

Schroader, Kathy

From: NoReply@Clark.Wa.Gov
Sent: Thursday, August 06, 2015 9:36 AM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Follow Up Flag: Follow up
Flag Status: Completed

Following comments were submitted online:

Parcel No: 197677000

Subject: Alternative #4

Comments:

As a current land owner in Brush Prairie, I am in full support of alternative #4. This alternative provides those with ownership of land to have control over the property in accordance with State land use laws prior to the 1994 imposition of Clark County. This area is no longer affordable for middle class families due to the lack of property available on the market. Alternative #4 will release potential opportunities for families to live in rural environments.

Submitted by:
Monte Phillips

Email: mphillips@vancouverford.com

Address:
PO Box 635
Brush Prairie, Wa

Schroader, Kathy

From: Tilton, Rebecca
Sent: Monday, August 10, 2015 4:21 PM
To: Madore, David; Stewart, Jeanne; Mielke, Tom; Silliman, Peter; Orjiako, Oliver; Schroader, Kathy
Subject: Comments re: Comp Plan Update
Attachments: Susan Rasmussen_08-04-15.pdf; Carol Levanen comments_08-04-15.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

The attached written testimony was received from Carol Levanen and Susan Rasmussen during the public comment portion of the 8/04/15 BOCC hearing.

Thank you,
Rebecca

Rebecca Tilton, Clerk of the Council
Board of County Councilors
1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000
PHONE: 360-397-2232, ext. 4305 | E-MAIL: Rebecca.Tilton@clark.wa.gov

cc'd = Boce; Sillima
onjako
Schroador

susan rasmussen

Tue, Aug 4 9:33 AM

to susan rasmussen; cndental@yahoo.com

Re: draft eis more than parcel counts

The GMA offers direction on how to prepare local comprehensive plans and development regulations to ensure early and continuous public participation. Alternative plans 1, 2 & 3 were solely written by the planning staff. The only public process these plans received were at the presentations at the four open houses.

The methodology used for writing alt 4 improved on the public process with the creation of an "all players included policy." This inclusive policy boosted the quality of the planning process and the plan. For the first time in 20 yrs. of planning, the voices of the rural communities were heard and their needs recognized.

The silence of former county commissioners and their failure to act on outstanding issues concerning our 1999 court case speaks volumes. This failure to act is the driving force behind CCCU's insistence to develop a plan that can begin to adequately address our outstanding court issues. Councilor Madore's inclusive policy shift was a giant step in the right direction.

CCCU's court actions alone grant us credibility and standing to influence the direction of this update. Common sense would dictate that compliance with a flawed hearings board isn't what we want. We want to see property owners be able to resolve many lingering issues concerning their property rights...our court cases confirm this.

The draft EIS for alt. 4 shouldn't be just about parcel counts, mitigation, change of land use regulations. It's about recognizing a shift in policy towards accountability to remedy lingering land use issues that further stifle economic and social growth. Alt. 4 should demonstrate significant change. Indeed, the 1994 plan, (the result of a flawed process,) created a massive change that downzoned thousands of acres, with resulting economic and societal impacts. To this day, the cumulative effects of the '94 plan on the rural lands haven't been studied. The plan created an artificial interpretation of the county's rural character.

In a Legal Studies Research Paper, No. 12-06-04, published June 2012, by Daniel R. Mandelker (Stamper Professor of Law), Washington University in St. Lewis, School of Law, "Implementing State Growth Management Programs: Alternatives and Recommendations," our case is cited.

del
"Washington ~~is~~ not adopt the top-down Oregon approach by creating a state agency to review county compliance with the statute. Instead, they created a state appeal board that hears appeals on county compliance. Appeal from Board decisions is to the courts, which can correct board interpretations of statutory requirements. As observers have noted, however, this method of review is not entirely successful, and creates compliance problems because it relies on citizen enforcement." pg. 314-315

Alt. 4 should show change and make the necessary first steps required to correct the overwhelming majority of non-conforming rural parcels. For the most parts, these parcels proposed in the plan already exist. 93% of all the F-40 lots are non-conforming. For the most part, they are 5 acre parcels.

Common sense would dictate that after 20 years of neglect of the rural lands, substantial change to the county's comprehensive plan is called for

Sent from Windows Mail

From: susan rasmussen

Sent: Tuesday, August 4, 2015 7:51 AM

To: susan rasmussen

Legal Studies Research Paper by Daniel R. Mandelker, 6/2012

Pg. 314 (mentions Brent Lloyd and our case, and McGee & Howell argue for better delineation of proof burdens and standards of judicial review.)

Talks of the need for administrative guidance at the state level and a system in which the review of local land use plans is mandatory and does not depend on voluntary appeals in specific cases.

"Appeal from board decisions is to the courts, which can correct board interpretations of statutory requirements. As observers have noted, however, this method of review is not entirely successful, and creates compliance problems because it relies on citizen enforcement."

<http://poseidon01.ssrn.com/delivery.php?>

ID=990100103003011095081029022011015007060083047068050089011071099123008100094123089018020025118033005042003065072022099090126093108038011069020030095115022012092113001001087082094112065088016088068072022119010030089116082109028075031108097078024066124&EXT=pdf&TYPE=2

Sent from Windows Mail



LEGAL STUDIES RESEARCH PAPER SERIES

PAPER NO. 12-06-04

June 2012

**IMPLEMENTING STATE GROWTH MANAGEMENT PROGRAMS:
ALTERNATIVES AND RECOMMENDATIONS**

by

Daniel R. Mandelker
Stamper Professor of Law

IMPLEMENTING STATE GROWTH MANAGEMENT PROGRAMS: ALTERNATIVES AND RECOMMENDATIONS

DANIEL R. MANDELKER*

I. INTRODUCTION

State growth management programs are a major part of the Quiet Revolution in land use control.¹ States now have forty years of experience with these programs, and it is time for an assessment to see what they have accomplished. What do they cover? How are their criteria implemented? How are they enforced? These questions raise a very important problem. Statutes, plans, and policies are not enough. State land use programs must be effectively implemented if they are going to be successful.

Implementation is an important issue because tensions often arise between states and their local governments that affect program success. The reason why tensions arise is clear. Land use regulation traditionally is a local government function, but state growth management programs insert a state interest those local governments must recognize. State mandates overlay existing local government responsibilities and require a substantial change in how local governments carry out their land use planning and land use regulation mandates.

A review of these state programs finds a highly eclectic variety. There is no clear model, there is no clear or accepted

* Stamper Professor of Law, Washington University in St. Louis. This Article is based on a speech given at the conference on The Quiet Revolution in Zoning and Land Use Regulation, held at the Center for Real Estate Law, The John Marshall Law School, Chicago, Illinois, September 20, 2011. I would like to thank Henry W. McGee, Jr., and Edward J. Sullivan for their comments on an earlier draft of this Article. I would also like to thank Judy A. Stark, Access Services/Government Documents Librarian & Lecturer in Law, Washington University School of Law in St. Louis, for her assistance.

1. I use the term "growth management program" to include all of the state-level programs adopted as part of the "Quiet Revolution" even though some of them, particularly the earlier programs, do not have growth management as an explicit program objective. On growth management generally see DANIEL R. MANDELKER ET AL., *PLANNING AND CONTROL OF LAND DEVELOPMENT* 767-835 (8th ed. 2011).

reserve” system for the Portland Metropolitan Region by which lands needed for growth, but not for at least twenty years, are designated and given first priority for additions to the Metro urban growth boundary.²⁹

Washington State’s Growth Management Act³⁰ adopted the administrative model in its critical area program. Counties must designate critical areas, and in doing so must consider guidelines for designation adopted by a state agency.³¹ Courts apply the statute and agency guidelines when deciding whether critical area designations comply with the Act. In one case, for example, the court applied the statute and its interpretive rules to hold a county did not consider the “best available science” when designating a critical area and did not consider all critical habitats, as the statute required.³²

Washington did not adopt the top-down Oregon approach by creating a state agency to review county compliance with the statute. Instead, they created a state appeal board that hears appeals on county compliance.³³ Appeal from board decisions is to the courts, which can correct board interpretations of statutory requirements.³⁴ As observers have noted, however, this method of review is not entirely successful, and creates compliance problems

29. OR. REV. STAT. §§ 195.137-195.145 (West 2009 & Supp. 2011).

30. See generally DEGROVE, *supra* note 9, at 281-320; Symposium, *Guidance for Growth: A Symposium on Washington’s Growth Management Act*, 16 U. PUGET SOUND L. REV. 863 (1993); Richard L. Settle, *Revisiting the Growth Management Act: Washington’s Growth Management Revolution Goes to Court*, 23 SEATTLE U. L. REV. 5 (1999) (discussing the Growth Management Act).

31. WASH. REV. CODE § 36.70A.170(1)(d) & (2) (2011) (designation requirement); *Id.* § 36.70A.050 (state agency to adopt guidelines). For the guidelines see WASH. ADMIN. CODE § 365-190-080 (2011).

32. *Stevens Cnty. v. Futurewise*, 192 P.3d 1, 12 (Wash. Ct. App. 2008).

33. See generally Henry W. McGee, Jr. & Brock W. Howell, *Washington’s Way II: The Burden of Enforcing Growth Management in the Crucible of the Courts and Hearings Boards*, 31 SEATTLE U. L. REV. 549 (2008) (arguing for better delineation of proof burdens and standards of judicial review); Henry W. McGee, Jr., *Washington’s Way: Dispersed Enforcement of Growth Management Controls and the Crucial Roles of NGOs*, 31 SEATTLE U. L. REV. 1 (2007) (discussing the roles of nongovernmental organizations in Washington land-use planning).

34. See, e.g., *Thurston Cnty.*, 190 P.3d 38 (holding that appeal boards may not create bright line rule to determine market supply in urban growth boundary, which is to be upheld unless clearly erroneous); Brent D. Lloyd, *Accommodating Growth or Enabling Sprawl? The Role of Population Growth Projections in Comprehensive Planning under the Washington State Growth Management Act*, 36 GONZ. L. REV. 73, 138 (2001) (discussing the inconsistencies in judicial guidance provided throughout different Washington counties).

because it relies on citizen enforcement.³⁵

IV. CONCLUSION AND RECOMMENDATIONS

This review of how state land use programs are structured and applied has found eclectic variety. No single program model is optimal. Statutes and state planning goals do not always provide detailed direction, and piecemeal and uncertain application occurs when judicial review is available without state agency participation. A state program can be substantially improved when a state agency is part of the process with the authority to adopt administrative regulations that interpret the statute. The agency can bring its expertise into the program and elaborate what the statute requires on a statewide basis that provides guidance in its implementation. With experience, regulations can be changed and improved. State agency regulations also add an administrative, interpretive level that provides consistency, uniformity, and certainty across the entire state. They should receive deference in court under conventional principles of administrative law when applied in individual cases.

State administrative guidance is not a panacea. State agencies may not perform well, as happened in New Jersey's state affordable housing program where the court struck down a major program regulation.³⁶ A hostile state administration can also produce regulations that are unsympathetic to the program. Neither may state agency regulations avoid remands for lack of compliance, as the Washington State experience indicates. Nevertheless, if the state agency does its job well and is politically supported, it can produce a statewide interpretive layer that very much assists the way in which the program is carried out.

How should a state program be implemented? Providing consistent and workable administrative guidance at the state level, together with a system in which the review of local land use plans and regulations is mandatory and does not depend on voluntary appeals in specific cases, should work best. Mandatory state review of local plans and ordinances for compliance with

35. See generally McGee & Howell, *supra* note 33 (arguing for better delineation of proof burdens and standards of judicial review).

36. See *In re Adoption of N.J.A.C. 5:96 & 5:97*, 6 A.3d 445, 493-95 (N.J. Super. Ct. App. Div. 2010) (invalidating state agency's rule for complying with fair share housing mandate); see also Alan Mallach, *The Mount Laurel Doctrine and the Uncertainties of Social Policy in a Time of Retrenchment*, 63 RUTGERS L. REV. 849, 853-55 (2011) (arguing that the New Jersey Appellate Court's decision to strike down part of the rule was a step backwards); see generally John M. Payne, *The Paradox of Progress: Three Decades of the Mount Laurel Doctrine*, 5 J. PLAN. HIST. 126 (2006) (discussing the fair housing doctrine in the *Mount Laurel* cases).

state planning goals, as in Oregon, eliminates the problem of episodic litigation. This type of program structure may not find many takers in today's political environment, however. Washington State's adoption of an appeal board system shows there can be resistance to mandatory state administrative review.

What is sometimes forgotten is that programs must change over time and respond to new problems and policies. Unfortunately, politics is never easy, and program review is not always successful.³⁷ Change may still be possible through a redefinition of statutory goals and criteria, as happened in the revision of criteria for urban growth boundary expansion in the Portland, Oregon area.³⁸ The Quiet Revolution is an experiment, and the experiment continues.

37. A program review by a state-appointed task force in Oregon was not helpful. See OR. TASK FORCE ON LAND USE PLANNING, FINAL REPORT (Jan. 2009), available at <http://library.state.or.us/repository/2009/200901230940315/>.

38. OR. REV. STAT. §§ 195.137-195.145 (West 2009 & Supp. 2011).

CCU: sue Sullivan
Orjako
Schroeder

Clark County Board of Councilors
P.O. Box 5000
Vancouver, Washington 98666

EIS and the Courts

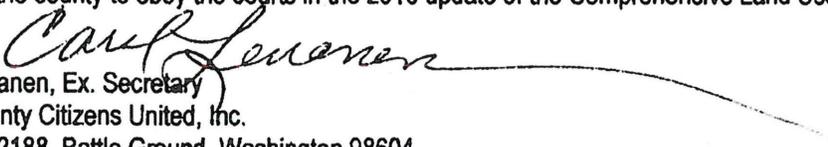
August 4, 2015
For the Record

The Superior Court decision by Judge Edwin J. Poyfair, Case 96-2-00080-2 item number 6 reads, *The Comprehensive Plan EIS issued by the County violates the State Environmental Policy Act (SEPA) RCW Ch. 43.21C.....The Boards decision to uphold the adequacy of the EIS absent additional environmental analysis regarding the Agri-forest designations and changes to the pattern of rural development was clearly erroneous. In the State Environmental Policy Act RCW 43.21C.020 (1) it states, (a) Foster and promote the general welfare; (b) create and maintain conditions under which human beings and nature can exist in productive harmony; and (c) fulfill the social, economic, and other requirements of present and future generations of Washington citizens.. and in (2) (d) Preserve important historic, cultural and natural aspects of our national heritage; (e) Maintain, wherever possible an environment which supports diversity and variety of individual choices; (f) Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities..*

On August 11, 1997 the Western Washington Growth Management Hearing Board sent Clark County an Order of Remand for Case # 95-2-0067 Achen-Clark County Citizens United, inc. vs Clark County. It says, *Therefore, it is ordered that Clark County is not in compliance with the Growth Management Act as to those matters set forth in the separate appeals and the matter is remanded to Clark County to achieve compliance consistent with earlier orders of the Board as modified by the Superior Court orders referenced above which are incorporated herein.....compliance shall be achieved by March 2, 1998. The County shall submit a report on the progress it is making toward compliance by December 15, 1997.* The county never complied with the court orders or the Order of Remand. No progress reports can be found and the Hearing Board only conducted a few compliance hearings for agri-forest and rural centers. They failed to assure the county complied with *all* of the court orders, which also included items (3) Statutory Mandate, (4) Agri-Forest Lands, (6) Comprehensive Plan EIS, and (7) Rural Land Densities. This resulted in the 36,000 acres of Agri-Forest land and the rural centers never having an EIS to support changes that did occur later.

Clark County Citizens United, Inc. has reviewed writings by Attorneys, Daniel R. Mandelker and Brent O. Lloyd that discuss a Quiet Revolution in land control. Interestingly, these writings discuss CCCU's court cases. Particularly they discuss the March 12, 1999 Court of Appeals case 22164--1-II that confirms OFM projections are to be used for urban planning, not rural planning. They state a great deal of incorrect information, that diminishes the importance of that court ruling and questions the credibility of their reports. They acknowledge John Karpinski for contributions to one of the articles, but, based on the document, it appears they were given the wrong information. They state the Washington Supreme Court refused to hear an appeal on the Court of Appeals decision, but CCCU is not aware of that happening. Our recollection is that Mr. Karpinski informed CCCU he no longer wanted to pursue Washington courts, and instead was going to file in federal court. He did so shortly after his announcement, basing legal actions against Clark County on non-compliance of the Clean Water Act. It's alarming to see Futurewise and Friends of Clark County recommend these articles to their membership, when the content is incorrect and suspect. These authors would need to make corrections to their documents, for them to be considered credible information. Since CCCU was the benefactor to the court cases, we are well aware of what actually happened.

Clark County remains in non-compliance and has ignored the court orders for many years. The time has come for the county to obey the courts in the 2016 update of the Comprehensive Land Use Plan.

Sincerely, 
Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188, Battle Ground, Washington 98604

Schroader, Kathy

From: Euler, Gordon
Sent: Tuesday, August 11, 2015 9:21 AM
To: 'tawhuston@yahoo.com'
Cc: Schroader, Kathy
Subject: FW: Ag-20 to Ag-10 proposal

Follow Up Flag: Follow up
Flag Status: Completed

Taw:

If the Board chooses to include the proposal to change AG-20 to AG-10 in the 2016 Comprehensive Plan update, it would take effect on July 1, 2016.

Gordy Euler
Clark County Community Planning

From: Taw Huston [<mailto:tawhuston@yahoo.com>]
Sent: Monday, August 10, 2015 10:01 AM
To: Cnty 2016 Comp Plan
Subject: Ag-20 to Ag-10 proposal

I was curious if anyone could tell me when the proposed change of the Ag-20 to Ag-10 zoning would begin to take place.

Thanks
Taw Huston

Sent from Yahoo Mail on Android

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:35 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: statistics: POPULATION SUMMARY - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

Looks like the same information. Please, index. Thanks.

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Thursday, August 13, 2015 10:11 PM
To: Orjiako, Oliver
Subject: Fw: statistics: POPULATION SUMMARY - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: "david.madore@clark.wa.gov" <david.madore@clark.wa.gov>; "jeanne.stewart@clark.wa.gov" <jeanne.stewart@clark.wa.gov>; "tom.mielke@clark.wa.gov" <tom.mielke@clark.wa.gov>
Cc: Carol Levanen <cnldental@yahoo.com>; Jim Malinowski <j.malinowski@ieee.org>
Sent: Thursday, August 13, 2015 1:41 PM
Subject: Fw: statistics: POPULATION SUMMARY

For the Public Record

Sent from Windows Mail

From: [susan rasmussen](mailto:susan.rasmussen@clark.wa.gov)
Sent: Thursday, August 13, 2015 1:38 PM
To: [Carol Levanen](mailto:carol.levanen@clark.wa.gov)

According to the Washington State Office of Financial Management, June 25, 2015

Report: "Washington Population Tops 7 Million"

"The state's unincorporated area population increased by 26,300 persons over the previous year. This number would have been 28,000 persons if not for annexation. The top 10 unincorporated areas for population growth in descending order are Snohomish, Clark, Pierce, King, Whatcom, Spokane, Thurston, Yakima, Island and Kitsap."

"Unincorporated Clark grew by 4,445 to rank second in the state."

Clark: 2015 population:	451,820
increase over 2014:	9,020

rank in state:	3
percent increase 2014-15:	2.04%
state rank growth %:	2

United States Census Bureau: Clark County Profile

Pop. 2014 estimate:	451,008
Pop. percent change 2010-14:	6%
Wa. pop.”	“ 5%
Persons under 18 years, %2013:	25.6%
Housing units, 2013:	169,746
Homeownership rate, 2009-13:	65%
Homeownership Wa. state:	63.2%
Multifam. housing units % 2009-13:	23%
“	“ Wa. state: 25.6%

Clark County Public Health: 2014 Population

“Clark is the 5th most populous county in the state, with a 2014 population of 442,800. From 2000 to 2010, the county’s population grew by 23%. This was the second-fastest rate of growth in the state.”

“In 2014, just over half of the Clark County population (53%) lived in incorporated areas.”

Sent from Windows Mail

From: Carol Levanen

Sent: Thursday, August 13, 2015 11:33 AM

To: susan rasmussen, Carol Levanen

<http://pubrecords.com/resources/Birth-Records/Washington/Clark/>

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:29 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Censtats Database - For the Public record

Follow Up Flag: Follow up
Flag Status: Completed

FYI

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Thursday, August 13, 2015 10:23 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: Censtats Database - For the Public record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 11:42 AM
Subject: Censtats Database

housing building permits

Censtats Database

<http://censtats.census.gov/cgi-bin/bldgprmt/bldgdisp.pl>

Sent from Windows Mail



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The Census Bureau identified a processing error affecting estimates for imputed data by permit-issuing place and county for August 2014, originally released on September 25, 2014. On October 8, 2014, new estimates were compiled and released, which impacted less than 6% percent of places. For the places affected, the average correction was approximately 2 housing units. Data for the metropolitan area, state and national level were unaffected by this error.



Many changes have been made to this site. Please read verbiage below before making a selection.

Monthly/Annual

Monthly

Annual

Place/County **State**

Note: If the permit-issuing place you are trying to locate under monthly data is not present, this may be an annual reporting place (reporting annual data only). Please change your selection to annual.

This application provides construction statistics by permit-issuing place and by county on new privately-owned residential housing units authorized by building permits. Data items include number of buildings, units, and construction cost from new privately-owned residential building permits issued. These data are updated monthly. Most of the permit-issuing jurisdictions are municipalities; the remainder are county offices, townships or unincorporated towns.

The Census Bureau requests monthly reports from a statistical sample of about half of all permit-issuing jurisdictions. This monthly sample is re-selected every 10 years, most recently in 2004. Annual reports are requested from the permit-issuing jurisdictions that are not in the monthly sample.

All individual permit-issuing jurisdictions in the universe are listed at the place level. Monthly place-level data are provided for the individual permit-issuing jurisdictions that are requested to report monthly within a given state. Annual place-level data are provided for all individual permit-issuing jurisdictions within a given state regardless of reporting status.

Monthly county-level data are totals provided for each county in which every permit office within that county is requested to report monthly. Annual county-level data are totals provided for each county that has permit-issuing jurisdictions regardless of reporting status.

Source: U.S. CENSUS BUREAU

1990

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Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:36 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: USDA Farm Census: Farmgate Report

Follow Up Flag: Follow up
Flag Status: Completed

For the index.

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Thursday, August 13, 2015 10:04 PM
To: Madore, David; Stewart, Jeanne; Mielke, Tom; Orjiako, Oliver
Subject: Fw: USDA Farm Census: Farmgate Report

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>; "david.madore@clark.wa.gov" <david.madore@clark.wa.gov>; Jim Malinowski <j.malinowski@ieee.org>; susan rasmussen <sprazz@outlook.com>
Sent: Thursday, August 13, 2015 4:54 PM
Subject: Re: USDA Farm Census: Farmgate Report

The farmgate value of ag in Clark County is \$51 million from the 2012 Census. However, in the 2002 Census of Agriculture, it was \$54.4 million. By comparison, Yakima County was \$1.65 billion in 2012 and \$843.8 million in 2002.

Farmgate value is the same as the total value of crops and livestock produced in that county.

Sent from Windows Mail

From: [susan rasmussen](#)
Sent: Thursday, August 13, 2015 4:47 PM
To: [Carol Levanen](#), [david.madore@clark.wa.gov](#), [Jim Malinowski](#), [susan rasmussen](#)

2012 and 1954 USDA AG. CENSUS REPORTS
GLOBALWISE REPORT 4/2007, (C.C. commissioned)
Data contained in these reports should have been referenced in the draft EIS.

In 1970, C. C. was home to 300 dairy farms. The county now has 4-5. Dairy farming has been replaced by berries and nursery commodities. For the most part, C. C. farmers are senior citizens. There is an underlying reason why young farmers are not migrating to Clark County. Nationwide, 6% of farmers are 35 or younger. Farming is laborious, not a lucrative enterprise and requires a massive capital outlay expense. The exodus of large farms in C.C. is not new. The preponderance of small farms is referenced in the USDA 1954 Ag. Census Report...this is not new. It is referenced again in the Globalwise Report, 2007. The mass migration of large dairy farms continued relatively unabated despite large lot zoning efforts imposed by the 1994 growth plan. What

appears important in these reports is that the size of the parcels for farms is secondary. The size of C. C. farms is historically documented, and unique to our area. This is the important element coming out of these reports.

1,929.....number of farms 2012

- 718 farm sales values less than \$1,000; 37% of Clark County farms
- 373 farm sales values \$1,000 - \$2,499; 19% of Clark County farms
- 306 farm sales values \$2,500 - \$4,999; 16% of Clark County farms
- + 1,397 or 72% of all Clark County farms had sales values below \$5,000

- \$1,243 average cash farm income per farming operation
- 1,247 principal farm operator had another occupation
- + 65% of Clark County farmers are part-time operators
- 1,741 operators that used the farm as their residence
- + 90% of all farm operators
- 20.3 average years on present farm
- 1,416 operators that have been on their farms 10 years or more
- + 73% operators
- 513 farmers that have been farming in Clark County 9 years or less
- + USDA classifies these as "New farmers"
- 60 average age of a Clark County farmer
- 49 aver age of a C.C. farmer in 1945
- 897 farmers 60-70 years old
- + 47% of farmers
- 404 farmers over 70
- + 21% of farmers
- + 68% farmers aged 60 plus
- 1,678 farms that are family or individually owned
- + 87% of farms

- 851 farms size 1-9 acres
- + 44% of all Clark County farms are 9 acres or less
- 2,101 number of farms 2007 (Farm census are conducted every 5 yrs.)
- 74,758 acres in farms 2012
- 24,099 acres of harvested cropland
- 40 horse power: the majority of farms had tractors of this size. For the most part, this is an elevated garden tractor that doesn't have the required power to pull and operate farming implements
- \$490,328,000 average estimated market value of farm land and buildings
- \$12,652 average estimated market value per acre of farm land

Analysis of the Agricultural Economic Trends and Conditions in Clark County, Wa.

prepared by Globalwise, Inc., April 16, 2007

Pg. 26, FINANCING FARMS

“One of the notable findings of this analysis is that there are very few agricultural operations financed by commercial or government lenders. Information provided by the Farm Service Agency (FSA) of the U. S. Dept. of Agriculture shows that they have had no new borrowers in Clark County in the last 10 years that have purchased 10 or more acres under the agency’s farm loan programs. This is significant because the FSA is the government lender to farm borrowers who do not qualify for standard commercial loans. If FSA is not making these loans, it is also very doubtful that commercial lenders have borrowers who have purchased land and other capital assets. In fact, contacts with several commercial banks identified only one bank which said they had made loans to a few nurseries in recent years.”

“As the overall economy of C. C. increases, agriculture is a shrinking share. In 2004, agriculture employment accounted for about 1% of the county’s total employment. Local agriculture also does not contribute very

significantly to local food manufacturing. Less than 4% of the county's food processing is contributed from within the county."

"Lack of income and profit by farmers in C. C. has led to reduced land area in commercial farming. This study has identified 145 farms with 3,113 acres in commercial production. Some of these farms are also leasing land."

"Historical trends and existing conditions indicate that the action to expand the UGA boundary is not the cause for the diminishing long-term commercial significance for agricultural production from these lands. The land markets have already signaled that farmers will not bid for land for its agricultural productivity at prices equal to what buyers for homes and other development uses will pay. Farming much of these lands areas in not viable for the long term even though the county has agricultural zoning limits on development, and land owners can receive greatly reduced property taxes through current use agricultural land designation."

The 1954 USDA Ag. Census Report states:

"Income per farm is slightly below the state average mainly because of numerous, small, part-time farms which outnumber the larger commercial farms."

"The historical farm statistics show that C. C. has always been dominated by small family farms." However, small keeps getting smaller. In 1954 it was reported; "Small farms are characteristic of agriculture in C. C. Over 2/3rds of all farms in the county are less than 50 acres in size." In 2002, the census data shows 80% of all farms were less than 50 acres in the county. The average size of a C. C. farm was down to 44 acres and median size was 20 acres." In 2012, 44% of C. C. farms are 9 acres or less. This makes for an average of 4.9 acres per farm.

Sent from Windows Mail

From: Carol Levanen

Sent: Thursday, August 13, 2015 9:29 AM

To: david.madore@clark.wa.gov

Dear Councilor Madore,

We have been concerned that none of the ag census is in the EIS for guidance, so this email is very timely. We had intended to revisit it and we thank you for forwarding the link.

Best Regards, Carol

From: "Madore, David" <David.Madore@clark.wa.gov>
To: "Carol Levanen (cnldental@yahoo.com)" <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 7:34 AM
Subject: FW: Link to USDA Farm Census

Carol,

I welcome your feedback on the information from this report that is relevant to Alternative 4.

Thanks

David

-----Original Message-----

From: Euler, Gordon

Sent: Wednesday, August 12, 2015 3:05 PM

To: Madore, David

Cc: McCauley, Mark

Subject: Link to USDA Farm Census

Councilor:

When we met on Monday, you requested the link to the 2012 USDA Agricultural Census: [http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1, Chapter 2 County Level/](http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_2_County_Level/)

Gordy

Gordy Euler

Clark County Community Planning

(360) 397-2280 x4968

gordon.euler@clark.wa.gov

This e-mail and related attachments and any response may be subject to public disclosure under state law.

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:36 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Parcel Count Summary - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

For index of record!

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Thursday, August 13, 2015 10:10 PM
To: Mielke, Tom; Stewart, Jeanne; Madore, David; Orjiako, Oliver
Subject: Fw: Parcel Count Summary - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: susan rasmussen <sprazz@outlook.com>; Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 1:57 PM
Subject: Re: Parcel Count Summary

8% of all F-40 parcels are 40 acres or more.
187 lots out of the 2394 zoned F-40 conform to their zone size.
42% of all F-40 parcels are 5 acres and less (1008 lots)
25% of all F-40 parcels are 5.25 - 10 acres (609)
68% of all F-40 parcels are 10 acres or less (1617)
84% of all F-40 parcels are 20 acres or less (2015)
92% of all F-40 parcels do not conform to their zoning size.
5 acre lots predominate the F-40 zone.

64% of all F-80 parcels are 40 acres or less (945)
31% of all F-80 parcels are 80 acres or more (458)
40 acre lots predominate the F-80 zone (133)
20 acre lots rank second (130)

Sent from Windows Mail

From: [susan rasmussen](#)
Sent: Thursday, August 13, 2015 11:48 AM
To: [Carol Levanen](#), [susan rasmussen](#)

[Clark County QuickFacts from the US Census Bureau](#)
Frequently requested statistics for Clark County.

<http://quickfacts.census.gov/qfd/states/53/53011.html>

Sent from Windows Mail



Topics Population, Economy	Geography Maps, Geographic Data	Library Infographics, Publications	Data Tools, Developers	About the Bureau Research, Surveys	Newsroom News, Events, Blogs
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State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements: Search by zip code, improved table display, browse more data feature, download data, and more.

Clark County, Washington

People QuickFacts	Clark County	Washington
Population, 2014 estimate	451,008	7,061,530
Population, 2013 estimate	443,312	6,973,742
Population, 2010 (April 1) estimates base	425,363	6,724,543
Population, percent change - April 1, 2010 to July 1, 2014	6.0%	5.0%
Population, percent change - April 1, 2010 to July 1, 2013	4.2%	3.7%
Population, 2010	425,363	6,724,540
Persons under 5 years, percent, 2013	6.5%	6.4%
Persons under 18 years, percent, 2013	25.6%	22.9%
Persons 65 years and over, percent, 2013	13.2%	13.6%
Female persons, percent, 2013	50.6%	50.0%
<hr style="border-top: 1px dashed black;"/>		
White alone, percent, 2013 (a)	87.7%	81.2%
Black or African American alone, percent, 2013 (a)	2.1%	4.0%
American Indian and Alaska Native alone, percent, 2013 (a)	1.1%	1.9%
Asian alone, percent, 2013 (a)	4.5%	7.9%
Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	0.8%	0.7%
Two or More Races, percent, 2013	3.8%	4.4%
Hispanic or Latino, percent, 2013 (b)	8.4%	11.9%
White alone, not Hispanic or Latino, percent, 2013	80.5%	71.0%
<hr style="border-top: 1px dashed black;"/>		
Living in same house 1 year & over, percent, 2009-2013	83.8%	82.7%
Foreign born persons, percent, 2009-2013	10.0%	13.2%
Language other than English spoken at home, pct age 5+, 2009-2013	14.0%	18.5%
High school graduate or higher, percent of persons age 25+, 2009-2013	91.3%	90.0%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	26.0%	31.9%
Veterans, 2009-2013	36,674	582,265
Mean travel time to work (minutes), workers age 16+, 2009-2013	24.9	25.7
Housing units, 2014	172,762	2,963,141
Homeownership rate, 2009-2013	65.0%	63.2%
Housing units in multi-unit structures, percent, 2009-2013	23.0%	25.6%
Median value of owner-occupied housing units, 2009-2013	\$232,500	\$262,100
Households, 2009-2013	158,855	2,629,126
Persons per household, 2009-2013	2.70	2.54
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$27,681	\$30,742
Median household income, 2009-2013	\$58,225	\$59,478
Persons below poverty level, percent, 2009-2013	12.4%	13.4%
<hr style="border-top: 1px dashed black;"/>		
Business QuickFacts	Clark County	Washington
Private nonfarm establishments, 2013	9,723	176,815 ¹
Private nonfarm employment, 2013	114,145	2,444,098 ¹
Private nonfarm employment, percent change, 2012-2013	2.7%	3.5% ¹
Nonemployer establishments, 2013	26,337	413,446
Total number of firms, 2007	32,941	551,340

Black-owned firms, percent, 2007	1.1%	S
American Indian- and Alaska Native-owned firms, percent, 2007	0.7%	1.2%
Asian-owned firms, percent, 2007	4.3%	6.8%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	S	0.2%
Hispanic-owned firms, percent, 2007	2.5%	3.2%
Women-owned firms, percent, 2007	26.4%	28.7%

Manufacturers shipments, 2007 (\$1000)	D	112,053,283
Merchant wholesaler sales, 2007 (\$1000)	4,238,139	76,790,966
Retail sales, 2007 (\$1000)	4,169,989	92,968,519
Retail sales per capita, 2007	\$10,008	\$14,380
Accommodation and food services sales, 2007 (\$1000)	493,316	12,389,422
Building permits, 2014	2,240	33,898

Geography QuickFacts	Clark County	Washington
Land area in square miles, 2010	629.00	66,455.52
Persons per square mile, 2010	676.2	101.2
FIPS Code	011	53
Metropolitan or Micropolitan Statistical Area	Portland-Vancouver-Hillsboro, OR-WA Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.
 (b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
 F: Fewer than 25 firms
 FN: Footnote on this item for this area in place of data
 NA: Not available
 S: Suppressed; does not meet publication standards
 X: Not applicable
 Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
 Last Revised: Wednesday, 05-Aug-2015 09:16:37 EDT

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||||

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:32 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Fw OFM Population in ClarkCounty - For the public Record

Follow Up Flag: Follow up
Flag Status: Completed

For index as public record.

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Thursday, August 13, 2015 10:14 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw OFM Population in ClarkCounty - For the public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 12:56 PM
Subject: Reader

graph

http://www.ofm.wa.gov/pop/april1/ofm_april1_press_release.pdf

Sent from Windows Mail



STATE OF WASHINGTON

OFFICE OF FINANCIAL MANAGEMENT

Insurance Building, PO Box 43113 • Olympia, Washington 98504-3113 • (360) 902-0555

FOR IMMEDIATE RELEASE: June 25, 2015

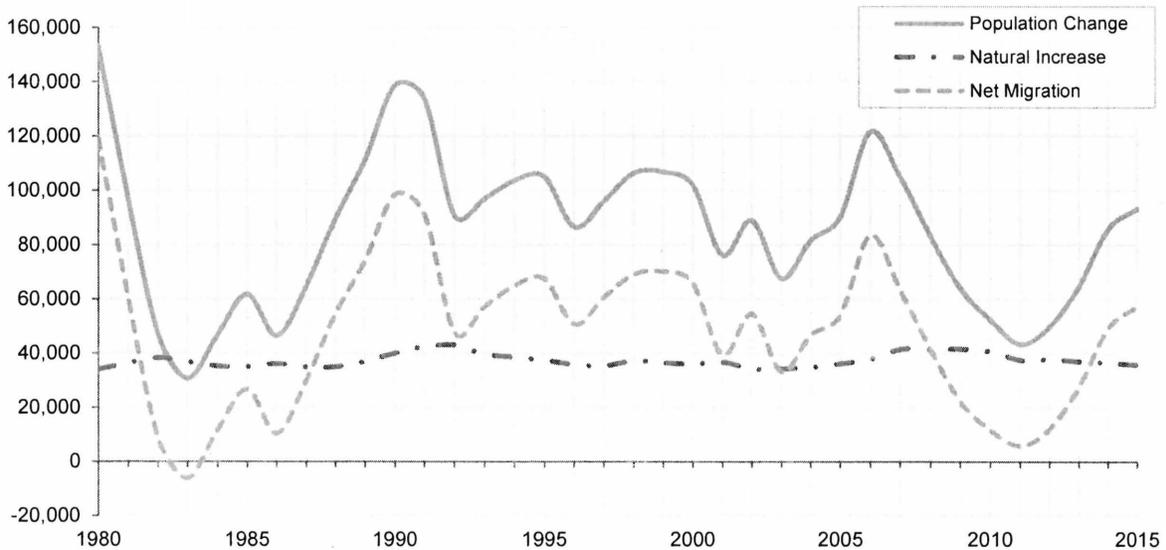
CONTACT: Yi Zhao, 360-902-0592

Washington’s population tops 7 million

OLYMPIA, WA – Washington’s population increased considerably in the past year. Annual estimates prepared by the Office of Financial Management show the state’s population increased by 93,200 to 7,061,400 between 2014 and 2015. This 1.34 percent gain — up from 1.25 percent in 2014 — marks the largest annual increase since 2008.

Washington’s population has been growing at an increasing rate, driven largely by migration. This year there was a net gain of 57,400 people moving into the state, compared to a net gain of 49,500 the previous year. Net migration accounts for 62 percent of the state’s population growth this year, with natural increase (births minus deaths) responsible for the other 38 percent (35,800 people). For the second straight year, net migration exceeds the three-decade historical average of 48,800 migrants per year.

Components of State Population Change



Seventy-nine percent of the state's total population increase occurred in the five largest metropolitan counties — Clark, King, Pierce, Snohomish and Spokane — whose economic activity continues to attract migrants. Similar to last year, non-metropolitan counties accounted for less than 5 percent of state population growth.

The April 1, 2015, population estimate for Washington's incorporated cities and towns is 4,564,400, an increase of 67,000 people over the previous year. Growth in the incorporated area population is mainly associated with natural increase and net migration rather than annexation. The top 10 cities for population growth in descending order are Seattle, Vancouver, Marysville, Kent, Redmond, Tacoma, Olympia, Renton, Spokane Valley and Bremerton.

The state's unincorporated area population increased by 26,300 persons over the previous year. This number would have been 28,000 persons if not for annexation. The top 10 unincorporated areas for population growth in descending order are Snohomish, Clark, Pierce, King, Whatcom, Spokane, Thurston, Yakima, Island and Kitsap.

Housing growth in 2015 increased by just a little more than 7 percent from the previous year. The state added 32,300 housing units, compared to a 30,200-unit increase in 2014. Statewide, 52 percent of all new housing units were associated with multi-family structures. More than 73 percent of all new housing is located in the five largest metropolitan counties. King County leads all counties with almost 13,500 new units, or 42 percent of the state's total housing increase.

Additional information on the latest population estimates for the state, counties, cities and towns can be accessed at <http://www.ofm.wa.gov/pop/april1/>.

###

Table 1. Population, Change and Rank

County	Total Population			Numeric Change			Percent Change			Percent of State Total		
	2010	2014	2015	2010-15	2014-15	Rank	2010-15	2014-15	Rank	2010	2015	Rank
State	6,724,540	6,968,170	7,061,410	336,870	93,240	--	5.01	1.34	--	100.00	100.00	--
Adams	18,728	19,400	19,410	682	10	36	3.64	0.05	37	0.28	0.27	31
Asotin	21,623	21,950	22,010	387	60	30	1.79	0.27	32	0.32	0.31	28
Benton	175,177	186,500	188,590	13,413	2,090	9	7.66	1.12	7	2.61	2.67	10
Chelan	72,453	74,300	75,030	2,577	730	14	3.56	0.98	11	1.08	1.06	17
Clallam	71,404	72,500	72,650	1,246	150	25	1.75	0.21	35	1.06	1.03	19
Clark	425,363	442,800	451,820	26,457	9,020	3	6.22	2.04	2	6.33	6.40	5
Columbia	4,078	4,080	4,090	12	10	36	0.29	0.25	33	0.06	0.06	37
Cowlitz	102,410	103,700	104,280	1,870	580	16	1.83	0.56	23	1.52	1.48	12
Douglas	38,431	39,700	39,990	1,559	290	21	4.06	0.73	18	0.57	0.57	26
Ferry	7,551	7,660	7,710	159	50	32	2.11	0.65	20	0.11	0.11	36
Franklin	78,163	86,600	87,150	8,987	550	18	11.50	0.64	21	1.16	1.23	14
Garfield	2,266	2,240	2,260	-6	20	34	-0.26	0.89	14	0.03	0.03	39
Grant	89,120	92,900	93,930	4,810	1,030	12	5.40	1.11	8	1.33	1.33	13
Grays Harbor	72,797	73,300	73,110	313	-190	39	0.43	-0.26	38	1.08	1.04	18
Island	78,506	80,000	80,600	2,094	600	15	2.67	0.75	17	1.17	1.14	15
Jefferson	29,872	30,700	30,880	1,008	180	23	3.37	0.59	22	0.44	0.44	27
King	1,931,249	2,017,250	2,052,800	121,551	35,550	1	6.29	1.76	3	28.72	29.07	1
Kitsap	251,133	255,900	258,200	7,067	2,300	7	2.81	0.90	13	3.73	3.66	7
Kittitas	40,915	42,100	42,670	1,755	570	17	4.29	1.35	5	0.61	0.60	24
Klickitat	20,318	20,850	21,000	682	150	25	3.36	0.72	19	0.30	0.30	30
Lewis	75,455	76,300	76,660	1,205	360	20	1.60	0.47	27	1.12	1.09	16
Lincoln	10,570	10,700	10,720	150	20	34	1.42	0.19	36	0.16	0.15	35
Mason	60,699	62,000	62,200	1,501	200	22	2.47	0.32	30	0.90	0.88	20
Okanogan	41,120	41,700	41,860	740	160	24	1.80	0.38	29	0.61	0.59	25
Pacific	20,920	21,100	21,210	290	110	28	1.39	0.52	25	0.31	0.30	29
Pend Oreille	13,001	13,210	13,240	239	30	33	1.84	0.23	34	0.19	0.19	33
Pierce	795,225	821,300	830,120	34,895	8,820	4	4.39	1.07	9	11.83	11.76	2
San Juan	15,769	16,100	16,180	411	80	29	2.61	0.50	26	0.23	0.23	32
Skagit	116,901	119,500	120,620	3,719	1,120	11	3.18	0.94	12	1.74	1.71	11
Skamania	11,066	11,370	11,430	364	60	30	3.29	0.53	24	0.16	0.16	34
Snohomish	713,335	741,000	757,600	44,265	16,600	2	6.21	2.24	1	10.61	10.73	3
Spokane	471,221	484,500	488,310	17,089	3,810	5	3.63	0.79	16	7.01	6.92	4
Stevens	43,531	43,900	44,030	499	130	27	1.15	0.30	31	0.65	0.62	23
Thurston	252,264	264,000	267,410	15,146	3,410	6	6.00	1.29	6	3.75	3.79	6
Wahkiakum	3,978	4,010	3,980	2	-30	38	0.05	-0.75	39	0.06	0.06	38
Walla Walla	58,781	60,150	60,650	1,869	500	19	3.18	0.83	15	0.87	0.86	21
Whatcom	201,140	207,600	209,790	8,650	2,190	8	4.30	1.05	10	2.99	2.97	9
Whitman	44,776	46,500	47,250	2,474	750	13	5.53	1.61	4	0.67	0.67	22
Yakima	243,231	248,800	249,970	6,739	1,170	10	2.77	0.47	28	3.62	3.54	8

Table 2. Components of Population Change

County	2010-15			2014-15		
	Natural Increase	Net Migration	Population Change	Natural Increase	Net Migration	Population Change
State	184,107	152,763	336,870	35,837	57,403	93,240
Adams	1,427	-745	682	232	-222	10
Asotin	82	305	387	24	36	60
Benton	6,539	6,874	13,413	1,334	756	2,090
Chelan	1,304	1,273	2,577	198	532	730
Clallam	-1,280	2,526	1,246	-317	467	150
Clark	11,790	14,667	26,457	2,248	6,772	9,020
Columbia	-92	104	12	-21	31	10
Cowlitz	639	1,231	1,870	78	502	580
Douglas	1,053	506	1,559	196	94	290
Ferry	-54	213	159	6	44	50
Franklin	6,537	2,450	8,987	1,277	-727	550
Garfield	-29	23	-6	2	18	20
Grant	4,416	394	4,810	816	214	1,030
Grays Harbor	56	257	313	-49	-141	-190
Island	1,202	892	2,094	212	388	600
Jefferson	-723	1,731	1,008	-160	340	180
King	63,160	58,391	121,551	12,545	23,005	35,550
Kitsap	4,727	2,340	7,067	902	1,398	2,300
Kittitas	654	1,101	1,755	139	431	570
Klickitat	171	511	682	39	111	150
Lewis	348	857	1,205	118	242	360
Lincoln	-87	237	150	-7	27	20
Mason	-11	1,512	1,501	-65	265	200
Okanogan	586	154	740	70	90	160
Pacific	-570	860	290	-118	228	110
Pend Oreille	-138	377	239	-26	56	30
Pierce	26,643	8,252	34,895	5,330	3,490	8,820
San Juan	-201	612	411	-46	126	80
Skagit	1,716	2,003	3,719	256	864	1,120
Skamania	94	270	364	6	54	60
Snohomish	22,227	22,038	44,265	4,547	12,053	16,600
Spokane	9,179	7,910	17,089	1,746	2,064	3,810
Stevens	96	403	499	11	119	130
Thurston	5,624	9,522	15,146	1,059	2,351	3,410
Wahkiakum	-91	93	2	-23	-7	-30
Walla Walla	677	1,192	1,869	96	404	500
Whatcom	3,915	4,735	8,650	834	1,356	2,190
Whitman	971	1,503	2,474	161	589	750
Yakima	11,550	-4,811	6,739	2,187	-1,017	1,170

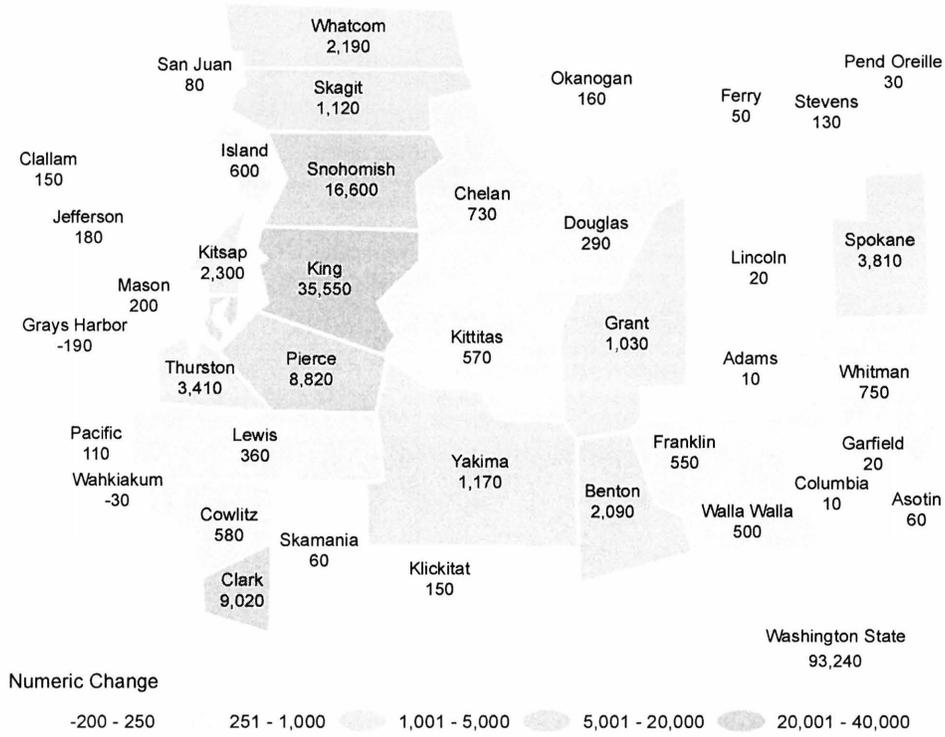
Table 3. Top 25 Cities by Population Change

Municipality	Numeric Change		Change Due to Annexation	Municipality	Percent Change	
	2014-15	Rank	2014-15		2014-15	Rank
Seattle	21,900	1	0	Elmer City	18.75	1
Vancouver	3,000	2	0	Rock Island	9.49	2
Marysville	1,540	3	0	Ruston	9.04	3
Kent	1,500	4	0	Gig Harbor	7.14	4
Redmond	1,480	5	0	Ridgefield	6.05	5
Tacoma	1,400	6	0	Snoqualmie	5.94	6
Olympia	1,350	7	602	Bonney Lake	5.24	7
Renton	1,340	8	69	Mill Creek	5.22	8
Spokane Valley	1,290	9	0	Airway Heights	5.21	9
Bremerton	1,230	10	0	White Salmon	4.54	10
Walla Walla	1,130	11	572	Nespelem	4.26	11
Bothell	1,010	12	12	Granger	4.15	12
Richland	990	13	0	Walla Walla	3.50	13
Mill Creek	980	14	0	Liberty Lake	3.46	14
Bonney Lake	970	15	0	Seattle	3.42	15
Auburn	915	16	0	Hartline	3.23	16
Everett	900	17	6	Bremerton	3.22	17
Kirkland	870	18	0	Orting	3.18	18
Spokane	800	19	0	Yelm	3.16	19
Bellingham	770	20	0	Battle Ground	3.05	20
Lake Stevens	730	21	0	Kalama	2.88	21
Sammamish	720	22	0	North Bend	2.87	22
Snoqualmie	720	22	0	Port Orchard	2.74	23
Lacey	700	24	0	Mountlake Terrace	2.73	24
Pullman	690	25	0	Olympia	2.72	25

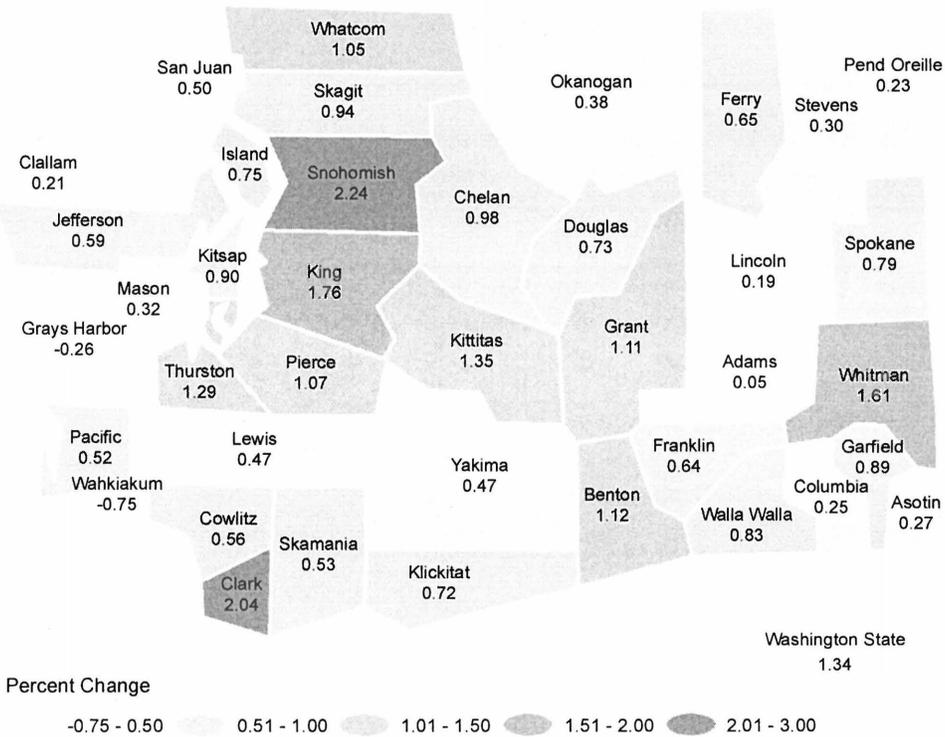
Table 4. Top 10 Unincorporated Areas by Population Change

Area	Numeric Change		Change Due to Annexation
	2014-15	Rank	2014-15
Unincorporated Snohomish	9,925	1	6
Unincorporated Clark	4,445	2	5
Unincorporated Pierce	4,080	3	0
Unincorporated King	1,230	4	81
Unincorporated Whatcom	966	5	0
Unincorporated Spokane	813	6	0
Unincorporated Thurston	770	7	602
Unincorporated Yakima	575	8	142
Unincorporated Island	510	9	0
Unincorporated Kitsap	505	10	0

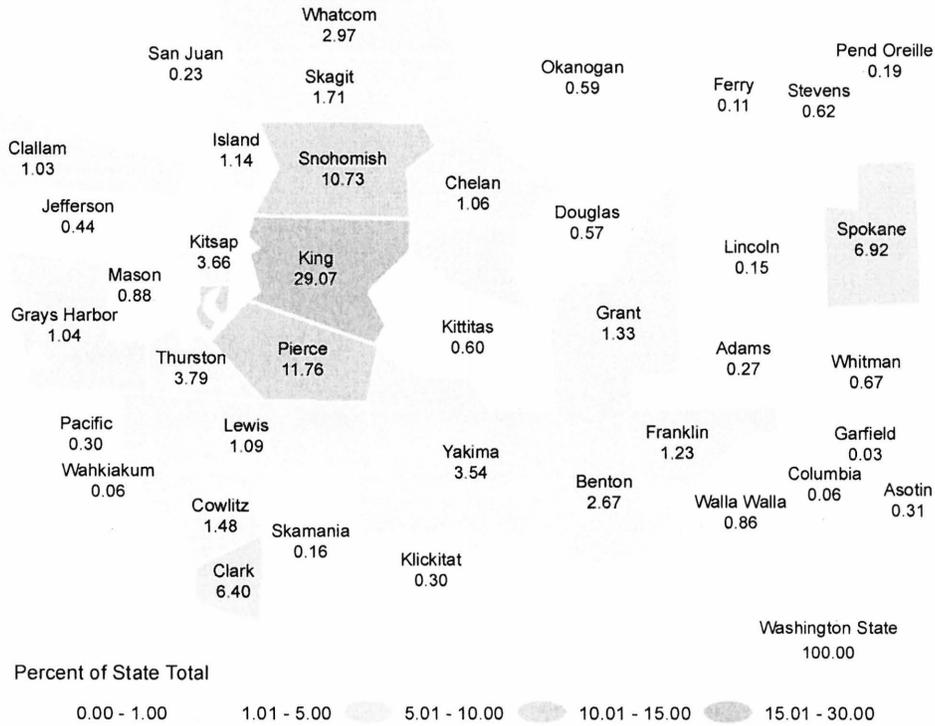
Numeric Change in Population: 2014-2015



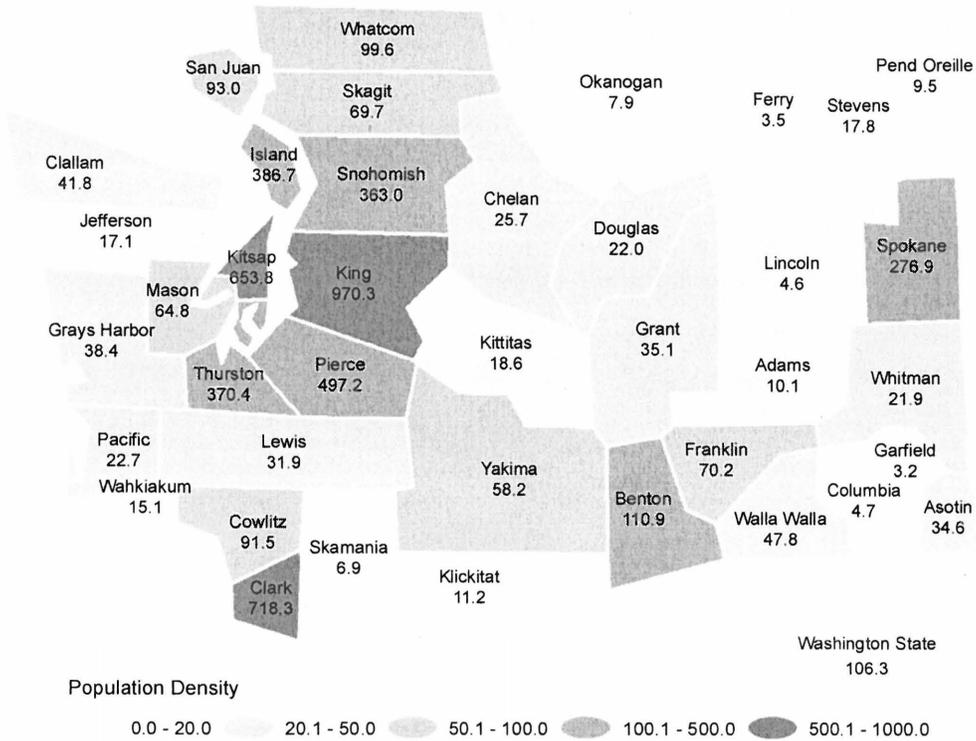
Percent Change in Population: 2014-2015



Percent of State Total Population: 2015



Population Density (Persons per Square Mile): 2015



Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:31 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Public Health Records - For the public Record

Follow Up Flag: Follow up
Flag Status: Completed

More for the record!

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Thursday, August 13, 2015 10:16 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: Public Health Records - For the public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 12:47 PM
Subject: Reader

<http://www.clark.wa.gov/public-health/documents/Data%20Sheets/ClarkCountydemographicssheet2014.pdf>

Sent from Windows Mail

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:30 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Public Health records - 2 - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

fyi

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Thursday, August 13, 2015 10:17 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: Public Health records - 2 - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 12:44 PM
Subject: Reader

442,800 grew by 23% in 10 yrs.

<http://www.clark.wa.gov/public-health/documents/Data%20Sheets/ClarkCountydemographicssheet2014.pdf>

Sent from Windows Mail

Clark County, Washington



Clark County is located in the southwest area of Washington state. Clark County borders Oregon on both the south and west sides, Cowlitz County to the north, and Skamania County to the east. The area was part of a

large tract of western land first known in 1844 as "Vancouver District." In 1849, Clark County was formed, named in honor of explorer William Clark of the famous Lewis and Clark Expedition.¹ Clark County was one of the first two counties in what would later become Washington State.

2014 Population

Clark is the 5th most populous county in the state, with a 2014 population of 442,800. From 2000 to 2010, the county's population grew by 80,125 people, or 23%. This was the second-fastest rate of growth in the state.²

In 2014, just over half of the Clark County population (53%) lived in incorporated cities. The 4 largest were:²

- Vancouver, county seat: 167,400
- Camas: 20,880
- Battle Ground: 18,680
- Washougal: 14,910

Education

In 2013, the majority of Clark County residents over age 25, or 92%, had graduated from high school. Over one-fourth (27%) of residents had obtained at least a bachelor's degree.³

Income

The median annual household income in 2013 in Clark County was \$57,588.⁴

Poverty

In 2013, 15% of families with children in Clark County were below the Federal Poverty Level.⁴ The Federal Poverty Level for a family of four in 2013 was \$23,550.⁵

Race/Ethnicity

Clark County's racial/ethnic demographics for 2013 were:⁶

• White*:	85%	(375,289)
• Hispanic:	8%	(37,171)
• Asian*:	4%	(18,171)
• Two or more races*:	4%	(18,585)
• Black*:	2%	(10,319)
• Amer. Indian/Alaska Native*:	1%	(3,847)
• Pacific Islander*:	1%	(2,945)
• Other*:	3%	(14,661)

*Race groups are non-Hispanic.

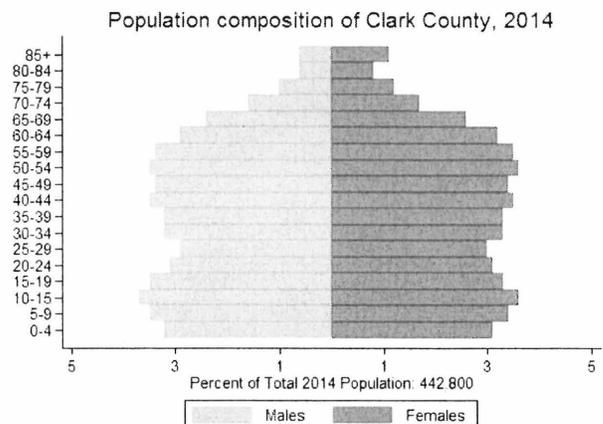
Language Spoken at Home

In 2013, 86% (355,654) of residents over age 5 spoke English at home. Fourteen percent (59,460) spoke a language other than English at home. Forty-one percent of the people who spoke a language other than English at home speak English *less than* "very well" (24,151) The languages spoken by these people were:³

• Indo-European:	8,143	• Spanish:	9,429
• Asian/Pacific Islander:	6,338	• Other:	241

Age/Sex Characteristics

The median age of Clark County residents in 2014 was 38.1 years. The percent of the Clark County population broken down by age group and gender can be seen below.⁸



Data Sources

- ¹ Clark County, Washington. Proud Past. Retrieved December 2014 from http://www.co.clark.wa.us/aboutcc/proud_past/index.html
- ² Washington Office of Financial Management. April 1, 2014 Population of Cities, Towns, and Counties Used for Allocation of Selected State Revenues. Retrieved December 2014 from www.ofm.wa.gov/pop/april/
- ³ U.S. Census Bureau. American Community Survey, 2013 (1-year Estimates). Data Profiles for Clark County, WA. Selected Social Characteristics (Table DP02). Retrieved December 2014 from <http://factfinder.census.gov>
- ⁴ U.S. Census Bureau. American Community Survey, 2013 (1-year Estimates). Data Profiles for Clark County, WA. Selected Economic Characteristics (Table DP03). Retrieved December 2014 from <http://factfinder.census.gov>
- ⁵ U.S. Department of Health and Human Services. 2013 Poverty Guidelines. Retrieved December 2014 from <http://aspe.hhs.gov/poverty>
- ⁶ U.S. Census Bureau. American Community Survey, 2013 (1-year Estimates). Data Profiles for Clark County, WA. ACS Demographic and Housing Estimates (Table DP05). Retrieved December 2014 from <http://factfinder.census.gov>
- ⁷ Wikipedia. Indo-European Languages include most of the major languages of Europe as well as many spoken in South, Southwest, and Central Asia. Retrieved December 2014 from http://en.wikipedia.org/wiki/Indo-European_languages
- ⁸ Washington Office of Financial Management. Postcensal estimates of population by age and sex, 2010-2014. Retrieved December 2014 from <http://www.ofm.wa.gov/pop/asr/>



For other formats, contact the Clark County ADA Office
Voice (360) 397-2322, **Relay** 711 or (800) 833-6388,
Fax (360) 397-6165, **E-mail** ADA@clark.wa.gov.

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:29 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Clark County QuickFacts from the US Census Bureau

Follow Up Flag: Follow up
Flag Status: Completed

I have more to come for public record. Thanks.

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Thursday, August 13, 2015 10:24 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: Clark County QuickFacts from the US Census Bureau

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 11:37 AM
Subject: Clark County QuickFacts from the US Census Bureau

Clark County QuickFacts from the US Census Bureau
Frequently requested statistics for Clark County.

<http://quickfacts.census.gov/qfd/states/53/53011.html>

Sent from Windows Mail



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State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements: Search by zip code, improved table display, browse more data feature, download data, and more.

Clark County, Washington

People QuickFacts	Clark County	Washington
Population, 2014 estimate	451,008	7,061,530
Population, 2013 estimate	443,312	6,973,742
Population, 2010 (April 1) estimates base	425,363	6,724,543
Population, percent change - April 1, 2010 to July 1, 2014	6.0%	5.0%
Population, percent change - April 1, 2010 to July 1, 2013	4.2%	3.7%
Population, 2010	425,363	6,724,540
Persons under 5 years, percent, 2013	6.5%	6.4%
Persons under 18 years, percent, 2013	25.6%	22.9%
Persons 65 years and over, percent, 2013	13.2%	13.6%
Female persons, percent, 2013	50.6%	50.0%
<hr style="border-top: 1px dashed black;"/>		
White alone, percent, 2013 (a)	87.7%	81.2%
Black or African American alone, percent, 2013 (a)	2.1%	4.0%
American Indian and Alaska Native alone, percent, 2013 (a)	1.1%	1.9%
Asian alone, percent, 2013 (a)	4.5%	7.9%
Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	0.8%	0.7%
Two or More Races, percent, 2013	3.8%	4.4%
Hispanic or Latino, percent, 2013 (b)	8.4%	11.9%
White alone, not Hispanic or Latino, percent, 2013	80.5%	71.0%
<hr style="border-top: 1px dashed black;"/>		
Living in same house 1 year & over, percent, 2009-2013	83.8%	82.7%
Foreign born persons, percent, 2009-2013	10.0%	13.2%
Language other than English spoken at home, pct age 5+, 2009-2013	14.0%	18.5%
High school graduate or higher, percent of persons age 25+, 2009-2013	91.3%	90.0%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	26.0%	31.9%
Veterans, 2009-2013	36,674	582,265
Mean travel time to work (minutes), workers age 16+, 2009-2013	24.9	25.7
Housing units, 2014	172,762	2,963,141
Homeownership rate, 2009-2013	65.0%	63.2%
Housing units in multi-unit structures, percent, 2009-2013	23.0%	25.6%
Median value of owner-occupied housing units, 2009-2013	\$232,500	\$262,100
Households, 2009-2013	158,855	2,629,126
Persons per household, 2009-2013	2.70	2.54
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$27,681	\$30,742
Median household income, 2009-2013	\$58,225	\$59,478
Persons below poverty level, percent, 2009-2013	12.4%	13.4%
<hr style="border-top: 1px dashed black;"/>		
Business QuickFacts	Clark County	Washington
Private nonfarm establishments, 2013	9,723	176,815 ¹
Private nonfarm employment, 2013	114,145	2,444,098 ¹
Private nonfarm employment, percent change, 2012-2013	2.7%	3.5% ¹
Nonemployer establishments, 2013	26,337	413,446
Total number of firms, 2007	32,941	551,340

Black-owned firms, percent, 2007	1.1%	S
American Indian- and Alaska Native-owned firms, percent, 2007	0.7%	1.2%
Asian-owned firms, percent, 2007	4.3%	6.8%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	S	0.2%
Hispanic-owned firms, percent, 2007	2.5%	3.2%
Women-owned firms, percent, 2007	26.4%	28.7%

Manufacturers shipments, 2007 (\$1000)	D	112,053,283
Merchant wholesaler sales, 2007 (\$1000)	4,238,139	76,790,966
Retail sales, 2007 (\$1000)	4,169,989	92,968,519
Retail sales per capita, 2007	\$10,008	\$14,380
Accommodation and food services sales, 2007 (\$1000)	493,316	12,389,422
Building permits, 2014	2,240	33,898

Geography QuickFacts	Clark County	Washington
Land area in square miles, 2010	629.00	66,455.52
Persons per square mile, 2010	676.2	101.2
FIPS Code	011	53
Metropolitan or Micropolitan Statistical Area	Portland-Vancouver-Hillsboro, OR-WA Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.
 (b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
 F: Fewer than 25 firms
 FN: Footnote on this item for this area in place of data
 NA: Not available
 S: Suppressed; does not meet publication standards
 X: Not applicable
 Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
 Last Revised: Wednesday, 05-Aug-2015 09:16:37 EDT

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||||

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:30 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Clark County Profile

Follow Up Flag: Follow up
Flag Status: Completed

FYI

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Thursday, August 13, 2015 10:20 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: Clark County Profile

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 13, 2015 12:28 PM
Subject: Clark County Profile

Clark County Profile

Labor market profiles of counties in Washington state.

<https://fortress.wa.gov/esd/employmentdata/reports-publications/regional-reports/county-profiles/clark-county-profile>

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Clark County Profile

by Scott Bailey, regional labor economist
Updated November 2014



[Overview](#) | [Geographic facts](#) | [Outlook](#) | [Labor force and unemployment](#) | [Industry employment](#) | [Wages and Income](#) | [Population](#)

Overview

Regional context

Clark County is located in southwest Washington on the Columbia River, roughly 100 miles upstream from the Pacific Ocean. It is the fifth most populous county in the state.

Clark County is part of the Portland Metropolitan Area. Its economy can be understood only in that context: one-third of the county's labor force, over 50,000 workers, commutes to Portland on a daily basis, while only 11,000 commute in the opposite direction. The lack of a sales tax in Oregon has led to significant leakage of retail sales, lowering both retail investment and tax revenues for local governments.

Local economy

Clark County, when originally occupied by white settlers, was primarily an agricultural and timber economy. In fact, the first apple tree in the state is still standing there.

The Camas paper mill was started in the 1870s. The cheap power from damming the Columbia helped spur industrialization, including an aluminum smelter built in the late 1930s that closed in 2001 following the Enron energy price manipulation.

In the 1970s, the county began to attract investment in electronics, which became its most important industry in the 1990s and remains so today, despite the loss of one-third of its employment base in the 2001 recession. Wafertech, Hewlett Packard, SEH America and Linear Semiconductor are important employers.

Employment grew rapidly in all sectors during the 1990s, but slowed after the 2001 recession. Construction and homebuilding remained strong until the housing bubble burst. The county lost 6 percent of its employment base in the downturn, worse than the nation and state, but job growth began accelerating in 2013. In 2014, Clark was the fastest-growing county in the state.

Major industry sectors in Clark County include healthcare and social assistance (21,700 jobs in 2013), retail trade (15,800 jobs), leisure and hospitality (13,100 jobs) and manufacturing (12,900 jobs). In addition, government employed 23,700, half of which were in public education.

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Geographic facts

(Source: U.S. Census Bureau QuickFacts)

	Clark County	Rank in state
Land area, 2010 (square miles)	629	35
Persons per square mile, 2010	676	2

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Outlook

In 2014, the labor market was steadily improving. Employment growth was extremely strong at 4.5 percent and unemployment was dropping. By the end of the year, it appeared the labor force participation, which had dropped significantly in the 2008 recession, was starting to pick up. It would not be surprising to see these trends extend in 2015, provided that the national and global economies avoid any major snags. The multiplier effect from expansions of traded-sector industries in 2014 will be in play and the relocation and subsequent expansion of the headquarters of Banfield Pet Hospitals will further boost employment. Median household incomes, which dropped in the recession and had shown no upward trend through 2013, should start to pick up. Lower gasoline prices should also help.

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[Monthly Employment Report](#)

[Labor area summaries](#)

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[Clark County Profile from ChooseWashington.com](#)

[Clark County History](#)

[Columbia River Economic Development Council](#)

[History of Vancouver and Clark County](#)

[Self Sufficiency Calculator for Washington State](#)

[Southwest Washington Workforce Development Council](#)

[U.S. Census Bureau QuickFacts](#)

[Workforce Development Areas and WorkSource Office Directory](#)

[WorkSource Vancouver](#)

Labor force and unemployment

(Source: Employment Security Department)

Current labor force and unemployment statistics are available on the [Labor area summaries page](#).

Clark County's unemployment rate was below the state and national averages throughout the 1990s, but has been higher than both since 2000. The financial meltdown and subsequent recession widened the gap to four percentage points in 2010. Unemployment was exacerbated by higher than average job losses for Clark County residents working in Portland. The gap dropped to two points in 2013 and in 2014 was a bit over one percentage point.

Unemployment in 2014 has been running two to three points below the same month in 2013. On a seasonally-adjusted basis, the rate was a bit over 7 percent. In contrast with previous years, much of the decline in the unemployment rate could be credited to strong job growth (as opposed to workers dropping out of the labor force). As the year came to an end there was still plenty of slack in the labor market, in the form of working-age residents who dropped out of the labor market and have not re-entered, as well as people working part-time when they desire full-time work.

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Industry employment

(Source: Employment Security Department)

Current industry employment statistics are available on the [Labor area summaries page](#).

Over the past 20 years, Clark County nonfarm employment has grown more than twice as fast as the nation's and much faster than the state's. Pre-recession employment peaked in November 2007. Employment hit bottom in February 2010, when the county had lost 6 percent of its jobs. The recovery was slow going in 2011 and 2012, but job growth began accelerating in mid-2013 and has been red-hot since then.

- [Construction](#) employment in the county fell by 4,600 jobs (-36 percent) in the downturn. As of September 2014 preliminary figures, 2,100 jobs had been added back in the recovery. Employment has grown by 10 percent in 2014. Construction of new single-family homes was still well below the 1997-2006 average, while multi-family housing was being built at a rapid pace for the second year in a row.
- [Manufacturing](#) lost 2,600 jobs (-18 percent) and has recovered 1,900 of them. Different segments of manufacturing had radically different outcomes. On the plus side, other nondurable goods—which in Clark County is primarily chemicals/pharmaceuticals but also includes beverages, printing, textiles, apparel and petroleum products—expanded payrolls during the downturn as well as in the recovery, with a total gain of 600 jobs. On the other end, paper products and wood products both shed jobs during the downturn and continued to cut jobs subsequently, with a combined loss of 900 jobs. Electronics, machinery and plastics all suffered job losses in the recession with only a partial recovery, while fabricated metals and other durables (primary metals, electrical equipment, furniture and all others) had small losses followed by larger recoveries and so have been net positive in terms of hiring. In late 2014, manufacturing was growing at about a 2 percent clip.
- [Wholesalers](#) - who buy from businesses and sell to other businesses ("B2B") - cut 600 jobs on the way down but have added 1,700 jobs on the way up. This important but somewhat invisible sector added more jobs over the past seven years than any industry except health care and accounted for almost one-sixth of net job growth. The preliminary estimate for growth in 2014 was 14 percent.
- Employment in [retail trade](#) declined by 1,400 jobs (-8 percent) from late 2007 to early 2010, as taxable retail sales dropped by 19 percent from the pre-recession peak. Since then, the industry has completely recovered its employment, adding 1,800 jobs since 2010. Sales, while growing, are still below pre-recession levels. Jobs at grocery stores and general merchandise stores have increased, while other retail segments have greatly pared their payrolls. Retailers have been hiring at a 5 percent growth rate in 2014.
- [Transportation & warehousing](#) has been one of the few industries that has continued to shrink payrolls during the recovery. This sector lopped off almost 400 jobs during the downturn and almost 200 more since then.
- [Information services](#) had a modest decline and, looking at the net gain, a modest recovery, ending 2014 with about 200 jobs more than before the recession began. Job losses were actually much deeper, as much of the gain came when Integra moved its headquarters from Portland to Clark County in May 2014.
- [Financial services](#), while adding jobs on a net basis, had a lot of disparate sub-currents. Banking shed 400 jobs and recovered only 100 of them. Investment firms have added 200 jobs during the recovery. Insurance has been relatively steady, while real estate had a pronounced decline and comeback. Rental and leasing services have lost half their employment, in part due to the near-disappearance of the once ubiquitous video rental store. Over-the-year growth in late 2014 stood at 4 percent.
- [Professional services](#) suffered a relatively small downturn while enjoying a robust recovery. Computer systems design was a major part of the story, growing from 900 to 1,400 jobs. Professional services employment was growing at 6 percent in 2014.

- Corporate offices was another fast-growing sector, nearly doubling from 1,300 to 2,200 jobs. The relocation of PeaceHealth was a major reason for the increase. The industry has continued to expand in 2014, at +5 percent.
- Business services is another sector that had serious job losses, but has bounced back and then some. Temporary staffing services were an early warning sign of the coming maelstrom, with employment plunging by over 1,000 jobs in 2007. They were still 500 jobs short of their 2006 peak. Other business services on balance are 500 jobs above their pre-recession levels. Growth rate as of late 2014: 7 percent over the year.
- Healthcare and social assistance added 1,000 jobs during the downturn and 1,000 more more in the recovery. Note that this industry has been redefined, with the addition of home care workers (formerly classified in NAICS 814), many of whom are family members reimbursed by the state for caring for relatives. This sector was growing slightly slower than the overall county average in 2014.
- Arts, entertainment and recreation services had a typical profile: falling by 200 workers on the way down, recouping 500 jobs on the way back for a net gain of 300 jobs. Industry payrolls were little change in 2014.
- Accommodations & food services lost over 900 jobs in the recession and has gained back all but 100 of them. Growth in 2014 was relatively tame at 2 percent.
- Government employment is often a lagging indicator, so it was not a surprise that the public sector continued to add jobs in the first year of the recession. Employment declined slightly in 2009-10 before dropping considerably in 2011 as the decline in state and local tax revenues hit home. Hiring resumed at a low pace in 2013 and accelerated in 2014. Payrolls were up 2 percent in 2014.

For historical industry employment data, [contact an economist](#).

Industry employment by age and gender

(Source: The Local Employment Dynamics)

The Local Employment Dynamics (LED) database, a joint project of state employment departments and the U.S. Census Bureau, matches state employment data with federal administrative data. Among the products is industry employment by age and gender. All workers covered by state unemployment insurance data are included; federal workers and non-covered workers, such as the self-employed, are not. Data are presented by place of work, not place of residence. Some highlights:

In 2013, 14 percent of the jobs in Clark County were held by workers under the age of 25, while 20 percent of jobs were held by those aged 55 and over. The rest of the jobs were evenly split among those aged 25 to 34, 35 to 44 and 45 to 54 with each about 22 percent of the total. The county's worker age profile was slightly younger than that of the state.

Jobs were almost evenly divided between men (48 percent) and women (52 percent). There were substantial differences in gender dominance by industry.

- Male-dominated industries included construction (84 percent), transportation & warehousing (75 percent), manufacturing (73 percent) and wholesale trade (71 percent).
- Female-dominated industries included healthcare and social assistance (81 percent), educational services (public and private combined, 74 percent) and corporate offices (66 percent).

The recession and the recovery had differential affects by age and sex. Comparing late 2007 with late 2013, male employment was down 4.6 percent, while female employment had dropped 1.6 percent. Jobs held by teenagers (aged 14 to 18) declined by 35 percent, those held by 19 to 21 year olds by 15 percent. Jobs in other age groups were either back to par or above the pre-recession level.

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Wages and income

(Source: Employment Security Department; Bureau of Labor Statistics; Bureau of Economic Analysis; U.S. Census Bureau; U.S. Census Bureau, American Community Survey)

The median hourly wage for jobs in Clark County in 2013 was \$20.05, \$2 per hour below the state median. There has been little change in the county median since 2002 when it was an inflation-adjusted \$19.80.

The 2013 average annual wage was \$45,108, well below the state and national averages. The average has risen almost every year for the past two decades. The stagnation of the median wage and increase in the average wage indicates that wages have been increasing on the upper end of the wage scale, but not in the middle and lower segments.

For the 2007-2013 period, the county gained higher-wage jobs and lost lower-wage and middle-wage jobs. Jobs paying below \$16.00 per hour declined by 3 percent, those paying \$16.00 to \$25.99 per hour fell by 2 percent, while those paying \$26.00 per hour or higher increased by 3 percent. The increase in jobs at the upper end came largely in three industries: corporate offices, health care and finance. Middle-wage jobs losses were concentrated in construction and manufacturing, while retail trade and construction accounted for most of the lower-wage job losses.

Not surprisingly, median household income declined sharply in the recession, falling 10 percent from 2007 to 2010 – twice the decline for the state as a whole. The county was above the state

median in 2007, but was below the state in 2010. There was no change in the median (after adjustment for inflation) from 2010 to 2013.

Clark County's poverty rate was 12.4 percent in 2013, according to U.S. Census Bureau. The annual measure of poverty was not statistically different from any year going back to 2007, due to the small sample size for single years. However the three-year average for 2011-13 of 12.4 percent was significantly higher than the average poverty rate for 2008-2010 of 8.7 percent.

Personal income

Personal income includes earned income, investment income, and government payments such as Social Security and Veterans Benefits. Investment income includes income imputed from pension funds and from owning a home. Per capita personal income equals total personal income divided by the resident population.

In 2012, Clark County per capita personal income was \$39,758, well below the state and nation. The county was above the national average in 1997, but has not kept pace and was 9 percent below in 2012.

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Population

(Source: U.S. Census Bureau, Office of Financial Management)

Clark County's population was estimated at 442,800 in 2014. The county was the fastest-growing in the state in the 1990s and was second-fastest over the past decade. Growth was spurred by immigration of new residents, although in 2010, more people moved out of the county than moved in for the first time since 1984. Vancouver is the largest city in the county and the fifth largest in the state, with a population of 167,400.

Population facts

(Source: U.S. Census Bureau QuickFacts)

	Clark County	Washington state
Population estimate for 2014	442,800	6,968,170
Population 2000	345,238	5,894,121
Percent change, 2000 to 2014	28.3%	18.2%

Age, gender and ethnicity

(Source: U.S. Census Bureau QuickFacts)

When compared with the state and nation, Clark County's population has a greater proportion of its population under 5 years old and under 18 years old and a smaller proportion of middle older residents.

The county is much less diverse in terms of race and ethnicity. In 2013, 87.7 percent of Clark's population was white compared with 81.2 percent at the state level and 77.7 percent nationally. Just over 8 percent of Clark County's population is Hispanic or Latino, versus 11.9 percent of the state and 17.1 percent of the nation.

Females in the 2013 Clark County population estimate made up 50.6 percent compared to 50.0 percent for the state.

Demographics

(Source: U.S. Census Bureau QuickFacts)

	Clark County	Washington State
Population by age, 2013		
Under 5 years old	6.5%	6.4%
Under 18 years old	25.6%	22.9%
65 years and older	13.2%	13.6%
Females, 2013		
	50.6%	50.0%
Race/ethnicity, 2013		
White alone, not Hispanic or Latino	87.7%	81.2%
Black	2.1%	4.0%
American Indian, Alaskan Native	1.1%	1.9%
Asian, Native Hawaiian, Other Pacific Islander	5.3%	8.6%
Hispanic or Latino, any race	8.4%	11.9%

*Educational attainment**(Source: U.S. Census Bureau QuickFacts)*

In 2013, Most of Clark County residents age 25 and older (91.0 percent) were high school graduates, about the same as the state and a bit higher than the national average. Those with a bachelor's degree or higher made up 26.0 percent of Clark County adults while 31.6 percent at the state level and 28.5 percent nationally have that much education.

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Schroader, Kathy

From: John R Jessup <whataview1@tds.net>
Sent: Thursday, August 13, 2015 2:33 PM
To: Cnty 2016 Comp Plan
Subject: public comment

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission and Board of County Councilors,

For the last 26 years I have lived and owned my dream home in north Clark county. It has been the best time of my life and I am proud of what we have done here for ourselves but more important, for the land and animals that called this their home long before man was here. We have turned this into a certified green timber tree farm and I have loved watching our "baby" trees grow over the years. We had neighbors of eagles, deer, elk, bear, porcupine, raccoons, coyotes, birds of numerous kinds and all the wonderful surrounding a lover of nature would ever want. We used to be completely surrounded by woods on every side and enjoyed the soothing and wonderful sound of our year round creek to calm us like nothing else could. Our barn was built in 1909 and the house in 1910. I have kept it like it was and taken great pride in continuing the esthetics of the past. U have installed, without any help from the government of PUD a 60kw wind generator and after purchasing the land, installed a geothermal heat pump. That tells you the kind of people my wife and I are.

Through the years as the county has grown, it is simply disappointing to realize the direction government has taken. The individuals who wish to uphold the things that the past has given us and being out weighed by special interest and the value of power and money. To let someone enjoy the love of their existence is becoming harder and harder to realize due to the expansion of greed and ignorance to individual right of the pursuit of happiness. Water resources and the simple fact that this all used to be forested country is not in the formula at all with the management we have today. Shame on all of you. You care about self interest and are following the one's with money and power. The fact that many people live in the country because we simply love it doesn't matter, the decisions you enact are slowly taking that from us. My only recourse is writing this email and voting.

I feel I speak for all the generations that have lived here before me and I my doubts that there will be any future generations that can even imagine this peace and tranquility we enjoyed though the years. It is slowly being taken away through thoughtless and careless rules that let progress (as you see it) destroy a way of life that will soon be no longer. I can't help but think of the constitution and it saying something about the pursuit of happiness....

I would hope that somewhere in your heart you would have room for people in the "boonies" that enjoy nature and try to be good stewards of the land and animals. Don't let developers overrun us into oblivion just so they can fatten their bank accounts. We are part of this society and soon when the water runs out in our wells, we will hold your decisions as the root cause. Please take time to consider the generations of people before us that came here for what it is, a sincerely beautiful and peaceful place full of nature's wonders and the beautiful animals that have lived here for thousands of years.

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:17 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: 2014 Clark County High School graduating class - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

For public record....

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Monday, August 17, 2015 1:32 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: 2014 Clark County High School graduating class - For the Public Record

There were 5,559 High School graduates in Clark County in 2014.

[Your guide to Clark County high school graduation events](#)



Your guide to Clark County high school graduation events

Local high school graduation events.

[View on www.columbian.com](http://www.columbian.com)

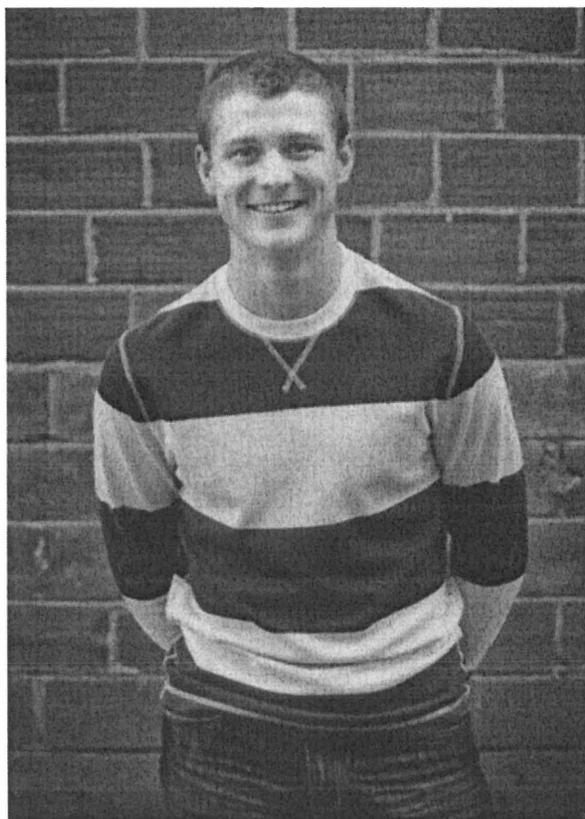
Preview by Yahoo

Your guide to Clark County high school graduation events

Published: June 3, 2012, 9:02 PM

Related story

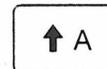
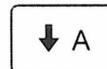
[Camas High School student rocks the boat](http://www.columbian.com/news/2012/jun/03/camas-grad-rocks-the-boat/)
(<http://www.columbian.com/news/2012/jun/03/camas-grad-rocks-the-boat/>)



(http://media.columbian.com/img/photos/2012/06/03/614707_josh_hill_1.jpg)

Josh Hill

They were among the last students to begin their public education in the 20th century. But now the members of the Class of 2012 are ready to walk across the stage and into their future.



More than 5,500 young people in Clark County will take part in commencement ceremonies in the coming weeks. In fact, graduation season has already begun, with some private high schools holding their ceremonies. More will follow in the next few days, with the final commencements for the Class of 2012 set to take place Tuesday, June 19.

The graduates come from more than 30 high schools and programs. Two are new to the list. Seton Catholic College Preparatory High School held its first graduation ceremonies Sunday, with 16 graduates. The 49th Street Academy celebrated the graduations of its first three students in January, and two more will graduate June 14.

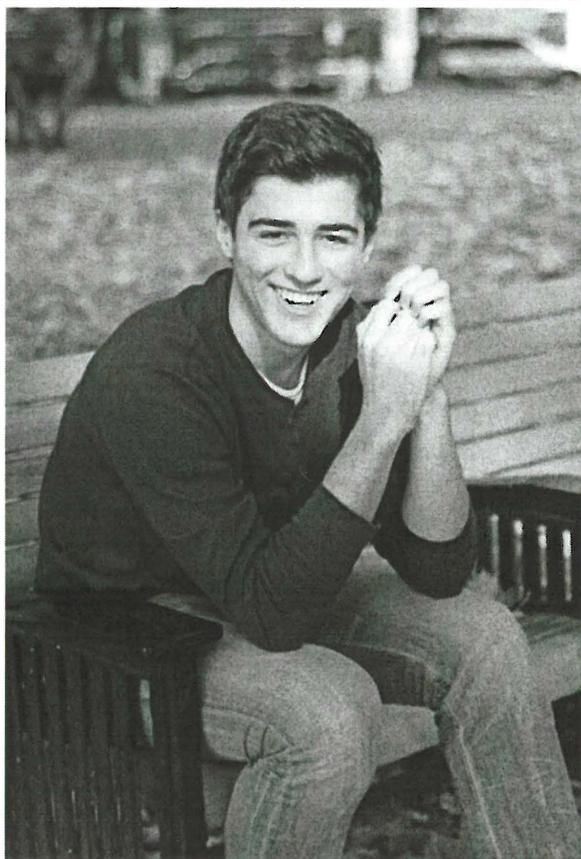
The largest class, at Union High School in the Evergreen district, numbers some 490 seniors. Other classes, particularly at private schools, are much smaller. Firm Foundation Christian High School's Class of 2012 numbers six.

Following is a complete look at this year's baccalaureate and commencement ceremonies, plus honor graduates.

Battle Ground High School

Baccalaureate: No.

Graduation: 7 p.m. Thursday, June 14, at Battle Ground High School gymnasium, 300 W. Main St., Battle Ground, with 475 graduates. Honors: Lyndel Kysar, Autumn Larson, Cynthia Ou and Ryan Russell are co-valedictorians, and Jacob Boucher is salutatorian.



http://media.columbian.com/img/photos/2012/06/03/614707_cromwell.jpg

Jay Cornwell



http://media.columbian.com/img/photos/2012/06/03/614707_lacey_dykgraaf.jpg

Lacey Dykgraaf

Battle Ground HomeLink High School

Diploma Program

Baccalaureate: No.

Graduation: 7 p.m. Thursday, June 7, at Battle Ground High School, 300 W. Main St., Battle Ground, with 17 graduates. Honors: No.

The Bridges Academy

An alternative school, operated by ESD 112, housed at the Clark County Skills Center, 12200 N.E. 28th St.

Baccalaureate and graduation together: 7 p.m. Thursday, June 7, at Clark College Gaiser Hall auditorium, 1933 Fort Vancouver Way, with 30 graduates.

Honors: No.

CAM High School

Baccalaureate: 6 p.m. Sunday, June 10, at Battle Ground Baptist Church, 1110 N.W. Sixth Ave., Battle Ground.

Graduation: 7 p.m. Monday, June 11, at Prairie High School Auditorium, 11500 N.E. 117th Ave., with 55 graduates.

Honors: Vanessa Torjusen and Elizabeth Hull are co-valedictorians, and Alexander Gingras is salutarian.

Camas High School

Baccalaureate: 7 p.m. Wednesday, June 13, at Grace Foursquare Church, 717 S.E. Everett Road, Camas.

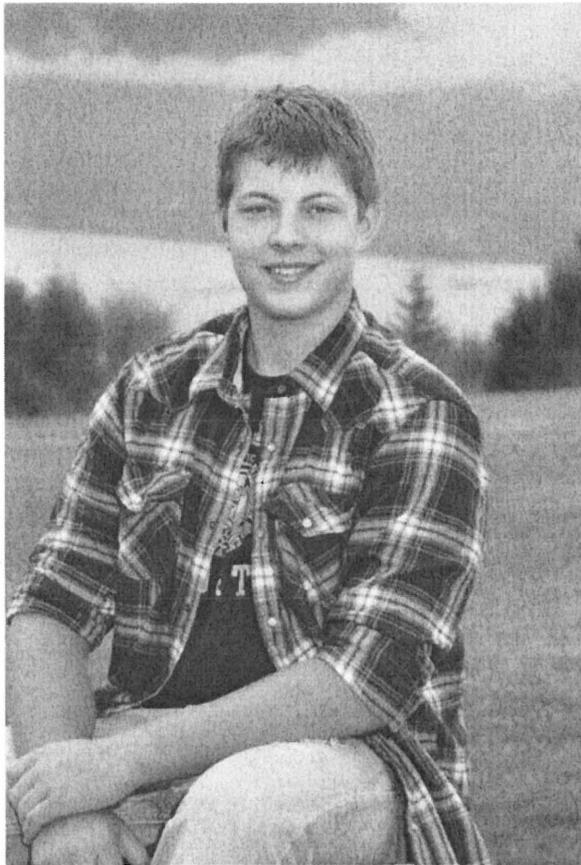
Graduation: 7:30 p.m. Friday, June 15, at Doc Harris Stadium, 1125 N.E. 22nd Ave., Camas, with 380 graduates.

Honors: Alexander Charles Pien is valedictorian, and Nadine Elaina Stone is salutarian.

Clark County Skills Center

Baccalaureate: No.

Graduation: Each program has its own event. Seniors return to home school for graduation.



(http://media.columbian.com/img/photos/2012/06/03/614707_stevenson_high_lacom_1.jpg)

Chase La Combe

Honors: Top 5 percent of the class: Quinn T. Carnahan, Diana Chizh, Kaitlin M. Davies, Adam G. Easter, Kayla L. Forayter, Jasmine A. Haar, Austin T. Hadley, Tabitha E. Hardy, Melissa M. Irwin, Kaitlyn P. Jacobs, Cierra M. Leon Guerrero, Viktoriya N. Limonchenko, Keisha R. Luebbert-Kennedy, Michael E. Morrison, Louisa Nuffer, Rose C. Pak, Anna Primachenko, Sidney A. Ramos, Amy L. Roberts, Emily R. Rogers, Sabrina A. Sears, Kaleigh A. Shupe, Tashara B. Tavernier, Mikal A. Thames.

Excelsior High School

Baccalaureate: No. Graduation: 4 p.m. Friday, June 8, at Washougal High School's Washburn Auditorium, 1201 39th St., Washougal, with 10 graduates.

Honors: No.

Firm Foundation Christian High School

Graduation: Held May 18 in the school gymnasium, 19919 N.E. 107th Ave., Battle Ground, with six graduates.

Honors: Bethany J. Nelson is valedictorian, and Joshua T. Olson is salutatorian.

Columbia Adventist Academy

Baccalaureate: Held June 2 at Meadow Glade Seventh-day Adventist Church, 11001 N.E. 189th St., Battle Ground.

Graduation: Held June 3 at Meadow Glade Seventh-day Adventist Church, Battle Ground, with 20 graduates. Honors: Top student: Christopher Sanderson.

Columbia River High School

Baccalaureate: 2 p.m. Sunday, June 17, at J. Hoover Memorial Gymnasium, 800 N.W. 99th St.

Graduation: 8 p.m. Monday, June 18, at J. Hoover Memorial Gymnasium, with 265 graduates.

Honors: Kathryn Ann Cronin, Abigail Rose DeVito, Kenneth Isaac Dong, Elizabeth Ann Laughlin, Myra Cherise Lukens, Daniil S. Martyn, Elizabeth Anne Miranda, Joshua Thomas Nehnevaj, Jon Michael Rapacz, Daniel Scott Roberson, Jennifer Kay Rogers, Emma Brooke Rose, Josephine A. Sechrist.

Evergreen High School

Baccalaureate: 3 p.m. Sunday, June 10, at Evergreen High School gymnasium, 14300 N.E. 18th St. Graduation: 8:30 p.m. Thursday, June 14, at McKenzie Stadium, 2205 N.E. 138th Ave., with 432 graduates.

Fort Vancouver High School

Baccalaureate: 2 p.m. Sunday, June 17, at Fort Vancouver High School auditorium, 5700 E. 18th St.

Graduation: 8 p.m. Tuesday, June 19, at Fort Vancouver High School gymnasium, 5700 E. 18th St., with 283 graduates.

Honors: Top 5 percent of the class: Jena R. Hoffman, Oksana V. Chernovol, Damaris Brici, Connie Hu, Christopher J. Haslett, Mariya Y. Geleverg, Maiya M. Tikhonskat, Christopher Martinez, Brenda Garcia Gonzalez, Sydney L. Stockwell, Yayra A. Tamakloe, Karina G. Exton, Rigo I. Acevedo, Tiffany M. Rutherford, Jesse V. Barr.

49th Street Academy

Baccalaureate: No.

Graduation: On Jan. 30, Alisa Miller, Megan Sams and David Ables were the first students to graduate from the school.

On June 14, there will be a small graduation ceremony at the school, 14619 N.E. 49th St., Suite B, for two graduates, Darian Needs and Jesse Durr.

Hayes Freedom High School

Baccalaureate: No.

Graduation: 2 p.m. Saturday, June 16, at Liberty Middle School gymnasium, 1612 N.E. Garfield St., Camas, with 40 graduates.

Honors: No.

Heritage High School

Baccalaureate: 5 p.m. Sunday, June 10, at Heritage High School auditorium, 7825 N.E. 130th Ave.

Graduation: 8:30 p.m. Wednesday, June 13, at McKenzie Stadium, 2205 N.E. 138th Ave., with 400 graduates.

Honors: Top 5 percent of the class: Hoyoung Lee, Teresa R. Makar, Elizabeth M. Pring, Abby E. Knight, Danielle R. Moeller, Jocelyn T. Cole, Irene A. Zagorodny, Stefani K. Mammenga, Samantha D. Cousins, Zachary N. Hall, Emily N. Myers, Hailey M. Smith, Joshua W. Trumbull, Carli A. Pilcher, Ana-Maria Betea, Skyler J. Wilson, Brittany N. Norman, Sarah A. Johanson, Amanda L. Jefferies, Kristine T. Madsen, Caleb S. Baybayan, Brooklynn L. Altig, Amanda M. Vanmeter.

Hockinson High School

Baccalaureate: 7 p.m. Thursday, June 7, at Hockinson High School gymnasium, 16819 N.E. 159th St., Brush Prairie.

Graduation: 7 p.m. Friday, June 8, at the gymnasium, with 174 graduates.

Honors: Top 5 percent of the class: Emily Gunderson, Jenna Haagen, Collin Neuhauser, Sean Philbrook, Kate Lawrence, Caitlyn Kuntz, Kayleen Vail, Morgan Reese, Samantha Anders.

Hudson's Bay High School

Baccalaureate: 7 p.m. Tuesday, June 12, at Hudson's Bay High School gymnasium, 1601 E. McLoughlin Blvd.

Graduation: 8 p.m. Thursday, June 14, at Hudson's Bay High School gymnasium, with 362 graduates.

Honors: Top 5 percent of the class: Kyle Parsons, Naomi Kimball, Josh Ingebretson, Made Bode, Issac Chandler, JoHannah Joy, Angelina Espey, David Nguyen, Gabe Fockler, Luke Johnson, Sean Donahoue, Cory Stone, Irina Stelmakh, Trisha Horenstein, Madison Syverson, Jai Girod, Dayana Mora.

King's Way Christian School

Baccalaureate: No.

Graduation: 2:30 p.m. Saturday, June 9, at First Church of God, 3300 N.E. 78th St. This is the fourth graduation at the school, with 22 students. Honors: Jay Cornwell and Josh Hill are co-valedictorians.

La Center High School

Baccalaureate: Held June 3 in the commons at La Center High School, 725 Highland Road, La Center. Graduation: 7 p.m. Saturday, June 9, at La Center High School gymnasium, 725 Highland Road, La Center, with 89 graduates.

Honors: Lacey Dykgraaf is valedictorian, and Hanna Morris-Pinson is salutatorian.

Legacy High School

Baccalaureate: No.

Graduation: 5 p.m. Tuesday, June 12, at Union High School auditorium, 6201 N.W. Friberg Strunk St., Camas, with 50 graduates. Honors: No.

Lewis & Clark High School

Baccalaureate: No.

Graduation: 7 p.m. Monday, June 18, at Skyview High School, 1300 N.W. 139th St., with 100 graduates. Honors: No.

Mountain View High School

Baccalaureate: 4 p.m. Sunday, June 10, at the Mountain View High School auditorium, 1500 S.E. Blairmont Drive.

Graduation: 8 p.m. Tuesday, June 12 at McKenzie Stadium, 2205 N.E. 138th Ave., with 410 graduates. Honors: Top 5 percent of the class: Erin E. Altenhof-Long, Amanda X. Do, Justin J. Lee, Ella M. Melnik, Davin C. Gong, Miranda K. Passannante, Pavel N. Vasilyuk, Jon D. Youngs, Sean P. Furcron, Hannah J. Chong, Julie L. Flower, Gregory D. Schachterle, Natalie C. Howard, Hannah K. Van Dinter, Jallanie V. Negussie, Christopher R. Gaylor, Chen Chen, Paul L. Ueng, Krysta L. Brixey, Deborah L. Landers, Megan E. Runyan, Dylan M. Datloff.

Prairie High School

Baccalaureate: 3 p.m. Sunday, June 10, at the Prairie High School auditorium, 11500 N.E. 117th Ave. Graduation: 7 p.m. Wednesday, June 13, at Battle Ground High School gymnasium, 300 W. Main St., Battle Ground, with 299 graduates. Honors: Katie Pagel and Jamie Mackiewicz are valedictorians, and Jessica Mackiewicz is salutatorian.

Ridgefield High School

Baccalaureate: No.

Graduation: 7 p.m. Friday, June 8, at Ridgefield High School stadium, 2630 S. Hillhurst Road, Ridgefield, with 162 graduates.

Honors: Top 3 percent of the class: John Nguyen, Mckinzee Pachi, Arianne Swapp, Katherine Vance, Marissa Bruno, Daniel Palomaki and Tess Trosko.

River HomeLink High School

Baccalaureate: Held June 3 at City Bible Church, 14313 S.E. Mill Plain Blvd.

Graduation: 6:30 p.m. Friday, June 8, at Prairie High School auditorium, 11500 N.E. 117th Ave., with 27 graduates.

Honors: Maureen Fisher and David Soncrant are co-valedictorians.

Seton Catholic College Preparatory High School

Baccalaureate: Held June 1 at St. James Catholic Church, 218 W. 12th St.

Graduation: Held June 2 at St. Joseph Catholic Church, 400 S. Andresen Road. This is the first graduation at the school, with 16 students.

Honors: Top 5 percent of the class: Charles Robert Bonefeole, Tessa Lyn Littlefield.

Skyview High School

Baccalaureate: 2 p.m. Sunday, June 10, at Skyview High School auditorium, 1300 N.W. 139th St.

Graduation: 8 p.m. Friday, June 15, at Skyview High School gymnasium, 1300 N.W. 139th St., with 432 graduates.

Honors: Top 5 percent of the class: Kent W. Andreasen, Taylor Barrus, Heather Borrer, Conner Dodge, Clare Ellis, Matthew Fleischauer, Austin Gamble, David Garlington, Janelle Harriman, Ian Heffron, Rebecca Hilberg, Andrew Kimitsuka, Fred Lu, Gabriel Manske, Cassandra Ripley, Rebecca Sikora, Sheaffer Skadsen, Polly Sobeck, Tabitha Voshell, Hsuan-Ting Wu, Alexander Zwingli.

Stevenson High School

Baccalaureate: No.

Graduation: 4 p.m. Saturday, June 16, at Stevenson High School stadium, 390 N.W. Gropper Road, Stevenson, with 78 graduates.

Honors: Melanie Jakobs and Chase La Combe are valedictorians and Deanna Ryan is salutatorian.

Summit View High School

Baccalaureate: No.

Graduation: 6:30 p.m. Tuesday, June 12, at Prairie High School auditorium, 11500 N.E. 117th Ave., with 90 graduates.

Honors: No.

Union High School

Baccalaureate: 3 p.m. Sunday, June 10, at Union High School auditorium, 6201 N.W. Friberg Strunk St., Camas.

Graduation: 8:30 p.m. Monday, June 11, at McKenzie Stadium, 2205 N.E. 138th Ave., with 490 graduates.

Honors: Top 5 percent of the class: Kaylee Brent, Jessica Chow, Daniel Cohen, Megan Dacus, Christina Hsu, Kelly Keniston, Jordan Leble, Chi Lee, Jia-Yu Liu, Emily Lore, Tobias Martin, Niamh McCarthy, Meagan Merlino, Nikita Milani, Rebecca Moeller, Catherine Nguyen, David Orchard, Megan Schermerhorn, Katherine Tadlock, Kimberly Tadlock, Erica Tran, Philip Westphal, Felicia Williamson, Grace Xia, Ladan Yazdidoust, Minerva Zhou.

Vancouver Christian High School

Baccalaureate: No.

Graduation: 7 p.m. Friday, June 8, at Life Point Church, 305 N.E. 192nd Ave., with 27 graduates.

Honors: John Russell is valedictorian and Punnakarn "Pare" Kaikanokwong is salutatorian.

Vancouver School of Arts And Academics

Baccalaureate: No.

Graduation: 8 p.m. Tuesday, June 19, at Royal Durst Theatre, 3101 Main St., with 66 graduates.

Honors: Top 5 percent of the class: Mikylah Hunsaker, Natalee Hovee, Rebecca Myrie.

Washington State School For The Blind

Baccalaureate: No.

Graduation: 9:30 a.m. Friday, June 8, at Sherman Auditorium, 2214 E. McLoughlin Blvd., with 16 graduates.

Honors: Markus "Ziggy" Siegfried Reinhardt is valedictorian.

Washington School For The Deaf

Baccalaureate: No.

Graduation: 6:30 p.m. Wednesday, June 6, at Fort Vancouver High School auditorium, 5700 E. 18th St., with 17 graduates.

The auditorium at the School for the Deaf is currently undergoing renovation, so a different location was found for graduation.

Hattie Reich will give the opening address and Larry Petersen is the graduation speaker.

Washougal High School

Baccalaureate: 7 p.m. Monday, June 4, at Washburn Auditorium, 1201 39th St., Washougal.

Graduation: 7 p.m. Saturday, June 9, at Fishback Stadium, 1201 39th St., Washougal, with 165 graduates.

Honors: David Choi and Katherine Ladwig are co-valedictorians, and Jared Kasowski and Colton Sullivan are co-salutatorians.

Woodland High School

Baccalaureate: No.

Graduation: 7 p.m. Friday, June 8, at Woodland High School stadium, 757 Park St., Woodland, with 130 graduates.

Honors: Top 5 percent of the class: Rebecca Corey, Gabrielle DeBuse, Melodie Gilkerson, Kory Grell, Katelyn Hendrix, Star Preston, Jessica Watts.

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Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:13 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: tips for citizen comments on EIS's: dept of commerce - Lead Agency - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

FYI and for index. Thanks.

Oliver

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Monday, August 17, 2015 11:07 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: tips for citizen comments on EIS's: dept of commerce - Lead Agency - For the Public Record

Dear Councilors,

This informational document regarding SEPA and EIS explains that the Lead Agency is responsible for the information in an EIS. They are the agency who determines any adverse environmental impacts of any project and shares it with other agencies. In Clark County's case, that agency is Community Planning. Therefore, if adverse impacts are claimed for Alternative 4, it is because that lead agency has made that decision. To have spent \$140,000 of taxpayers money to send the EIS to a company called ESA, to only have them say what staff wants said, is a waste of money. Staff could have just as well said it here in Clark County, Nonetheless, their information is incomplete or inaccurate and paints a picture that all's well with a do nothing plan. That picture couldn't be further from the truth.

Sincerely,

Carol Levanen, Ex.Secretary, CCCU, Inc.

----- Forwarded Message -----

From: Carol Levanen <cnldental@yahoo.com>
To: Jeanne Stewart <jeanne.stewart@clark.wa.gov>; Tom Mielke <tom.mielke@clark.wa.gov>; David Madore <david.madore@clark.wa.gov>; Oliver Orjiako <oliver.orjiako@clark.wa.gov>
Sent: Monday, August 17, 2015 12:10 PM
Subject: Fw: tips for citizen comments on EIS's: dept ofcommerce - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Monday, August 17, 2015 11:53 AM
Subject: tips for citizen comments on EIS's: dept ofcommerce

<http://www.ecy.wa.gov/programs/sea/sepa/citizensguide/citizensguide.htm>

Sent from Windows Mail



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Citizen's Guide to SEPA Review and Commenting

What is SEPA?

The State Environmental Policy Act (SEPA) provides a way to identify possible environmental impacts that may result from governmental decisions. These decisions may be related to issuing permits for private projects, constructing public facilities, or adopting regulations, policies or plans.

The SEPA Rules establish the requirements for conducting environmental review of a proposal. Information provided during the SEPA review process helps agency decision-makers, applicants, and the public understand how a proposal will affect the environment. This information can be used to change a proposal to reduce likely impacts, or to condition or deny a proposal when adverse environmental impacts are identified.

Who does SEPA review?

SEPA applies to decisions by every state and local agency within Washington State, including state agencies, counties, cities, ports, and special districts (such as a school or water district). One agency is usually identified as the "lead agency" for a specific proposal. The lead agency for most private projects will be the city or county where the project is located. For public projects, the lead agency will be the agency proposing the project.

The lead agency is responsible for identifying and evaluating the potential adverse environmental impacts of a proposal. This evaluation is documented and, in most cases, sent to other agencies and the public for their review and comment.

What is the SEPA review process?

SEPA environmental review usually starts when:

- Someone submits an application to an agency for a license to construct a private project, such as an office building, a grocery store, or an apartment building;
- An agency is considering construction of a public project, such as a new school, a highway, or a water pipeline; or
- An agency is developing a regulation, policy, or plan, such as a county or city comprehensive plan, a critical area ordinance, or a state water quality regulation.
- Some minor projects do not require environmental review, so the lead agency will first decide if environmental review is needed. If the proposed project is the type of project that has been "categorically exempt" from SEPA review, no further environmental review is needed.

If the proposed project is not exempt, the applicant will usually be asked to fill out an "environmental checklist". This checklist asks questions about the proposal and its potential impacts on the environment. The elements of the environment that will be evaluated include earth, air, water, plants, animals, energy, environmental health, land use, transportation, public services, and utilities.

After the checklist has been completed, the lead agency will review the checklist and other information about the proposal. If the lead agency needs additional information to evaluate the proposal, they may ask the applicant to conduct studies, such as a traffic study, or a study to determine if there are wetlands on the project site, etc. The lead agency and applicant may also work together to change the proposal to reduce likely environmental impacts.

If the lead agency has enough information to determine that the proposal is unlikely to have a significant adverse environmental impact, the agency will issue a determination of nonsignificance (DNS). If the information indicates the proposal is likely to have a significant adverse environmental impact, the lead agency will require the preparation of an environmental impact statement (EIS). The EIS will include an evaluation of alternatives to the proposal and measures that would eliminate or reduce the likely environmental impacts of the proposal.

How is SEPA used in Decision making?

The DNS or EIS prepared by the lead agency will provide information to all agencies that must approve the proposal. The agency decision-makers will consider the environmental information along with technical, economic, and other information about the proposal as they decide whether or not to approve the proposal.

SEPA gives agencies authority to condition a proposal when specific adverse environmental impacts are identified in the DNS or EIS. For example, if an EIS indicates the proposal will damage a wetland, the agency decision-maker may require the applicant to change his proposal so that no construction will be done within one hundred feet of the wetland.

In rare cases, an agency may deny a proposal when an EIS shows that the proposal is likely to have significant adverse environmental impacts that cannot be reduced to an acceptable level.

Relationship to other laws

The environmental review process in SEPA is designed to work with other laws and regulations to provide a comprehensive review of a proposal. Most regulations focus on particular aspects of a proposal, while SEPA requires the identification and evaluation of probable impacts to all elements of the environment.

SEPA gives agencies supplemental authority to condition or deny a proposal when other laws and regulations do not provide adequate environmental protection. To use this authority, agencies must have adopted SEPA policies and the DNS or EIS must show that the proposal will have an adverse environmental impact that will not be mitigated under the requirements of other local, state, or federal requirements.

The Growth Management Act (GMA)

As more cities and counties are planning under Growth Management Act, Chapter 36.70A RCW, many environmental concerns are being considered during the development of plans and the implementing regulations. Under GMA, cities and counties adopt policies, plans, and regulations to manage land use, environmental resources, and other aspects of growth within their jurisdiction. Environmental review at the planning stage allows the GMA city or county to analyze impacts and determine mitigation system-wide, rather than project by project. Many environmental issues addressed under these planning stages cannot be reconsidered or appealed during later project review. For more information on GMA, visit the [Office of Community Trade and Development's website](#).

Local Project Review Act

GMA cities and counties must also comply with the Local Project Review Act, Chapter 36.70B RCW, which provides an integrated project review process. This process combines project review with SEPA environmental review. Requirements include providing early public notice of project proposals, completing review within 120 days after an application is determined complete, and combining permit and SEPA administrative appeals.

Commenting

Many SEPA documents have a comment period that allows the public, tribes, and other agencies to comment on the proposal and its potential environmental impacts. This comment period is your opportunity to tell the lead agency what your concerns are about the proposal.

When a chance to comment on a SEPA document is missed or ignored, the opportunity to have a beneficial effect on the proposal is often lost. Comments can provide the lead agency with missing information on the proposal and/or provide input on possible mitigation or alternatives.

Are oral or written comments better?

The lead agency may accept only written comments or they may hold a public meeting or hearing to allow oral comments to be heard. Submitting comments in writing gives the commenter assurance that an accurate record of their concerns has been made a part of the record, and is the most common method of commenting on a proposal. Oral comments allow you to share your views in a public forum. During a public hearing your comments will be recorded exactly. Public meetings may be less formal, and an exact record may not be taken.

When to comment

It is common—and valuable—for citizens to comment on proposed projects in their community. It has also become increasingly important to review and comment on nonproject proposals. These include the adoption of local comprehensive plans, subarea plans, critical area ordinances, development regulations, etc. Rules or plans and their implementing regulations are likely to have a much more widespread influence on the community since all future

development can be affected. (See also the section on "Relationship with other laws.")

An opportunity to comment is usually provided for the following types of documents. The type of document(s) issued for a specific proposal will depend on the proposal and the requirements of the lead agency. Some proposals may have multiple opportunities to comment, while others will have only one comment period.

Notice of Application (NOA): Cities and counties planning under the Growth Management Act are required to issue a notice of application for many projects. The NOA provides an early opportunity for other agencies and the public to review and comment on a project. It is important to comment on the NOA if you have concerns about a proposal, since it is sometimes the only opportunity to comment. Also, the NOA is issued early in the review process when comments can be given greater consideration.

Determination of Nonsignificance (DNS): The lead agency issues a determination of nonsignificance when they believe a proposal is not likely to have a significant adverse impact on the environment. A 14-day comment period is required for some DNSs, but not all. (For more information on when a comment period is required on a DNS, see WAC 197-11-340(2).)

Determination of Significance/Scoping Notice (DS/Scoping): When a proposal is likely to have a significant adverse impact on the environment, the SEPA lead agency will issue a determination of significance and asks other agencies, tribes and the public to comment on the proposal and what should be analyzed in the environmental impact statement. After considering any comments, the lead agency will decide what to include in the environmental impact statement.

Draft Environmental Impact Statement (EIS): The purpose of an EIS is to provide the public and agency decision-makers with information on likely significant adverse environmental impacts of a proposal, as well as reasonable alternatives and other mitigation measures to reduce those impacts. The draft EIS is circulated so that the public and other agencies are given an opportunity to comment on the accuracy and content of the EIS before it is finalized.

Final Environmental Impact Statement: The final EIS includes responses to the comments made on the draft EIS. There is no comment period for a final EIS, although there is a 7-day waiting period before agencies are allowed to issue any permits or approvals for the proposal.

What comments are helpful?

Comments in the following areas are particularly valuable:

- Any inaccuracies in the environmental checklist, EIS, or other

documentation;

- Areas of potential environmental impact that have not been identified;
- Adverse environmental impacts that have not been adequately addressed;
- Possible mitigation measures that could or should be added to the proposal;
- Reasonable alternatives to the proposal;
- The need for additional study(ies);
- The merits of the alternatives and mitigation measures considered in the document; and
- Reasons that a determination of nonsignificance is not appropriate and that an environmental impact statement (EIS) should be prepared.

Other tips

It is important to remember that your goal is to communicate your concerns. If you fail to make yourself both understandable and believable, then your message is likely to be wasted.

Be clear, concise, and organized. Decide what you need to say before you begin. Developing an outline, if you have a number of points, is a good idea to help you group your comments in a logical order. Jumping back and forth between several topics reduces the impact of your argument.

Be specific. Saying that you are against a project will not have as much effect as saying why. It is always a good idea to give as much support as possible to your comments. Include as much factual information as possible. For instance, you can compare how things were, to how they are, to how you believe they will be in the future—and why. Referring to the comprehensive plan (if your community has one), development regulations, information on similar projects or situations, or other environmental laws and/or documents can also be helpful. It is important to be as accurate as possible.

Identify possible solutions. Suggestions on reasonable mitigation (conditions to avoid, minimize, or reduce adverse impacts) may help shape a questionable project into a welcome addition to a community. After identifying your concern, whenever possible, suggest possible solutions.

Agency consideration of comments

The SEPA lead agency must consider any comments submitted during the comment period on a SEPA document. What they do with the comments will depend, in part, on the type of SEPA document.

Determination of nonsignificance – The lead agency is not required to respond to individual comments. Depending on the information in the comment letters, the lead agency may decide to modify the DNS, or withdraw the DNS and require additional

review.

Scoping notice – Comments submitted on a scoping notice will help the lead agency identify issues to be evaluated in the environmental impact statement. There is no requirement for the lead agency to respond to individual comments, but some agencies prepare a summary of the comments.

Draft environmental impact statements – Comments received on a draft EIS must be included in the final EIS along with a response by the lead agency.

Public notice

Many SEPA documents require a public comment period. When a comment period is required, the lead agency must give public notice and make the document available. In addition, all SEPA documents with a comment period must be sent to the Department of Ecology and are published in the SEPA Register. The SEPA Register is on the Internet at

<http://apps.ecy.wa.gov/sepa/>.

Agencies adopt public notice procedures as part of their agency rules for the implementation of SEPA. To better monitor development in your community, you should contact your local agency to find out what method(s) they use to give public notice. Examples of reasonable methods include (but are not restricted to):

- Posting notice on the property;
- Publishing in a paper of general circulation in the area where the proposed project will be located;
- Notifying public or private groups with interest in the proposal;
- Publishing notice in regional, neighborhood, ethnic, or trade journals;
- Issuing a news release; or
- Publishing notice in an agency newsletter.

Appeals

Administrative appeals

Agencies have the option of providing a SEPA administrative appeal process. If the agency offers an administrative appeal, the procedures and requirements for appealing will be identified in the agency's SEPA procedures. You may want to request a copy of the lead agency's SEPA procedures to determine whether an administrative appeal is available, the method the lead agency will use to notify the public of the appeal, how and when an appeal can be filed, and what will be considered.

A SEPA administrative appeal must be heard at an open record hearing—where evidence and testimony may both be submitted. Normally cities and counties are limited to one open record hearing and one closed record appeal.

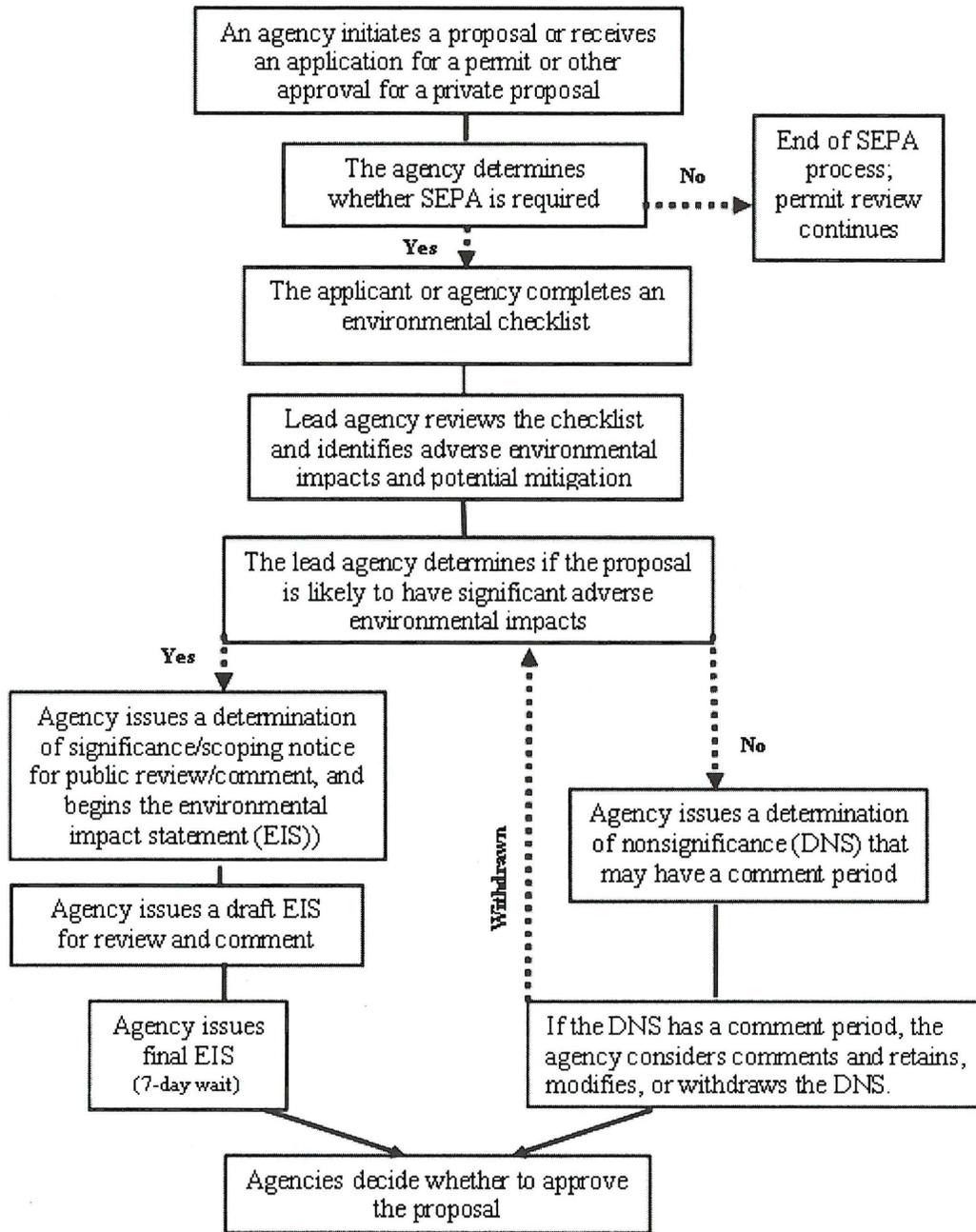
Judicial appeals

In addition to administrative appeals, SEPA provides for judicial appeals—an appeal heard in the courts. When available, the administrative appeal process must be completed before filing a judicial appeal. Any judicial appeal of SEPA issues must be combined with the appeal of the underlying government action (such as a building permit for a private project, the adoption of a comprehensive plan or development ordinance, etc.).

Additional Information

This document provides a brief overview of SEPA. Specific requirements are contained in SEPA (Chapter 43.21C RCW) and the SEPA Rules (Chapter 197-11 WAC). Additional guidance is also provided in the SEPA Handbook. Although the SEPA Handbook is designed primarily for agency staff conducting SEPA review and decision-makers, you may find the information useful.

SEPA REVIEW PROCESS



For questions or comments concerning SEPA, please e-mail the SEPA Unit or call (360) 407-6922.

[Return to the SEPA homepage.](#)

This page was last updated on May 17, 2004

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:17 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: 2015 Clark County High School graduation class numbers - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

More!

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Monday, August 17, 2015 1:13 PM
To: Madore, David; Stewart, Jeanne; Mielke, Tom; Orjiako, Oliver
Subject: 2015 Clark County High School graduation class numbers - For the Public Record

5,749 students graduated fro Clark County High Schools in 2015.

[2015 graduation season commences in Clark County](#)

2015 graduation season commences in Clark County

By The Columbian

Published: June 1, 2015, 6:00 AM

Another graduation season is upon us. In the next three weeks, more than 5,000 Clark County high school seniors will take their culminating walk across the stage into a new phase of their lives.



Most of the Class of 2015 was born in 1997 and 1998. A gallon of unleaded gas cost \$1.22 at Clark County pumps back then. A typical home in Vancouver or Hazel Dell sold for \$150,000.

Bill Clinton was sworn in for a second term in 1997. That was the year Princess Diana was killed in the Paris car crash. "Titanic" was the big movie that Christmas, and the first Harry Potter book was released, though it didn't come to the United States until '98.

Most members of the Class of 2015 were preschoolers when the Sept. 11 terror attacks occurred, and even many of their parents would struggle to recall the May 1980 eruption of Mount St. Helens or Ronald Reagan's presidency.

In the coming months, these new graduates will follow familiar patterns as they go off to college, enter the military, undertake a church mission or enter the workforce full-time. They'll become truckers, and dentists and sales reps. Some might end up with careers that aren't yet invented.

On Sunday, The Columbian spotlighted [a sample of this year's outstanding graduates](http://www.columbian.com/news/2015/may/31/graduation-2015-6-who-stand-out-clark-county/) (<http://www.columbian.com/news/2015/may/31/graduation-2015-6-who-stand-out-clark-county/>). Today, we list the commencements and baccalaureates, along with honor graduates, of all Southwest Washington high schools. Most importantly, we send our best wishes to the Class of 2015.

Good luck. The world is waiting.

Battle Ground High School

Baccalaureate: None.

Graduation: 7 p.m. Wednesday, June 10, large gym (The Cage), 300 W. Main St., Battle Ground, with 475 graduates.

Honors: Jacob Kulla, Kira O'Connor, Kyla Pohl, Danielle Russell are co-valedictorians. Hallie Wyles is salutatorian.

The Bridges Academy

An alternative school, operated by Educational Service District 112 and housed at the Clark County Skills Center, 12200 N.E. 28th St., Vancouver.

Baccalaureate: None

Graduation: 7 p.m. Monday, June 8, ESD 112 conference room, 2500 N.E. 65th Ave., with six graduates.

Honors: None.

CAM High School

Baccalaureate: 3 p.m. Sunday, June 7, Battle Ground Baptist Church, 1110 N.W. Sixth Ave., Battle Ground.

Graduation: 7 p.m. Friday, June 12, at Prairie High School, 11311 N.E. 119th St., Vancouver, with 52 graduates.

Honors: Co-valedictorians: Christopher Mackie, Kaitlin Pankratz and Alexandra Probst.

Camas High School

Baccalaureate: 7 p.m. Wednesday, June 10, Grace Church, 717 S.E. Everett Road, Camas.

Graduation: 7:15 p.m. Friday, June 12, Doc Harris Stadium, 1125 N.E. 22nd Ave., Camas, with 475 graduates.

Honors: Reesab Pathak is valedictorian and Yun Teng is salutatorian.

Cedar Tree Classical Christian

Baccalaureate: None.

Graduation: 7 p.m. Thursday, June 4, Glenwood Community Church, 12201 N.E. 72nd Ave., Vancouver, with five graduates.

Honors: Sarah Sheets is valedictorian.

Clark County Skills Center

Baccalaureate: None.

Graduation: Each program has its own event. Seniors return to home school for graduation.

Columbia Adventist Academy

Baccalaureate: 11 a.m. Saturday, June 6, Meadow Glade Adventist Church, 11001 N.E. 189th St., Battle Ground.

Graduation: 10 a.m. Sunday, June 7, Meadow Glade Adventist Church, with 27 graduates.

Honors: Top students are Lindsey Shearer and Austin Parrish.

Columbia River High School

Baccalaureate: 2 p.m. Sunday, June 7, J Hoover Gym, Columbia River High School, 800 N.W. 99th St., Hazel Dell.

Graduation: 8 p.m. Wednesday, June 10, J Hoover Gym, Columbia River High School, with 320 graduates.

Honors: Top 5 percent of the class: Jason Christian Anderson, Ryan Daniel Boe, Kellan Michael Bortz, Mariko Sue Chopp, Abigail Nicole Corlett, Ruby Kathryn Davis, Liliana Gabriela Delgadillo, Rebecca Emma Duncan, Jessica Nneoma Ekeya, Gabriel Robert Evenson, Jennifer Ann Ferina, MaKenzie Paige Fockler, Sarah Emily Furth, Bryce Allan Masahide Hackett, Daniel Edward Nehnevaj, Allyse Christina Ripley.

Evergreen High School

Baccalaureate: None.

Graduation: 8:30 p.m. Monday, June 15, McKenzie Stadium, 2205 N.E. 138th Ave., Vancouver, with 415 graduates.

Honors: Top 5 percent: Matthew Arnett, Brittney Baird, Jennifer Breaker, Brant Buchanan, Kaleb Burris, Genevieve Cammer, Arnold Castro, Irina Chizh, Janet Duong, Yen Hoang, Danielle Lorange, Chevis Marques, Denisha Mataia, Rebecca Mattson, Mckay Morgan, Lily Nguyen, Leanne Nguyen, Jessica Orleva, Bailey Simms, Keilea Swearingen, Hailey Vandemarr, Schubert Kent Yu, Maria Zheleznov.

Excelsior High School

Baccalaureate: None.

Graduation: 4 p.m. Friday, June 12, Washougal High School Washburn Performing Arts Center, 1201 39th St., Washougal, with 33 graduates.

Honors: None.

Firm Foundation Christian School

Baccalaureate: None.

Graduation: Was Friday, May 29, Firm Foundation gymnasium, 1919 S.W. 25th Ave., Battle Ground, with seven graduates.

Honors: Aleeah Johnson is valedictorian.

Fort Vancouver High School

Baccalaureate: 6:30 p.m. Thursday, June 11, Fort Vancouver High School auditorium, 5700 N.E. 18th St., Vancouver.

Graduation: 8 p.m. Friday, June 12, Fort Vancouver High School auditorium, with 265 graduates.

Honors: Top 5 percent of the class: Arina Cheptea, Haley Hanns, Emily Hengstler, Wendy Hsei, Alexandra Johnson, Mandeep Kaur, Cassandra Lea, Jennifer Lopez, Emma Nellor, Tina Nguyen, Liya Savochka, Holly Ta, Lilian Tran, Jessica Waleske, Austyn Young.

49th Street Academy

14619 N.E. 49th St., Suite B, Vancouver. A transition school that accepts students from kindergarten through age 21.

Graduation: Students will graduate with their home schools.

Hayes Freedom High School

Baccalaureate: None.

Graduation: 2 p.m. Saturday, June 13, Liberty Middle School gymnasium, 1612 N.E. Garfield St., Camas, with 35 graduates.

Honors: None.

Henrietta Lacks Health and Bioscience High School

9105 N.E. Ninth St., Vancouver. School accepts students in ninth through 12th grades.

Graduation: No graduates this year.

Heritage High School

Baccalaureate: 5 p.m. Sunday, June 7, Heritage High School auditorium, 7825 N.E. 130th Ave., Vancouver.

Graduation: 8:30 p.m. Thursday, June 11, McKenzie Stadium, 2205 N.E. 138th Ave., Vancouver, with 416 graduates.

Honors: Top 5 percent of the class: Sooah Choi, Robert Edward Minneker, Andrey Benjamin Bobrik, Amanda Mar, Christopher James Kites, Jeffrey Wu, Anastassia Sophia Penttila, Joshua Lee Frazier, Elizabeth Ann Cusanelli, Crystal Dawn Blacker, Zachary David Bocanegra, Dmitriy V. Ivanchuk, Jarod C. Luedecker, Brandon Erin Hatch, Melissa Ann Bailey, Shaylin Deann Reynolds, Hayley Renee Wulf, Danika Layne Roland, Christine Nguyen, Christopher Adam Eirhart, Jonathan Reed Cavitt, Brooke Anne Brown.

Hockinson High School

Baccalaureate: 7 p.m. Thursday, June 11, Hockinson High School gymnasium, 16819 N.E. 159th St., Brush Prairie.

Graduation: 7 p.m. Friday, June 12, Hockinson High School gymnasium, with 160 graduates.

Honors: Top 5 percent: Hannah Ballo, Zachary Barclay, Jack Bloss, Joshua Carter, Emmah Ferguson, Trace Jacquot, Lyndee Johns, Hailey Kirsch, Joshua Koehler, Michael Phillips, Brian Prigmore, Alicia Stark.

Hudson's Bay High School

Baccalaureate: None.

Graduation: 8 p.m. Wednesday, June 10, Hudson's Bay High School gymnasium, 1601 E. McLoughlin Blvd., Vancouver, with 270 graduates.

Honors: Top 5 percent: Saul A. Paez Martinez, Hunter L. Simpson, Joselyn Rojas, Ariele M. Retherford, Courtney N. Doner, Elexis E. Eakin, Dat T. Vo, Cinthia A. Huizar-Bramasco, Newalla J. Comstock, Tyra Hardin, Ashley M. Beard, Alexander D. Embleton.

King's Way Christian School

Baccalaureate: 11 a.m. Sunday, June 7, Vancouver First Church of God, 3300 N.E. 78th St., Vancouver.

Graduation: 1 p.m. Saturday, June 13, Vancouver First Church of God, with 32 graduates.

Honors: Emily Dick, Rebekah Gillock, Teagan Haden and Sarah Seydlitz are co-valedictorians.

La Center High School

Baccalaureate: Was Sunday, May 31, La Center High School Commons, 725 N.E. Highland Ave., La Center.

Graduation: 7 p.m. Saturday, June 6, La Center High School gymnasium, with 98 graduates.

Honors: Valedictorian is Emily Muffett, and salutatorian is Max Hiller.

Legacy High School

Baccalaureate: None.

Graduation: 5 p.m. Thursday, June 11, Union High School auditorium, 6201 N.W. Friberg-Strunk St., Camas, with 22 graduates.

Honors: None.

Vancouver Flex Academy

(formerly Lewis and Clark High School)

Baccalaureate: None.

Graduation: 7 p.m. Thursday, June 11, Fort Vancouver High School, 5700 N.E. 18th St., Vancouver, with 20 graduates.

Honors: None.

Mountain View High School

Baccalaureate: 4 p.m. Sunday, June 7, Mountain View High School auditorium, 1500 S.E. Blairmont Drive, Vancouver.

Graduation: 8:30 p.m. Wednesday, June 10, McKenzie Stadium, 2205 N.E. 138th Ave., Vancouver, with 471 graduates.

Honors: Top 5 percent: Parker Anderson, Savannah Ard, Mark Bajtay, Brittany Beaudoin, Jonathan Bush, Yu-Ting Chiu, John Correy, Lauren Cushner, Carter Danforth, Cole Demert, Ian Douglas, Rachel Graves, Angelica Harig, Neila Hashimee, Ritika Jain, Anna Klug, Heather Klug, Emily Leland, Peter Lu, Alina Melnik, Brady Petrik, Peter Prescott, Carole Salmo, Abigail Sloan, Nolan Strait, Brigitta Teuscher, Megan Waller, Jessica Wilmoth, Daniel Wu, Christopher Xue, Hanna Youn.

Prairie High School

Baccalaureate: Was Sunday, May 31, Prairie High School auditorium, 11311 N.E. 119th St., Brush Prairie.

Graduation: 7 p.m. Thursday, June 11, Battle Ground High School gymnasium, 300 W. Main St., Battle Ground, with 343 graduates.

Honors: Michaela Bruns and Jamie Ferris are co-valedictorians; salutatorian is McKenna Harshbarger.

Ridgefield High School

Baccalaureate: None.

Graduation: 7 p.m. Friday, June 12, Ridgefield High School stadium, 2630 S. Hillhurst Road, Ridgefield, with 140 graduates.

Honors: Top 3 percent of the class: Bridget Beatson, Bailey Smithline, Abigail Smithline, Kaylene Brink, Rena Jones and Taylor Holeman.

River HomeLink High School

Baccalaureate: Was Sunday, May 31, North Creek Church, 811 N.E. 88th Circle, Vancouver.

Graduation: 7 p.m. Friday, June 5, Prairie High School, 11311 N.E. 119th St., Brush Prairie, with 63 graduates.

Honors: Co-valedictorians are Brittany Curtiss and Richard Boneksi III. Salutatorian is Rachel Mayolo.

Seton Catholic College Prep

Baccalaureate: Was Sunday, May 31, Holy Redeemer Catholic Church, 17010 N.E. Ninth St., Vancouver.

Graduation: 6 p.m. Monday, June 1, St. Joseph Catholic Church, 400 S. Andresen Road, Vancouver, with 40 graduates.

Honors: Mason Bruce, Meg Spencer.

Skyview High School

Baccalaureate: 2 p.m. Sunday, June 7, Skyview auditorium, 1300 N.W. 139th St., Salmon Creek.

Graduation: 8 p.m. Friday, June 12, Skyview auditorium, with 513 graduates.

Honors: Top 5 percent: Aaron Abeson, Joseph Bean, Megan Condon, Katherine Cooke, Lauren Ho, Dakota Hunsaker, Nolan Kiem, Tiana Klutz, Rowyn Lea, Andrew Lim, Emily McKinney, Jamie McMullen, Megan Paluck, Jessica Reschke, Elizabeth Rowe, Samir Sen, Alexander Sheppert, Shelby Sherman, Mikayla Sieck, Alexis Smith, Sydnee Smith, Caroline Vance, Nathan Wreggit.

Stevenson High School

Baccalaureate: None.

Graduation: 2 p.m. Saturday, June 6, Stevenson High School, 390 N.W. Gropper Road, Stevenson, with 68 graduates.

Honors: Audriane Shipman-Kardinal is valedictorian and Savanna O'Mahoney and Jacob Isaacson are co-salutatorians.

Summit View High School

Baccalaureate: None.

Graduation: 6:30 p.m. Tuesday, June 9, Prairie High School, 11311 N.E. 119th St., Brush Prairie, with 101 graduates.

Honors: None.

Union High School

Baccalaureate: 3 p.m. Sunday, June 14, Union High School auditorium, 6201 N.W. Friberg-Strunk St., Camas.

Graduation: 8:30 p.m. Tuesday, June 16, McKenzie Stadium, 2205 N.E. 138th Ave., Vancouver, with 537 graduates.

Honors: Top 5 percent of class: Shelby Bafus, Lauren Birch, David Buehler, Nicole Carlson, Treyton Chambers, Victor Chang, Zhengyi Chen, Christina Chow, Grace Davis, Dana Fulk, Dominic Gianatassio, Kaitlyn Goertzen, Kristi Gowans, Hannah Haney, Isabelle Hansen, Nolan Henry, Madisen Hess, Wen Le Hong, Eric Hou, Emily Jackson, Cristen Jansson, Maja Jelic, Pauline Kim, Michael Kinkley, Rebecca Lampman, Delaney Lindahl, Haruka Maeda, Emma Martin, Madeline Mckinnon, Tate Nelson, Emily Nguyen, Katie Perkins, Daniel Rodricks, Megan Rosenkranz, Kashala Russell, Sanjay Sampath, Angela Schroeder, Joshua Shepherd, Madeline Shoup, Zachary Thomas, Brittni Weimerskirch, Kathryn Winburne, Susan Zou.

Vancouver iTech Prep

2901 Falk Road, Vancouver.

Graduation: None this year. (Only had 10th- and 11th-grade students in 2014-2015.)

Vancouver School of Arts and Academics

Baccalaureate: None.

Graduation: 8 p.m. Thursday, June 11, Royal Durst Auditorium, 3101 Main St., Vancouver, with 64 graduates.

Honors: Top 5 percent: Vanessa Hunt, Rebecca Steele and Lerzan Cengiz.

Washington State School for the Blind

Baccalaureate: None.

Graduation: 9:30 a.m. Friday, June 5, Sherman Auditorium, 2214 E. 13th St., Vancouver, with eight graduates.

Honors: None.

Washington School for the Deaf

Baccalaureate: None.

Graduation: 6:30 p.m. Thursday, June 11, George B. Lloyd Auditorium, 611 Grand Blvd., Vancouver, with 12 graduates.

Honors: None.

Washougal High School

Baccalaureate: 6:30 p.m. Wednesday, June 10, Washburn Auditorium, 1201 39th St., Washougal.

Graduation: 5:30 p.m. Saturday, June 13, Fishback Stadium, 1201 39th St., Washougal, with 187 graduates.

Honors: Madeline M. Gregory, Adam J. Krout, Paige N. Moore, Jacqueline J. Steffanson are co-valedictorians and Alexandra S. Carstens is salutatorian.

Woodland High School

Baccalaureate: 3 p.m. Sunday, June 7, Woodland High auditorium, 757 Park St., Woodland.

Graduation: 7 p.m. Friday, June 12, Woodland High stadium, 757 Park St., Woodland, with 143 graduates.

Honors: Top 5 percent of class: Adeline Dinehart, Ryan Forcier, Amanda Gilkerson, Hunter King, Ryan Sturdivan, William Trevena, Virn Warndahl and Matthew Young.

— *Compiled by Kay Richardson, Columbian staff writer*

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[BLOGS \(HTTP://BLOGS.COLUMBIAN.COM\)](http://blogs.columbian.com)



Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 2:19 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: ARTICLE IV. - ENVIRONMENTAL IMPACT STATEMENT (EIS) | Code of Ordinances | Spokane County, WA | Municode Library

Follow Up Flag: Follow up
Flag Status: Completed

FYI and for index!

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Monday, August 17, 2015 12:09 PM
To: Madore, David; Mielke, Tom; Stewart, Jeanne; Orjiako, Oliver
Subject: Fw: ARTICLE IV. - ENVIRONMENTAL IMPACT STATEMENT (EIS) | Code of Ordinances | Spokane County, WA | Municode Library

FOR THE PUBLIC RECORD

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Monday, August 17, 2015 10:34 AM
Subject: ARTICLE IV. - ENVIRONMENTAL IMPACT STATEMENT (EIS) | Code of Ordinances | Spokane County, WA | Municode Library

“responsible official ensures the EIS is written in a responsible manner”

[ARTICLE IV. - ENVIRONMENTAL IMPACT STATEMENT \(EIS\) | Code of Ordinances | Spokane County, WA | Municode Librar](#)

https://www.municode.com/library/wa/spokane_county/codes/code_of_ordinances?nodeId=TIT11EN_CH11.10STENPOAC_ARTIVENIMSTEI

Sent from Windows Mail

ARTICLE IV. - ENVIRONMENTAL IMPACT STATEMENT (EIS)

11.10.110 - Purpose of this article and adoption by reference.

This article contains the rules for preparing environmental impact statements. *Spokane County* adopts the following sections by reference, as supplemented by this article.

<u>WAC</u>	
197-11-400	Purpose of EIS.
197-11-402	General requirements.
197-11-405	EIS timing.
197-11-408	Scoping.
197-11-410	Expanding scoping.
197-11-420	EIS preparation.
197-11-425	Style and size.
197-11-430	Format.
197-	Cover letter or memo.

11-435	
197-11-440	EIS contents.
197-11-442	Contents of EIS on nonproject proposals.
197-11-443	EIS contents when prior nonproject EIS.
197-11-444	Elements of the environment.
197-11-448	Relationship of EIS to other considerations.
197-11-450	Cost/benefit analysis.
197-11-455	Issuance of DEIS.
197-11-460	Issuance of FEIS.

(Res. 02-1098 Attachment A (part), 2002; Res. 84-0823 Attachment A (part), 1984)

11.10.120 - Preparation of EIS—Additional consideration.

- (a) Preparation of the draft and final EIS (DEIS and FEIS) and a draft and final Supplemental EIS (SEIS) is the responsibility of the lead agency under the direction of the responsible official. No matter who participates in the preparation of the EIS, it is the EIS of *Spokane County*. The responsible official shall be satisfied that the EIS complies with the provisions of the ordinance codified in this chapter and WAC Chapter 197-11 before issuing the EIS.

- (b) The DEIS and FESIS or draft and final SEIS shall be prepared by *Spokane County* staff, the applicant or its agent, or by an outside consultant retained by either an applicant or the lead agency.
- (1) For public projects, the responsible official shall determine when an outside consultant should prepare the EIS based on available staff, expertise, resources and public interest to adequately assess and evaluate the impacts of the projects.
 - (2) For projects initiated by a private applicant, the preparation of an EIS shall be under the direction of the responsible official. The responsible official shall notify the applicant of the procedures for an EIS preparation, including approval of the DEIS, FEIS and SEIS prior to distribution. All costs of preparing the EIS shall be borne by the applicant.
- (c) If a person other than the lead agency is preparing the EIS, the responsible official shall:
- (1) Assure that the EIS is prepared in a responsible manner and with appropriate methodology;
 - (2) Be responsible for scoping and preparation of a scoping report pursuant to WAC 197-11-408 (the responsible official may include consultants in the scoping process);
 - (3) Coordinate any areas of research and examination to be undertaken, as well as the organization of the resulting document;
 - (4) Meet with the persons preparing the EIS and review draft sections of the EIS to assure the completeness, accuracy, and objectivity, of the EIS;
 - (5) Allow any person preparing an EIS access to all relevant public records of the lead agency, pursuant to RCW Chapter 42.17 (Public Disclosure and Public Records Law);
 - (6) Assist in obtaining any information on file with another agency that is needed by the person preparing the EIS.
- (d) The lead agency may require an applicant to provide information the lead agency does not possess, including specific investigations. However, the applicant is not required to supply information that is not required under the ordinance codified in this chapter or that is being requested from another agency. (This does not apply to information the lead agency may request under another ordinance or statute.)
- (e) Any person, firm, or corporation assisting in the preparation of an EIS for private projects shall have expertise and experience in preparing environmental impact statements and shall be approved in writing by the responsible official before participating in the EIS process. The lead agency may create and maintain an EIS list of Qualified Consultants to assist in determining the expertise and experience of consultants using, but not limited to, the following procedures.
- (1) Annually or biannually placing a legal notice in the County's official newspaper requesting statement of qualifications (SOQ). Interested consultants will be required to submit an application package for consideration to be placed on the list.
 - (2) *Spokane County* will review the SOQs and place those consultant firms who are determined to meet the minimum qualifications on the list. Those qualifications include, but are not limited to:
 - (A) Possessing a thorough and comprehensive knowledge of the procedural and substantive requirements of SEPA and related regulations;
 - (B) Possessing adequate technical and administrative capacity to produce EIS documents and/or associated technical documents;
- (f) The private applicant shall compensate the lead agency for its administrative costs incurred with the development, production, and processing of the EIS, in accordance with Section 11.10.200.

(Res. 02-1098 Attachment A (part), 2002; Res. 84-0823 Attachment A (part), 1984)

11.10.120 - Additional elements to be covered in an EIS.

- (a) The table of contents shall include the list of elements of the environment (WAC 197-11-444), indicating those elements or portions of elements that do not involve significant adverse impacts (reference WAC 197-11-440[3][b]).
- (b) The lead agency may include, at its discretion, in an EIS or its appendix, the analysis of any impact relevant to the agency's decision, whether or not the impact is an environmental one. The inclusion of such analysis may or may not be based upon comments received during the scoping process. The provision for combining documents may be used (WAC 197-11-640). The EIS shall comply with the format requirements of WAC 197-11-400 through 197-11-500. The decision whether to include such information and the adequacy of any such additional analysis shall not be used in determining whether an EIS meets the requirements of SEPA.
- (c) If the lead agency chooses to include a cost/benefit analysis in an EIS, such analysis shall be consistent with WAC 197-11-450.

(Res. 02-1098 Attachment A (part), 2002; Res. 84-0823 Attachment A (part), 1984)

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 12:34 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: It is critical to get the d. EIS right; demand perfection

Follow Up Flag: Follow up
Flag Status: Completed

FYI and for index. Thanks.

Oliver

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Wednesday, August 19, 2015 11:42 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: It is critical to get the d. EIS right; demand perfection

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>; susan rasmussen <sprazz@outlook.com>
Sent: Tuesday, August 18, 2015 6:32 AM
Subject: Re: It is critical to get the d. EIS right; demand perfection

The draft EIS contains many gaping holes and inconsistencies..

- _ The rural and resource lands have not had serious attention in 20 years. Profound changes in county farming are well documented, as well as the small forest land owners. Massive work should be required.
- _ Adopt a "Beneficial Use Measure"
- _ The potential contributed beneficial uses, such as commerce and development, should be explored and weighed.
- _ In every comprehensive plan, the prioritized needs of the cities have been upheld. Without a doubt, the 20 yr. practice of land use management being primarily influenced by the cities has resulted in profound economic and social cumulative impacts on the rural communities. Any economist will spell out the benefits of a diverse economic base. However, the planners' vision of a rural economy can be summed up in just two words; forestry and agriculture.

DEIS, Pg. 5-1

"Policies and regulations have been developed to ensure the conservation of agricultural, forest, and mineral resource lands, and to protect these lands from interference by adjacent uses, which can affect the continued use of these lands for production of food, agricultural products, timber, or the extraction of minerals."

In addition, Clark County has a long-standing "right to farm" ordinance that addresses these issues.

Pg. 6-3:

"Most northern Clark County remains in rural use, with some resource-based industries."

- _ Focus on much needed job growth and a diversified economy in rural areas to satisfy the need for a boost to the rural economy.
- _ The DEIS contains much language regarding fragmentation of wildlife habitats to make them less usable for species that are sensitive to human disturbance, Priority Habitats, 4-5
- _ Historic and Cultural Resources; Pg. 6-4
- _ "Much of the county has been identified as having a high probability for archeological resources, in part

because of the area's rich history and its importance as a settlement location." "More intensive development pressures can make it difficult to prevent historic or cultural resources from being disturbed."

Far too little has been done to preserve the practices of rural culture and prevent the fragmentation of families. Indeed, the very patterns of parcel development that one sees on the ground in the rural lands, are primarily a result of long-standing, cultural practices that have spanned generations. For the most part, this time-worn cultural practice composes the county's unique "rural character", per GMA. The policy of preserving rural culture is absent in the DEIS.

_ Alternative 2 _ Countywide Modifications; Rural Lands, Pg. 6-12

"1) The proposal would create one "Forest" comprehensive plan land use designation (rather than the Tier I and Tier II designations currently in existence), and would be implemented by Forest -80 and Forest 20. This

change would also eliminate FR-40 zoning, replacing it with FR-20, reducing the minimum lot area in that zone. The impacts of the change in zoning are minimal since only 10% of the 10,304 parcels are 40 acres or more in size. The change in zoning would have the potential to create approximately 414 new 20 acre parcels to be created in the Forest zone."

_ Alternative 4 _ Rural, Agriculture, and Forest Changes, Pg. 6-20

"Resource Lands: Forest Resources. This alternative would change the existing Forest Tier I and Forest Tier II comprehensive land use designations to FR-10, FR-20, FR-40, and FR-80, which would be exactly mirrored by

new zoning designations. This feature of the alternative would reduce the minimum lot area in some forest zones even further than Alt. 2. Approximately 563 new parcels could be created at full build-out with this zoning change.

For the most part, these parcels already exist in the F zones. 94% are non-conforming to their zone size. The predominant parcel size are 5 acre lots.

_ Absent in the DEIS is important technical data contained the report, "Small Forest Landowners Database Validation & Data Analysis Study, Report for Clark County, Wa., Oct 21, 2002. Submitted by The

Rural Technology Initiative, University of Washington, College of Forest Resources:

Pg. 9, "With only 1,213 acres (110) parcels of urban parcels in the county, it is significant that 48% of the parcels in the SLFO Database are on the edge of the common forestland. When you add in the 110 Urban

parcels, over 51% of the NIPF acreage and the 82% of the NIPF parcels in Clark County are in the urban/rural interface or an urban area.

Pg. 11 Land use Description graph: Forestry operations---103 parcels, 61 owners, 25.7 average size

Unused land timbered--297 parcels, 232 owners, 9.1 average size

Unused land cleared---1,077 parcels, 756 owners, 8.0 average size

_ Absent in the DEIS is the Washington State Designated Forest Land Dept. of Revenue, May 2014 report:

" Wa. State encourages sound forestry practices so that present and future generations can enjoy the many benefits they provide. As a way to encourage commercial forestry in Wa. State, landowners may choose to have their land designated as forest land."

_ "The land must be consistent of a single parcel of 5 acres or more. "

_ Updates to court cases, Lewis County (state of trends in the dairy industry), Pierce County

From: Carol Levanen,

Sent: Monday, August 17, 2015 8:03 PM

To: Carol Levanen, susan rasmussen

http://www.clark.wa.gov/planning/land_use/documents/cara/wetlands-adopted-ord.pdf

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- 1 established properties to limit the proposed location and size of structures,
2 and proposed removal of vegetation.
- 3 (1) The expansion of a home on a lot that does not show building or
4 development envelopes, wetlands or wetland buffers on the recorded
5 plat, not to exceed twenty-five (25%) of the existing building footprint.
6 (2) The replacement of single-wide mobile home with another dwelling and
7 normal accessory structures; and
8 (3) Fire hazard clearing recommended by the fire marshal, or consistent with
9 written fire marshal or fire chief guidelines.
- 10 b. The standards of this chapter shall not be used to deny all reasonable
11 economic use of private property. The following criteria must be met in order
12 to verify that all reasonable economic use of the property has been denied:
13 (1) The application of this chapter would deny all reasonable economic use
14 of the property.
15 (2) No other reasonable economic use of the property has less impact on the
16 wetland and buffer area.
17 (3) Any wetland or buffer alteration is the minimum necessary to allow for
18 reasonable economic use of the property; and
19 (4) The inability of the applicant to derive reasonable economic use of the
20 property is not the result of actions by the applicant after the date of
21 adoption of this ordinance.
- 22 c. The standards of this chapter shall not be used to deny or reduce the number
23 of lots of a proposed rural land division allowed under applicable zoning
24 density.
25 (1) Standards may be applied on established properties to limit the proposed
26 location and size of structures and proposed removal of vegetation.
27 (2) Land divisions in rural zoning districts (R-5, R-10 and R-20) may utilize
28 the cluster provisions of 40.210.020(D)
- 29 d. The application of this chapter shall not be used to deny a development
30 proposal for a linear facility from a public agency or public utility, provided the
31 agency or utility meets the following criteria:
32 (1) There is no practical alternative to the proposed project with less impact
33 on the wetland and buffer area, and
34 (2) The application of this chapter would unreasonably restrict the ability to
35 provide public utility services to the public.
- 36 4. Approval of a development permit application pursuant to the provisions of this
37 chapter does not discharge the obligation of the applicant to comply with the
38 provisions of this chapter.

39

40 C. Exemptions.

- 41 1. Exempt Activities and Impacts to Wetlands. All exempted activities shall use
42 reasonable methods to avoid potential impacts to wetlands and buffers.
43 Exemptions from permits are not exemptions from wetland stewardship
44 responsibilities. The following developments, activities, and associated uses shall
45 be exempt from the provisions of this chapter, provided that they are otherwise
46 consistent with the provisions of other local, state, and federal laws and
47 requirements:
- 48 a. Reconstruction of damaged or destroyed structures within the same building
49 footprint. Expansion or reconstruction within a new or expanded footprint that

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- 1 affects a non-exempt wetland or wetland buffer is subject to the provisions of
2 this title.
- 3 b. The harvesting or normal maintenance of vegetation in a manner that is not
4 injurious to the natural reproduction of such vegetation.
- 5 c. Existing agricultural activities and structures:
- 6 (1) Agricultural activities and structures in operation at the time of adoption of
7 this ordinance that are affecting wetlands not associated with a riparian
8 corridor are exempt from regulation under this ordinance;
- 9 (2) Changes in agricultural practices within the same "footprint" as the
10 existing agricultural activities in (1) above, including reconstruction of
11 existing agricultural structures, or construction of new agricultural
12 structures, are exempt from regulation under this ordinance;
- 13 (3) Agricultural activities and structures in operation at the time of adoption of
14 this ordinance that are affecting wetlands associated with riparian
15 corridors shall be regulated through chapter 40.440, Habitat
16 Conservation.
- 17 d. The removal or eradication of noxious weeds so designated in Title 7 of this
18 code or other exotic nuisance plants including non-native blackberries,
19 provided that ground disturbing heavy machinery (scraping, ripping, etc.) is
20 not used. Cutting, mowing, and ground disturbance with hand tools is
21 allowed.
- 22 e. Site investigative work necessary for land use application submittals such as
23 surveys, soil logs, and percolation tests.
- 24 f. Emergency clearing to abate immediate danger to persons or property. For
25 emergency clearing of hazard trees, remove only that portion of the hazard
26 tree as necessary to remediate the hazard.
- 27 g. Clearing necessary for the emergency repair of utility or public facilities.
28 Notification of emergency work that causes substantial degradation to
29 functions and values must be reported in a timely manner.
- 30 h. Clearing for operation, maintenance, or repair of existing utilities or public
31 facilities that does not further increase the impact to, or encroach further
32 within the wetland or wetland buffer.
- 33 i. Forest practices regulated by the State of Washington Department of Natural
34 Resources (DNR) under the Forest Practices Rules (WAC Title 222), or
35 regulated under Clark County Code Section 40.260.080, Forest Practices,
36 except forest conversions and conversion option harvest plans.
- 37 j. Clearing, as minimally necessary, for placement of fencing, private wells,
38 septic systems or individual lot sewer, water, electrical, or utility connections
39 in wetland buffers, where practical alternatives do not exist.
- 40 k. Clearing, as minimally necessary, for stream bank restoration, for native
41 replanting or enhancements in wetlands and wetland buffers.
- 42 l. Clearing, as minimally necessary, for soil, water, vegetation and resource
43 conservation projects having received an environmental permit from a public
44 agency in wetlands and wetland buffers.

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- 1 m. Clearing, as minimally necessary, for creating a four (4) foot or narrower path
2 using natural, wood-based or vegetated pervious surfacing in wetlands and
3 wetland buffers.
- 4 n. Land disturbance in wetlands and wetland buffers cumulatively less than five
5 (5) cubic yards in volume and three hundred (300) square feet in area,
6 provided that the wetland hydroperiod is not significantly affected.
- 7
- 8 3. Exempted wetlands. This chapter shall not apply to the following wetlands:
9 a. Small. Isolated Category III wetlands less than two thousand five hundred
10 (2,500) square feet in area and isolated Category IV wetlands less than four
11 thousand three hundred and fifty (4,350) square feet in area;
12 b. Artificial. Wetlands created from non-wetland sites including, but not limited
13 to, irrigation and drainage ditches, grass-lined swales, canals, detention
14 facilities, wastewater treatment facilities, stormwater facilities, farm ponds,
15 and landscape amenities; provided, that wetlands created as mitigation shall
16 not be exempted;
17 c. Riparian. Wetlands fully within five (5) feet, measured horizontally, of bank-
18 full width for streams and the ordinary high water mark for lakes which are
19 regulated under the State Shorelines Management Act (RCW 90.58) or under
20 Clark County Code Chapter 40.440, Habitat Conservation are exempt.

21
22 **D. Interpretation.**

- 23 1. This chapter shall apply in addition to zoning and other regulations adopted by
24 the county.
- 25 2. When there is a conflict between any provisions of this chapter or any other
26 regulations adopted by Clark County, that providing the most protection to
27 affected critical areas shall apply.
- 28 3. Compliance with this chapter does not constitute compliance with other federal
29 state and local regulations and permit requirements (for example, Shoreline
30 Substantial Development Permits, Hydraulic Project Approval (HPA) permits,
31 Section 106 of the National Historic Preservation Act, U.S. Army Corps of
32 Engineers Section 404 permits, National Pollutant Discharge Elimination System
33 (NPDES) permits, or DOE Section 401 Water Quality Certification). The
34 applicant is responsible for complying with all requirements, apart from the
35 provisions of this chapter.
- 36

37 **40.450.020 RATING SYSTEM**

38 **A. General.**

- 39 1. The wetland rating system is used in part to determine buffer widths pursuant to
40 Section 40.450.030.E.2. The wetland rating and buffer systems are also used for
41 mitigation and enhancement options under Section 40.450.040.
- 42 2. The determination of the specific category of wetland and buffer for each wetland
43 shall be the responsibility of the department.
- 44

45 **B. Wetland rating system.** Wetlands shall be rated according to the Washington State
46 Department of Ecology wetland rating system found in the Washington State
47 Wetland Rating System for Western Washington, (Ecology Publication #04-06-025,
48 August 2004). The rating system document contains the definitions and methods for
49 determining if the criteria below are met.

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1 1. Wetland rating categories

2 (a) **Category I.** Category I wetlands are:

- 3 (1) wetlands that are identified by scientists of the Washington Natural
4 Heritage Program/DNR as high quality wetlands;
5 (2) bogs larger than one half (½) acre;
6 (3) mature and old-growth forested wetlands, as defined by WDFW Priority
7 Habitat and Species provisions, larger than one (1) acre; or
8 (4) wetlands that perform many functions well, as characterized by a wetland
9 score of seventy (70) or greater on the rating form.

10 Category I wetlands represent a unique or rare wetland type, are more sensitive
11 to disturbance than most wetlands, are relatively undisturbed and contain some
12 ecological attributes that are impossible to replace within a human lifetime, or
13 provide a very high level of functions.

14 (b) **Category II.** Category II wetlands are:

- 15 (1) a wetland identified by the Washington State Department of Natural
16 Resources as containing "sensitive" plant species;
17 (2) a bog between one quarter (¼) and one half (½) acre in size; or
18 (3) wetlands with a moderately high level of functions, as characterized by a
19 wetland score of fifty one (51) through sixty nine (69) on the rating form.

20 Category II wetlands are difficult, though not impossible, to replace, and provide
21 high levels of some functions. These wetlands occur more commonly than
22 Category I wetlands, but they still need a relatively high level of protection.

23
24 (c) **Category III.** Category III wetlands are wetlands with a moderate level of
25 functions, as characterized by a score of thirty (30) through fifty (50) on the
26 rating form. Generally, wetlands in this category have been disturbed in
27 some way and are often less diverse or more isolated from other natural
28 resources in the landscape than Category II wetlands.

29
30 (d) **Category IV.** Category IV wetlands have the lowest levels of functions and
31 are often heavily disturbed. They are characterized by a score of less than
32 thirty (30) on the rating form. These are wetlands that should be replaceable,
33 and in some cases may be improved. However, experience has shown that
34 replacement cannot be guaranteed in any specific case. These wetlands may
35 provide some important functions, and should be protected to some degree.

36 2. Date of wetland rating. Wetland rating categories shall be applied as the wetland
37 exists on the date of adoption of the rating system by the local government, as
38 the wetland naturally changes thereafter, or as the wetland changes in
39 accordance with permitted activities. Wetland rating categories shall not change
40 due to illegal modifications.

41
42 **40.450.030 STANDARDS**

- 43 A. General. The standards apply whenever a non-exempt project (see Section
44 40.450.010.(B)) is proposed on a parcel of real property containing a non-exempt
45 wetland or wetland buffer (see Section 40.450.010(C)). The standard provisions shall
46 be implemented in conjunction with the processing of the development permits listed
47 in Section 40.450.010(B).
48

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- 1 1. For the purpose of computing the processing limitation period applicable to a
2 development permit application, the application shall not be deemed fully
3 complete until completion (if required) of the wetland determination pursuant to
4 Section 40.450.030(C), the wetland delineation pursuant to Section
5 40.450.030(D), and the buffer designation pursuant to Section 40.450.030(E)(1).
6 This subsection shall not be construed in any way to delay vesting under
7 Washington law.
- 8 2. Administrative appeals of determinations made under Section 40.450.030 must
9 be filed in conjunction with, and within the limitation period applicable to, an
10 available administrative appeal of the development permit application; -provided,
11 that an aggrieved party may appeal preliminary decisions deciding an exemption,
12 determining or delineating a wetland, determining a buffer, or otherwise finally
13 applying the provisions of this chapter in the same manner, and within the
14 limitation period applicable to, appeals from responsible official decisions under
15 Chapter 40.510.
- 16
- 17 B. Pre-determination. Prior to submittal of a development permit application, a person
18 may request from the responsible official a written pre-determination of whether
19 wetlands exist on any parcel less than forty (40) acres. An applicant may also
20 choose to submit a digital file of delineated wetland boundaries consistent with
21 Section 40.450.030(D)(3) or request staff to digitize the information. The pre-
22 determination shall be binding on the responsible official for a period of three (3)
23 years; provided, that such pre-determination shall be subject to administrative appeal
24 upon its application in conjunction with a development permit application. The fee for
25 a predetermination is contained in Chapter 6.110.
- 26
- 27 C. Wetland determination. In conjunction with the submittal of a development permit
28 application, the responsible official shall determine the probable existence of a
29 wetland on the parcel involved in the development permit application. If wetlands or
30 wetland buffers are found to exist on a parcel, wetland delineation is required.
- 31
- 32 D. Wetland delineation.
- 33 1. Methodology. The location of a wetland and its boundary shall be determined
34 through the performance of a field investigation utilizing the methodology
35 contained in the Wetlands Delineation Manual. If a wetland is located off-site and
36 is inaccessible, the best available information shall be used to determine the
37 wetland boundary and category.
- 38 2. Information Requirements. Wetland boundaries shall be staked and flagged in
39 the field and a delineation report shall be submitted to the department. The report
40 shall include the following information:
- 41 a. USGS quadrangle map with site clearly defined;
- 42 b. Topographic map of area;
- 43 c. National wetland inventory map showing site;
- 44 d. Soil Conservation Service soils map showing site;
- 45 e. Site map, at a scale no smaller than one inch equals one hundred feet (1" =
46 100', a scaling ratio of 1:1200), if practical, showing the following information:
- 47 (1) Wetland boundaries,
- 48 (2) Sample sites and sample transects,
- 49 (3) Boundaries of forested areas,
- 50 (4) Boundaries of wetland classes if multiple classes exist;

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- 1 f. Discussion of methods and results with special emphasis on technique used
2 from the Wetlands Delineation Manual;
3 g. Acreage of each wetland on the site based on the survey if the acreage will
4 impact the buffer size determination or the project design;
5 h. All completed field data sheets per the wetlands delineation manual,
6 numbered to correspond to each sample site.
7 3. Digital file submittal. Upon submittal of the wetland delineation report an
8 applicant shall provide a digital file containing the layers specified in Table
9 40.450.030-1 that conforms to all applicable requirements discussed in Section
10 40.540.060. If the applicant chooses, the county will prepare the digital file
11 based upon the wetland boundary survey map. The applicant shall provide
12 payment for the preparation of the digital file in accordance with Section
13 6.110A.020(2)(B)(III). Additionally, the responsible official shall forward the
14 digital file to the Department of Assessment and GIS.
15
16

Table 40.450.030-1. DFX Layers		
Layer Description	Layer Name	Feature Type
Parcel Lines	Parcels	Line
Wetland Boundary	Wetland	Line
Wetland Buffers	Wetbuff	Line
Building Envelopes	Envelope	Line
PLSS Corner	PLSS	Point
Wetland Flags and Data Plots	Wetflag	Point
Parcel Lot Numbers & Parent Parcel Number	Lotnum	Text
Wetland Category	Category	Text
Buffer Distance	Buffdist	Text

- 17
18
19 4. Responsibility. The wetland delineation is the responsibility of the applicant. The
20 responsible official shall verify the accuracy of the boundary delineation within
21 ten (10) working days of receiving the delineation report. This review period may
22 be extended when excessively dry conditions prohibit the confirmation of the
23 wetland delineation. If the delineation is found to not accurately reflect the
24 boundary of the wetland, the responsible official shall issue a report, within
25 twenty (20) working days of receiving the applicant's delineation report, citing
26 evidence (for example, soil samples) that demonstrates where the delineation is
27 in error. The applicant may then either revise the delineation and submit another
28 report or administratively appeal.
29
30 E. Buffers. Wetland buffer widths shall be determined by the responsible official in
31 accordance with the standards below.
32 1. All buffers shall be measured horizontally outward from the delineated wetland
33 boundary or, in the case of a stream with no adjacent wetlands, the ordinary high
34 water mark as surveyed in the field.
35

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- 1 2. Buffer widths are established by comparing the wetland rating category and the
2 intensity of land uses proposed on development sites per Tables 40.450.030-2,
3 40.450.030-3, 40.450.030-4 and 40.450.030-5. For Category IV wetlands, the
4 required water quality buffers, per Table 40.450.030-2, are adequate to protect
5 habitat functions.

Table 40.450.030-2, Buffers Required to Protect Water Quality Functions			
Wetland Rating	Low Intensity Use	Moderate Intensity Use	High Intensity Use
Category I	50 ft.	75 ft.	100 ft.
Category II	50 ft.	75 ft.	100 ft.
Category III	40 ft.	60 ft.	80 ft.
Category IV	25 ft.	40 ft.	50 ft.

Table 40.450.030-3, Buffers Required to Protect Habitat Functions in Category I and II Wetlands			
Habitat Score in the rating form	Low Intensity Use	Moderate Intensity Use	High Intensity Use
19 points or less	See Table 40.450.030-2	See Table 40.450.030-2	See Table 40.450.030-2
20-23 points	60 ft.	90 ft.	120 ft.
24-27 points	90 ft.	130 ft.	180 ft.
28-30 points	130 ft.	195 ft.	260 ft.
31 points or greater	150 ft.	225 ft.	300 ft.

Table 40.450.030-4, Buffers Required to Protect Habitat Functions in Category III Wetlands			
Habitat Score in the rating form	Low Intensity Use	Moderate Intensity Use	High Intensity Use
19 points or less	See Table 40.450.030-2	See Table 40.450.030-2	See Table 40.450.030-2
20-23 points	60 ft.	90 ft.	120 ft.
24 points or greater	75 ft.	110 ft.	150 ft.

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Table 40.450.030-5, Land Use Intensity Matrix¹						
	Parks and Recreation	Streets and Roads	Stormwater Facilities	Utilities	Commercial/ Industrial	Residential²
Low	Natural fields and grass areas, viewing areas, split rail fencing.	NA	Outfalls, spreaders, constructed wetlands, bioswales, vegetated detention basins, overflows	Underground and overhead utility lines, manholes, power poles (without footings)	NA	Density at or lower than 1 unit per 5 acres
Moderate	Impervious trails, engineered fields, Fairways	Residential driveways and access roads	Wet ponds	Maintenance access roads	NA	Density between 1 unit per acre and higher than 1 unit per 5 acres
High	Greens, Tees, Structures, parking, lighting, concrete or gravel pads, security fencing	Public and private Streets, security fencing, retaining walls	Maintenance access roads, retaining walls vaults, infiltration basins sedimentation fore bays and structures, security fencing	Paved or concrete surfaces, structures, facilities, pump stations, towers, vaults, security fencing, etc.	All site development	Density higher than 1 unit per acre

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¹ The responsible official shall determine the intensity categories applicable to proposals should characteristics not be specifically listed in Table 40.450.030-5.

² Measured as density averaged over a site, not individual lot sizes.

3. In urban plats and subdivisions, wetlands and wetland buffers shall be placed within a non-buildable tract with the following exceptions:
 - a. Creation of a non-buildable tract would result in violation of minimum lot depth standards; or
 - b. The responsible official determines a tract is impractical.
 - c. Where the responsible official determines the exceptions in 40.450.030(E)(3) (a) or (b) apply, residential lots may extend into wetlands and wetland buffers provided that all the requirements of Section 40.450.030(F) are met.

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- 4. Adjusted buffer width.
 - a. Adjustments Authorized by Wetland Permits. Adjustments to the required buffer width are authorized by Section 40.450.040(D) upon issuance of a wetland permit.
 - b. Functionally Isolated Buffer Areas. Areas which are functionally separated from a wetland and do not protect the wetland from adverse impacts shall be treated as follows:
 - (1) Pre-existing roads, structures, or vertical separation shall be excluded from buffers otherwise required by this chapter;
 - (2) Distinct portions of wetlands with reduced habitat functions that are components of wetlands with an overall habitat rating score greater than 20 points shall not be subject to the habitat function buffers designated in Tables 40.450.030-3 and 40.450.030-4 if all of the following criteria are met:
 - (a) The area of reduced habitat function is at least one (1) acre in size;
 - (b) The area supports less than five (5) native plant species and does not contain special habitat features listed in section H1.5 of the rating form;
 - (c) The area of reduced habitat function has low or no interspersion of habitats as defined in H1.4 of the rating form;
 - (d) The area does not meet any WDFW Priority Habitat or Species criteria; and
 - (e) The required habitat function buffer is provided for all portions of the wetland that do not have reduced habitat function.
 - c. Maximum Buffer Area. Except for streams, buffers shall be reduced as necessary so that total buffer area (on- and off-site) does not exceed two (2) times the total wetland area (on- and off-site); provided, the minimum buffer width at any point will not be less than the water quality buffer widths for low intensity uses contained in Table 40.450.030-2.

- F. Standard requirements. Any action granting or approving a development permit application shall be conditioned on all the following:
 - 1. Marking Buffer During Construction. The location of the outer extent of the wetland buffer shall be marked in the field and such markings shall be maintained throughout the duration of the permit.
 - 2. Permanent Marking of Buffer Area. A permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedge row, fencing, or other prominent physical marking approved by the responsible official. In addition, small signs shall be posted at an interval of one (1) per lot or every one hundred (100) feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer approved by the responsible official worded substantially as follows:

Wetland & Buffer --
Please retain in a natural state

- 3. A conservation covenant shall be recorded in a form approved by the Prosecuting Attorney as adequate to incorporate the other restrictions of this

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- 1 section and to give notice of the requirement to obtain a wetland permit prior to
2 engaging in regulated activities within a wetland or its buffer.
- 3 4. In the cases of plats, short plats, and recorded site plans, include on the face of
4 such instrument the boundary of the wetland and its buffer and a reference to the
5 separately recorded conservation covenant provided for in Section
6 40.450.030(F)(3).
7
- 8 G. Standard requirements--Waivers. The responsible official shall waive the
9 requirements of subsections 40.350.030(D) and (E) in certain cases described
10 below, if the applicant designates development envelopes which are clearly outside
11 of any wetland or buffer. The responsible official may require partial wetland
12 delineation to the extent necessary to ensure eligibility for this waiver:
- 13 1. Residential building permits and home businesses;
14 2. Land divisions in the rural area:
15 a. Development envelopes shall be required for a fully complete preliminary
16 application;
17 b. Development envelopes shall be shown on the final plat; and
18 c. A note referencing the development envelopes shall be placed on the final
19 plat.
20 3. Site plan reviews where the responsible official determines that all development
21 is clearly separated from the wetlands and wetland buffers:
22 a. Development envelopes shall be required for a fully complete preliminary
23 application;
24 b. Development envelopes shall be shown on the final site plan; and
25 c. A note referencing the development envelopes shall be placed on the final
26 site plan.
27

28 **40.450.040 WETLAND PERMITS**

- 29 A. General.
- 30 1. A wetland permit is required for any development activity that is not exempt
31 pursuant to Section 40.450.010(C)) within wetlands and wetland buffers.
32 2. Standards for wetland permits are provided in Sections 40.450.040(B), (C) and
33 (D).
34 3. All wetland permits require approval of a preliminary and final
35 enhancement/mitigation plan in accordance with the provisions of Section
36 40.450.040(E) unless the preliminary enhancement/mitigation plan requirement
37 is waived under the provisions of Section 40.450.040(E)(2).
38 4. Wetland permit application, processing, preliminary approval, and final approval
39 procedures are set out in Sections 40.450.040(F) through (I).
40 5. Provisions for programmatic permits are provided by 40.450.040(K)
41 6. Provisions for emergency wetland permits are provided by Section
42 40.450.040(L).
43
- 44 B. Standards--General. Wetland permit applications shall be based upon a mitigation
45 plan and shall satisfy the following general requirements:
- 46 1. The proposed activity shall not cause significant degradation of wetland
47 functions;
48 2. The proposed activity shall comply with all state, local and federal laws, including
49 those related to sediment control, pollution control, floodplain restrictions,
50 stormwater management, and on-site wastewater disposal;

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- C. Buffer standards and authorized activities. The following additional standards apply for regulated activities in a wetland buffer:
 - 1. Reduced Width Based on Modification of Land Use Intensity. The required buffer width shall be decreased if design techniques are used that reduce the land use intensity category delineated in Table 40.450.030-5. Eligible design measures include the following:
 - a. General Site Design Measures. High intensity buffers may be reduced to moderate intensity buffers if all of the following mitigation measures are applied to the greatest extent practicable:
 - (1) Buffer Enhancement. Improve the function of the buffer such that buffer areas with reduced function can function properly. This could include the removal and management of noxious weeds and/or invasive vegetation or specific measures to improve hydrologic or habitat function.
 - (2). Shielding of High Intensity Uses.
 - (a) Lights. Direct all lights away from wetlands;
 - (b) Noise. Locate activity that generates noise away from wetlands;
 - (c) Pets and Human Disturbance. Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the eco-region; place wetland and its buffer in a separate tract;
 - (3). Surface Water Management.
 - (a) Existing runoff. Retrofit stormwater detention and treatment for roads and existing development to the extent determined proportional by the responsible official, and disperse direct discharge of channelized flows from lawns and landscaping;
 - (b) Change in water regime. Infiltrate and/or disperse stormwater runoff from impervious surfaces and drainage from lawns and landscaping treated in accordance with Chapter 40.380 of the Clark County Code into the buffer at multiple locations.
 - b. Low Impact Development Design. High intensity buffers may be reduced to moderate or low intensity buffers if all of the following mitigation measures are applied to the greatest extent practicable:
 - (1) Limiting effective impervious surface. Limit the extent of impervious site area and/or use low impact development techniques to limit the extent of effective impervious surface. Areas set aside as non-impervious surface must be protected by some type of permanent legal protection such as a covenant or easement.
 - (a) Less than (*threshold to be determined*) percent effective impervious surface results in a moderate intensity impact.
 - (b) Less than (*threshold to be determined*) percent effective impervious surface results in a low intensity impact.
 - (2) Enhanced Stormwater Management. Reduction of high land use intensity buffer to moderate land use intensity buffer for implementation of stormwater treatment measures that exceed the standards of Chapter 40.380 of the Clark County Code. This could include measures such as pre-treatment or tertiary treatment of run-off and limiting discharge from the site to pre-development run-off flow and volume.
 - c. Habitat Corridors. Establishment of a minimum 100 feet wide functioning or enhanced vegetated corridor between the wetland and any other Priority

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- 1 Habitat areas as defined by the Washington State Department of Fish and
2 Wildlife reduces a high land use intensity buffer to a moderate land use
3 intensity buffer provided both of the following conditions are met:
- 4 (1) Applies only to wetlands with habitat function scores higher than 20 on
5 the rating system form;
- 6 (2) The habitat corridor must be protected for the entire distance between the
7 wetland and the priority habitat area by some type of permanent legal
8 protection such as a covenant or easement.d. The responsible
9 official may determine that proposed measures, other than those
10 specifically listed in 40.450.040(C)(1)(a) through (c), will effectively
11 reduce land use intensity and protect or enhance functions and values of
12 wetlands and, therefore, allow buffer modifications where appropriate.
- 13 2. Minimum Buffer. In the case of buffer averaging and buffer reduction via
14 40.450.040(C)(1), the minimum buffer width at its narrowest point shall not be
15 less than the low intensity land use water quality buffer widths contained in
16 Table40.450.030-2.
- 17 3. Buffer Averaging. The boundary of the buffer zone may be modified by averaging
18 buffer widths. If buffer averaging is used, the following conditions must be met:
- 19 a. A maximum of 25% of the total required buffer area on the site (after all
20 reductions are applied) may be averaged; and
- 21 b. The total area contained in the buffer, after averaging, shall be at least
22 functionally equivalent and equal in size to the area contained within the
23 buffer prior to averaging.
- 24 4. Stormwater Facilities. Stormwater facilities are only allowed in buffers of
25 wetlands with low habitat function (less than twenty (20) points on the habitat
26 section of the rating system form)), provided the facilities shall be built on the
27 outer edge of the buffer and not degrade the existing buffer function and are
28 designed to blend with the natural landscape. Unless determined otherwise by
29 the responsible official, the following activities shall be considered to degrade a
30 wetland buffer when they are associated with the construction of a stormwater
31 facility:
- 32 a. Removal of trees greater than four (4) inches diameter at four and one-half (4
33 1/2) feet above the ground or greater than twenty (20) feet in height;
- 34 b. Disturbance of plant species that are listed as rare, threatened or endangered
35 by the county or any state or federal management agency;
- 36 c. The construction of concrete structures other than manholes, inlets, and
37 outlets that are exposed above the normal water surface elevation of the
38 facility;
- 39 d. The construction of maintenance and access roads;
- 40 e. Slope grading steeper than four to one (4:1) horizontal to vertical above the
41 normal water surface elevation of the stormwater facility;
- 42 f. The construction of pre-treatment facilities such as fore bays, sediment traps,
43 and pollution control manholes;
- 44 g. The construction of trench drain collection and conveyance facilities;
- 45 h. The placement of fencing; and
- 46 i. The placement of rock and/or riprap, except for the construction of flow
47 spreaders, or the protection of pipe outfalls and overflow spillways, provided
48 that buffer functions for areas covered in rock and/or riprap are replaced.
- 49 5. Road and Utility Crossings. Crossing buffers with new roads and utilities is
50 allowed provided all the following conditions are met:

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- 1 a. Buffer functions, as they pertain to protection of the adjacent wetland and its
2 functions, are replaced; and
3 b. Impacts to the buffer and wetland are minimized.
- 4 6. Other Activities in a Buffer. Regulated activities not involving stormwater
5 management, road and utility crossings, or a buffer reduction via enhancement
6 are allowed in the buffer if all the following conditions are met:
7 a. The activity is temporary and will cease or be completed within three (3)
8 months of the date the activity begins;
9 b. The activity will not result in a permanent structure in or under the buffer;
10 c. The activity will not result in a reduction of buffer acreage, or function;
11 d. The activity will not result in a reduction of wetland acreage, or function.
12
- 13 D. Standards – Wetland Activities. The following additional standards apply to the
14 approval of all activities permitted within wetlands under this Section:
- 15 1. Sequencing. Applicants shall demonstrate that a range of project alternatives
16 have been given substantive consideration with the intent to avoid or minimize
17 impacts to wetlands. Documentation must demonstrate that the following
18 hierarchy of avoidance and minimization has been pursued:
19 a. Avoid impacts to wetlands unless the responsible official finds that:
20 (1) For Category I and II wetlands, avoiding all impact is not in the public
21 interest or will deny all reasonable economic use of the site;
22 (2) For Category III and IV wetlands, avoiding all impact will result in a project
23 that is either:
24 (a) Inconsistent with the Clark County Comprehensive Growth
25 Management Plan;
26 (b) Inconsistent with county-wide critical area conservation goals; or
27 (c) Not feasible to construct.
- 28 b. Minimize impacts to wetlands if complete avoidance is infeasible. The
29 responsible official must find that the applicant has limited the degree or
30 magnitude of impact to wetlands by using appropriate technology and by
31 taking affirmative steps to reduce impact through efforts such as:
32 (1) Seeking easements or agreements with adjacent land owners or project
33 proponents where appropriate;
34 (2) Seeking reasonable relief that may be provided through application of
35 other county zoning and design standards;
36 (3) Site design; and
37 (4) Construction techniques and timing.
- 38 c. Compensate for wetland impacts that will occur, after efforts to minimize have
39 been exhausted. The responsible official must find that:
40 (1) The affected wetlands are restored to the conditions existing at the time
41 of the initiation of the project;
42 (2) Unavoidable impacts are mitigated in accordance with this subsection;
43 and
44 (3) The required mitigation is monitored and remedial action is taken when
45 necessary to ensure the success of mitigation activities.
- 46 2. Location of Wetland Mitigation. Wetland mitigation for unavoidable impacts shall
47 be located using the following prioritization:
48 a. On-site. Locate mitigation according to the following priority:
49 (1) within or adjacent to the same wetland as the impact;
50 (2) within or adjacent to a different wetland on the same site.

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- 1 b. Off-site. Locate mitigation within the same watershed, as shown on Figure
2 40.450.040-1, or use an established wetland mitigation bank; the service area
3 determined by the mitigation bank review team and identified in the executed
4 mitigation bank instrument;
- 5 c. In-kind. Locate or create wetlands with similar landscape position and the
6 same hydro-geomorphic (HGM) classification based on a reference to a
7 naturally occurring wetland system; and
- 8 d. Out-of-kind. Mitigate in a different landscape position and/or HGM
9 classification based on a reference to a naturally occurring wetland system.
- 10 3. Types of Wetland Mitigation. The various types of wetland mitigation allowed are
11 listed below in the general order of preference.
- 12 a. Restoration: The manipulation of the physical, chemical, or biological
13 characteristics of a site with the goal of returning natural or historic functions
14 to a former or degraded wetland. For the purpose of tracking net gains in
15 wetland acres, restoration is divided into:
- 16 (1) Re-establishment: The manipulation of the physical, chemical, or
17 biological characteristics of a site with the goal of returning natural or
18 historic functions to a former wetland. Re-establishment results in a gain
19 in wetland acres (and functions). Activities could include removing fill
20 material, plugging ditches, or breaking drain tiles.
- 21 (2) Rehabilitation: The manipulation of the physical, chemical, or biological
22 characteristics of a site with the goal of returning natural or historic
23 functions to a degraded wetland. Re-establishment results in a gain in
24 wetland function, but does not result in a gain in wetland acres. Activities
25 could involve breaching a dike to reconnect wetlands to a floodplain or
26 return tidal influence to a wetland.
- 27 b. Creation (Establishment): The manipulation of the physical, chemical, or
28 biological characteristics of a site with the goal of developing a wetland on an
29 upland or deepwater site where a wetland did not previously exist.
30 Establishment results in a gain in wetland acres. Activities typically involve
31 excavation of upland soils to elevations that will produce a wetland hydro-
32 period, create hydric soils, and support the growth of hydrophytic plant
33 species.
- 34 c. Enhancement: The manipulation of the physical, chemical, or biological
35 characteristics of a wetland site to heighten, intensify, or improve the specific
36 function(s) or to change the growth stage or composition of the vegetation
37 present. Enhancement is undertaken for specified purposes such as water
38 quality improvement, flood water retention, or wildlife habitat. Enhancement
39 results in a change in some wetland functions and can lead to a decline in
40 other wetland functions, but does not result in a gain in wetland acres.
41 Activities typically consist of planting vegetation, controlling non-native or
42 invasive species, modifying site elevations or the proportion of open water to
43 influence hydro-periods, or some combination of these activities.
- 44 d. Protection/Maintenance (Preservation): Removing a threat to, or preventing
45 the decline of, wetland conditions by an action in or near a wetland. This
46 includes the purchase of land or easements repairing water control structures
47 or fences, or structural protection such as repairing a barrier island. This
48 term also includes activities commonly associated with the term,
49 preservation.
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Preservation does not result in a gain of wetland acres, but may result in improved wetland functions.

4. Wetland Mitigation Ratios.

a. Standard Wetland Mitigation Ratios. The following mitigation ratios for each of the mitigation types described in 40.450.040(D)(3)(a) through (c) apply:

Table 40.450.040-1, Standard Wetland Mitigation Ratios (In Area)					
Wetland to be Replaced	Reestablishment or Creation	Rehabilitation	Reestablishment or Creation and Rehabilitation	Reestablishment or Creation and Enhancement	Enhancement
Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
Category I, Forested	6:1	12:1	1:1 R/C and 10:1 RH	1:1 R/C and 20:1 E	24:1
Category I, Based on Score for Functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I, Natural Heritage Site	Not Considered Possible	6:1 Rehabilitate a Natural Heritage site	N/A	N/A	Case-by-Case

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b. Preservation. The responsible official has the authority to approve preservation of existing wetlands as wetland mitigation under the following conditions:

- (1) The wetland area being preserved is a Category I or II wetland or is within a WDFW Priority Habitat or Species area;
- (2) The preservation area is at least one (1) acre in size;
- (3) The preservation area is protected in perpetuity by a covenant or easement that gives the county clear regulatory and enforcement authority to protect existing wetland and wetland buffer functions with standards that exceed the protection standards of this ordinance;
- (4) The preservation area is not an existing or proposed wetland mitigation site; and
- (5) The following preservation/mitigation ratio's apply:

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Table 40.450.040-2, Wetland Preservation Ratios for Category I and II Wetlands (In Area)				
Habitat Function of Wetland to be Replaced	In Addition to Standard Mitigation		As the Only Means of Mitigation	
	Full and Functioning Buffer	Reduced and/or Degraded Buffer	Full and Functioning Buffer	Reduced and/or Degraded Buffer
Low (<20 points)	10:1	14:1	20:1	30:1
Moderate (20-30 points)	13:1	17:1	30:1	40:1
High (>30 points)	16:1	20:1	40:1	50:1

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- c. The responsible official has the authority to reduce wetland mitigation ratios under the following circumstances:
 - (1) Documentation by a qualified wetland specialist demonstrates that the proposed mitigation actions have a very high likelihood of success based on prior experience;
 - (2) Documentation by a qualified wetland specialist demonstrates that the proposed actions for compensation will provide functions and values that are significantly greater than the wetland being affected;
 - (3) The proposed actions for compensation are conducted in advance of the impact and are shown to be successful;
 - (4) In wetlands where several HGM classifications are found within one (1) delineated wetland boundary, the areas of the wetlands within each HGM classification can be scored and rated separately and the mitigation ratios adjusted accordingly, if all the following apply:
 - (a) The wetland does not meet any of the criteria for wetlands with "Special Characteristics," as defined in the rating system;
 - (b) The rating and score for the entire wetland is provided as well as the scores and ratings for each area with a different HGM classification;
 - (c) Impacts to the wetland are all within an area that has a different HGM classification from the one used to establish the initial category; and
 - (d) The proponents provide adequate hydrologic and geomorphic data to establish that the boundary between HGM classifications lies at least fifty (50) feet outside of the footprint of the impacts.
- 5. Indirect Wetland Impacts due to Loss of Buffer Function. Wetland mitigation shall be required in accordance with the wetland mitigation standards in this subsection for the following indirect wetland impacts:
 - a. Buffer loss resulting from wetland fills permitted under this section;
 - b. Reduction of wetland buffers beyond the maximum reduction allowed under 40.450.040(C)(2), provided that such reductions are limited as follows:
 - (1) Road and utility crossings in the wetland buffer approved in accordance with 40.450.040(C)(5); and
 - (2) The total indirect wetland impact from buffer reductions is less than 0.25 acre.

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- 6. Wetland Buffers Required for Mitigation. Wetland mitigation shall be protected by the water quality function wetland buffers required in Table 40.450.030-2:
 - a. Reductions to the required buffers may be applied in accordance with sections 40.450.040.(C) and (D)(5).;
 - b. All wetland buffers shall be included within the mitigation site and subject to the conservation covenant required under 40.450.030(F)(3).
- 7. Alternate Wetland Mitigation.
 - a. Wetland Mitigation Banking.
 - (1) Construction, enhancement or restoration of wetlands to use as mitigation for future wetland development impacts is permitted subject to the following:
 - (a) A wetland permit shall be obtained prior to any mitigation banking. If a wetland permit is not obtained prior to mitigation bank construction, mitigation credit shall not be awarded. On projects proposing off-site wetland banking in addition to required wetland mitigation, a separate wetland permit shall be required for each activity. The performance and maintenance bond requirements of Section 40.450.040.(H)(3)(c) and (d) shall not be applicable, provided there are no requests for mitigation credit prior to the county determining the mitigation banking is successful. If mitigation banking is not fully functioning, as defined in the wetland permit, at the time mitigation credit is requested, Section 40.450.040(H)(3)(c) and(d) shall apply;
 - (b) Federal and state wetland regulations, if applicable, may supersede county requirements.
 - (2) The mitigation credit allowed shall be determined by the county, based on the wetland category, condition and mitigation ratios as specified in Section 40.450.040(D)(4). Prior to granting mitigation banking credit, all wetland mitigation banking areas must comply with Section 40.450.030(E)(4)(b) and (c)., and, if applicable, Section 40.450.040(H)(3);
 - (3) On projects proposing off-site wetland banking in addition to required wetland mitigation, a separate permit fee will be required for each activity;
 - (4) Purchase of banked wetland credits is permitted to mitigate for wetland impacts in the same watershed provided the applicant has minimized wetland impacts, where reasonably possible, and the following requirements are met:
 - (a) Documentation, in a form approved by the Prosecuting Attorney, adequate to verify the transfer of wetland credit shall be submitted, and
 - (b) A plat note along with information on the title shall be recorded in a form approved by the Prosecuting Attorney as adequate to give notice of the requirements of this section being met by the purchase of banked wetland credits.
 - b. Cumulative Effects Fund. The County may accept payment of a voluntary contribution to an established cumulative effects fund for off-site watershed scale habitat and wetland conservation in lieu of wetland mitigation of unavoidable impacts in the following cases:
 - (1) Residential building and home business permits where on-site enhancement and/or preservation is not adequate to meet the requirements of 40.450.040(D)(4);

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- 1 (2) Approved reasonable use exceptions where sufficient on-site wetland and
2 wetland buffer mitigation is not practical;
- 3 (3) Small impacts affecting less than 0.10 acre of wetland where on-site
4 enhancement and/or preservation is not adequate to meet the
5 requirements of 40.450.040(D)(4); or
- 6 (4) As an additional mitigation measure when all other mitigation options
7 have been applied to the greatest extent practicable.
- 8 8. Stormwater Facilities. Stormwater facilities are allowed in wetlands with habitat
9 scores less than 20 on the rating form, in compliance with the following
10 requirements:
- 11 a. Stormwater detention and retention necessary to maintain wetland hydrology
12 is authorized provided that the responsible official determines that wetland
13 functions will not be degraded; and
- 14 b. Stormwater runoff is treated for water quality in accordance with the
15 requirements of Chapter 40.380 prior to discharge into the wetland.
- 16 9. Utility Crossings. Crossing wetlands by utilities is allowed, provided the activity is
17 not prohibited by subsection (1) of Section 40.450.040(D), and provided all the
18 following conditions are met:
- 19 a. The activity does not result in a decrease in wetland acreage or classification;
- 20 b. The activity results in no more than a short-term six (6) month decrease in
21 wetland functions; and
- 22 c. Impacts to the wetland are minimized.
- 23 10. Other Activities in a Wetland. Activities not involving stormwater management,
24 utility crossings, or wetland mitigation are allowed in a wetland, provided the
25 activity is not prohibited by subsection 40.450.040(D)(1), and provided all the
26 following conditions are met:
- 27 a. The activity shall not result in a reduction of wetland acreage or function; and
- 28 b. The activity is temporary and shall cease or be completed within three (3)
29 months of the date the activity begins.
- 30
- 31 E. Mitigation Plans.
- 32 1. General. Mitigation plans are required for activities in a buffer or wetland. Content
33 requirements which are inappropriate and inapplicable to a project may be
34 waived by the responsible official upon request of the applicant at or subsequent
35 to the pre-application consultation provided for in Section 40.450.040(F)(1).
- 36 2. Preliminary Mitigation Plan. The purpose of the preliminary plan is to determine
37 the feasibility of the project before extensive resources are devoted to the
38 project. The responsible official may waive the requirement for a preliminary
39 mitigation plan when a wetland permit is not associated with a development
40 permit application listed in Section 40.450.010(B)). The preliminary mitigation
41 plan consists of two (2) parts: baseline information for the site and a conceptual
42 plan. If off-site wetland mitigation is proposed, baseline information for both the
43 project site and mitigation site is required.
- 44 a. Baseline information shall include:
- 45 (1) Wetland delineation report as described in Section 40.450.030(D)(2);
- 46 (2) Copies of relevant wetland jurisdiction determination letters, if available,
47 such as determinations of prior converted crop lands, correspondence
48 from state and federal agencies regarding prior wetland delineations, etc.
- 49 (3) Description and maps of vegetative conditions at the site;
- 50 (4) Description and maps of hydrological conditions at the site;

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- 1 (5) Description of soil conditions at the site based on a preliminary on-site
2 analysis;
- 3 (6) A topographic map of the site; and
- 4 (7) A functional assessment of the existing wetland and buffer.
- 5 (a) Application of the rating system in 40.450.020.B will generally be
6 considered sufficient for functional assessment;
- 7 (b) The responsible official may accept or request an alternate functional
8 assessment methodology when the applicant's proposal requires
9 detailed consideration of specific wetland functions;
- 10 (c) Alternate functional assessment methodologies used shall be
11 scientifically valid and reliable.
- 12 b. The contents of the conceptual mitigation plan shall include:
- 13 (1) Goals and objectives of the proposed project;
- 14 (2) A wetland buffer width reduction plan, if width reductions are proposed,
15 that includes:
- 16 (a) The land use intensity, per Table 40.450.030-5, of the various
17 elements of the development adjacent to the wetlands;
- 18 (b) The wetland buffer width(s) required by Tables 40.450.030-2, 3 and 4;
- 19 (c) The proposed buffer width reductions, including documentation that
20 proposed buffer width reductions fully protect the functions of the
21 wetland in compliance with Section 40.450.040(C).
- 22 (3) A wetland mitigation plan that includes:
- 23 (a) A sequencing analysis for all wetland impacts;
- 24 (b) A description of all wetland impacts that require mitigation under this
25 chapter; and
- 26 (c) Proposed mitigation measures and mitigation ratios.
- 27 (4) Map showing proposed wetland and buffer. This map should include the
28 existing and proposed buffers and all proposed wetland impacts regulated
29 under this chapter;
- 30 (5) Site plan;
- 31 (6) Discussion and map of plant material to be planted and planting densities;
- 32 (7) Preliminary drainage plan identifying location of proposed drainage
33 facilities including detention structures and water quality features (e.g.,
34 swales);
- 35 (8) Discussion of water sources for all wetlands on the site;
- 36 (9) Project schedule;
- 37 (10) Discussion of how the completed project will be managed and monitored;
38 and
- 39 (11) A discussion of contingency plans in case the project does not meet the
40 goals initially set for the project.
- 41 3. Final Mitigation Plan. The contents of the final mitigation plan shall include:
- 42 a. The approved preliminary mitigation plan and all conditions imposed on that
43 plan. If the preliminary mitigation plan requirement is waived, the final plan
44 shall include the content normally required for the preliminary plan listed in
45 Sections 40.450.040(E)(2)(a), (E)(2)(b)(1), and (E)(2)(b)(2);
- 46 b. Performance Standards. Specific criteria shall be provided for evaluating
47 whether or not the goals and objectives of the mitigation project are being
48 met. Such criteria may include water quality standards, survival rates of
49 planted vegetation, species abundance and diversity targets, habitat diversity
50 indices, or other ecological, geological or hydrological criteria;
- 51

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- 1 c. Detailed Construction Plans. Written specifications for the mitigation project
2 shall be provided. The specifications shall include: the proposed construction
3 sequence, grading and excavation details, water and nutrient requirements
4 for planting, specification of substrate stockpiling techniques, and planting
5 instructions, as appropriate. These written specifications shall be
6 accompanied by detailed site diagrams, scaled cross-sectional drawings,
7 topographic maps showing slope percentage and final grade elevations, and
8 any other drawings appropriate to show construction techniques or
9 anticipated final outcome;
- 10 d. Monitoring Program. The mitigation plan shall include a description of a
11 detailed program for monitoring the success of the mitigation project. :
- 12 (1) The mitigation project shall be monitored for a period necessary to
13 establish that the mitigation is successful, but not for a period of less than
14 five (5) years. Creation and forested wetland mitigation projects shall be
15 monitored for a period of at least ten (10) years;
- 16 (2) Monitoring shall be designed to measure the performance standards
17 outlined in the mitigation plan and may include but not be limited to:
- 18 (a) Establishing vegetation plots to track changes in plant species
19 composition and density over time;
- 20 (b) Using photo stations to evaluate vegetation community response;
- 21 (c) Sampling surface and subsurface waters to determine pollutant
22 loading, and changes from the natural variability of background
23 conditions (pH, nutrients, heavy metals);
- 24 (d) Measuring base flow rates and storm water runoff to model and
25 evaluate water quality predictions, if appropriate;
- 26 (e) Measuring sedimentation rates, if applicable; and
- 27 (f) Sampling fish and wildlife populations to determine habitat utilization,
28 species abundance and diversity.
- 29 (3) A monitoring protocol shall be included outlining how the monitoring data
30 will be evaluated by agencies that are tracking the progress of the project;
- 31 (4) Monitoring reports shall be submitted annually, or on a pre-arranged
32 alternate schedule, for the duration of monitoring period;
- 33 (5) Monitoring reports shall analyze the results of monitoring, documenting
34 milestones, successes, problems, and recommendations for corrective
35 and/or contingency actions to ensure success of the mitigation project.
- 36 e. Associated Plans and Other Permits. To ensure consistency with the final
37 mitigation plan, associated plans and permits shall be submitted, including,
38 but not limited to:
- 39 (1) Engineering Construction Plans;
- 40 (2) Final Site Plan or Proposed Plat;
- 41 (3) Final landscaping plan;
- 42 (4) Habitat permit;
- 43 (5) WDFW HPA;
- 44 (6) USACE Section 404 permit; and
- 45 (7) WDOE Administrative Order or Section 401 certification.
- 46 f. Evidence of Financial and Scientific Proficiency. A description of how the
47 mitigation project will be managed during construction and the scientific
48 capability of the designer to successfully implement the proposed project. In
49 addition, a demonstration of the financial capability of the applicant to
50 successfully complete the project and ensure it functions properly at the end
51 of the specified monitoring period;

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g. Contingency Plan. Identification of potential courses of action, and any corrective measures to be taken when monitoring or evaluation indicates project performance standards are not being met.

F. Wetland permit – Application.

1. Pre-Permit Consultation. Any person intending to apply for a wetland permit is encouraged, but not required, to meet with the department during the earliest possible stages of project planning in order to discuss wetland impact avoidance, minimization, compensatory mitigation, and the required contents of a mitigation plan before significant commitments have been made to a particular project design. Effort put into pre-permit consultations and planning will help applicants create projects which will be more quickly and easily processed.
2. Applications. Applications for wetland permits shall be made to the department on forms furnished by the department. Unless the responsible official waives one (1) or more of the following information requirements, applications shall include:
 - a. Wetland delineations and buffer width designations pursuant to Sections 40.450.020 and 40.450.030;
 - b. A site plan for the proposed activity overlaid on an aerial photograph at a scale no smaller than one inch equals one hundred feet (1" = 100', a scaling ratio of 1:1200) showing the location, width, depth and length of all existing and proposed structures, roads, stormwater facilities, sewage treatment, and installations within the wetland and its buffer;
 - c. The exact sites and specifications for all development activities proposed within wetlands and wetland buffers, including the amounts and methods;
 - d. A proposed preliminary mitigation plan meeting the requirements of Section 40.450.040(E). If the preliminary plan requirement has been waived, a final mitigation plan shall be required in its place.
3. Fees. At the time of application, the applicant shall pay a filing fee pursuant to Chapter 6.110.

G. Wetland permit--Processing.

1. Procedures. Wetland permit applications shall be processed using the application procedures in Chapter 40.510 unless specifically modified herein:
 - a. Type I Wetland Permit. The following wetland permits shall be reviewed under the Type I review process described in Section 40.510.010:
 - (1) Buffer modification, only;
 - (2) Wetland impacts resulting in less than 0.10 acre of direct wetland impact;
 - (3) Wetland permits associated with residential building permits, regardless of impact;
 - (4) Wetland permits associated with home business permits, regardless of impact; and
 - (5) Reauthorization of approved wetland permits.
 - (6) Programmatic wetland permits that are SEPA exempt.
 - b. Type II Wetland Permit. The following wetland permits shall be reviewed under the Type II review process described in Section 40.510.020:
 - (1) Wetland impacts resulting in 0.10 acre, or more, of direct wetland impact, other than residential building and home business permits;
 - (2) Programmatic wetland permits that require SEPA review.

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- 1 (3) Programmatic permit applications subject to Type II review shall not be
2 subject to the distribution requirements of Section 40.510.020(E)(2)(a)(3).
3 Within fourteen (14) calendar days after the date an application is
4 accepted as fully complete, the county shall publish in a newspaper of
5 general circulation a summary of the notice, including the date, time and
6 manner of making comments, the nature and location of the proposal and
7 instructions for obtaining further information.
- 8 c. Type III Wetland Permit. Reasonable use exceptions, other than residential
9 and home business permits, made under Section 40.450.010(B)(3), shall be
10 reviewed under the Type III review process described in Section 40.510.030:
- 11 2. Consolidation. The department shall, to the extent practicable and feasible,
12 consolidate the processing of wetland permits with other county regulatory
13 programs which affect activities in wetlands, such as SEPA review, subdivision,
14 grading and site plan approval, so as to provide a timely and coordinated permit
15 process. Where no other county permit or approval is required for the wetland
16 activity, the wetland permit shall be processed in accordance with Section
17 40.450.040(G)(1).
- 18 3. Notification. In addition to notices otherwise required pursuant to Section
19 40.450.040(G)(1) , notice of Type II and Type III wetland permit applications shall
20 be given to federal and state agencies that have jurisdiction over, or an interest
21 in, the affected wetlands.
- 22
- 23 H. Wetland permit--Preliminary approval.
- 24 1. Decision Maker. A wetland permit application which has been consolidated with
25 another permit or approval request which requires a public hearing (e.g.,
26 preliminary plat) shall be heard and decided in accordance with the procedures
27 applicable to such other request. Any other wetland permit application shall be
28 acted on by the responsible official within the timeline specified in Section 40.510
29 for the required permit type.
- 30 2. Findings. A decision preliminarily approving or denying a wetland permit shall be
31 supported by findings of fact relating to the standards and requirements of this
32 chapter.
- 33 3. Conditions. A decision preliminarily approving a wetland permit shall incorporate
34 at least the following as conditions:
- 35 a. The approved preliminary mitigation plan;
36 b. Applicable conditions provided for in Section 40.450.030(E)(4);
37 c. Posting of a performance assurance pursuant to Section 40.450.040(J); and
38 d. Posting of a maintenance assurance pursuant to Section 40.450.040(J).
- 39 4. Administrative Appeal. A consolidated wetland permit decision may be
40 administratively appealed in conjunction with, and within the same limitation
41 period, applicable to the other county permit or approval; provided, that wetland
42 permits preliminarily issued or denied by the responsible official may be appealed
43 in the same manner, and within the same limitation period, applicable to a Type II
44 process under Section 40.510.020.
- 45 5. Duration. Wetland permit preliminary approval shall be valid for a period of three
46 (3) years from the date of issuance or termination of administrative appeals or
47 court challenges, whichever occurs later, unless:
- 48 a. A longer period is specified in the permit; or
49 b. The applicant demonstrates good cause to the responsible official's
50 satisfaction for an extension not to exceed an additional one (1) year.
51

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- 1 I. Wetland permit--Final approval.
- 2 1. Issuance. The responsible official shall issue final approval of the wetland permit
- 3 authorizing commencement of the activity permitted thereby upon:
- 4 a. Submittal and approval of a final mitigation plan pursuant to Section
- 5 40.450.040(E)(3);
- 6 b. Installation and approval of field markings as required by Section
- 7 40.450.030(E)(4)(a);
- 8 c. The recording of a conservation covenant as required by Section
- 9 40.450.030(E)(4)(c);
- 10 d. The posting of a performance assurance as required by Section
- 11 40.450.040(H)(3);
- 12 2. Duration.
- 13 a. Wetland or wetland buffer impacts. Final approval shall be valid for the
- 14 period specified in the final wetland permit, or the associated development
- 15 approval. Extension of the permit shall only be granted in conjunction with
- 16 extension of an associated permit;
- 17 b. Compensatory mitigation. The compensatory mitigation requirements of the
- 18 permit shall remain in effect for the duration of the monitoring and
- 19 maintenance period specified in the approval.
- 20
- 21 J. Wetland Permit Financial Assurances.
- 22 1. Types of Financial Assurances. The responsible official shall accept the
- 23 following forms of financial assurances:
- 24 a. An escrow account secured with an agreement approved by the responsible
- 25 official;
- 26 b. A bond provided by a surety for estimates that exceed five thousand dollars
- 27 (\$5,000);
- 28 c. A deposit account with a financial institution secured with an agreement
- 29 approved by the responsible official;
- 30 d. A letter of commitment from a public agency; and
- 31 e. Other forms of financial assurance determined to be acceptable by the
- 32 responsible official.
- 33 2. Financial Assurance Estimates. The applicant shall submit itemized cost
- 34 estimates for the required financial assurances. The responsible official may
- 35 adjust the estimates to ensure that adequate funds will be available to complete
- 36 the specified compensatory mitigation upon forfeiture. In addition the cost
- 37 estimates must include a contingency as follows:
- 38 a. Estimates for bonds shall be multiplied by one hundred fifty percent (150%);
- 39 b. All other estimates shall be multiplied by one hundred ten percent (110%).
- 40 3. Waiver of Financial Assurances. For Type 1 wetland permits, the responsible
- 41 official may waive the requirement for one or both financial assurances if the
- 42 applicant can demonstrate to the responsible official's satisfaction that posting
- 43 the required financial assurances will constitute a significant hardship.
- 44 4. Acceptance of Work and Release of Financial Assurances.
- 45 a. Release of Performance Assurance. Upon request, the responsible official
- 46 shall release the performance assurance when the following conditions are
- 47 met:
- 48 (1) Completion of construction and planting specified in the approved
- 49 compensatory mitigation plan;
- 50 (2) Submittal of an as-built report documenting changes to the compensatory
- 51 mitigation plan that occurred during construction;

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- (3) Field inspection of the completed site(s); and
 - (4) Provision of the required maintenance assurance.
 - b. Release of Maintenance Assurance. Upon request, the responsible official shall release the maintenance assurance when the following conditions are met:
 - (1) Completion of the specified monitoring and maintenance program;
 - (2) Submittal of a final monitoring report demonstrating that the goals and objectives of the compensatory mitigation plan have been met as demonstrated through:
 - (a) Compliance with the specific performance standards established in the wetland permit; or
 - (b) Functional assessment of the mitigation site(s); and
 - (c) Field inspection of the mitigations site(s)
 - c. Incremental Release of Financial Assurances. The responsible official may release financial assurances incrementally only if specific milestones and associated costs are specified in the compensatory mitigation plan and the document legally establishing the financial assurance.
 - 5. Transfer of Financial Assurances. The responsible official may release financial assurances at any time if equivalent assurances are provided by the original or a new permit holder.
 - 6. Forfeiture. If the permit holder fails to perform or maintain compensatory mitigation in accordance with the approved wetland permit, the responsible official may declare the corresponding financial assurance forfeit pursuant to the following process:
 - a. The responsible official shall, by registered mail, notify the wetland permit holder/agent that is signatory to the financial assurance and the financial assurance holder, of non-performance with the terms of the approved wetlands permit;
 - b. The written notification shall cite a reasonable time for the permit holder, or legal successor, to comply with provisions of the permit and state the County's intent to forfeit the financial assurance should the required work not be completed in a timely manner.
 - c. Should the required work not be completed timely, the County shall declare the assurance forfeit.
 - d. Upon forfeiture of a financial assurance, the proceeds thereof shall be utilized either to correct the deficiencies which resulted in forfeiture or, if such correction is deemed by the responsible official to be impractical or ineffective, to enhance other wetlands in the same watershed or contribute to an established cumulative effects fund for watershed scale habitat and wetland conservation.
- K. Programmatic permits for routine maintenance and operations of utilities and public facilities. The responsible official may issue programmatic wetland permits for routine maintenance and operations of utilities and public facilities within wetlands and wetland buffers, and for wetland enhancement programs. It is not the intent of the programmatic permit process to deny or unreasonably restrict a public agency or utility's ability to provide services to the public. Programmatic permits only authorize activities specifically identified in and limited to the permit approval and conditions.
- 1. Application submittal requirements. Unless waived by the responsible official with specific findings in the approval document in accordance with

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- 1 40.450.040(K)(2), applications for programmatic wetland permits shall include a
2 programmatic permit plan that includes the following,:
- 3 a. A discussion of the purpose and need for the permit;
 - 4 b. A description of the scope of activities in wetlands and wetland buffers;
 - 5 c. Identification of the geographical area to be covered by the permit;
 - 6 d. The range of functions and values of wetlands potentially affected by the
7 permit;
 - 8 e. Specific measures and performance standards to be taken to avoid, minimize
9 and mitigate impacts on wetland functions and values including:
 - 10 (1) Procedures for identification of wetlands and wetland buffers;
 - 11 (2) Maintenance practices proposed to be used;
 - 12 (3) Restoration measures;
 - 13 (4) Mitigation measures and assurances;
 - 14 (5) Annual reporting to the responsible official that documents compliance
15 with permit conditions and proposes any additional measures or
16 adjustments to the approved programmatic permit plan;
 - 17 (6) Reporting to the responsible official any specific wetland or wetland buffer
18 degradations resulting from maintenance activities when the degradation
19 occurs or within a timely manner;
 - 20 (7) Responding to any department requests for information about specific
21 work or projects;
 - 22 (8) Procedures for reporting and/or addressing activities outside the scope of
23 the approved permit; and
 - 24 (9) Training all employees, contractors and individuals under the supervision
25 of the applicant who are involved in permitted work.
- 26 2. Findings. A decision preliminarily approving or denying a programmatic wetland
27 permit shall be supported by findings of fact relating to the standards and
28 requirements of this chapter.
- 29 3. Approval Conditions. Approval of a programmatic wetland permit shall
30 incorporate at least the following as conditions:
- 31 a. The approved programmatic permit plan;
 - 32 b. Annual reporting requirements; and
 - 33 c. A provision stating that duration of the permit.
- 34 4. Duration and Reauthorization.
- 35 a. The duration of a programmatic permit is for five years, unless:
 - 36 (1) an annual performance based reauthorization program is approved within
37 the permit; or
 - 38 (2) a shorter duration is supported by findings.
 - 39 b. Requests for reauthorization of a programmatic permit must be received prior
40 to the expiration of the original permit.
 - 41 (1) Reauthorization is reviewed and approved through the process described
42 in Section 40.450.040(K)(1).
 - 43 (2) Permit conditions and performance standards may be modified through
44 the reauthorization process.
 - 45 (3) The responsible official may temporarily extend the original permit if the
46 review of the reauthorization request extends beyond the expiration date.
- 47
- 48 L. Wetland permit--Emergency.
- 49 1. Authorization. Notwithstanding the provisions of this chapter or any other laws to
50 the contrary, the responsible official may issue prospectively or, in the case of
51 imminent threats, retroactively a temporary emergency wetlands permit if:

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- 1 a. The responsible official determines that an unacceptable threat to life or loss
2 of property will occur if an emergency permit is not granted; and
3 b. The anticipated threat or loss may occur before a permit can be issued or
4 modified under the procedures otherwise required by this act and other
5 applicable laws.
- 6 2. Conditions. Any emergency permit granted shall incorporate, to the greatest
7 extent practicable and feasible but not inconsistent with the emergency situation,
8 the standards and criteria required for non-emergency activities under this act
9 and shall:
- 10 a. Be limited in duration to the time required to complete the authorized
11 emergency activity, not to exceed ninety (90) days; and
12 b. Require, within this ninety- (90) day period, the restoration of any wetland
13 altered as a result of the emergency activity, except that if more than the
14 ninety (90) days from the issuance of the emergency permit is required to
15 complete restoration, the emergency permit may be extended to complete
16 this restoration.
- 17 3. Notice. Notice of issuance of an emergency permit shall be published in a
18 newspaper having general circulation in Clark County not later than ten (10) days
19 after issuance of such permit.
- 20 4. Termination. The emergency permit may be terminated at any time without
21 process upon a determination by the responsible official that the action was not
22 or is no longer necessary to protect human health or the environment.
23
- 24 M. Revocation. In addition to other remedies provided for elsewhere in this chapter, the
25 responsible official may suspend or revoke wetland permit(s) issued in accordance
26 with this chapter and associated development permits, pursuant to the provisions of
27 Title 32 of the Clark County Code, if the applicant or permittee has not complied with
28 any or all of the conditions or limitations set forth in the permit, has exceeded the
29 scope of work set forth in the permit, or has failed to undertake the project in the
30 manner set forth in the permit.
31
- 32 N. Enforcement. At such time as a violation of this chapter has been determined,
33 enforcement action shall be commenced in accordance with the enforcement
34 provisions of Title 32 of this code, and may also include the following:
- 35 1. Applications for county land use permits on sites that have been cited or issued
36 an administrative notice and order under Title 32 of this code, or have been
37 otherwise documented by the responsible official for activities in violation of this
38 chapter, shall not be processed for a period of six (6) years provided:
- 39 a. The county has the authority to apply the permit moratorium to the property;
40 and
41 b. The county records the permit moratorium.
42 c. The responsible official may reduce or waive the permit moratorium duration
43 upon approval of a wetland permit under Section 40.450.040.
- 44 2. Compensatory mitigation requirements under Sections 40.450.040.C and D may
45 be increased by the responsible official as follows:
- 46 a. All or some portion of the wetland or wetland buffer impact cannot be
47 permitted or restored in place; and
48 b. Compensatory mitigation for the impact is delayed more than one year from
49 the time of the original citation or documentation of the violation.
50

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 12:32 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Pierce County, WA - changing rural and resource lands according to prime soil - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

FYI and for index. Thanks.

Oliver

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Wednesday, August 19, 2015 11:46 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: Pierce County, WA - changing rural and resource lands according to prime soil - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Wednesday, August 19, 2015 12:48 PM
Subject: Pierce County, WA

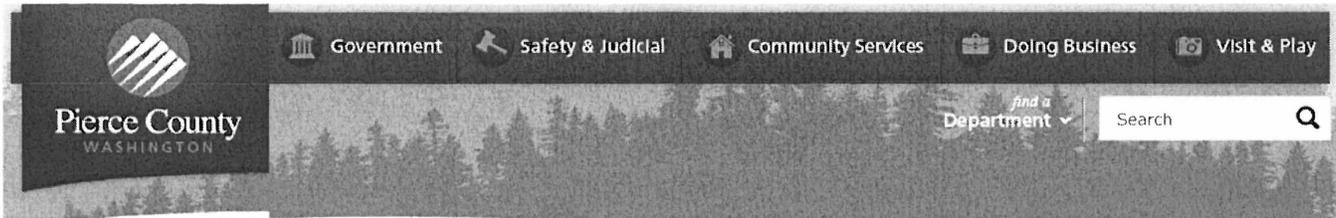
Pierce making corrections to lands inappropriately labeled resource, and lands labeled rural that should be resource.

[Pierce County, WA](#)

County schedules community meetings on rural zoning adjustments

<http://www.co.pierce.wa.us/CivicAlerts.aspx?AID=2087>

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Planning & Land Services

Posted on: January 28, 2015

County schedules community meetings on rural zoning adjustments

Pierce County Planning and Land Services has scheduled four meetings around the county to gather public input on proposed adjustments to some of the land use designations in rural areas.

The adjustment is part of the update to Pierce County's Comprehensive Plan, which follows state requirements to plan for housing, transportation and other community needs while managing urban growth and reducing sprawl.

Under the state's Growth Management Act, the county is required to establish criteria for designating lands that have the potential of being used for agricultural purposes in the long term. The proposed criteria include land on which the soil is classified as prime agricultural soils and the property is larger than five acres.

There are approximately 3,000 property owners whose lands meet the proposed criteria for Agricultural Resource Lands but are currently under a Rural land classification. About 300 additional properties that are currently designated as Agricultural Resource Lands do not meet the proposed criteria and would be changed to a Rural land designation. The county mailed notices to owners of properties with proposed adjustments.

Here is the schedule of community meetings:

- **Thursday, Feb. 5, 4:30 – 6:30 p.m.**
Foothills Elementary School
10621 234th Ave East, Buckley, WA
- **Monday, Feb. 9, 4:30 – 6:30 p.m.**
Key Peninsula Civic Center VFW Room
17010 S Vaughn Road KPH, Vaughn, WA
- **Tuesday, Feb. 10, 4:30 – 6:30 p.m.**
Eatonville Community Center
305 Center Street West, Eatonville WA
- **Thursday, Feb. 12, 4:30 – 6:30 p.m.**
Kapowsin Elementary
10412 264th St E, Graham WA

More information can be found at www.piercecountywa.org/realize2030.

Further review of all proposed updates to the Pierce County Comprehensive Plan will take place throughout the spring of 2015.

MEDIA CONTACTS:

Jeff Mann, Planning and Land Services senior planner
(253) 798-2150
jmann@co.pierce.wa.us

Hunter George, Pierce County Communications
(253) 798-6606
hgeorge@co.pierce.wa.us



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- Pierce County Farming Blog
- Pierce County Ferry System
- Planning & Land Services
- Prosecuting Attorney
- Public Works & Utilities
- Public Works & Utilities - Roads
- Public Works & Utilities - Sewer & Water Utilities
- Public Works & Utilities - Solid Waste & Recycling
- Public Works & Utilities - Stormwater & Flooding

Largest Farmland Conservation project
in Pierce County history completed

Public invited to learn more about proposed
new county building

- Puget Sound Fresh
- What's New
- PWU - Tacoma
Narrows Airport
- Sheriff's
Department
- Superior Court
- Sustainability
- Veterans Bureau

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Schroader, Kathy

From: Euler, Gordon
Sent: Monday, August 24, 2015 2:13 PM
To: Schroader, Kathy
Cc: Orjiako, Oliver
Subject: FW: It is critical to get the d. EIS right; demand perfection

Follow Up Flag: Follow up
Flag Status: Completed

Kathy:

This one needs to be recorded as a SEPA comment as well. Thanks.

Gordy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 12:34 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: It is critical to get the d. EIS right; demand perfection

FYI and for index. Thanks.

Oliver

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Wednesday, August 19, 2015 11:42 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: It is critical to get the d. EIS right; demand perfection

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>; susan rasmussen <sprazz@outlook.com>
Sent: Tuesday, August 18, 2015 6:32 AM
Subject: Re: It is critical to get the d. EIS right; demand perfection

The draft EIS contains many gaping holes and inconsistencies..

- _ The rural and resource lands have not had serious attention in 20 years. Profound changes in county farming are well documented, as well as the small forest land owners. Massive work should be required.
- _ Adopt a "Beneficial Use Measure"
- _ The potential contributed beneficial uses, such as commerce and development, should be explored and weighed.
- _ In every comprehensive plan, the prioritized needs of the cities have been upheld. Without a doubt, the 20 yr. practice of land use management being primarily influenced by the cities has resulted in profound economic and social cumulative impacts on the rural communities. Any economist will spell out the benefits of a diverse economic base. However, the planners' vision of a rural economy can be summed up in just two words; forestry and agriculture.

DEIS, Pg. 5-1

"Policies and regulations have been developed to ensure the conservation of agricultural, forest, and mineral resource lands, and to protect these lands from interference by adjacent uses, which can affect the continued use of these lands for production of food, agricultural

products, timber, or the extraction of minerals.”

In addition, Clark County has a long-standing “right to farm” ordinance that addresses these issues.

Pg. 6-3:

“Most northern Clark County remains in rural use, with some resource-based industries.”

_ Focus on much needed job growth and a diversified economy in rural areas to satisfy the need for a boost to the rural economy.

_ The DEIS contains much language regarding fragmentation of wildlife habitats to make them less usable for species that are sensitive to human disturbance, Priority Habitats, 4-5

_ Historic and Cultural Resources; Pg. 6-4

“Much of the county has been identified as having a high probability for archeological resources, in part because of the area’s rich history and its importance as a settlement location.” “More intensive development pressures can make it difficult to prevent historic or cultural resources from being disturbed.”

Far too little has been done to preserve the practices of rural culture and prevent the fragmentation of families. Indeed, the very patterns of parcel development that one sees on the ground in the rural lands, are primarily a result of long-standing, cultural practices that have spanned generations. For the most part, this time-worn cultural practice composes the county’s unique “rural character”, per GMA. The policy of preserving rural culture is absent in the DEIS.

_ Alternative 2 _ Countywide Modifications; Rural Lands, Pg. 6-12

“1) The proposal would create one “Forest” comprehensive plan land use designation (rather than the Tier I and Tier II designations currently in existence), and would be implemented by Forest -80 and Forest 20. This change would also eliminate FR-40 zoning, replacing it with FR-20, reducing the minimum lot area in that zone. The impacts of the change in zoning are minimal since only 10% of the 10,304 parcels are 40 acres or more in size. The change in zoning would have the potential to create approximately 414 new 20 acre parcels to be created in the Forest zone.”

_ Alternative 4 _ Rural, Agriculture, and Forest Changes, Pg. 6-20

“Resource Lands: Forest Resources. This alternative would change the existing Forest Tier I and Forest Tier II comprehensive land use designations to FR-10, FR-20, FR-40, and FR-80, which would be exactly mirrored by new zoning designations. This feature of the alternative would reduce the minimum lot area in some forest zones even further than Alt. 2. Approximately 563 new parcels could be created at full build-out with this zoning change.

For the most part, these parcels already exist in the F zones. 94% are non-conforming to their zone size. The predominant parcel size are 5 acre lots.

_ Absent in the DEIS is important technical data contained the report, “Small Forest Landowners Database Validation & Data Analysis Study, Report for Clark County, Wa., Oct 21, 2002. Submitted by The

Rural Technology Initiative, University of Washington, College of Forest Resources:

Pg. 9, “With only 1,213 acres (110) parcels of urban parcels in the county, it is significant that 48% of the parcels in the SLFO Database are on the edge of the common forestland. When you add in the 110 Urban parcels, over 51% of the NIPF acreage and the 82% of the NIPF parcels in Clark County are in the urban/rural interface or an urban area.

Pg. 11 Land use Description graph: Forestry operations---103 parcels, 61 owners, 25.7 average size
Unused land timbered--297 parcels, 232 owners, 9.1 average size
Unused land cleared---1,077 parcels, 756 owners, 8.0 average size

_ Absent in the DEIS is the Washington State Designated Forest Land Dept. of Revenue, May 2014 report:

“ Wa. State encourages sound forestry practices so that present and future generations can enjoy the many benefits they provide. As a way to encourage commercial forestry in Wa. State, landowners may choose to have their land designated as forest land.”

_ “The land must be consistent of a single parcel of 5 acres or more. “

_ Updates to court cases, Lewis County (state of trends in the dairy industry), Pierce County

From: Carol Levanen,

Sent: Monday, August 17, 2015 8:03 PM

To: Carol Levanen, susan rasmussen

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 12:23 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: WAC 197-11-448: Relationship of EIS to other considerations.-For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

FYI

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Thursday, August 20, 2015 12:41 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: WAC 197-11-448: Relationship of EIS to other considerations.-For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 20, 2015 12:16 PM
Subject: WAC 197-11-448: Relationship of EIS to other considerations.

other relationships in EIS important to consider

[WAC 197-11-448: Relationship of EIS to other considerations.](#)

<http://app.leg.wa.gov/WAC/default.aspx?cite=197-11-448>

Sent from Windows Mail

197-11-444 << 197-11-448 >> **197-11-450**

WAC 197-11-448

No agency filings affecting this section since 2003

Relationship of EIS to other considerations.

(1) SEPA contemplates that the general welfare, social, economic, and other requirements and essential considerations of state policy will be taken into account in weighing and balancing alternatives and in making final decisions. However, the environmental impact statement is not required to evaluate and document all of the possible effects and considerations of a decision or to contain the balancing judgments that must ultimately be made by the decision makers. Rather, an environmental impact statement analyzes *environmental* impacts and must be used by agency decision makers, along with other relevant considerations or documents, in making final decisions on a proposal. The EIS provides a basis upon which the responsible agency and officials can make the balancing judgment mandated by SEPA, because it provides information on the environmental costs and impacts. SEPA does not require that an EIS be an agency's only decision making document.

(2) The term "socioeconomic" is not used in the statute or in these rules because the term does not have a uniform meaning and has caused a great deal of uncertainty. Areas of urban environmental concern which must be considered are specified in RCW **43.21C.110** (1)(f), the environmental checklist (WAC **197-11-960**) and WAC **197-11-440** and **197-11-444**.

(3) Examples of information that are not required to be discussed in an EIS are: Methods of financing proposals, economic competition, profits and personal income and wages, and social policy analysis (such as fiscal and welfare policies and nonconstruction aspects of education and communications). EISs may include whether housing is low, middle, or high income.

(4) Agencies have the option to combine EISs with other documents or to include additional analyses in EISs, that will assist in making decisions (WAC **197-11-440**(8) and **197-11-640**). Agencies may use the scoping process to help identify issues of concern to citizens.

[Statutory Authority: RCW **43.21C.110**. WSR 84-05-020 (Order DE 83-39), § 197-11-448, filed 2/10/84, effective 4/4/84.]

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 12:06 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Chelan County - Prime soil, smaller parcels and property rights important - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

FYI and for index. Thanks.

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Thursday, August 20, 2015 1:37 PM
To: Mielke, Tom; Stewart, Jeanne; Madore, David; Orjiako, Oliver
Subject: Fw: Chelan County - Prime soil, smaller parcels and property rights important - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Thursday, August 20, 2015 1:06 PM
Subject: Reader

Chelan county comp plan recognized property rights as a prime issue

http://www.co.chelan.wa.us/files/community-development/documents/comps_plan/Chelan-County-Comprehensive-Plan_Res-2014-135_eff-01JAN15.pdf

Sent from Windows Mail

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 11:48 AM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: <http://www.brian894x4.com/images/PVJR026.jpg>
Attachments: image.bmp

Follow Up Flag: Follow up
Flag Status: Completed

More!

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Friday, August 21, 2015 6:34 PM
To: Mielke, Tom; Madore, David; Stewart, Jeanne; Orjiako, Oliver; Benton, Don
Subject: Fw: <http://www.brian894x4.com/images/PVJR026.jpg>

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Friday, August 21, 2015 2:46 PM
Subject: <http://www.brian894x4.com/images/PVJR026.jpg>

<http://www.brian894x4.com/images/PVJR026.jpg>

<http://www.brian894x4.com/images/PVJR026.jpg>

Sent from Windows Mail



Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 11:48 AM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: <http://www.brian894x4.com/images/JMooreLINC06.jpg>
Attachments: image.bmp

Follow Up Flag: Follow up
Flag Status: Completed

More!

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Friday, August 21, 2015 6:36 PM
To: Mielke, Tom; Madore, David; Stewart, Jeanne; Benton, Don; Orjiako, Oliver
Subject: Fw: <http://www.brian894x4.com/images/JMooreLINC06.jpg>

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Friday, August 21, 2015 2:52 PM
Subject: <http://www.brian894x4.com/images/JMooreLINC06.jpg>

<http://www.brian894x4.com/images/JMooreLINC06.jpg>

<http://www.brian894x4.com/images/JMooreLINC06.jpg>

Sent from Windows Mail



Jeff Moore Photo

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 11:49 AM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: THE HISTORY OF BYCX

Follow Up Flag: Follow up
Flag Status: Completed

What!

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Friday, August 21, 2015 6:32 PM
To: Mielke, Tom; Stewart, Jeanne; Madore, David; Benton, Don; Orjiako, Oliver
Subject: Fw: THE HISTORY OF BYCX

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Friday, August 21, 2015 2:40 PM
Subject: THE HISTORY OF BYCX

[THE HISTORY OF BYCX](#)

<http://www.bycx.com/CPRRHISTORY.htm>

Sent from Windows Mail



Twin Falls Logging, a Weyerhaeuser company, train near Yacolt (1912)

THE HISTORY OF THE CPRR

There had been on-going discussion about the need for a railroad out of Vancouver for quite some time since the completion of the trans-continental railroad. The first person to take action was L.M. Hidden, a Vancouver businessman. Hidden was involved in farming, brick making, hotel operation and philanthropic endeavors. Hidden was also involved in Clark County activities and helped form the Clark County Fair Association.

There is an unverified story that Hidden and his family, along with several friends and their families, went on a picnic at Moulton Falls. They were so impressed with the abundant timber in the area that they decided to build a railroad to gain access to it.

In any event, on 7/8/1886 Hidden and 5 associates left Vancouver to survey the proposed route to Yakima. Hidden felt that the route would give him access to the timber, the wheat growing country around Yakima and there might be coal and other minerals along the way. They were gone a month and returned with estimates of timber and mining resources and certain that a practical route could be laid out.

On 9/22/1887, the Clark County Register announced that the Vancouver, Klickitat and Yakima, Vancouver's first railroad, had recently been incorporated with one million dollars in funding. L. M. Hidden was vice-president. On 1/31/1888, work began, and the first locomotive for the line arrived in Vancouver on 12/20/1888. The goal of the railroad was to serve Vancouver and Yakima by way of the Klickitat Pass. It was envisioned that it would ultimately connect with the Great Northern Railroad and the Manitoba line of the Canadian National Railway at Yakima creating a transcontinental connection.

The line was eventually built to Brush Prairie, but the country fell into an economic depression and money ran out for further expansion and operations. Finally, on 11/25/1897, the railroad was broke and had to be sold. It was renamed the Portland, Vancouver and Yakima Railroad by the new owners.

Within four months under the new ownership, the railroad was bringing 50,000 board feet of logs a day from Brush Prairie to Vancouver. In November of 1898, the stockholders increased their capital stock

from \$50,000 to \$250,000 and sought right of way to extend the line to Chelatchie Prairie.

By September 1901, there were 4 work camps working on extending the rail line to Yacolt. During that period, crews were working on a 300-foot long tunnel between the Lewis River and Battle Ground at Moulton Falls.

The summer of 1902 was exceptionally dry and by the second week in September, there were fires all over the Northwest. One fire started near Bonneville, in Skamania County and moved through the timber covered hills taking 10 days to reach the Yacolt area. The wind changed and Yacolt was spared. By the time the fire burned out near Mt. St. Helens, the loss in property and resources reached approximately 13 million dollars. Much of the burned land was owned by the Weyerhaeuser Timber Co., which mounted a huge salvage operation, based in Yacolt. Operations were conducted by the Weyerhaeuser subsidiaries Clarke County Timber Company and Twin Falls Logging Company. The Twin Falls Logging Company laid track and ran logging trains through the woods.

In 1903, the railroad was completed to Yacolt, and the town boomed. The Vancouver Independent wrote:

"Keep your eye on Yacolt and Battle Ground. Both of these little towns are now experiencing booms that are almost phenomenal. During the past month there has been quite a movement in real estate in both places and a number of new buildings have been erected. The booms in both towns are occasioned by the increase in the logging business. The Columbia River Lumber Company have just established three camps on a spur near Battle Ground and in the Yacolt Country preparations are being made for an extensive logging business."

Also in 1903 the P,V&K merged with the Washington and Oregon Railroad and they became the Washington Railway and Navigation Company. This company lasted only 3½ months and it was transferred to the Northern Pacific Railroad on 11/11/1903 to be under control of that company's Pacific Division.

The new owners immediately began regular passenger service to Yacolt, with one passenger coach making the trip each way daily. A one-way ticket from Yacolt to Vancouver cost \$1.07. Prior to the addition of passenger coaches by the Northern Pacific, passengers rode wherever space was available; in the caboose, on freight cars, even on the engine.

The salvage of burned timber was completed by 1910, and by the mid-1920's, logging of green timber in the area was winding down. On December 4, 1929, George S. Long, general manager of Weyerhaeuser, wrote the stockholders of the Clarke County Timber Company regarding the closure of operations in the area. The area had been logged off, he wrote, and that there was no demand for the land for agricultural purposes as it would cost more for the purchaser to clear the land of stumps than he could buy an already cleared and cultivated parcel for.

As for Yacolt, Long wrote:

"At Yacolt we have two or three worn out buildings, all vacant and without any perceptible value whatever, these including an old warehouse, a residence formerly occupied by our logging Superintendent, a hospital building, which has been robbed of much of its equipment, and one or two very small buildings of no value, in fact none of them have any value today for Yacolt is absolutely dead with no promise for a future life."

After the departure of Weyerhaeuser, The Northern Pacific continued to operate logging trains on the line to serve the remaining small-scale operations in the area, but there was no longer any need for passenger service. By the mid-1940's, the Northern Pacific was only running one train a week to Yacolt.

In 1948, Harbor Plywood completed the long planned extension to Chelatchie Prairie, opening that area to logging. Two years later, the Longview, Portland and Northern bought the rail line Harbor Plywood and later bought the remainder of the line from the Northern Pacific. International Paper Company, the parent company of the L,P&N, built a huge lumber and plywood plant there in 1960.

Even though the Northern Pacific sold the line, it was not the end of NP involvement in the area. In the late 1950's NP was running one log train a day from Kelso to Yacolt. The train would leave Kelso at 7:00am, pick up empty cars at Longview, stop at Battle Ground where the crew would eat lunch, and arrive at Yacolt at 12:30pm. On the return trip, the train would drop off the log cars at Longview and be back in Kelso at 7:45pm.

When the mill was closed in 1979, the entire line was put up for sale.

Three Vancouver businessmen bought the line in March 1981 and changed its name to the Chelatchie Prairie Railroad. It was used both commercially and for passenger traffic until January of 1984 when the owners filed for abandonment in order to tear it up, sell the tracks and ties and 340 acres of right-of-way.

Clark County purchased the railroad and leased it to the Lewis and Clark Railroad, which had run excursion service and continues to use a portion of the line for commercial purposes.

Over time, with severe winter weather, lack of maintenance and changes in ownership, the track-bed, rails, bridges, and buildings north of Battle Ground have deteriorated. A group of community volunteers came together in 1998 with the goal of restoring the line and building the Chelatchie Prairie Railroad into a functioning historical railroad. Working with the support of Clark County, the track from Moulton Falls to Chelatchie Prairie has been restored, and excursion service resumed on May 26, 2001. Work continues on improving the track and upgrading equipment with the goal of restoring service to Battle Ground.

Schroader, Kathy

From: Orjiako, Oliver
Sent: Monday, August 24, 2015 11:47 AM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Fire - For the Record

Follow Up Flag: Follow up
Flag Status: Completed

FYI. Kathy I will send these your way. I hope there are not duplicates! Thanks.

Oliver

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Saturday, August 22, 2015 12:05 PM
To: Madore, David; Mielke, Tom; Stewart, Jeanne; McCauley, Mark; Orjiako, Oliver
Subject: Fw: Fire - For the Record

----- Forwarded Message -----

From: Carol Levanen <cnldental@yahoo.com>
To:
Sent: Saturday, August 22, 2015 12:02 PM
Subject: Fire - For the Record

Dear Councilors,

The East wind is blowing here and the scene is heavy with smoke from the fires East of us. The Lewis River here is like a mini gorge and we get the same winds as the Gorge does. Are we all ready for another Yacolt Burn. The conditions are identical and the Washougal fire is burning. The problem is, because of so much regulation, there are many more times the vegetation on the lands, compared to 1902. Landowners are not allowed to clear, cut trees, infringe on areas, or otherwise manage their land, to assure safety, because of regulations. As I look from our windows, I see a huge rural and urban forest stretching out to the Columbia River, which was not there when we built the house. I would hate to see all of that go up in smoke. Some of us built ponds for stormwater and fire protection, but even they are now heavily regulated in this county. The tree farmers are not allowed to access their land in such a way that it will discourage a fire, because of county environmental regulations. Landowners with large parcels can't manage their land in a way that protects them from fire because of regulation and the parcels are too large for them to manage. Large lot zoning has forced these people to forget about the future of their land, and without their children, they have no one to help take care of it. Even blackberry vines cannot be removed unless done by hand. Therefore, huge stands of the dry brittle bushes are everywhere in the county because hand cutting is too much to ask from anyone. It would seem that safety to the public would be far more important to the councilors than environmental considerations, yet all of the county environmental, and other, ordinances have left that equation out. We hope we are ready, when the fire comes. We have followed the recommendations from Fire District 3 volunteers for a safety zone around our home. We hope we never have to see if it works. But, these fires are a strong reminder to councilors that environmentalism is not the most important role the councilors must play. Protecting the citizens of the county from harm, is. All of the county ordinances need to be reviewed to assure there will be no roadblocks to the safety of the people.

Sincerely,

Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604

Schroader, Kathy

From: Barbara Coppedge <bdcoppedge@comcast.net>
Sent: Sunday, August 23, 2015 3:47 PM
To: Cnty 2016 Comp Plan
Subject: Comprehensive Growth Management Plan -SEIS
Attachments: Clark County Comp. Growth Man. Plan.odt; LaCenter map-surrounding prop 001.jpg;
LaCenter map-surrounding prop. p.2 001.jpg; LaCenter map-surrounding prop. p. 3
001.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Please see attached letter and exhibits.

TO: Clark County Community Planning
clark.wa.gov/planning
360-397-2280

FROM: Gerry M. Coppedge, Trustee
Coppedge Family Living Trust
767 West S Street
Washougal, WA 98671
360-210-7599

DATE: August 24, 2015

RE: Clark County Comprehensive Growth Management Plan

I am the current owner of two (2) parcels of land located at approximately 5700 NE Landerholm Rd., LaCenter, namely:

Property Acct. No. 222594000 #67 Sec 7 T4N R2EWM 35.03 acres
Property Acct. No. 222542000 #15 Sec 7 T4N R2EWN 20 acres

I acquired this property through a bad debt from John Morris who originally owned a total of 65 acres. He had already separated a 10-acre parcel through a boundary line adjustment and had sold that parcel upon which a house with a horse arena was constructed by the present owner, Cory Kjose, before my possession of the property in 2008. Before I agreed to accept the two parcels, I had completed my "due diligence" through talking with all the governing offices and I was assured that I would be able to either sub-divide, short plat or "cluster" my property into smaller segments to achieve the best use of the property. This property is covered with scrub trees, blackberries and other wild undergrowth and is uncondusive to any productive use other than residential or agricultural.

I attended two public meetings in which the four alternative plans were presented regarding the committee's future plans for several areas in Clark County. My questions and my search for answers are limited to the area in and around LaCenter.

According to county records, my two parcels are zoned R-20 with at least one of the alternative proposals going to RL. I do not completely understand the distinction among the classifications of RL, Agricultural or Forest land; why they exist and how they can change depending on the use that is granted. When John Morris divided the 65 acres into three parcels in May 2008, how did that R-20 designation allow for a 10-acre parcel? In addition, approximately 18 parcels (see attached Exhibits 1 and 2) were already established beginning approximately 1985 (according to County Dept. employees). These parcels seem to reflect between 1 acre, 2.5 acres and 5 acres each and are immediately adjacent to the eastern boundary of my two parcels with ingress/egress located from 60th Ave., 59th Ave. and 315th St.. Also, to the immediate west of my property at approximately 5617 Landerholm Rd. there are three parcels: 1 approximately 6.5 acres with an existing house located on the property and 2 parcels approximately 5 acres each, all owned at one time by Dave Pettit, both 5-acre parcels having received building permits in the last 6 months with houses currently being constructed on each parcel.

In addition, there are properties located just off Lockwood Creek Rd. on NE 40th Ave. which are 5-acre "horse properties" as well as approximately eight properties located on NE Landerholm Rd. that appear to be 5-acre "horse properties" with very nice newer homes and surrounded by white fencing.

I question why is my property currently zoned R-20 with proposed zoning to RL when I am surrounded by adjacent properties ranging from 1 acre to 2.5 acres on the east, two 5-acre parcels and one 6.5 acre parcel adjacent to the west with several nearby 5-acre properties on Landerholm Rd. and 40th Ave.?

I have public water as well as power serving my 20 and 35-acre parcels running along a road easement approximately 900 to 1,000 feet from Landerholm Rd.

An increased tax base through new jobs and new housing can help alleviate the costs for more public services such as roads, schools and public safety services. The permitting process can control new construction and the "urban sprawl" as voiced by opponents to Alternative 4. Development fees can help the County recover some of those costs.

One argument I repeatedly hear from those involved in the planning process is the criteria for job growth and income from development. If large rural tracts are allowed to downsize, as desired by thousands of rural property owners, building permits and the construction of new housing as well as an increased tax base will only help the economy of small towns as well as the County. In the case of LaCenter, one planner reiterated that they were looking at job and economic growth. And as you know, it was the County that allowed for the approval of the Indian casino, stating job and economic growth for the region. Job and economic growth will require more housing and downsizing rural properties will allow for housing for future employees who choose to live where the jobs are located. It will be interesting to see how the properties west of the city of LaCenter and extending west to I-5 and beyond is going to be zoned to accommodate the Cowlitz Indian Tribe and the commercial development surrounding the proposed casino.

Before many of the public hearings were held regarding the Comprehensive Growth Management Plan, an article published in the Columbian indicated that two leading candidates for Clark County Chair had already established preferences for Alternatives 1 or 2 and had criticized Madore for his Alternative 4 proposal. They appeared to have made their decisions even before hearings scheduled for Sept. 3 and 10 are held. "Alternative 4 proposes to correct the massive mismatch between the actual rural land and the inappropriate zoning map that was imposed 20 years ago," as stated by Madore. Alternative 4 will address the hardships created by the 1994 Comprehensive Growth Plan that created too many large lots, resulting in severely limiting the ability to subdivide, either for sale or designating to children.

It has already been stated that Alternative 4 puts the county at risk of legal challenges over noncompliance with the Growth Management Act. There will also be considerable legal challenges by those harmed should Alternative 4 not prevail.

It would seem grossly unfair for the County to mandate an alternative plan that would restrict property owners from utilizing the highest and best use for property that is already situated in an area already

Clark County Community Planning
Gerry M. Coppedge
Page 3 - August 24, 2015

developed as residential, especially as there is no real viable alternative for economic use. As Clark County Citizens United has stated, the goals of respect for property rights, affordable housing and rural economic vitality should not be slighted. Development of property into housing would not only provide for jobs and housing but would put increased property tax money into the County coffers. The planners should not boldly assume that rural landowners are to be preservationists and charities but should have the right to utilize their property as they deem fit, whether it be for housing or merely to divide to pass on to their heirs.

Sincerely,

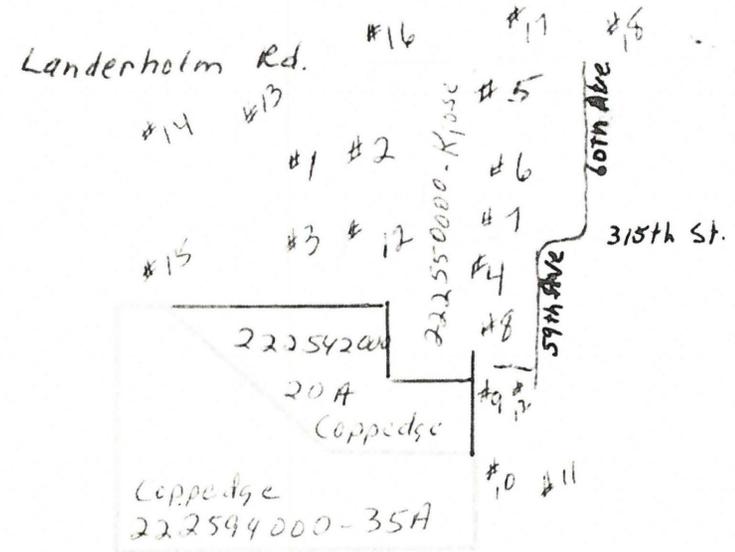
Gerry M. (Mike) Coppedge

Attachments: 3

● exhibit # 1A

Property and Land Records Information

Map Sites Find Parcel Search Locate Address Print Map Legal Tech Support



Parcel #				
222594000	35 acres	Coppedge		
222542000	20 acres	Coppedge		
222550000	10 acres	Cory Kjose		
	5707 NE Landerholm Rd	7/1/08	\$250,000	10 acres
Map:				
# 1	222553000	Casey Dean	2/18/15	\$389,000 5 acres/home
	5409 NE Landerholm Rd			
# 2	222551000	Frank Howard	1/30/15	\$442,000 6.51 acres/home
	5517 NE Landerholm Rd.			
# 3	222566000	John Love	1/20/14	\$160,000 5.02 acres
	5519 NE Landerholm Rd.			
# 4	222560000	Anthony & Aaron Paul	10/5/00	2.5 acres
	31414 NE 59th Ave. foreclosure			
# 5	22254000	John Mayfield D-QCD	9/24/10	5.08 acres/home
	5811 NE Landerholm Rd.			
# 6	222565000	Parenillo Trust	D-QCD 6/28/12	5 acres/home
	31612 NE 60th Ave			
# 7	222559005	Sylvia Stokes	Death 3/17/13	1.9 acres/m. home
	5916 NE 315 St.			
# 8	222561000	David Baldasano	3/19/12	2.5 acres/home
	31220 NE 59th Ave.			
# 9	222562	Craig Lilly	1/28/13	\$225,000 1.51 acres/home
	31214 NE 59th Ave			
# 10	222564000	Maureen Howe	4/9/13	5 acres/ ^{man} home
	31112 NE 59th Ave.			
# 11	222563000	Michael Wright	3/18/03	\$35,000 5 acres
	no available address			
# 12	222562005	Sean Epperson	1/29/08	\$207,000 .99 acre/ ^{man} home
	31208 NE 59th Ave.			

- #12 222577000 David Pettit 12/30/08 BLA 6.38 acres
5511 NE Landesholm Rd \$329,000 6/28/05
- #13 222567000 R49 Diversified Services 9/10/13 QCD 5.03 acres ^{m. #}
5217 NE Landesholm Rd
- #14 222552000 Phuoc Le 10/11/06 \$470,000 9.63 acres
5117 NE Landesholm farm & agricultural
- #15 222576000 Phuoc Le 10/11/06 \$470,000 12.93
farm & agricultural
- #16 222343000 Andrew Shaffer 11/14/14 \$360,000 7.77 acres/house
5608 NE Landesholm Rd
- #17 222337000 Richard Hall no sales data 7.34 acres
32011 NE 59th Av.
- #18 222375000 Kristina Hughes/Finch 7/3/2000 \$119,900 5 acres
6200 NE Landesholm Rd

Schroader, Kathy

From: Linda Nielsen <lindanielsenrealestate@gmail.com>
Sent: Sunday, August 23, 2015 8:17 PM
To: Cnty 2016 Comp Plan
Cc: Silliman, Peter
Subject: ZONE CHANGE FOR NIELSEN LLC
Attachments: NIELSEN LLC ZONE CHANGE.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your consideration. Linda



Linda Nielsen

*President for the Association of Realtors
Realtor of the Year 2008
Graduate of Northwest Leadership Institute (7 chosen from each state)
Outstanding Professionalism Award
Managing Brokers License*

**360-910-7100
Realty Pro inc.
Vancouver, WA**

August 23, 2015

To Whom It May Concern:

Please consider this a formal request to change the zoning on parcel #198098000 and #198090000 to a C-3 zone as part of the comp plan update. The address of the house is 12508 NE 117th Avenue and the Property is in the name of Nielsen Family Properties LLC and Nielsen Harry and Nielsen Mary trustee.

Please forward any correspondence to.

Jim Nielsen
P.O. Box 182
Brush Prairie, WA. 98606

Our phone numbers are

Linda 360-910-7100

Jim 360-521-4118

House 360-256-3331

Sincerely;



James P. Nielsen
Linda Nielsen

Jim and Linda Nielsen

Schroader, Kathy

From: Orjiako, Oliver
Sent: Tuesday, August 25, 2015 10:40 AM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Important data ignored in the supp. draft EIS - For the Public Record

Follow Up Flag: Follow up
Flag Status: Completed

All:

FYI. Kath for the index. Thanks.

Oliver

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Tuesday, August 25, 2015 10:05 AM
To: Madore, David; Stewart, Jeanne; Mielke, Tom; Orjiako, Oliver
Subject: Fw: Important data ignored in the supp. draft EIS - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>
Sent: Tuesday, August 25, 2015 9:59 AM
Subject: Fw: Important data ignored in the supp. draft EIS

Sent from Windows Mail

From: [susan rasmussen](mailto:susan.rasmussen@cccucolorado.com)
Sent: Thursday, August 20, 2015 6:45 PM
To: [susan rasmussen](mailto:susan.rasmussen@cccucolorado.com), [Carol Levanen](mailto:Carol.Levanen@cccucolorado.com), [Jim Malinowski](mailto:Jim.Malinowski@cccucolorado.com)

This 2016 comprehensive plan update is required to assure that the county's plan adequately provides for growth, reflects community desires, changing conditions and trends. It is important to the citizens and property owners to have an opportunity to express their concerns, goals, and policies for the future in order to maintain some logical control of land use policies that impact their lands. CCCU is grateful to this Board for allowing us the opportunity to present a rural perspective.

CCCU envisions growth that will maintain the continuity of our unique rural character, honor rural cultural practices, and enhance the quality of life while protecting the property rights of the rural citizens.

It is very evident that rural goals and policies were underdeveloped in plans 1, 2, and 3. There was a need for additional work on another alternative plan than gives balance by providing more importance to private property rights. Alternative 4 was written to better reflect this balance.

CCCU has ensured that an entire body of record has been brought before the Board of Clark County Councilors that supports our policies and goals. This record is a necessary tool that provides the county with substantial data for evidence. This record is intended to be used as a resource. However, important data from that record of evidence is absent in the supplemental draft EIS. The evidence that is present appears to be there arbitrarily.

This is an important issue as the county is required to show it's work --- demonstrate conclusive evidence in order to justify changes to the county growth plans. The planners should have relied on the data provided in the public record, and deferred to that data in the draft supplemental EIS. By ignoring the data, the planners are dismissing key pieces of evidence that supports policies and conclusions proposed in Alternative 4. Simply put, the public record supports proposals written in Alternative 4.

I have taken the liberty of outlining some key elements supporting Alternative 4 that are absent in the draft EIS; but supported in the record:

- USDA Census of Agriculture, 2012, Clark County profile
The ag. industry has experienced profound changes over the years. The Census provides the data to subordinate the need to diversify the county's rural economic base.
 - Most Clark County farms are not economically viable
 - Contributes less to the overall economy of the region
 - Farms have gone from small to even smaller.
 - Employs less than 1% of the workforce

- USDA Census of Agriculture, 1950, (historical perspective to establish conditions and trends).
- Analysis of the Agricultural Economic Trends and Conditions in Clark County, Globalwise, Inc., April 16, 2007
- Lewis County court case (Lewis County's comprehensive plan was greatly influenced by the diminishing dairy farms migrating out of the area)
The courts supported the county's efforts. Lewis County defined the needs of the changing agricultural industry and designated those lands best suited to meet those needs. "The notion that a County must designate all land capable of being farmed is simply wrong." This policy also applies to forestry.

- NRCS 1972 Soils Manual, Clark County Profile
 - CCCU's soils maps by Clark County GIS
 - Clark County metadata for resource lands, "Ariel photography, staff reports."

- Pierce County (Hearings board case.) The county used the predominant parcel size when designating ag. lands. The court concluded the predominant size of local farms was instructive.
- Wa. State Designated Forest Land, Dept. of Revenue, May 2014 Report (intent of the 5 acre minimum forest land to qualify for the state current use taxation program). "The land must be consistent of a single parcel of 5 acres or more."
- Small Forest Landowners Database Validation & Data Analysis Study,

Report for Clark County, Wa., Oct. 21, 2002. Submitted by the Rural Technology Initiative, University of Washington, College of Forest Resources.

- _ 78% of the forested Clark County lands are owned by private landowners
 - _ The state trend is 50% privately owned woodlots
 - _ 93% of the county F-40 lots are non-conforming lots. 5 acre lots predominate.
 - _ Census of Clark County parcels in agriculture, rural , and forestry zones
 - _ Predomination of non-conforming lots to their zone sizes
 - _ Lingering issues from CCCU's court case
 - "The result is a plan that gives little regard for the realities of existing rural development in direct contradiction of the terms of the GMA."
 - The Honorable Edwin J. Poyfair, Superior Court Judge
 - _ United States Census Bureau: Clark County Profile
 - _ CCNRC Green Alternative Details, John S. Karpinski, March 16,1994
 - _ Letter to Clark County, Peggy Scolnick, Clark County Planning
- The County's comprehensive plan of 1994 was written in collaboration with the Clark County Natural Resources Council, and Friends of Clark County. This exclusive policy eliminated the concerns of the rural landowners. The result is an unbalanced plan that fails to recognize the importance of private property rights, a GMA planning goal.

Sincerely,
Susan Rasmussen for
Clark County Citizens United, Inc.

Schroader, Kathy

From: Euler, Gordon
Sent: Tuesday, August 25, 2015 11:54 AM
To: Schroader, Kathy
Subject: FW: Capital Facilities Plan

Follow Up Flag: Follow up
Flag Status: Completed

Kathy:

I think I included you on the response, but this is for the index.

Gordy

From: Heather Tischbein [<mailto:htischbein@wa-net.com>]
Sent: Tuesday, August 25, 2015 7:52 AM
To: Euler, Gordon
Cc: Orjiako, Oliver
Subject: Capital Facilities Plan

Gordy,

I have a question/concern re section 8, Public Facilities and Utilities that I would like entered into the public record.

Section 8.3.1 states that public service and utility providers were contacted for information on how the alternatives being considered would impact their services, but the DSEIS doesn't present details on cost and revenue projections nor analysis or interpretation of the information received, other than the oft-repeated and self-evident summary statement that Alternative Four would have the highest potential for impacts due to the most potential for intensive development.

The statement in section 8.3.3 on page 8-10 hints at impacts to taxpayers and ratepayers: "Unavoidable adverse impacts would result only if the revenue was not available to expand public facilities and utilities to the required levels of service." The "only if" caveat is big here, given all the variables involved in securing "revenue".

I am assuming that these very important practical details re costs and revenues are addressed in the Capital Facilities Plan, since they aren't addressed in the DSEIS. Is this a correct assumption?

When do actual costs and revenue projections, the potential financial implications to taxpayer and ratepayers associated with these alternatives, become available to the public for their consideration and input to the council?

I'm having a hard time understanding how a citizen is to think wisely about these choices w/o better facts about financial implications. We all know that more development means more infrastructure costs, even in a mandated "phased development" scenario as suggested by the DSEIS as a possible mitigation measure. As a taxpayer and ratepayer who is going to have to ante up to fund these projects, I would appreciate knowing some real numbers associated with these alternatives.

When does a Capital Facilities Plan become part of this public deliberation?

Thanks for clarifying these concerns,

Heather Tischbein

Schroader, Kathy

From: Euler, Gordon
Sent: Tuesday, August 25, 2015 8:56 AM
To: 'Heather Tischbein'
Cc: Schroader, Kathy
Subject: RE: Capital Facilities Plan

Follow Up Flag: Follow up
Flag Status: Completed

Heather:

Excellent observation and question. Costs and revenues are an important component of the comp plan, and the Capital Facilities Plan is a GMA requirement.

The intent of the SEPA process (in this case a supplemental EIS) is to document in a general sense what the potential *environmental* impacts might be from the various alternatives. The EIS is an environmental document, not an economic or financial document. We have some idea what the costs could be for Alternative 1, because a CFP was prepared in 2007 to cover the planning horizon out to 2024. Alternative 3 is the only alternative that adds land to urban growth areas, and those lands added would have to be annexed before they are developed, so the impact isn't much. Alternative 4 would of course change the way services are delivered in the rural area.

The issue is really one of timing—the SEPA process is completed prior to and leading to the preferred alternative, and the CFP is developed based on the preferred alternative. Should there be an Economic Impact Statement to go along with the Environmental Impact Statement? Certainly not a bad idea, but the way the process is structured we focus on costs of the proposal rather than the alternatives.

The CFP will be part of what is adopted, and it will be part of the public deliberation. We will commence to getting it prepared when the Board picks the preferred alternative, which hopefully will be in October.

Does that help?

Gordy

From: Heather Tischbein [<mailto:htischbein@wa-net.com>]
Sent: Tuesday, August 25, 2015 7:52 AM
To: Euler, Gordon
Cc: Orjiako, Oliver
Subject: Capital Facilities Plan

Gordy,

I have a question/concern re section 8, Public Facilities and Utilities that I would like entered into the public record.

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The statement in section 8.3.3 on page 8-10 hints at impacts to taxpayers and ratepayers: "Unavoidable adverse impacts would result only if the revenue was not available to expand public facilities and utilities to the required levels of service." The "only if" caveat is big here, given all the variables involved in securing "revenue".

I am assuming that these very important practical details re costs and revenues are addressed in the Capital Facilities Plan, since they aren't addressed in the DSIES. Is this a correct assumption?

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When does a Capital Facilities Plan become part of this public deliberation?

Thanks for clarifying these concerns,

Heather Tiscihbein

Schroader, Kathy

From: Orjiako, Oliver
Sent: Wednesday, August 26, 2015 4:54 PM
To: Euler, Gordon; Alvarez, Jose
Cc: Schroader, Kathy
Subject: FW: Rural Economics verses the Cities - For the Public Record

Follow Up Flag: Follow up
Flag Status: Flagged

Just FYI. Please, Kathy for the index. Thanks.

Oliver

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Wednesday, August 26, 2015 4:48 PM
To: Orjiako, Oliver
Subject: Fw: Rural Economics verses the Cities - For the Public Record

----- Forwarded Message -----

From: Carol Levanen <cnldental@yahoo.com>
To: "david.madore@clark.wa.gov" <david.madore@clark.wa.gov>; "jeanne.stewart@clark.wa.gov" <jeanne.stewart@clark.wa.gov>; "tom.mielke@clark.wa.gov" <tom.mielke@clark.wa.gov>
Sent: Wednesday, August 26, 2015 4:12 PM
Subject: Rural Economics verses the Cities - For the Public Record

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: Carol Levanen <cnldental@yahoo.com>; Jim Malinowski <j.malinowski@ieee.org>
Sent: Wednesday, August 26, 2015 9:18 AM
Subject: Re: Entitled attitude of the cities

How are rural communities supposed to form a foundation that fights back against a culture in which it seems the cities are entitled to take the lead in any structured growth plan? How can we best tamp down this entitlement, and bring out the best for the rural communities...especially concerning rural economic development?

Kindly consider this example. The Woodland community is celebrating the grand opening of their new high school. This high school is complete with a football field, stadium seating, and night lights.

Years ago, Woodland diversified its economic base away from the timber and agriculture industries. Woodland aggressively expanded the port district and attracted new industries and commerce. New and diverse housing was built to accommodate the expanding jobs. Woodland successfully broadened their tax base.

On the other hand, consider La Center's economic situation. La Center has a very limited economic base. It is almost exclusively tied to gambling, timber, and dwindling agricultural activities. La Center

has not aggressively expanded its land capacity for industry and commerce. It has neglected to diversify its economic base and is suffering as a result.

The "new" La Center High School was built over 20 years ago. The school was obsolete for its capacity before it was complete. Just last year, the football field, some stadium seating, and lights were finally completed. This massive community project was built with volunteer labor, donated funds, and materials. The one elementary school still shares the campus with the over-crowded middle school.

Mario Villanueva, the director of the Wa. State Rural Economic Development Council, has stated that rural communities need to be represented on equal footing among the jurisdictions to ensure their fair share of economic opportunities. This is important as it supports the quality of life for the rural citizens.

The cities no longer can expect a free ride at the expense of the rural communities. They need to understand that we also have concerns that are just as important to our culture and way of life, as the urban culture. The domination of the cities shouldn't be tolerated...but it has become the norm for Clark County. Balance is needed.

Thank you for your attention,
Susan Rasmussen

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

All Statements sorted chronologically

As of August 27, 2015, 2:13 PM



As with any public comment process, participation in Engage Clark County is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

As of August 27, 2015, 2:13 PM, this forum had:

Attendees: 53

All Statements: 3

Minutes of Public Comment: 9

This topic started on August 4, 2015, 3:52 PM.

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

Name not available (unclaimed)

August 11, 2015, 7:17 AM

Well I certainly think Alternative four is not a good choice at all. It would certainly create rural sprawl. This is not a viable alternative in any way, shape, or form. There is not enough infrastructure to support it. Property owners may think they want it, but wait until it happens and see who the first people to complain are. You like your peace and wide open space don't you?....that will be all gone people....Really a bad bad idea...

Name not available (unclaimed)

August 6, 2015, 7:52 AM

Table the entire Plan until a THOROUGH study has been done on long term effects of URBAN SPRAWL in rural Clark County. (Environmental is only a small part of the total effect on the land and resources!)

Name not shown inside Clark County (on forum)

August 6, 2015, 7:15 AM

Alt 4 should be tossed. It was drafted by a non-union employee which is in violation of contracts. Otherwise Alt 2 appears to have a good balance and the biggest concern we have is ground water protection of small personal wells due to sprawl.

1 Supporter
