aging/Comprehensive Growth
Management Plan

Historic Preservation Program/Commission on Aging

Capital Facilities Plan/Commission on Aging/
parks planning



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COMMISSION ON AGING



2015 MEMBERS

John Correa
Chuck Frayer
Patti Gray
Bob Holdridge
Pat Janik
Marjorie Ledell
Herb Maxey
Linda O'Leary
Scott Perlman
Lisa Rasmussen
Bill Ritchie
Ali Caley Smith
Karin Woll

The Commission on Aging celebrated its third anniversary in June. The nine-member group is tasked with managing implementation of the Aging Readiness Plan adopted in 2012. Its mission is to provide leadership, advocacy, community awareness and partnerships to move toward an all-age-friendly, livable community.

2015 ACCOMPLISHMENTS

The commission developed the county's first hOur IMPACT Time Bank, allowing neighbors to exchange skills or services without money changing hands. The time bank concept assists with a variety of strategies identified in the Aging Readiness Plan. A subcommittee of the commission has been working for more than two years to develop a time bank. After numerous meetings, presentations, surveys and conversations with time banks around the nation, hOur IMPACT Time Bank was launched in May. It now has 80 members, including eight nonprofits and one neighborhood association.

The commission hosted seven public presentations during monthly meetings on topics including affordable housing, aging-in-place, senior services and transportation services.

We completed a third year working with Clark Public Utilities on a home weatherization program focused on seniors 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, where many seniors live. Since its start in 2013, the program has installed 270 ductless heat pumps and weatherized 524 homes.

hOUR IMPACT TIME BANK

*Impacting
lives
one hour
at a time*



hOurIMPACT.org

The Aging Readiness Plan identifies 91 strategies the community can use to improve the quality of life for all ages. Here is a list of projects that will continue through 2016:

UNIVERSAL GREEN DESIGN

This long-term approach combines environmentally sustainable elements of green building with universal design, which uses simple, proven ideas that make a home comfortable for a wide range of abilities. The commission prepared an idea book to provide information and inspiration and showcased the benefits of universal green design at the well-attended Home and Garden Fair and 50-Plus Expo. The commission works with home builders to include universal green design elements in their homes. To date, the commission has distributed 600 idea books.

SHARED HOUSING

Shared housing is an Internet-based program that matches available home space with persons who need housing. The commission hosted a communitywide launch in 2014.

ADVOCACY, AWARENESS AND EDUCATION

Commission members focus on four areas: speakers bureau; event planning; social media; and, training.

FOR MORE INFORMATION

clark.wa.gov/aging



BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE

2015 MEMBERS

- Scott Batson
- Ellen Ives
- Dan Packard
- Juanita Rogers
- Sherrie Thomas
- Steve Valenta
- Margaret Varkados
- Madeleine Von Laue

In 2010, the Board of County Commissioners adopted the Bicycle and Pedestrian Plan to determine ways to make it safe and more convenient for people to get to major destinations on foot or by bicycle. The plan identifies how to improve the transportation network by integrating existing sidewalks, bike lanes and trails. The committee is tasked with implementing the plan as well as advising the county and participating city and state staff on matters involving bicycle and pedestrian transportation.

COMMITTEE 2015 ACCOMPLISHMENTS

- Worked with the city of Vancouver to update the city-county bike map.
- Worked with Public Health to develop a citizen engagement workshop for active living.
- Collaborated with Public Health to support the annual Bike and Walk to School Day with volunteers and outreach.
- Partnered with Bike Clark County, taught bicycle and pedestrian safety at elementary and middle schools.
- Coordinated with Public Works and Community Planning about engineering practices and sidewalks, which will support construction of complete streets.
- Provided comments on the Northeast 21st Avenue bike lane removal.
- Provided comments on the Northeast 10th Avenue-Northeast 149th Street to Northeast 154th Street project.

FOR MORE INFORMATION
clark.wa.gov/community-planning/get-involved-0#expand



HISTORIC PRESERVATION COMMISSION

2015 MEMBERS

Sarah Fox
Alex Gall
Robert Hinds
Roch Manley
Shell McKedy

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

FOR MORE INFORMATION

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

2015 NOMINATIONS TO THE CLARK COUNTY HERITAGE REGISTER

Eight downtown Vancouver buildings were added to the Clark County Heritage Register in 2015.

They were:



ARTS Building

1104 Main Street

Built in 1928, the ARTS Building was the largest building in Clark County. Peter Johnson, builder and owner, also was the building's contractor. Johnson hired the architectural firm of Richard V. Gough and Day Walter Hilborn to design a structure specifically for professional doctors, giving them all the modern features and advantages. Local historians believe it to be the first of Hilborn's many buildings in Vancouver.

Hilborn is known for designing 700 buildings in the Pacific Northwest, including the Clark County Courthouse, Kiggins Bowl and Camas City Hall.



Ford Corner Dealership
 1004 Washington Street
 204 W Evergreen Boulevard

The original 1920 structure at the corner of Washington Street and West Evergreen Boulevard was a two-story Ford dealership with a showroom on the ground floor and service area upstairs. To reach the second floor repair stations, motorists drove through a set of garage doors on Evergreen Boulevard and up an incline, which did away with the need for an elevator. In June 1920, the building was home to the Shattuck-Dickson Ford Agency, Universal Auto and Fordson Tractors. Nine years later, the owners decided to expand and a new structure was added to the west. The new building's exterior was designed to match the original building's exterior. It was two-story, but instead of brick, the exterior was scored concrete that mimics stonework. The corner would become known as Ford Corner until 1986.



The Normandy
 1104 Main Street

The Normandy opened its doors October 13, 1928 at Seventh and Reserve streets as downtown Vancouver's newest, most modern, first-class apartment building. It is a three-story, U-shaped building with a courtyard between its wings. It features a functional architectural style with French Normandy characteristics. The apartment building has been well-maintained throughout the years. It is one of the first buildings travelers see as they drive north across the Interstate Bridge.



Andrew Jeffers

Luepke Florist
1300 Washington Street

The Luepke Florist building is the second floral shop at the northwest corner of Washington and 13th streets. Luepkes' first shop was destroyed by fire in July 1937. The 1.5 story, L-shaped Moderne concrete building was designed by locally prominent architect, Donald J. Stewart. It was built in two stages, with the original portion at the corner of 13th and Washington completed in 1937. The addition to the west was completed c. 1945. The building is historically significant because of its direct association with local civic and commercial leader Rudolph Luepke and its excellent architectural representation.



Andrew Jeffers

Salvation Army Building
311 W. Evergreen Boulevard

Built in 1952, the Salvation Army Building housed the corps office and chapel at the corner of 10th Street, which is now Evergreen Boulevard, and Daniels Street. The two-story, mid-century, commercial-style brick building was designed by well-known architect Day Walter Hilborn and built by local contractor Larry O. Collin, who died in 1999. The building housed the corps meeting room, youth activity room, executive offices and chapel/auditorium. The auditorium seated 150 and was lighted by the latest indirect lighting and decorated in popular colors of the day. The building is remarkably intact, with original exterior elements such as Roman brick and redwood elements still present.



Andrew Jeffers

Sparks Engleman Building
605-607 Main Street

The Sparks-Engleman Building dates to 1903. The building is known to be the only remaining cast iron structure in Vancouver. The original storefront was provided by George L. Mesker and Co. Architectural Ironworks of Evansville, Ind. and featured on the cover of the 1904 Mesker catalogue. The building was planned by two of Vancouver’s visionary businessmen, Marshall Rowe Sparks, a hardware owner, and Christopher L Engleman, a barber. The building’s uniqueness began with an unusual agreement by the two men to build like structures side-by-side and combine the two with a common second story and designer storefront. Eventually, part of the building became the Palace Theater, which Engleman operated until he sold it to Vancouver Mayor J.P. Kiggins in 1916. Kiggins renamed it American Theatre and ran it until it closed in 1925.



Ranck Building
901 Washington Street

The Ranck Building was built in 1908 as a two-story commercial building with a basement, typical of the early 1900s. The Beaux Arts–Italian Renaissance Revival style building is at the corner of Washington and East Ninth streets. It is the namesake of Glenn Ranck, a Vancouver native. By 1908, Ranck had been overseas serving in battle, elected to the state legislature, a book author and a respected newspaperman on the *Vancouver Chronicles*. The building served as the *Chronicle's* office on the first floor and a boarding house with rooms on the upper level.



Vancouver Federal Savings and Loan Building
1001 Main Street

The Vancouver Savings and Loan Association building is at the corner of Main Street and Evergreen Boulevard. Built in 1929, the building played a prominent role as it was Clark County's first building constructed specifically as a savings and loan. Today, it is home to a church, cafe and salon.



Richard Gehrke

2015 CERTIFIED LOCAL GOVERNMENT GRANT

In 2015, Community Planning received a certified local government grant from the Washington Department of Archaeology and Historic Preservation. The Historic Preservation Commission used the grant and additional money from the city of Vancouver to develop a free mobile app that puts Clark County history at a user's fingertips. The mobile application shows users the location, an image and a short narrative about each historic and note-worthy place in Clark County. It also can be used by residents to find historic places in their neighborhoods, students as an educational tool and visitors as a convenient guide.

2016 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 discretion of the Board of County Councilors, to promote historical preservation or historical programs, including preservation of historical documents. To make grant-funding recommendations regarding that financial source, a Historical Promotion Grants Program Advisory Committee was initiated in 2006. In early 2015, Board of County Councilors staff proposed the program be administered through the Clark County Historic Preservation Commission.

The commission recommended the board award eight grants totaling \$71,560 for interpretation projects, Chelatchie Prairie Railroad restoration initiatives and the North Clark County Historical Museum and Clark County Historical Museum record digitization projects. Grants were awarded December 15.

PLANNING COMMISSION



The Clark County Planning Commission is a seven-member board appointed by the Board of County Councilors. Its primary role is to review policy proposals and recommend approval, denial or amendment.

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

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

COUNTYWIDE PLANNING POLICIES

- Home business and multi-family code
- Open space/timberlands
- Clark County Parks, Recreation and Open Space Plan
- Rural Industrial Land Bank Project
- School Impact Fees
- Shoreline Master Program amendment
- Stormwater Manual and Code update
- Transportation Impact Fee update
- 2016 Growth Plan update – DSEIS
- 2016 Growth Plan update – Planning assumptions
- Wineries: Noise Measurement Standard

PLANNING COMMISSION INFORMATION

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

2015 MEMBERS

Ron Barca
Richard Bender
John Blom
Karl Johnson
Steve Morasch
Eileen Quiring
Bill Wright

2015 Projects and Programs



BUILDABLE LANDS AND PLAN MONITORING

The county's third Buildable Lands Report was submitted, as required, to the Washington Department of Commerce on June 30.

Clark County works with local cities to collect development data showing progress toward each community's growth management goals.

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

FOR MORE INFORMATION

clark.wa.gov/community-planning/monitoring



CODEWORK



SHORELINE MASTER PROGRAM

Community Planning worked with Environmental Services and Community Development to write a limited amendment to the Clark County Shoreline Master Program. It increases consistency between the county's shoreline program and state standards. The ordinance was approved by the Planning Commission in August and by the Board of County Councilors in December.

STORMWATER ORDINANCE

Community Planning worked with Environmental Services to rewrite county stormwater codes to comply with federal and state permit requirements. The ordinance was approved by the Planning Commission in October and by the board in November.

COMPREHENSIVE GROWTH MANAGEMENT PLAN UPDATE



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

Updates will refresh policies and elements of the plan with an eye toward accommodating population and employment growth expected over the next 20 years. With growth comes potential for increased demand on residential, commercial and industrial lands, parks, schools, services, utility facilities and roads. The 2016 update 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.

The planning process involved staff from Clark County and its cities, individuals and interest groups and representatives of special districts and other agencies. In 2014, the Board of County Commissioners approved the 2015-2035 population projections and employment numbers for the plan update.

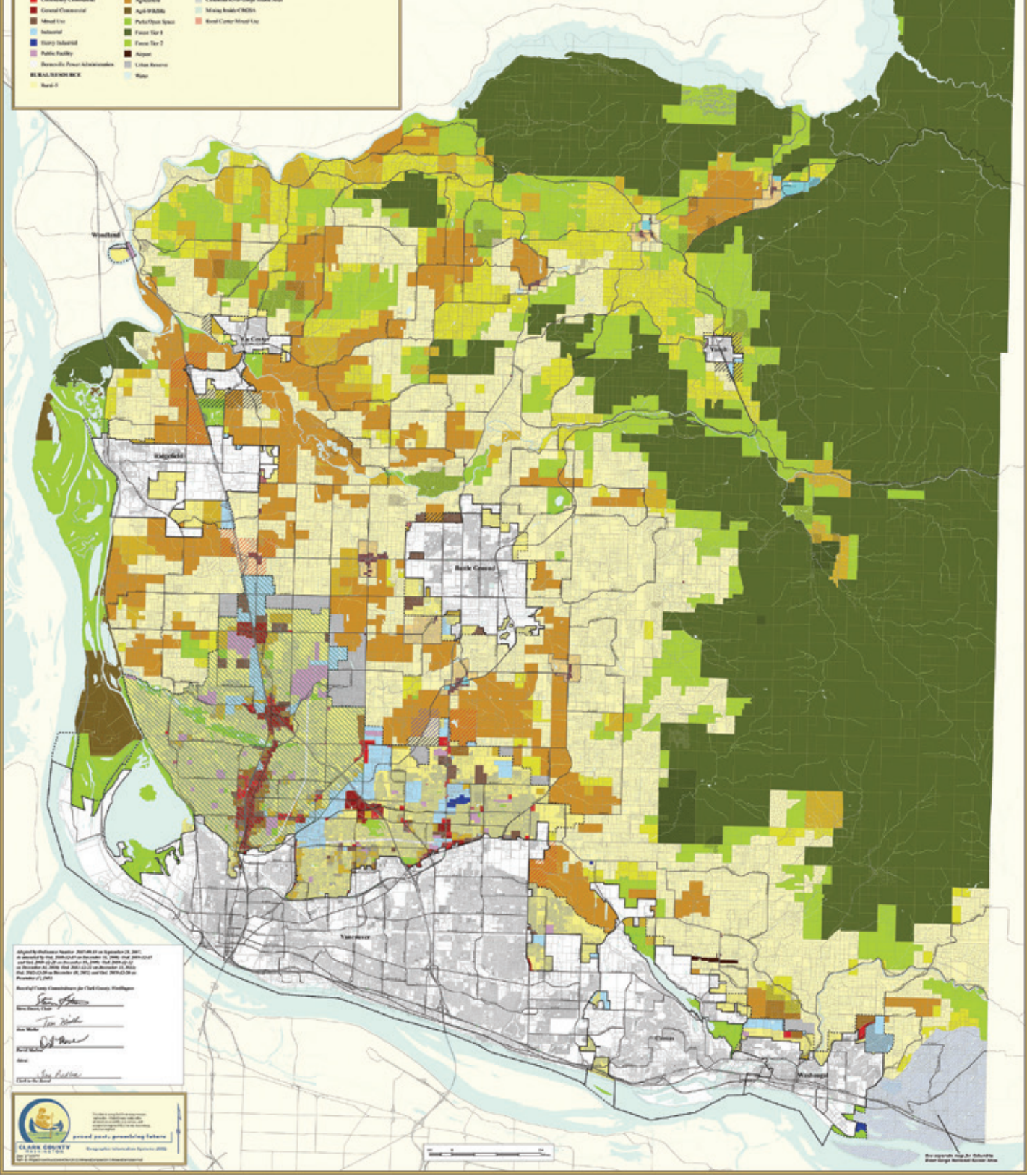
In 2015, the State Environmental Policy Act process was scheduled to be completed after three alternatives were developed in 2014 and approved for study in a Draft Supplemental Environmental Impact Statement to be issued in February. A month earlier, however, the board halted the process to develop a fourth alternative that proposes smaller lot sizes in the rural area.

FOR MORE INFORMATION

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

County/UGA Comprehensive Plan Clark County, Washington

URBAN		OVERLAY		Other Overlay Boundary	
Urban Low Density Residential	Road 10	Urban Reserve	Urban Growth Boundary	City Limits	
Urban Medium Density Residential	Road 20	Industrial Urban Reserve	City Limits	Road Center	
Urban High Density Residential	Road Center Residential	Refined Industrial Urban Reserve	Three Coasts Special Planning Area		
Neighborhood Commercial	Road Commercial	Mining			
Community Commercial	Road Industrial	Columbia River Gorge Scenic Area			
General Commercial	Agriculture	Mining Inland C/IBZs			
Medium Density Residential	Agri/FRM/BL	Road Center Mixed Use			
Industrial	Park/Open Space				
Heavy Industrial	Forest Tree 1				
Public Facility	Forest Tree 2				
Recreational/Forest Administration	Acquire				
	Urban Reserve				
	Water				



Adopted by Resolution Number 2007-08-01 on September 10, 2007.
 Amended by Resolution Number 2008-08-01 on August 11, 2008.
 Amended by Resolution Number 2009-08-01 on August 11, 2009.
 Amended by Resolution Number 2010-08-01 on August 11, 2010.
 Amended by Resolution Number 2011-08-01 on August 11, 2011.
 Amended by Resolution Number 2012-08-01 on August 11, 2012.
 Amended by Resolution Number 2013-08-01 on August 11, 2013.
 Amended by Resolution Number 2014-08-01 on August 11, 2014.
 Amended by Resolution Number 2015-08-01 on August 11, 2015.

Board/County Commissioners for Clark County, Washington

 Chair

 Vice Chair

 Board Member

 Board Member

 Board Member



Comprehensive Growth Management Plan Calendar

The following actions/events occurred in 2015:

January

- Board halted the Draft Supplemental Environmental Impact Statement process to develop an Alternative 4.

March/April

- Held two open houses on all four alternatives in Ridgefield and Hockinson.

April

- Board approved the four alternatives for study in the Draft Environmental Impact Statement.

August

- Draft Environmental Impact Statement was issued for public review.

September

- Two joint public hearings of the board and Planning Commission were held to hear public comment on the draft.
- Planning Commission held a hearing to deliberate on and decide its recommended preferred alternative to be forwarded to the board.

October

- Board held a hearing and determined work should continue on a revised Alternative 4.

November

- Joint board and Planning Commission work session was held on proposed new planning assumptions for revised Alternative 4.
- Public meetings held in Ridgefield and Hockinson on new proposed planning assumptions and revised Alternative 4.
- Planning Commission held hearing on proposed new planning assumptions for revised Alternative 4. Voted to recommend its original preferred alternative.
- Board held a hearing and approved revised planning assumptions, revised Alternative 4 and part of other alternatives adopted as preferred alternative.

December

- Board adopted contract with consultant R.W. Thorpe & Associates.
- R.W. Thorpe & Associates was hired by board to evaluate revised planning assumptions and prepare addendum to Draft Supplemental Environmental Impact Statement.

Actions/events to be completed in 2016

- Environmental review process
- Vacant buildable lands model on preferred alternative
- Land use by transportation analysis zone on preferred alternative
- Capital facilities plan
- County capital facility and financial plan
- Arterial Atlas amendments
- Comprehensive Growth Management Plan text update
- Clark County Code Title 40 review
- Public hearings on adoption process



PARKS MASTER PLAN

The board adopted the Clark County Parks, Recreation and Open Space Plan at a public hearing Tuesday, September 22.

In a money-saving move, the Board of County Commissioners agreed to separate the county parks department from the Vancouver parks department in 2014. As a result, the Clark County Parks Division was established under Public Works and the Clark County Parks Advisory Board was created.

The state Growth Management Act requires local park plans as a component of county master plans (RCW 36.70A(8)) and before a county is eligible for state park grants. Thus, the new Clark County Parks Division was not eligible for state parks grant funding immediately. The board provided funding for the Greater Clark Parks Department to contract with Community Planning and consultant, Conservation Technix, to develop the Clark County Parks, Recreation and Open Space Plan.

The plan has the following elements required by state law: inventory of parks, sports facilities and trails-only county facilities; needs assessment for parks, recreation, open space and trails; results of public outreach effort; implementation recommendations, including funding strategies; and, Parks Capital Facilities Plan's six-and 20-year lists of county parks, trails and planning projects.

An extensive public involvement process was undertaken to develop the plan. It included: three open houses; an online survey; and stakeholder meetings with parks, sports and trail providers and the Neighborhood Association Council of Clark County.





PUBLIC RECORDS MANAGEMENT AND IMAGING SYSTEM



This effort was enhanced during 2015 to accommodate the large volume of correspondence and number of public records requests relating to the Comprehensive Growth Management Plan update. It also addresses the large backlog of historical documents, maps and books that need to be archived and moved to Central Records.

OUR ACCOMPLISHMENTS INCLUDE:

- Established an online site to allow public access to all correspondence relating to the 2016 growth plan update.
- Created a tool that automatically updates the growth plan index.
- Hired a records expert to help with the workload.
- Collaborated with IT staff to create a more meaningful records database.
- Conducted an inventory of existing records.
- Participated in the Steering Committee for the Enterprise Document Management System. Our current records system eventually will migrate into this new system.

The above documents are works-in-progress and will continue to be updated in 2016.

To view our library, please go to <ftp://ccplanning.clark.wa.gov>



RURAL INDUSTRIAL LAND BANK

Establishing a rural industrial land bank requires:

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

In addition to statutory requirements, county code requires the land's designation to change from agricultural to light industrial zoning.

In February 2014, Clark County received an application to establish a rural industrial land bank. Counties are allowed to establish up to two industrial land bank sites under a little-used provision in the Growth Management Act, RCW 36.70A.367. The application covers 600 acres on both sides of State Route 503 north of Northeast 119th Street and south of Brush Prairie.

On advice of a consultant, the county amended the master plan code to allow master planning of rural industrial land banks. In 2015, the consultant completed a master plan concept, draft development regulations and an alternative site analysis that served as the basis of the environmental review process. Open houses were held in January, April, July and October, and the Planning Commission held a public hearing in December recommending approval of the Rural Industrial Land Bank application. In early 2016, the Board of County Councilors will hold a hearing to decide on the application.

FOR MORE INFORMATION

clark.wa.gov/community-planning/rural-industrial-land-bank



TRANSPORTATION PLANNING



In 2015, staff worked to update the Traffic Impact Fee program. Through research and review, work sessions and the cooperation of technical and stakeholder advisory committees, staff developed a proposed TIF program exclusive to Clark County. The suggested program includes various amendments to the current program, including district boundaries, project lists, rates, policies and administrative procedures. The proposed program is consistent with the adopted Capital Facilities Plan and Comprehensive Growth Management Plan. On July 29, the Planning Commission recommended approval of the traffic impact fee program update. Approval of the board is pending.

Staff contributed information on various sites for potential industrial developments. This information is used to inform specific industries about needed infrastructure, economic benefits and potential site master plans. Staff coordinated with Public Works to identify existing plans, constraints, future projects, access locations and rail connections for six sites in Unincorporated Clark County.

Staff also continues to provide technical support, circulation planning expertise and special reports as requested by Public Works. Planners coordinate with capital project managers and state and regional agencies on transportation issues.



CLARK COUNTY COMMUNITY PLANNING

PLANNING FOR CLARK COUNTY'S PROMISING FUTURE

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