

# Clark County Sustainable Communities

## Stakeholders Meeting #1

October 22, 2009 – 2 to 5 p.m.

Battle Ground Community Center

912 E. Main St., Battle Ground, WA 98604

### Meeting Summary

#### Members in Attendance

Leslie Johnson, Clark County  
Ron Onslow, City of Ridgefield  
Anya Caudill, Dept of Ecology  
Phil Bourquin, City of Camas  
Jim Muir, Clark County  
Tim Leavitt, City of Vancouver  
Avaly Mobbs, BIA  
Michael Piper, City of Vancouver  
Webb Wilbanks, City of Battle Ground  
Marty Snell, Clark County  
Steve Stuart, Clark County

#### Guests in Attendance

Jeanne Boys, City of Washougal  
Debbie Cleek, City of Portland  
Luke Howard, WSU  
Kelly Odione, BIA  
Jean Akers, Vancouver-Clark Parks  
Brent Davis, Clark County

#### Staff in Attendance

Pete DuBois, Clark County  
Adrienne DeDona, JLA  
Kelly Skelton, JLA  
Gina Franzosa, Cascadia

#### Agenda items:

- Welcome by Commissioner Steve Stuart
- Panel Discussion with Q & A
- Group Discussion on local sustainability initiatives
- Social hour

#### Welcome

Adrienne welcomed the group, reviewed the agenda and the meeting goals.

#### Welcome by Commissioner Steve Stuart

Steve welcomed everyone to the kick-off stakeholder meeting explaining that this group's goal is to help craft a regional strategy for fostering sustainable development across the County. Steve talked about the three E's: the economy, the environment and the community (equity).

*Economy:* One thing is clear the county depends on development to provide jobs and economic well-being. Is there a future for sustainable development if we can remove barriers while creating code and permitting incentives. The county has been approached on an eco-village concept for the 179th/I-5 redevelopment, Vancouver's waterfront development is seeking high green status, Washougal as you will hear today is making big advances, Battle Ground commons and cottage housing are great steps, La

Center is focusing on nature trails ringing the city, the Northern cities have formed the Discovery Corridor.

*Environment:* Our efforts to preserve habitat and environmental resources are inseparable from our efforts to develop. Think about the verbs associated with the environment:

- Stop
- Restrict
- Prevent
- Regulate
- Constrain

Our thinking is about stopping the bad not creating the good. This group will continue the work started by the City of Vancouver and Clark County to identify barriers to sustainable affordable residential development (the SARD project). The task for this group is to take what is already happening here locally, improve upon it, and get it adopted by each jurisdiction so developers will have a level playing field. Not all of these barriers will be easy to transform. The present moment offers us an opportunity to find out if we can succeed doing the right thing.

*Community/Equity:* If we can then every community will stand to prosper. Faced with the challenges of dwindling budgets, reduced staff, and changing technology it's all the more important for communities to support joint resources and learn from each other's successes and challenges.

Gina Franzosa and Pete DuBois thanked everyone for attending, provided background on the project and the funding received through an Ecology Grant. Gina introduced each of the panel speakers.

### **Panel Discussion**

*Joanne Boys, City of Washougal Community Development Director* gave a presentation about Washougal's sustainability efforts. Community development has recently adopted several code changes and ordinances to foster sustainable development. The materials may be reviewed online at <http://www.clark.wa.gov/sard/docs.html>

*Debbie Cleek, City of Portland Bureau of Planning and Sustainability.* In 2008, the City created a Technical Advisory Group to develop a green building code that could be adopted as a local amendment to Oregon's statewide building code to both eliminate challenges to building green in Portland, as well as to enforce higher standards of performance with little cost impact. The TAC created a mission and held brainstorming sessions in order to narrow the list of codes based on what made sense to the region. The code changes only applied to water and ventilation codes because the State of Oregon already has an energy "think tank" covering that subject matter. It would be a

big step to possibly dictate what materials should be used in building. In June of 2009 the code language was going to be presented to the public, but the project has stalled. The group may push for the state to incorporate the codes into the state standards.

The proposed code changes can be found online at <http://www.portlandonline.com/bds/index.cfm?c=48074>

*Luke Howard, WSU Extension Energy Program.* Luke filled in for Gary Nordeen who could not attend due to another commitment. He explained that the State of Washington will soon adopt 94 revisions to the state energy code. The WSU Extension program is responsible for 25 of those revisions. These new codes will become effective in July of 2010. Luke focused on one new amendment which will allow buildings the flexibility of “points” to meet the new buildings codes. These points can be earned by doing things such as using 50% CFL, or installing a 90% rate furnace.

For more information about the proposed revisions to the state energy code, visit the project website at [www.clark.wa.gov/SARD](http://www.clark.wa.gov/SARD)

### **Panel Discussion Q & A**

Steve Stuart asked Luke if builders are already using sustainable products and practices why require it? Luke pointed out that Energy Star only has a 14% buy in. Jim Muir pointed out that it isn’t always obvious to builders and homeowners that efficient appliances are worth the investment. Builders will need solid data to show their clients how they will benefit from the upfront costs of efficient appliances.

### **Group Discussion**

The group brainstormed the following list of local sustainable development initiatives and identified the resources needed and the existing barriers to implement sustainable development.

#### ***Local Initiatives***

- County led effort to conduct duct testing
- City /county grant to weatherize homes and increase sustainable practices
- “Solarize Portland” was a very successful grant funded program.

#### ***Barriers***

- Educating consumers is a barrier, public outreach is necessary to get key messages to homeowners. Using events like Parade of Homes

#### ***Resources needed***

- Promote remodeling and updating homes in an energy efficient manner, create market awareness
- Use “energy efficient” as selling point for a home, vs. granite countertops.

- SEPA
- Marketing these concepts is important, why has Energy Star been so successful?
- Green jobs
- People are now buying homes to live in, not to flip and move on
- RMLS needs to have Green/LEED identifiers in their databases as a marketing tool.
- Builder incentives like reduction in fees.
- Educating appraisers
- Offering rebates

### ***Next Steps***

Gina reminded people that if they haven't read the SARD recommendations, to review it online at [www.clark.wa.gov/SARD](http://www.clark.wa.gov/SARD) and referred meeting participants to the SARD Executive Summary handout, outlining the 21 recommendations of the SARD work.

The next meeting will be held on November 5<sup>th</sup> from 2 to 4:00 p.m. at the Rose Besserman Room, CTRAN Fisher's Landing Passenger Service Office, 3510 SE 164<sup>th</sup> Avenue, Vancouver WA.

Meeting adjourned at approximately 4:15, some stayed to socialize and enjoy refreshments.