

## **Clark County Sustainable Communities**

Stakeholders Meeting #6

March 18, 2010 4-5 pm

Grant House, 1101 Officers Row, Vancouver WA

### **Meeting Summary**

#### **Members in Attendance**

Gordy Euler, Clark County  
Mike Selig, Clark County  
Leslie Johnson, Clark County  
Ryan Zygar, Tamarack Homes  
Chuck Dougherty, Synergy Design  
Jamie Clark, SGA Engineering  
David Burdick, Sustainable Steps  
Timothy Buckley, Greenstone Architecture  
Steve Stuart, Clark County  
Tom Gonzalez, Clark County Public Health  
Ron Onslow, City of Ridgefield  
Webb Wilbanks, City of Battle Ground  
Jim Carlson, VECOS  
Joe Layman, City of Washougal

#### **Staff in Attendance**

Pete DuBois, Clark County  
Katie Spataro, Cascadia  
Adrienne DeDona, JLA

#### **Agenda items:**

- Welcome, introductions, meeting agenda and purpose
- Project Recap
- Next Steps

#### **Welcome:**

Katie reviewed the agenda and goals for the meeting and initiated a round of introductions. She explained that this was the 6<sup>th</sup> and final meeting of the project. Katie said that through these meetings, they have laid the groundwork for promoting future sustainable projects and that there was a lot of work remaining. Katie asked participants to share any related project updates that added to the momentum of this effort.

- David Burdick shared a project he is working on with land owned by a land trust. The project involves affordable mini co-housing that is net-zero energy, water and food.
- Ron Onslow said he would like to see Ridgefield do more sustainable development projects though they are trending that way. He said the Parade of Homes will be in Ridgefield this year and the BIA is focusing on affordable, sustainable homes.
- Gordy Euler said that he led the previous effort, SARD for the County. He added that the County has approved some green building and sustainable projects.

- Jamie Clark said he has been involved in the 78<sup>th</sup> Street project, SARD, creating rain gardens and native plantings. Jamie added that he is also involved in a natural playground project at Felida Park; though there is currently no funding for construction.
- Timothy Buckley said that he is involved in the Living Farm project at the 78<sup>th</sup> Street property. He added that they are currently honing in on the farm location.
- Tom Gonzalez said that he works in Public Health overseeing sewer and septic use. He said that he is currently working with the State on re-use. He said the State recently released a law on the use of rainwater and they are currently working on their own policy.
- Webb Willbanks told the group that he would be bringing a resolution before the Battle Ground City Council to provide for voluntary green building.
- Jim Carlson is working with a non-profit, VECOS, to organize a student competition, fund conservation lands and research. He is currently working with Battle Ground, Ridgefield and the County to identify locations for projects. His organization is located in Georgia, Atlanta and Clark County. Their goal is develop these types of communities.
- Chuck Dougherty from Synergy Design designs green homes in the area. The Locals Group also works to promote buying local and education programs such as an eco-roof workshop and village housing.
- Ryan Zygar from Tamarack Homes is a local builder with the goal of building sustainable homes.
- Joe Layman said that the City of Washougal is working on developing a voluntary green building standard.

#### **Project Update:**

Katie explained that SARD served as a foundation for the work completed as part of the Sustainable Communities project. The SARD work consisted of researching codes and policies to determine the barriers to sustainable development. The Living Building Challenge was used to set benchmarks. As a result, they made 21 recommendations to move forward with sustainable projects. Katie explained that since then the County has been moving forward with a number of those recommendations.

Katie said that the SARD documents could be found online at [www.clark.wa.gov/SARD](http://www.clark.wa.gov/SARD).

During the SARD project, they recognized the need to collaborate with other jurisdictions and users to create voluntary standards that are consistent. The goal of this project was to develop tools and resources to support sustainable development.

#### **Project Recap:**

Katie provided a synopsis of the project and the outcomes from each of the six stakeholder meetings:

- 1<sup>st</sup> Meeting: Presentations were given by the City of Washougal, City of Portland and the State of Washington related to low impact development, green building and energy efficiency.
- 2<sup>nd</sup> Meeting: The group voted on the most important factors for promoting sustainable development. It was identified that voluntary green building standards and the need for demonstration projects were important.

- 3<sup>rd</sup> Meeting: A draft inter-local agreement for moving forward collaboratively was presented.
- 4<sup>th</sup> Meeting: A review of best practices in other communities was presented to the group and the concept of supporting a pilot project was launched. The pilot project will also provide for opportunities for community education and demonstration.
- 5<sup>th</sup> Meeting: A draft pilot program ordinance was presented to the group.

Katie explained that since the last meeting the project team has been tossing around names for the ordinance. At this point, they are calling it the Sustainable Communities Living Pilot Program ordinance. She said this ordinance will lay the pathway for innovative projects into the future. It's based on Seattle's Living Building Ordinance. Projects that result from this ordinance will allow for collaboration and opportunities to test innovative methods and materials. Katie noted that the project is funded by the State and it supports a number of goals at the State level related to waste reduction.

#### **Next Steps:**

Katie explained that there will be internal working sessions over the next couple of months prior to bringing the ordinance before the Board of County Commissioners for final approval.

Pete DuBois thanked everyone involved in the project, especially those in leadership positions at Clark County and other jurisdictions that have been instrumental in moving the project forward. He added that new thinking has been building the momentum of the project. Pete explained that the focus areas for the project are 1) development code; 2) building code; and 3) collaboration. He said that currently the County is working to roll out a rewrite of the development review code (Title 40); which the pilot program ordinance will be a part of. Pete said this is largely due to the groundwork laid as part of the SARD effort. The development review code update will be done in batches. The earliest batch will be completed in August and the following batch will be in the fall. The pilot program ordinance will be rolled up into one of the batches completed this year.

Pete explained that the pilot program ordinance will obligate interested builders to meet 60% of the Living Building Challenge requirements. One of the first projects he hopes to see as a result of approving this ordinance is the Living Farm at the 78<sup>th</sup> Street Property. There is currently funding for design of the project. Once funding is identified for construction, the project will serve as a community demonstration project, educating people in using innovative building methods and materials.

Pete told the group that the development review code rewrite may provide other opportunities to weigh-in on future policies that promote sustainable development, such as:

- Cottage Housing
- Smart Growth
- Eco-villages
- Overlays
- Minimum parking
- Skinny roads
- Set-back and height restrictions

Mike Selig told the group that the National Green Building Standard will soon be adopted by Clark County as a voluntary measure. This will provide four levels of building standards for developers to choose from. Part of this effort will be educating staff to be able to better facilitate the process of approving projects. Mike explained that in the past it's been difficult to approve any projects that included alternative methods or materials. He expects this to go before the Board of Commissioners in April.

Pete explained to the group that the Intergovernmental Agreement that was drafted as part of this process a few months ago calls for approval of a voluntary green building standard and will provide for some consistency between jurisdictions in Clark County. He added that the agreement encourages adoption of the 21 SARD recommendations as an additional step to promoting sustainable development.

Pete said that the County is pursuing a HUD grant for public outreach and to determine community readiness related to sustainable living practices.

Commissioner Stuart thanked everyone for their efforts and interest in promoting sustainable communities in Clark County. He said that he has seen interest on behalf of the community to do something better for Clark County, including the creation of the Sustainable Street of Dreams. He said that there has been a need for change and there is momentum behind this effort now. Commissioner Stuart said this project has made a lot of progress related to dialogue and there is still work to be done, including determining how it will benefit the community. He said that we will still have to talk amongst the various jurisdictions in Clark County to establish policy consistencies for developers. Commissioner Stuart said there will be a focus in the future for more development within the city limits and less in the unincorporated area; thus there will be more annexation. This includes the possibility of an expanded parks district and the consolidation of sewer services. He anticipates increased collaboration to accomplish these efforts. Commissioner Stuart encouraged the group to contact him, Pete or Mike to get involved or to ask questions.

Katie encouraged the group to stay after the meeting to join in happy hour in order to celebrate the accomplishments of this effort. She reiterated that the outcomes of the project were:

- Intergovernmental Agreement
- Voluntary Green Building Standard
- Sustainable Communities Living Pilot Program Ordinance

Katie explained that as these projects continue to move forward, information will be posted to the project website at [www.clark.wa.gov/SARD](http://www.clark.wa.gov/SARD). She encouraged participants to provide their contact information on the meeting sign-in sheet and to indicate their future area of interest. Stakeholders will continue to receive information from Pete as new initiatives get underway.

### **Closing:**

The meeting adjourned at approximately 5:15 p.m. The group stayed afterward to talk informally and enjoy happy hour.