

CLARK COUNTY COMMUNITY PLANNING  
**2016 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.

Community Planning's 2016 work included updating the county's Comprehensive Growth Management Plan and the designation of a rural industrial land bank. We completed a limited update of the Shoreline Master Program, developed a comprehensive Parks Plan, created a free historic mobile app and implemented the Commission on Aging's newest community-wide 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 2016 accomplishments have set the course for 2017. 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 2016 Community Planning Annual Report.

Sincerely,

Oliver Orjiako  
Community Planning director

## COMMUNITY PLANNING STAFF

### ADMINISTRATION

Oliver Orjiako, Director

Gordy Euler, Deputy Director  
Sonja Wisser, Assistant  
Kathy Schroader, Records Assistant

### TRANSPORTATION

Matt Hermen, Planner III

Laurie Lebowsky, Planner III

### LAND USE

Gary Albrecht, Planner III

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

Commission on Aging/Shoreline Master Program/  
Historic Preservation





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## COMMISSION ON AGING

The Commission on Aging celebrated its fourth 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.

The Aging Readiness Plan identifies 91 strategies the community can use to improve the quality of life for all ages. The strategies are designated as short term (0-3 years), medium term (4-6 years), or long term (7+ years). Each strategy requires an extensive amount of research, coordination, volunteer and community support. Since June 2012, the commission has reviewed, completed or partnered with other entities in implementing 15 strategies. The commission reviewed the remaining strategies and determined that the majority could be categorized as, education, advocacy/awareness, and community issues.

### 2016 ACCOMPLISHMENTS

2016 marks a turning point for the commission. The commission dedicated the year to housing issues. Monthly speakers provided expert insight on a variety of housing issues. The purpose was to educate the commission and community, seek comments and prepare to host a community summit in February 2017.

#### JANUARY

Christina Marneris, Area Agency on Aging and Disabilities on how to have difficult conversations with your parents.

#### FEBRUARY

Alan DeLaTorre, Portland State Institute on Aging on how housing is changing and what it means to seniors.

#### MARCH

Patrick Roden, Aging-in-Place on what is aging-in-place and how it can be achieved physically, emotionally and socially.

#### APRIL

Andy Silver, Council for the Homeless discussed our community's affordable housing crisis.

#### MAY

Amanda Davis, Portland Community College on how simple design choices can help people age-in-place.

#### JULY

Mark Eshelman, Pinnacle Capital Mortgage on what financing options are available for remodeling, renovating, retrofitting and new construction.

#### AUGUST

Sherri Adams, Clark County Association of Realtors on what is a Senior Real Estate Specialist and what factors to consider when moving.

#### SEPTEMBER

Aaron Marvin, ACT Builders on what steps to take when selecting a contractor.

#### OCTOBER

Roy Johnson, Vancouver Housing Authority on our community's public housing crisis.

#### NOVEMBER

Aaron Murphy, ADM Architecture on the future of housing and how it will change how we live.





### MAJOR FINDINGS

- 87% of the population prefers to remain in their current home.
- There is a mismatch between what the market is looking for and what is being provided.
- It is easier and less expensive to incorporate accessible design elements in new construction versus remodeling.

In addition, the commission continued their efforts on two projects:

### HOURLY IMPACT

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. hOur IMPACT Time Bank was launched in May 2015. It now has 140 members, including seven nonprofits, three neighborhood associations, one farmer's market, and 3 public programs

### 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. The commission works with home builders to include universal green design elements in their homes. To date, the commission has distributed 1,200 idea books.

### FOR MORE INFORMATION

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

### 2016 MEMBERS

- Marian Anderson
- Ali Caley
- Chuck Frayer
- Bob Holdridge
- Pat Janik
- Marjorie Ledell
- Herb Maxey
- Linda O'Leary
- Bill Ritchie
- Donna Roberge
- Karin Woll



# BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE

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.

## ACCOMPLISHMENTS

- Worked with the City of Vancouver to coordinate bike and pedestrian planning efforts.
- Implemented the Clark County Bicycle and Pedestrian Master Plan Lights On Campaign.
- Attended the Clark County Fair to promote the Lights On Campaign.
- Assisted Bike Clark County in raising over \$2,000 from Kaiser Permanente, Vancouver Bike Club, and other sponsors to purchase lights for the Lights On Campaign.
- Partnered with Bike Clark County, City of Vancouver, and Clark County Public Health to distribute needed lights at Evergreen Movie at the Park.
- Partnered with Bike Clark County, taught bicycle and pedestrian safety at elementary, middle schools, and Fort Vancouver High School through the Bike to Leadership program.
- Provided comments on the N.E. Salmon Creek Ave. re-alignment.
- Provided comments to the Board of County Councilors and Clark County Planning Commission on the 2016 Comprehensive Growth Management Plan Update—Transportation Chapter.

## 2016 MEMBERS

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

## FOR MORE INFORMATION

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



# Light the Night

CLARK COUNTY LIGHTS ON BIKES CAMPAIGN

## Is your light on? It's the law.

State law requires bicyclists to use a front light and rear reflector at night. Creating awareness and increasing bicycle light usage is a top priority for Clark County. The local bicycle advocacy organization, Bike Clark County, and the Clark Communities Bicycle and Pedestrian Advisory Committee are working together to implement the Lights on Bikes Campaign in Clark County.

We are distributing front and rear lights to those who need them at several community events. With the help of Kaiser Permanente, Bike Clark County, and Vancouver Bike Club we have raised \$1500 toward this campaign. Help us buy more lights! Show your support and make a tax deductible donation through Bike Clark County. For more information visit: [bikeclarkcounty.org](http://bikeclarkcounty.org)



**Bike Clark County**  
Education. Advocacy. Adventure.

The BPAC logo was designed by Jordan Heup-Vidinha, student at Clark College. The photo was provided by Jo Fiddler, avid cyclist and teacher.



# HISTORIC PRESERVATION COMMISSION

## 2016 MEMBERS

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

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.

## 2016 HISTORIC PRESERVATION COMMISSION REVIEWS

The Historic Preservation Commission provides a variety of reviews on properties listed in the Clark County Heritage register and buildings/properties within the Vancouver Heritage Overlay in downtown.

Properties on the Clark County Heritage Register may require a Certificate of Appropriateness before work can be done to the property that affects its historic features or requires a building permit. In 2016, the commission reviewed and approved four certificates of appropriateness applications.

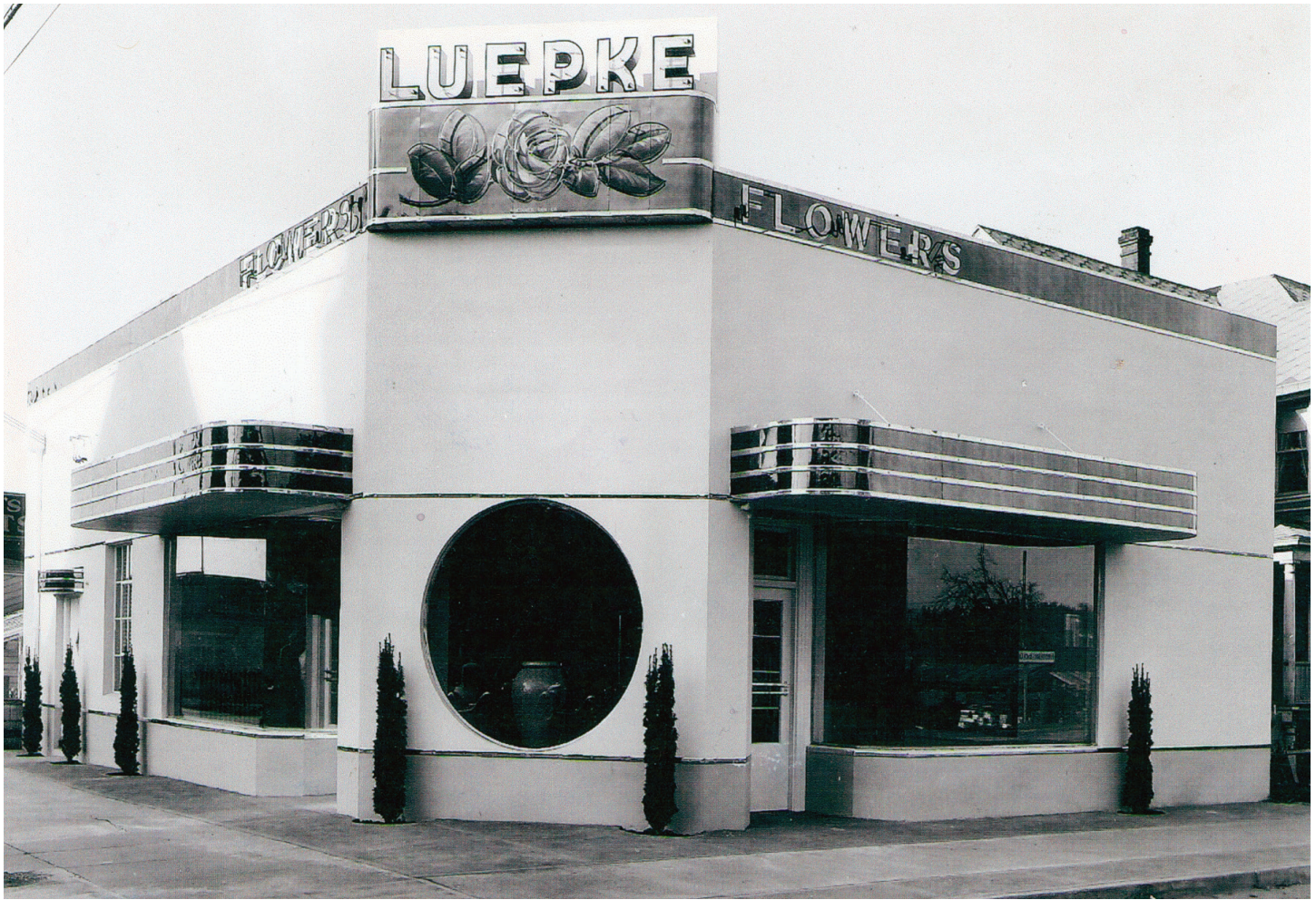
The Vancouver Heritage Overlay is an area of downtown Vancouver encompassing buildings along Main Street from 5th Street to properties northwest of Eleventh Street. The commission reviewed and made recommendations on renovation proposals to three buildings within the Vancouver Heritage Overlay.

Properties on the National Register of Historic Places, Clark County Heritage Register or contributing properties within a Clark County Register Historic District which undergo substantial rehabilitation may receive special valuation if the rehabilitation work is approved by the Historic Preservation Commission. This year, the commission reviewed and approved eligible expenses for the Luepke Florist Building which will receive a special valuation on their property taxes to not reflect substantial improvements made to historic properties for 10 years.

## 2017 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.

This year, the commission recommended the Board of County Councilors award eleven grants totaling \$91,090 for guided historic hikes, podcasts, tax record preservation, restoration work for the poor farm cemetery, among others. Grants were awarded November 29.

### 2017 OUTREACH INITIATIVES

The Historic Preservation Commission receives a budget from the City of Vancouver for outreach initiatives. The commission's outreach activities included:

- Sponsoring Heritage Days at the Two Rivers Heritage Museum
- Sponsoring and participation at the PSU Archaeological Roadshow
- Sponsoring Clark County Historic Museum lecture series – introduced lecture at Cedar Creek Grist Mill
- Purchase of National Register plaques
- Four interpretive panels (Clark County Courthouse, Clark County Poor Farm, Luepke Florist and the Carnegie Library (Clark County Historic Museum))
- Training
- Marketing pamphlet for Historic Clark County Mobile App

### FOR MORE INFORMATION

[www.clark.wa.gov/community-planning/historic-preservation](http://www.clark.wa.gov/community-planning/historic-preservation)



# 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
- Open space/timberlands
- Rural Industrial Land Bank Project
- School Impact Fees
- Shoreline Master Program Amendment
- Transportation Improvement Program
- 2016 Growth Plan update
- Biannual Code Amendments

## 2016 MEMBERS

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

## PLANNING COMMISSION INFORMATION

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



# 2016 Projects and Programs



## BUILDABLE LANDS AND PLAN MONITORING

*This review encompasses land uses and activities both within and outside of urban growth areas.*

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

This data helps the county and cities fulfill 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**

[www.clark.wa.gov/community-planning/monitoring](http://www.clark.wa.gov/community-planning/monitoring)





# SHORELINE MASTER PROGRAM



Community Planning continues to work with Public Works and Community Development to amend the Clark County Shoreline Master Program (SMP) as needed. These amendments increase consistency between the county's shoreline program and state standards. Community Planning is also in the process of reviewing shoreline permits as a state requirement (WAC 173-26-201(2)(b) and 173-26-191(2) (III)(D)). This review will evaluate the cumulative effects of authorized development on shoreline conditions.

## FOR MORE INFORMATION

[www.clark.wa.gov/community-planning/land-use-shoreline-master-program](http://www.clark.wa.gov/community-planning/land-use-shoreline-master-program)



# 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. It focuses on population and employment increases projected between 2015 and 2035. The last major update was in 2007.

The 2016 Comprehensive Plan updates refreshed 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 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.

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 2016, the County Council adopted a preferred alternative, and the State Environmental Policy Act (SEPA) process was completed with the issuance of a final supplemental environmental impact statement in April.

After a series of work sessions with the Planning Commission and the Board in May and June, the Board adopted updates to the plan on June 28, meeting the state's mandated update deadline of June 30.

The comprehensive plan update was appealed to the Growth Management Hearings Board (GMHB) by two different groups during the 60-day appeal period. The GMHB hearing is scheduled for February 2017.

## FOR MORE INFORMATION

[www.clark.wa.gov/community-planning/2016-plan-update](http://www.clark.wa.gov/community-planning/2016-plan-update)





# Comprehensive Growth Management Plan Calendar

The following actions/events occurred in 2016:

## JANUARY

The Board held a work session to receive an update on the comprehensive plan project. They also received a report from consultants R.W. Thorpe & Associates, hired to review the planning assumptions.

## FEBRUARY

The Board held public hearings on the comprehensive plan and planning assumptions and ultimately adopted a new “preferred alternative” for the 2016 Comprehensive Plan.

## MARCH

The Board held a work session on cluster development code related to the preferred alternative.

## APRIL/MAY

The Final Supplemental Environmental Impact Statement was released.

The Board and Planning Commission held separate work sessions which highlighted the major changes for the 2016 Comprehensive Plan update.

## MAY

The Board held joint hearings with the Planning Commission on the 2016 Comprehensive Plan to hear updates to the comp plan and zoning maps, updated comp plan text, applicable Title 40 updates, capital facilities plans, and the associated impact fees. These hearings also included public testimony.

## JUNE

The Planning Commission held a hearing to deliberate on the comprehensive plan and forwarded a recommendation on the update to the Board.

The Board held the final hearings on the project and adopted the 2016 Comprehensive Plan on June 28, 2016.

## JULY/AUGUST

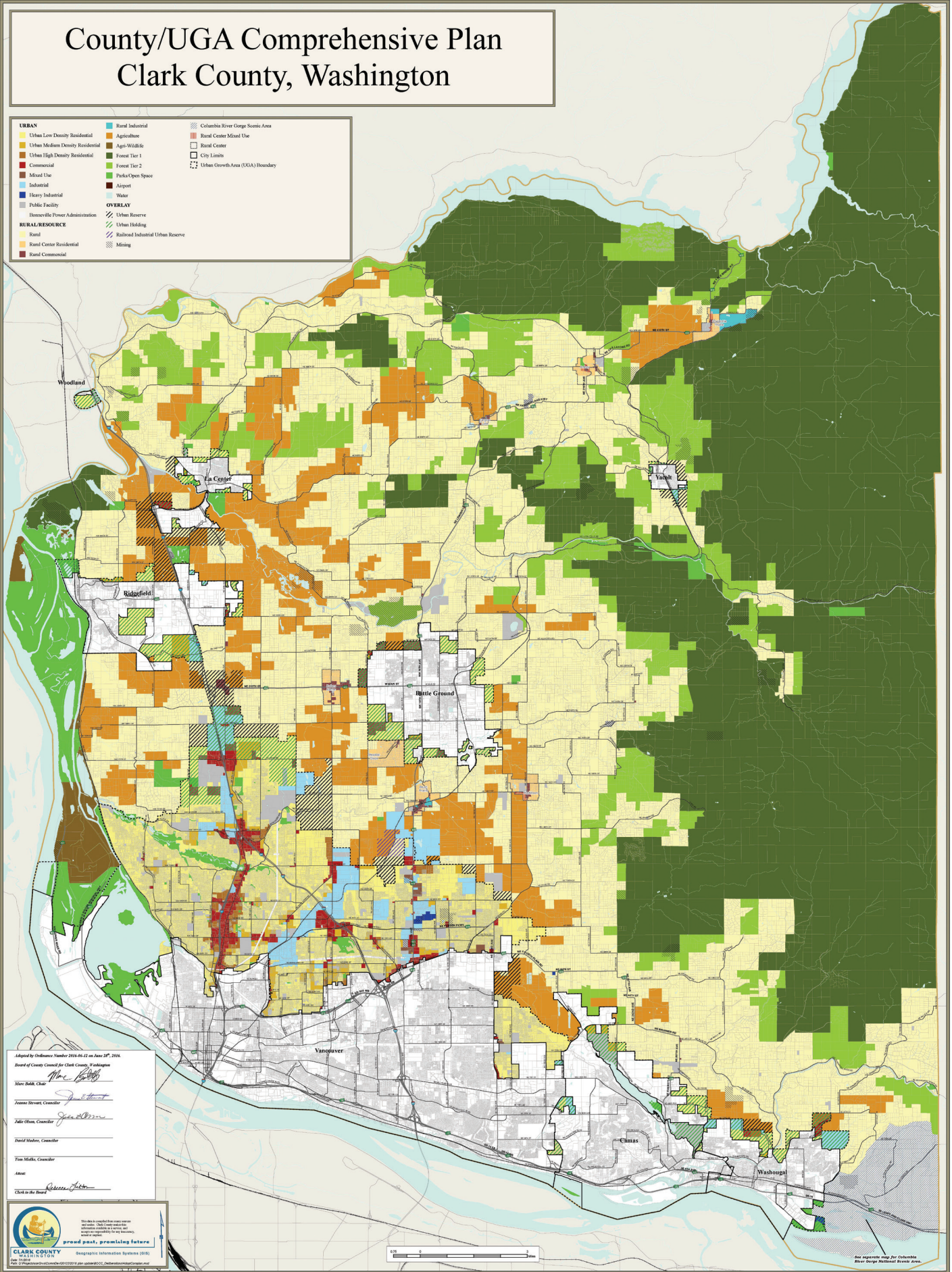
The county’s plan was appealed by two different groups to the Growth Management Hearings Board.

## Actions/Events to happen in 2017

On July 22, 2016, Friends of Clark County and Futurewise filed a petition with the State of Washington Growth Management Hearings Board (GHMB) for review of the comprehensive plan and development regulations update. On August 26, Clark County Citizens United filed a petition for review. The GHMB has combined the two appeals. A GMHB hearing on the merits of the petition is scheduled for February 8, 2017.

# County/UGA Comprehensive Plan Clark County, Washington

<b>URBAN</b>	Rural Industrial	Columbia River Scenic Area
Urban Low Density Residential	Agriculture	Rural Center Mixed Use
Urban Medium Density Residential	Agri-Wildlife	Rural Center
Urban High Density Residential	Forest Tier 1	City Limits
Commercial	Forest Tier 2	Urban Growth Area (UGA) Boundary
Mixed Use	Public Open Space	
Industrial	Airport	
Heavy Industrial	Water	
Public Facility	<b>OVERLAY</b>	
Domestic Power Administration	Urban Reserve	
<b>RURAL/RESOURCE</b>	Urban Holding	
Rural	Railroad Industrial Urban Reserve	
Rural Center Residential	Mining	
Rural Commercial		



Adopted by Ordinance Number 2016-06-22 on June 20<sup>th</sup>, 2016.  
Board of County Council for Clark County, Washington

*Mary Ballek, Chair*  
Mayor, Clark

*James Stewart, Councilor*  
James Stewart, Councilor

*Julie Olson, Councilor*  
Julie Olson, Councilor

*David Madore, Councilor*  
David Madore, Councilor

*Faye Malika, Councilor*  
Faye Malika, Councilor

*Alice*  
Alice

*Clara*  
Clara

Clark in the Board

CLARK COUNTY  
WASHINGTON  
proud past, promising future  
Geographic Information Systems (GIS)



Map prepared for the Columbia River Scenic National Study Area









# PARKS MASTER PLAN

*As part of the 2016 Comprehensive Plan Update, the Board adopted new Park Impact Fee rates to support the recently adopted Parks, Recreation, and Open Space Plan.*

In cooperation with the Clark County Parks, a study was undertaken to update the park impact fees (PIF), since they had not been revised since 2003. The public was engaged on the new, proposed rates, including meeting with the Building Industry Association, the Development and Engineering Advisory Board, and the Parks Advisory Board. Since the new, proposed fees would be significantly higher than in 2003, the Parks Advisory Board recommended an initial increase to PIF of 80% the first year, 10% the second year, and 10% the third year.

As part of the 2016 Comprehensive Plan Update, the Board of County Councilors approved new PIF rates to support the Parks Capital Facilities Plan.

Staff also attended Park Advisory Board meetings and assisted with parks planning issues.

**FOR MORE INFORMATION**  
[www.clark.wa.gov/public-works/comprehensive-parks-plan](http://www.clark.wa.gov/public-works/comprehensive-parks-plan)



# PUBLIC RECORDS MANAGEMENT AND IMAGING SYSTEM



This effort was enhanced during 2016 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.

## ACCOMPLISHMENTS

- Established an online FTP site to allow public access to all correspondence relating to the 2016 growth plan update.
- Scanned approximately 60,000 copies of correspondence during 2016.
- Continued collaboration with IT staff to create a more meaningful records database and FTP sites.
- Participated in the Steering Committee for the Enterprise Document Management System.
- Began working with IT staff in implementation stages for OnBase Records System.
- Inventoried and boxed over 130 boxes of records which will eventually be migrated to the OnBase records system. This will be a work in progress during 2017-18.

TO VIEW OUR 2016 GROWTH MANAGEMENT PLAN FTP SITE  
<http://2016compplan.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. A master plan concept, draft development regulation and an alternative site analysis that served as the basis of the environmental review process were completed in 2015.

In February 2016, a fifth and final open house was held. Work sessions with the Planning Commission and the Board of County Councilors were held in March, and the Board adopted an ordinance designating two rural industrial land bank sites in April/May.

The designation of the land bank sites was appealed to the Growth Management Hearings Board (GMHB) in June. A claim that the county missed the deadline for establishing the land bank was dismissed by the hearings board. The other issues will be heard as part of the comprehensive plan appeal in February 2017.

## FOR MORE INFORMATION

[www.clark.wa.gov/community-planning/rural-industrial-land-bank](http://www.clark.wa.gov/community-planning/rural-industrial-land-bank)



# TRANSPORTATION PLANNING



In 2016, transportation planning staff developed several elements of the 2016 Comprehensive Growth Management Plan update, including the Transportation and Capital Facilities and Utilities Elements. The staff analyzed the land use element to forecast the infrastructure needs for growth. The analysis included an inventory of capital facilities, a forecast on the demand for the facilities, needs identification, and a financing plan. This analysis included close coordination with many external agencies and utility providers; including the Southwest Washington Regional Transportation Council, Washington Department of Transportation, cities, fire departments and districts, Clark Public Utilities, school districts, library district, sanitary sewer collection services, and law enforcement agencies.

The development of the two elements and associated plan appendices were done to comply with the Growth Management Act and Regional Transportation Plan. The development of the Transportation and Capital Facilities and Utilities Elements resulted in updated Capital Facilities Plans to serve growth.

Impact fee rates for schools, transportation, and parks were updated and approved in 2016. Impact fees are assessed to ensure that adequate facilities are available to serve new growth and development. The staff shepherded the impact fees through various stakeholder committees, the Planning Commission, and BOCC for final approval with the Comprehensive Plan.

The Arterial Atlas implements the Comprehensive Plan by mapping the future road network for Clark County. Several Arterial Atlas amendments were approved by the Board as part of the 2016 Comprehensive Plan update. The approved amendments included additions of proposed roads, deletions of unnecessary future roads, and modifications of the classifications of existing roads.

Throughout 2016, Community Planning staff assisted Public Works staff with many private development applications and capital trans-





portation projects, including the development of the 2017-2022 Transportation Improvement Program (TIP). In close coordination with the Development Engineering division of Public Works, Community Planning staff reviewed preliminary development applications weekly to address neighborhood circulation needs and requirements.

An emergency ordinance regarding concurrency was also approved by the Board this year to correct a code deficiency. Planning staff will help guide the code revision through the public process in 2017, to permanently correct the error.

**FOR MORE INFORMATION**  
[www.clark.wa.gov/community-planning/transportation-planning](http://www.clark.wa.gov/community-planning/transportation-planning)





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*Sign up for specific project updates at*  
[clark.wa.gov/community-planning/get-project-updates](http://clark.wa.gov/community-planning/get-project-updates)

[clark.wa.gov/community-planning](http://clark.wa.gov/community-planning)

PLANNING FOR CLARK COUNTY'S PROMISING FUTURE