

FRIENDS OF



CLARK COUNTY

SMART GROWTH

PRINTED ON RECYCLED PAPER

www.clarkfriends.org

(360) 695-5570

June 2004

AFFORDABILITY AT THE EXPENSE OF LIVABILITY ??

By Ron Barca
FoCC Board

One of the central debates about the way Clark County should grow is this, "Do we have to accept sprawl development, even though it spoils our livability and increases long term costs to taxpayers? Is it the only way to have affordable housing?" Friends of Clark County would answer an emphatic "No" to these questions. This is the first in a three part quality of life series.

The Cost of "Affordable" Housing

In 1996 Clark County adopted a Comprehensive Plan that set Urban Growth Boundaries around each city in the county. The way these boundaries were drawn, Clark County had an excess of undeveloped land.

Since then, the majority of these lands have been developed, mostly with single family houses on individual lots, with the argument being that this kind of development creates affordable housing.

But, this sprawl development has caused traffic congestion, new burdens on local schools, parks and other community resources, and has increased pollution of all kinds. In short, Clark County is far less livable as a result.

But is this type of sprawling development the only way to offer affordable homes?

While the building industry may claim that sprawling neighborhoods filled with single family dwellings is the key to affordable housing, that's actually overstating things. Yes, single family homes are more affordable if they are built on cheap lots, and lots are cheaper when there are plenty of them.

CONTINUED ON PAGE 10

DENSITY SUCCESS STORY

Abandoned after 70 years in business, the 2.5 acre Belmont Dairy site was cleaned up and redeveloped in 1996-1997 into a mixed-use complex.

Located roughly 1.5 miles from downtown Portland, Belmont Dairy is adding value and spurring reinvestment in the Sunnyside neighborhood.

Developers used the local architectural vernacular, pedestrian amenities, innovative parking strategies and neighborhood retail to integrate Belmont Dairy into its surroundings.

It has 26,000 square feet of retail space and a total of 115 residential units (66 affordable apartments, 19 market rate lofts, 30 rowhouses).

Belmont Dairy has a net residential density of about 54 units per acre, twice that of surrounding developments.

Location and design have been critical to the success of the project.

To learn more about the positive impacts of density, go to www.epa.gov/smartgrowth or www.realtors.org/smartgrowth

FRIENDS of
CLARK COUNTY

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if you are interested
in a Friends board position!*

MISSION STATEMENT

Friends of Clark County is a nonprofit membership based organization creating, educating and empowering advocates for Smart Growth.

Our mission is to conserve & protect southwest Washington's quality of life.

20 YEAR GROWTH PLAN UPDATE
HEARING SCHEDULE

After years of research and meetings, the lines are drawn and the land use zoning is established for the new Urban Growth Areas (UGA) for the Comp Plan update. Public hearings on the Capital Facilities Plan (CFP), which outlines the cost of the growth we are planning for, are the last step before the Board of County Commissioners adopts a new 20 year growth plan.

All meetings are in the sixth floor hearing room of the Clark County Public Service Center at 1300 Franklin.

Open House

Wednesday, June 30, 4-7 pm
Thursday, July 8 4-7 pm

Staff will disseminate public information including CFP overview, maps, hearing schedule, to help citizens prepare for the public hearings.

Board Work Session

Wednesday, July 7 10 am-12 pm and 1-4 pm

Staff will present CFP overview for the Board of County Commissioners, no public testimony.

Public Hearing

Tuesday, July 13 10 am-12 pm and 1-4 pm

First on the agenda, cities and service providers (utilities, sheriff, etc.) will present their CFP documents. Public testimony will begin if time permits.

Public Hearing

Tuesday, July 27 1-5 pm and 6:30-9:30 pm

First on the agenda, staff will present proposed zone changes for specific parcels and Section 30. Then BoCC will hold deliberations on Planning Commission recommendations. Public testimony by professional reps, individuals, and neighbors as time permits.

Public Hearing

Tuesday, August 3 1:30-3:30 pm

First on the agenda, staff will respond to CFP questions, make an urban holding recommendation, and re-affirm or update UGA map as necessary. Public testimony continues.

Public Hearing

Wednesday, August 4 1:30-4:30 pm and 6:30-9:30 pm

First on the agenda, staff will present text, code and land use changes. Board will concur or reject Planning Commission recommendations. Public testimony continues.

CONTINUED ON PAGE 11

PLIGHT OF THE EAST FORK UPDATE

By Val Alexander
FoCC board

In our last newsletter we described the plight of the East Fork of the Lewis River. Here's an update.

The Storedahl Company wants to mine in the channel migration zone near Daybreak Park. After they've mined the gravel over a period of 10-25 years, they claim they will restore the area using a \$1,000,000 endowment fund for enhancement, and then give the property to Clark County

The Storedahl gravel mining company has developed a Habitat Conservation Plan (HCP) that was approved by some state and federal agencies.

As part of the development review process, there have since been 3 public hearings on the Storedahl request for a zoning change and Conditional Use Permit (CUP).

If granted, Clark County would approve the project without conducting its own Environmental Impact Study (EIS).

Taxpayers have already invested more than \$20,000,000 in property acquisitions and restoration in this area. If gravel mining resumes, future restoration will not be of value.

Friends of the East Fork, Fish First, Friends of Clark County, Vancouver Audubon, Sierra Club and virtually all the fishing associations oppose the gravel mining plan. These groups have presented huge amounts of testimony, scientific data, and comments that prove the project will doom forever the native fish stocks in the river.

Examiner Daniel Kearns left the public record open until June 19th for further rebuttal and new information.

At the close of the last hearing on June 1st, staff reported that the state Department of Trade and Economic Development had sent a letter criticizing the quality of the archeological report. They also noted the fact that they had only received the report the previous week, even though the study was done in 1997.

It has been stated by tribal people that there are 2000 gravesites in the area. There was once a large village there. Margaret Pennah is a Cowlitz Indian who belongs to the Yakama Tribe. She spoke at the second hearing and noted that Chief Umtuch, her ancestor, was buried there.

A decision should be forthcoming by mid July. FOCC would like to thank all concerned people who wrote in or testified and worked to help preserve the "Jewel of Clark County".

BE A FRIEND TO CLARK COUNTY

By Linda Wolfe
FoCC Board

West Nile Virus (WNV) is a mosquito carried disease. It was first detected in North America in the summer of 1999. A dead crow with WNV was found at the Bronx Zoo. Within 3 months it had spread to Connecticut and New Jersey, leaving tens of thousands of dead birds in its wake.

By the end of 2003 WNV had been detected in 46 U.S. states and Canada.

Now that WNV is established in North America it is not going to go away. It is hoped that birds will develop immunity over time, but some populations may dwindle to numbers too low to survive.

At this time there is more unknown that known about this virus.

So far this year, no infected birds or mammals have been detected in Washington State, but the mosquito is just about to come out in full force.

One map shows that in 2004, it has made it as close as Arizona, New Mexico and Wyoming.

We have all had it pounded into our heads about standing water and its attraction for mosquitoes. But a reminder is always good.

Also, remember to unclog roof gutters. That's water you don't see but gutters can produce millions of mosquitoes each season.

Clark County residents should be on the look out for dead birds, especially crows. This is usually the first indication that WNV has arrived.

If you find a dead bird, call Clark County Mosquito Control at 360.397.8430. For more information, check their website at:
www.swwhd.wa.gov/mopsquito.htm.

NEIGHBORHOOD CRIME WATCH

For more information on crime prevention visit: <http://www.ci.vancouver.wa.us/vanpd/crimeprv.htm>.

You can also get involved in the NATIONAL NIGHT OUT 2004 Tuesday, August 3rd. Contact Judy Stewart (360) 735-8869 or judy.stewart@ci.vancouver.wa.us

MAKE AN ENVIRONMENTALLY FRIENDLY FASHION STATEMENT

In this newsletter you'll find an order form for custom embroidered FoCC apparel.

We have baseball caps, 1/4 zip sweatshirts, denim shirts, polo shirts and fleece vests.

SAVE \$\$

Save 10% if you order when you join / renew your membership.

Please renew your membership with FRIENDS of CLARK COUNTY using the order form in this newsletter.

We need your support to help cover the costs of our newsletters, public forums, and to continue our vital work protecting our quality of life in Clark County!

PUBLIC SAFETY AND GROWTH

By Erin Guerra
FoCC Board

If the crime never occurs, what value do you put on not being a victim?

Growth and the decrease in the economy are spurring an increase in crime, says Commander Mary White at the Vancouver Citizen's Police Academy. As the population in Clark County increases, with the current hiring freezes police services decrease.

Police services are measured by how many officers are employed per thousand citizens (1/1,000). The following are the agency rates in Clark County: Sheriff's Office is .68, Vancouver is 1.16, Battle Ground is 1.3, Washougal is 1.4, Camas is 1.6, Ridgefield is 2, LaCenter 3 per 1,000.

Statistically, staffing levels at 2/1,000 in the city limits and 1/1,000 outside the city limits create an ideal level for adequate service. As the population increases, and the ratio decreases, officers have less time to devote to petty crimes. Additionally, officers have less time to interact positively in the community.

Part of the solution to crime is to move in the direction of Community Oriented Policing (COP). According to the Vancouver Police Department's Community Policing website: "The development of partnerships to solve localized problems or make specific improvements enhances the overall quality of life in our community (an individual, a block or a neighborhood at a time)".

With the support of other government agencies, in addition to the police, COP focuses on each individual's responsibility for personal safety and problem solving within their neighborhoods. In short, we should all know our neighbors and our surroundings to decrease the chance of becoming a victim.

An increase in population strains the infrastructures and services already in place. Clark County anticipates an 80,000 population growth in the next 20 years. County government must expand the jail capacity and increase the amount of officers to maintain their level of support for the citizens. Urban areas of unincorporated Clark County will have to become cities to more adequately provide the services needed in densely populated segments.

As our county grows and the budgets tighten, each citizen must work to fight crime in their neighborhood and workplace.

WOOD'S LANDING A SALMON SANCTUARY

Prior to white settlement, over one million chum salmon returned to the Columbia River each year. Now, due to unbridled shoreline development and dam operations, only a few thousand return annually. Residents of the Portland/Vancouver metropolitan area may be surprised to hear that one of only three spawning sites for chum in the lower Columbia Basin is located on the Washington side of the Columbia River, just ½ mile up river (east) from the I-205 bridge. Crossing the bridge (going north), one can spot this shoreline area as the one patch of green amongst a sea of development.

This is "Wood's Landing", home to chum salmon that spawn each in clear springs and seeps emerging from river cobble.

The Salmon Recovery Funding Board ranked the site as one of the highest conservation priorities for salmon in the Lower Columbia River. Wood's Landing includes nearly 25 acres and 1650 linear feet of shoreline. The land parcels have meadows, wetlands, and one of the last remaining stands of evergreen forest along the Columbia in urban Clark County.

Wood's Landing is imprinted with history. Its inlet to the Columbia River is an historic Indian fishing site where Indians dropped their stone "sinkers" and nets to capture fish migrating up the stream. Lewis and Clark camped on Government Island, directly across from Wood's Landing, on November 3, 1805 during salmon spawning season.

Today, Wood's Landing is one of the few remnant sites in the Lower Columbia River urban area with aboriginal shoreline and abundant salmon reminiscent of what Lewis and Clark witnessed on their journey.

Wood's Landing was owned by Henry J. Biddle, the conservationist who purchased the great monolith Beacon Rock, located about 40 miles upriver, to preserve it from being blown up by the U.S. Army Corps of Engineers. He passed the land to his son, Spencer, and his daughter, Rebecca Biddle Wood. Rebecca was the wife of Erskine Wood, who as a boy spent two seasons living with Chief Joseph, the great leader of the Wallowa Band of Nez Perce Indians. Erskine's father, C.E.S. Wood was a well known Portland attorney, poet, artist and satirist and a friend of Chief Joseph.

Rebecca and Erskine lived in a home on the western side of the inlet at Wood's Landing. Their son, Erskine Biddle Wood, established a home on the eastern side of the inlet.

CONTINUED ON PAGE 8

ORGANIC GARDENING PERMACULTURE LIVING TOUR

Bev's Place is a suburban Vancouver 90' X 100' lot treated like a farm.

Year round, Bev produces fresh vegetables from raised beds, tree fruit, berries, and kiwis.

There is a native plant corner and a bamboo grove.

There is habitat for mason bees and other pollinating creatures.

There is a carpet of recycled milk jugs, and tile of recycled auto glass.

Real linoleum and solar tubes are used on the property.

We must live interdependently with nature.

Seize this opportunity to learn how.

Sustainability involves both organic gardening and permaculture living concepts.

Bev's Place
Summer Organic Gardening/
Permaculture Living Tour

Saturday August 28, 10:30 — 12:00

Reservations required
(360.574.1343) or
bevesalt@pacifier.com

PLEASE HELP PRESERVE COLUMBIA GROVE AT WOOD'S LANDING

Donations for the Columbia Grove at Wood's Landing preservation project may be made to:
Columbia Land Trust
1351 Officer's Row
Vancouver, WA 987661

All donations are tax deductible.

Donors will receive continuing recognition in interpretive and descriptive literature on the project.

Please make your check payable to Columbia Land Trust.

IMPORTANT: Mark the memo line on your check "For the Columbia Grove" Thank you!

WOOD'S LANDING RESTORATION PROJECT

On Sunday, May 16 about 3 dozen members from several environmental groups discovered why English Ivy has earned a place on Clark County's list of obnoxious weeds!

Tools from hand pruners to chain saws were wielded to remove ivy choking the chum salmon spawning grounds at Wood's Landing.

At the end of the day, participants munched on great food while admiring 4 HUGE piles of ivy they collected.

SALMON SANCTUARY *CONTINUED FROM PAGE 7*

Four and five generations later, the children and grandchildren of Erskine Biddle Wood still own three of the four shoreline parcels in Wood's Landing. After Erskine Biddle Wood's death in May, 2001, salmon conservationists approached his five children to determine whether a way could be found to save these parcels from development.

Erskine's children embraced the vision and pursued a conservation plan with a project working group comprised of the Washington Department of Fish and Wildlife, the Columbia Land Trust, the City of Vancouver, and the Columbia Springs Environmental Education Center. The Wood family is in the final stages of obtaining permanent conservation on all 3 shoreline parcels they own.

However, a portion of Wood's Landing critical to salmon and other habitat survival fell outside the Wood family's ownership and faces an immediate development threat.

This 2.5 acre shoreline parcel called "Columbia Grove" is an inseparable part of the sensitive ecosystem that the salmon and other species rely upon. It includes two substantial wetlands, 370 linear feet of tidelands, two streams, and springs flowing into Joseph's Creek and the Columbia River. A towering stand of three-foot diameter western red cedar trees is among the last of the great cedar groves left along the Columbia River in urban Vancouver and provides a vegetative corridor for Joseph's Creek, used by eagles, osprey, herons, owls, and numerous other species.

The other two acres on the parcel feature the historic house and garden lived in by Erskine and Rebecca Biddle Wood. Columbia Grove was purchased in 2001 by a local developer who has plans to subdivide the parcel and harvest 88 trees on the property, including the magnificent Joseph's Creek cedar grove. Destroying Columbia Grove would unravel the conservation achieved across the other three shoreline parcels at Wood's Landing.

The developer has offered to sell the property, a result that would create a lasting natural and historic legacy for the community. The project needs to raise \$450,000 in the immediate future to purchase the Columbia Grove. If funds are raised, the Columbia Grove will be delineated as a separate parcel of 2.5 acres to be held by Columbia Land Trust and used for environmental education by the Columbia Springs Environmental Education Center, located within a five-minute walk. The rest of the parcel will have a conservation easement protecting its historical and natural character in perpetuity. The funds will allow permanent protection of Wood's Landing as a salmon sanctuary.

AFFORDABILITY AT THE EXPENSE OF LIVABILITY ??

CONTINUED FROM PAGE 1

But, other factors affect affordability, including the cost of building materials, building regulations, and the costs of sales and marketing of these new homes.

In short, this kind of housing has been most affordable and the easiest for developers to offer in large part because it has been fueled by a range of market advantages and tax incentives.

These rewards and incentives are slowly changing, and with those changes we see an opportunity to introduce new housing options that improve the quality of life for everybody.

The Advantages of Livability

The building industry and others tend to overlook the market value of higher density housing options, especially when this housing is integrated into attractive communities with relatively good amenities.

For many, living within walking distance of a range of stores, restaurants, parks and other forms of entertainment and the ability to find work nearby, in short, *livability*, is something worth paying for.

The people living in these higher density communities aren't the only winners, because when fewer people are driving everywhere and others are driving less, we all benefit. When housing density is planned to offer opportunities for small businesses, we all benefit.

When our community fosters a range of housing and recreation options, well, we FEEL like a community.

And, based on examples all over Northern America, we know that when people have a sense of community, they are more likely to use, support and fund their shared assets, including transportation resources, parks, green spaces, community centers and schools.

We have every right to have quality of life expectations for our community.

Successful protection of those quality of life issues must happen on a grass roots level because political winds serve money or loud minorities, and that leaves us to be one of the loud minorities.

CONTINUED ON PAGE 11

SMART GROWTH IN BATTLE GROUND?

By Ron Barca
FoCC Board

The City of Battle Ground has turned down a library bond, a park bond and now a school bond in the last three years.

The citizens seem to be saying that they want nothing to do with the public institutions and facilities that show progress associated with growth, or its consequences.

But can they be so different from other areas? Evergreen passed their school bond. Three Creeks and La Center have opened up new libraries. Felida got a park added to their community.

Battle Ground appears to have lapsed into growth shock and overload. There are so many new people in the area that many think that Battle Ground has always been a chaotic wannabe of a real city. Newcomers don't know what the citizens have lost to the city's growth agenda.

Their transportation planning has failed twice now. Each project required long periods of time to be spent by the citizens in construction zones or taking detours. Businesses failed and commerce was strangled.

Why? For the opportunity to create more traffic passing by more businesses.

Quality of life should not be measured in shopping opportunities. The city fathers and planners have failed to take into account that the people want a plan that protects their quality of life.

PLANT A ROW FOR THE HUNGRY

By Bridget Schwarz
FoCC Board

Here's a win/win/win situation! First, I inherited the land I live on. It cost a fortune to drill a well but now it's paid for. I consider using the land and water for a big community vegetable garden as payback for my good fortune.

Second, Clark County has a unique restorative justice program for juvenile offenders. Kids are assigned community service in 4 hour blocks. They are a lot more willing to work a garden than pick up litter on the roadside.

Third, there are a lot of hungry families living in Clark County that rely on local food banks.

Planting a row for the hungry uses seed (2 # each of corn, peas and green beans) and 2" starter plants (24 each of tomato, cabbage, broccoli, lettuce, 4 each of peppers, zucchini and cucumber).

Watering a row for the hungry takes 7.5 hours using 950 feet of soaker hose, connected to 60 feet of pipe, connected to 150 feet of garden hose and my well.

Weeding a row for the hungry is an awful chore. Some of the kids have never worked 10 minutes, so this is a new experience for them.

Finally, harvesting a row for the hungry is the reward. Last year Ace's Place delivered almost 700 pounds of fresh vegetable to the Neighbors Helping Neighbors food bank. We hope Mother Nature will help us exceed that this year.

COMMUNITY SUPPORTED AGRICULTURE

By Bridget Schwarz
FoCC Board

Community Supported Agriculture (CSA) is catching on in Clark County. CSA is a partnership between local farmers and customers that benefits both parties.

Every week during the harvest season, CSA members receive a wide variety of high quality locally grown fresh food. In turn, CSA farmers get a guaranteed market for their crops at fair prices.

Most Community Supported Agriculture farmers use organic - chemical free - growing practices. Both CSA members and CSA farmers share the risks and rewards of Mother Nature's impact on the growing season.

Here's how it works. Customers pay a fee in advance to become a 'member' of a CSA farm. This buys them a share of the farm's produce. They pick up their share weekly during the harvest season (typically through October).

In addition to a wide variety of fresh vegetables, some CSA farms may also offer flowers, fruit, eggs, mushrooms, meat, milk and cheese.

Membership fees vary, but typically run between \$300 and \$600 per year for a household of four. Two share size options (full or half) let you receive the right quantity of produce for your family.

CSAs support small farms. Farmers get a guaranteed market for their crops at fair prices. The farmer uses the member payment for seeds, fertilizer, water, equipment, maintenance, labor, etc.

Carol Miles, agriculture system specialist at the WSU Vancouver Research station explains the benefits of Community Supported Agriculture this way: "Buying local produce gives members fresh nutritious food and keeps small farmers in business."

It's environmentally friendly, too. CSAs help preserve farm land and open space. CSAs preserve the environment through responsible land stewardship.

According to Carol, "Now is the time to join a CSA." For more information about CSA's, contact Carol Miles at 576-6030 X 20. Or visit the Portland area CSA coalition website at <http://www.pacsac.org>

AFFORDABILITY AT THE EXPENSE OF LIVABILITY ??

CONTINUED FROM PAGE 10

We must tell the cities in Clark County what constitutes a quality of life issue. We must make the councils and mayors uncomfortable with their choices to allow sprawl and its consequences.

They must not burden the infrastructure by shortcutting investments in public institutions such as good libraries, parks, bicycle paths, and swimming pools.

Friends of Clark County encourages and supports your efforts to do this.

You can help us be more effective at this by taking time to complete the survey enclosed in this newsletter. Please include your current mailing address and e-mail address. We will send action alerts to let you know when your input is needed on critical issues.

You may be asked to give up a vibrant economy for your quality of life issues. It will be built on a false premise and political wind. Stand up and say "Damn right! No more sprawl, build my community from the inside out." We can change the whole debate once we make it a core issue.

This is the first in a three part series on quality of life issues.

20 YEAR GROWTH PLAN UPDATE HEARING SCHEDULE

CONTINUED FROM PAGE 2

Public Hearing

Monday, August 9 9-11:30 am and 1:30-5 pm

First on the agenda, staff will refine land use map UGAs. Public will complete testimony. The Board commences deliberations.

Board work session

Tuesday, August 10 10 am-12 pm and 1-4 pm

Board will conclude deliberations and vote on final actions. No public testimony.

Consent Agenda

Tuesday, August 24 10 am-12 pm

Board will formally adopt Comp Plan update by ordinance/ resolution as part of their Consent Agenda.

CHECK OUR CALENDAR

THEN MARK YOURS

The first Wednesday of every month, Friends of Clark County sponsors a public forum. Our panelists have expertise on the evening's topic. After their presentation a lively discussion always follows. We'll take a hiatus for the summer. Then join us!

FIRST WEDNESDAY
PUBLIC FORUMS
7 - 9 PM

6th Floor Hearing Room
Clark County
Public Service Center

September 1

October 6

November 3

December 1

*Co-sponsors Sierra Club
Loo Wit Group*

VISIT OUR WEBSITE

- You'll find the latest updates to our calendar;
- You'll find background and action items for issues that impact you;
- You'll find out what projects we are working on;
- You'll find links to other organizations that share our quality of life goals;
- You'll find opportunities to get involved with Friends.

FRIENDS OF



CLARK COUNTY

SMART GROWTH

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IN THIS NEWSLETTER:

- FoCC member survey
- Affordability and Livability
- County 20 Year Plan Hearing schedule
- Update on Storedahl mining land use
- Wood's Landing Salmon Sanctuary
- Growth impacts on public safety
- Community Supported Agriculture

Please renew your membership with FRIENDS of CLARK COUNTY using the order form inside this newsletter.

We need your support to help cover expenses as we continue the vital work of protecting our quality of life in Clark County.

If you join at the Donor level (\$100) we'll give you a FoCC baseball cap FREE.

You will also find a description of other FoCC custom embroidered apparel inside.

Thank you!

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