

FRIENDS OF



CLARK COUNTY

# SMART GROWTH

PRINTED ON RECYCLED PAPER

[www.clarkfriends.org](http://www.clarkfriends.org)

(360) 695-5570

Fall 2004

## BOARD of DIRECTOR'S MESSAGE

by Bridget Schwarz  
FoCC Board

After two-plus years as our Executive Director, Steve Stuart is stepping out of his staff position. We are pleased to report that Steve will continue on with Friends, focusing on policy issues as Vice President of our Board of Directors.

Steve will be continuing his professional work in the community as co-founder and Executive Director for Urban Reserve, a newly formed non-profit organization dedicated to creating and maintaining wetland mitigation banks in Clark County (*more on page 5*).

Since Steve started with us in 2002, the organization has continued to play a crucial role in many of the most important growth decisions facing our community.

We were a key player in the recently completed Growth Management Comprehensive Plan update. Steve prepared a proposal consistent with our Smart Growth goals. Many of our key concepts are included in the plan.

As reported in our newsletters, FoCC has weighed in on many other contentious issues. Steve has presented testimony and policy recommendations on North County economic development, the Amphitheater development agreement, a 134<sup>th</sup> Street development moratorium, protecting the East Fork of the Lewis River, and potential effects of a large Tribal Casino project at La Center.

Steve has helped us collaborate with other environmental groups, moderated our monthly forums, kept us informed with action alerts, and won Friends a major grant and brought us several major donors.

Your FoCC Board has implemented a plan to ensure that all of these important activities will continue.

*THANK YOU STEVE !*

## ACTIVIST BURN OUT

By Linda Wolfe  
FoCC Board

Burn out is a state of mind that can happen to people in all walks of life if you have a strong work commitment. Burn out is a term often associated with activists.

Activists are often referred to as "being in the trenches". Sometimes those trenches are so deep we can hardly see the light above. When this happens we usually holler "BURN OUT!".

Don't ever think this implies failure. It happens to almost everyone at some point. For some it is within a few short months, or it could be a long time.

When you have an overwhelming feeling that can easily turn into anger and frustration, or you feel you are being overworked - even when the work load is light and worthwhile - this is a signal you may have burn out.

Unfortunately some folks want to escape from being involved altogether.

It is very important that you stop and recharge yourself. For me it is getting out in nature. After all, protecting nature is what it is all about for me. I love our door activities such as hiking and birding. Seeing wildlife never ceases to amaze and thrill me and always affirms the reasons why I work hard to save it.

So please don't drop out. Take a break when you need it, respect others who do too, and keep up the good work!

FRIENDS of  
CLARK COUNTY

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BOARD of DIRECTORS

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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.

County Growth Update Complete

by Steve Stuart  
FoCC Board

After almost five years of work on the Growth Management Act update – including innumerable public hearings and open houses, several iterations of published options, and at least two versions of an Environmental Impact Statement – the Board of County Commissioners (BoCC) finally adopted a map for how Clark County will grow over the next 20 years.

Based on concerns raised by many (including Friends of Clark County) that our Capital Facilities Plans clearly demonstrate we cannot afford sprawling growth for the next 20 years, Commissioners Stanton and Pridemore recently supported a plan with approximately 5,000 new acres for urban areas. The move dramatically reduced urban expansion proposed in January of this year that would have converted roughly 13,000 acres of rural land to urban uses.

The new urban areas will focus on providing approximately 75,000 new jobs in Clark County, with limited new land for low-density residential development. Population growth will primarily occur within existing urban areas, with some new opportunities for residential development outside Battle Ground, Camas, and Vancouver.

New job centers will be located to the north and east of Ridgefield, around the northern and eastern edges of Vancouver, and in limited areas outside Camas and La Center. To view maps of these changes, please visit <http://www.co.clark.wa.us/longrangeplan/review/index.html>.

Battle Ground will also add some job-producing land and potential for residential development, but their growth was certainly the most affected by Commissioners scaling back the proposed urban boundary expansion. What was once a potentially huge expansion (almost tripling population over 20 years) is now much more manageable.

A great example was a move to stop Battle Ground from moving north toward the East Fork of the Lewis River. Thanks to a partnership that includes FoCC, Friends of the East Fork, Clark-Skamania Flyfishers, FishFirst, and many individuals, the County Commissioners agreed to keep the northern boundary of Battle Ground intact.

The Commissioners' thoughtful decision will not only help preserve the East Fork, but will also make sure the headwaters for Manley Creek are protected.

*continued on next page*

## Does Anyone Out There Care?

by Val Alexander  
FoCC Board

I heard a program on public radio a few months ago about public apathy, and how few people care to go out and attend public meetings and informational forums. One of the causes for poor participation was that people could stay home and watch the proceedings on cable TV.

Friends of Clark County has held monthly public forums over the last year that have featured some of the best and most creative speakers in the area.

The topics have been thought provoking and sometimes controversial. The events have all been excellent and interesting. The audiences have been a great addition to a lively discussion. The problem has been attendance.

What does it take to get people involved in managing how government and decision makers can affect their lives? What would it take to convince the public that the time to become involved is before a crisis occurs, rather than wait until the bulldozer is next door and the decisions have all been made?

Typically, the largest attendance at a public meeting is after there is almost nothing more that can be done.

How can we encourage public participation? How can we help the public to become involved in the very important decisions that can change their surroundings and quality of life?

Friends of Clark County would love to hear from our readers. Will you send back the survey in this newsletter? Will you send us an e-mail or call? Now!

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As we reach the end of this long, contentious process to update our growth plan, it is far from certain that the work is done. Appeals by the development community will inevitably question the process and outcome, and questions about concerning the effectiveness of our planning for future growth.

At FoCC, we thank the County Commissioners for their work on the update, and look forward to helping facilitate a community process that will look beyond the short-term turf wars – planning instead for what we in Clark County want to look like when we're all grown up. Stay tuned for more news from FoCC on this exciting project to create a Build-out Vision for Clark County.

## F o C C S U R V E Y

How are we doing? Do we address the issues that concern you? Do you find our newsletter valuable? Do you have any ideas about fund raisers? Do you want to get more involved?

There is a quick one page survey in this newsletter. Please return it to us along with your current contact information. Thanks!

## G E T I N V O L V E D

Friends of Clark County needs you! We are looking for people to help run FoCC as members of the Board of Directors. The Board meets monthly to conduct the business of the organization.

We are also looking for people to help direct FoCC activities as members of our Advisory Board. They review and comment on our plans and meet with the Board annually.

You will find either position very rewarding.

First, you will help enhance the quality of life for citizens of our community.

Second, you will work alongside other men and women of accomplishment and purpose.

Contact any member of the Board of Directors (see listing on page 2) for more information on either of these opportunities.

## PROPOSITION 1 IMPACTS

If Proposition 1 is *approved*, here are the service timeline results from C-Tran.

Current service levels will be maintained. Over time the number of routes will increase from 27 to 35. Service hours will increase from 9:30 pm to 10:30 pm.

New service to downtown Portland and expanded service to light rail stations.

Vintage trolley to Esther Short Park, Historic Reserve and Uptown Village.

Jan 2005 begin working with citizens in Ridgefield, La Center, and Yacolt/Amboy to develop Innovative Service Plans.

May 2005 Add new service to Battle Ground, Fourth Plain, add service at Fisher's Landing.

Sept 2005 New 99th Street Park & Ride, Salmon Creek/Legacy/WSU service, 99th Street Express, I-5 Park & Ride shuttle.

Jan 2006 New Felida route, add service to Clark College/SWMC/Mall.

May 2006 Add service to NE 78th Street and Evergreen Express.

Sept 2006 Expand service day to 11:00 pm on core routes.

2008 & beyond New I-5/SR-502 and Central County Park & Rides.

If Proposition 1 is *defeated*, here are the service timeline results from C-Tran.

The number of routes will decrease from 27 to 15. Service hours will decrease from 10:30 pm to 8:30 pm. Weekday service only (no weekends).

Eliminate service to Camas/Washougal, Lloyd Center/BPA, Battle Ground. Eliminate Express service to Fisher's Landing, Evergreen, Marquam Hill. Eliminate the Connector (Camas). Eliminate service to Delta Park & Parkrose.

## C-TRAN'S FUTURE IS ON THE BALLOT

C-Tran is authorized to collect up to 0.9 % sales tax to provide transit service to the community. Since it was formed in 1980, C-Tran has had voter approval to collect up to 0.3 % of that authority.

C-Tran's sales tax revenue was equally matched by the state with motor vehicle excise taxes. The passage of Initiative 695 in 1999 changed everything. The state's revenue match ended, resulting in a 40% loss in C-Tran's total revenue.

C-Tran implemented service reductions, fare increases, delayed capital improvements and drew from their Reserve Account.

Over 20 years C-Tran had built up a Reserve Account of over \$70 million. C-Tran has kept their debt payment at zero for capital expenses like buses and transit facilities by using the \$50 million in interest the Reserve Account has earned since 1981.

In 2005 C-Tran will reach the minimum level for the Reserve Account of \$1.7 million (to cover insurance, emergency operating needs, and capital commitments).

Proposition 1 is a vote on the future of transit in Clark County. It is the first proposed tax increase since C-Tran was established by a public vote in 1980.

Over the last year C-Tran has worked with citizens, businesses, and other stakeholders to craft service alternatives based on funding levels.

If this proposition is approved, C-Tran will sustain increase present service levels and reconnect to outlying communities. If this proposition is rejected, C-TRAN will need to make severe service reductions to achieve a balanced budget by January 2006. (See sidebar.)

The proposed tax increase would be the first increase in the local sales tax contribution to C-TRAN since the transit agency was established by a public vote in 1980.

If Proposition 1 is approved by a simple majority vote on November 2 it would increase the sales tax by 0.3 percent -- or 3 pennies for every \$10.00.

Friends of Clark County urges you to make an informed choice on November 2.

For more info go to <http://www.c-tranroadmap.com>.

## INITIATIVE 297—TIME TO CLEAN UP HANFORD

As has been widely reported, the Hanford Nuclear Reservation is one of the most contaminated places in the western hemisphere. That's right here in our own backyard.

For decades, the US Department of Energy (US DOE) and its predecessors have dumped hazardous radioactive waste in unlined trenches in the soil at Hanford.

Neither you or your local landfill can do that with ordinary household garbage!

Worse, hazardous liquid nuclear waste has leaked from Hanford's underground storage tanks. That waste is now in the groundwater under Hanford and some of it is seeping towards the Columbia River.

Now the federal government plans to ship more truckloads of hazardous radioactive waste to Hanford.

What are they thinking in that other Washington?

Hanford has done a good deal in recent years to improve its operations. But many reasonable people believe the US DOE should first clean up the radioactive waste already there.

That's why a coalition of environmental groups came together to get 282,000 signatures on Initiative 297. The state legislature had the option to enact the initiative, but instead sent it to the ballot.

Initiative 297 seeks to halt nuclear waste shipments from other states by preventing the state from granting permits to build new trenches and waste facilities until existing wastes are cleaned up. Backers say this will force Hanford cleanup.

I-297 stops the dumping of nuclear waste in unlined soil ditches, requires the cleanup of contaminated grounds and groundwater, stops US DOE from leaving high level nuclear waste in tanks at Hanford, and ensures public, tribal, and local government participation in clean up decisions.

Furthermore, proper storage must first be provided before any new waste shipments can arrive at Hanford.

For more information on I-297, go to [www.yesoni-297.org](http://www.yesoni-297.org).

For more information on Hanford, go to [www.hanford.gov](http://www.hanford.gov).

## WETLANDS BANKING

by Steve Stuart  
FoCC board

Urban Reserve, a newly formed non-profit organization, is dedicated to creating and maintaining wetland mitigation banks in Clark County.

Wetland mitigation banks are designed to preserve and restore critical wetland habitat for use as a credit to compensate for impacts from development on low-grade wetlands elsewhere in the same region.

Urban Reserve will work with local landowners and developers to identify, purchase easements on, and upgrade critical wetlands threatened by development.

Those upgrades will produce credits to be purchased by developers, builders, or public entities who need to mitigate adverse wetland impacts that cannot be adequately or feasibly mitigated on-site.

For more information contact Steve Stuart at 360.910.9362 or [steve@clarkfriends.org](mailto:steve@clarkfriends.org)

## FoCC MEMBERSHIP

Please renew your membership 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!

## CLARK COUNTY COMMISSIONER CANDIDATE FORUM

Do you have questions you want to ask the candidates for Clark County Commissioner?

So do we! Come to the Fairgrounds Neighborhood Association (FGNA) meeting on October 14 and ask them!

Betty Sue Morris and Tom Mielke (District 1) will attend.

Marc Boldt and the Harris/Hagensen winner (District 2) will attend.

FYI: If Craig Pridemore is elected to statewide office in November, the commissioners will choose his replacement.

Thursday October 14  
7:00 to 9:00 pm.

Church Community Room  
400 NE 179th Street  
(1/2 mile west of I-5 Exit 9)

## VOTE FOR THE ENVIRONMENT

Which candidates for public office will do the best job of protecting our natural resources?

Washington Conservation Voters are very careful in choosing the candidates they endorse. Check their website at <http://www.wcvoters.org/>

## CLARK COUNTY COMPREHENSIVE GROWTH PLAN

By Ron Barca  
FoCC Board

Barring successful challenges from the development community, the die is cast on the Clark County Comprehensive plan update for the next several years. By a vote of two to one, the Board of County Commissioners scaled back the plan's enormous consumption of rural lands.

The Friends of Clark County position, from as far back as 2003, was known as option 2A. It was not adopted in its entirety, but we played an important role in the outcome.

The intention of preservation and use of the Urban Reserve in large tracts of land was a key element of our proposal that had not been on the table before we entered the debate. And the "pay for what you can afford" model is a philosophy that we have been championing for quite some time.

Really, there are no losers with the commissioner's conservative approach to growth in the future. Based on most recent growth patterns, this comp plan is better, but not categorized as a "winner".

Job growth is emphasized. The environment and public infrastructure will still face an onslaught of urban expansion, both from the existing inventory of land and from the new land added by this plan. The measure of this impact should lessen county wide, but certain areas in the county will see years of building ahead of them.

The building industry will quickly point out that affordable housing will be a victim of this scaled back land inventory adopted by the Clark County commissioners. Recall that in our last newsletter I explained how supply and demand economics in the entire Portland Metro area impacts the demand side of the equation for Clark County housing supply.

As long as our prices are low in respect to the region, we will experience increased housing demand until prices rise accordingly.

So what happens to affordability? So what happens to quality of life for the existing population? Builders adjust; some abandon the low cost market, some new builders enter the market, the houses start to look different, a.k.a. townhouses and attached wall dwellings.

*Continued on page 9*

## CLARK COUNTY COMPREHENSIVE GROWTH PLAN

*Continued from page 6*

Also some segment of the public gets priced out of the market. It is harsh to say some get left behind but we have always had a portion of the public priced out of the home ownership market.

That is why Friends of Clark County is not satisfied with a growth plan that is a smaller version of the status quo.

We are for strong job creation, true mixed-use development and business park applications that foster community and family wage jobs on small footprints.

With the last 10 years of growth, our infrastructure and public institutions have been stretched to their limits. Schools, parks, public safety, storm water retention, and transportation all suffered. Service levels have degraded or higher costs were forced onto the public to deliver the same level of services.

As our quality of life erodes, we look back on what is attractive to us about Clark County and feel ripped off. But compared to our neighbors to the south, our schools are still funded adequately. Our land is lush and open, in the eyes of many who experience the area anew.

This is a moment to focus on the good we have and try to create a plan for preservation and conservation. Friends of Clark County is dedicated to a 50 year plan with a permanent green line that states clearly that we don't grow the density of the county beyond this line.

Then we can start the process of enhancing the public's access to open space and restore degraded corridors within the dense urban regions.

Friends of Clark County is also dedicated to creating affordable housing using the Community Land Trust model, which will create a lasting inventory of affordable housing in Clark County.

Join Friends of Clark County if you are not a current member. (If you don't know whether you are current or not, you probably aren't!)

Renew your membership today—a form is enclosed with this newsletter.

Help us keep quality of life as the number one consideration as Clark County wrestles with the impacts of growth.

## ORGANIC GARDENING PERMACULTURE LIVING

Sustainability involves both organic gardening and permaculture living concepts. 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, 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.

Saturday November 20  
1:30 — 3:00  
Reservations required  
360.574.1343 or  
bevesalt@pacifier.com

## MAKE AN ENVIRONMENTALLY FRIENDLY FASHION STATEMENT

We have custom embroidered FoCC baseball caps, 1/4 zip sweatshirts, denim shirts, polo shirts and fleece vests. Save 10% if you order when you join / renew your FoCC membership.

## VANCOUVER LAKE WATERSHED PARTNERSHIP

There are opportunities and challenges facing the Vancouver Lake watershed.

Federal, state, and local public agencies with jurisdiction over Vancouver Lake and its watershed have recently formed a partnership with local citizens.

They will meet monthly to collaboratively work on a community vision and strategies for the future of Vancouver Lake.

Friends of Clark County will keep you up to date with status reports on the partnership's work.

For more information, contact Thom McConathy at [thomm@pacifier.com](mailto:thomm@pacifier.com) or 360.573.5239.

## 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.

## EXPLORE THE POSSIBILITIES

Picture this—as you drive down NE 78<sup>th</sup> Street in Hazel Dell, you pass businesses and shopping centers. This very typical landscape yields, if only briefly, as you pass a large open space with a dignified old building backed against a green hillside. This out of place setting is the WSU Research and Extension Unit.

These 78 acres were home to the Clark County Poor Farm from the late 1800s to the mid-1900s. The Poor Farm cultivated orchards and livestock, and as the name implies, was home to the county's poor, homeless, elderly, and disabled men and women until the 1940s.

The main building, on NE 78th Street, was built in 1926. The Poor Farm cemetery, also known as Marble Mount Cemetery, is located at the far southwest corner of the site. Approximately 200 individuals were interred from 1873 to 1935.

The Clark County Commissioners set aside 26 acres to be used by WSU for an experimental farm. In 1949, the Commissioners deeded the entire 79 acres to WSU for use as an agricultural research facility.

Today, the main building houses offices and laboratories. The site also has utility buildings, greenhouses, agricultural fields, forested land, wetlands, and the cemetery.

The WSU-Vancouver Master Plan includes the relocation of the agricultural and research activities to the Salmon Creek campus. The mission of the Research Unit on 78<sup>th</sup> Street and Extension Services at the CASEE Center can be accomplished more cost effectively on the main campus.

WSU is exploring the feasibility of relocating these activities. Clark County is a partner in this project because the original sales agreement between WSU and Clark County specifies the property's ownership will revert to Clark County if WSU stops using it for agricultural purposes.

WSU and Clark County have hired The JD White Company to create a Master Plan. Together, the project management team have established 7 guiding principles to adhere to in developing recommendations.

These principles are based on the premise that WSU and Clark County will derive income from the sale of some, or all, of the 79 acres. Is that what you picture for this site?

**WSU 78th Street Master Plan Alternatives**  
*Continued from previous page*

<u>Land Use in Acres</u>	<u>A</u>	<u>B</u>	<u>C</u>
Business Park	22	9	13
Neighborhood Commercial	2	12	2
Medium Density Residential	18	10	18
Low Density Residential	10	18	10
Open Space*	20	25	28
Infrastructure	6	4	7
<b>TOTAL ACRES</b>	<b>78</b>	<b>78</b>	<b>78</b>

<u>Land Use by %</u>	<u>A</u>	<u>B</u>	<u>C</u>
Employment	31%	27%	19%
Residential	36%	36%	36%
Open space*	26%	32%	36%
Infrastructure	8%	5%	9%
<b>TOTAL PERCENT</b>	<b>101</b>	<b>100</b>	<b>100</b>

\* This site has large wetland areas that are off limits for development. The open space areas described above include those wetlands, plus the storm water ponds that will be required for site development.

Even though it is not incorporated as a city NE 78th Street is a busy commercial corridor surrounded by high and medium density neighborhoods.

The large tracts of open vacant land nearby are an illusion. Over 1200 new homes and 300 apartments have already been approved.

Based on the land use designation presented in the 3 alternative proposals, in all cases it appears that all of the developable land will be sold. (The most profitable land use is for single family residential.)

BUT what new use for this site will serve the community just as well in the future as it has in the past?

Is the value we place on an undeveloped 78 acre tract in the middle of high density urban area purely monetary?

Clark County taxpayers already own it, should we rush to make development decisions?

Drive by the WSU Research Extension Unit at 1919 NE 78th Street and let your imagination go wild.

What do you picture there in the future?

**WSU 78th STREET  
COMMUNITY MEETING**

Your ideas and comments are important! As Clark County citizens, we own 78 undeveloped acres in an urban setting. What a rare opportunity to give this site a new life in a form that will be a source of community pride!

The Neighborhood Associations Council of Clark County (NACCC) has scheduled a community meeting with experts that will help citizens make an informed decision about the future of this site. *FoCC is partnering with NACCC to hold this event. We urge your attendance.*

Monday, October 25, 7—9 PM  
Sixth floor Hearing Room  
Clark County Public Services Center  
1300 Franklin

After you get up to speed on the issues, please plan to testify at the Clark County Planning Commission public hearing. They will forward their recommendation to the Board of County Commissioners (BoCC). For date, time and place contact Sonya Wiser at 397.2375 X 4105.

Plan to testify to the BoCC too. For date, times and place contact Louise Richards at 397.2232.

If you have questions or comments about redevelopment of the WSU 78th site, please contact:

Lynn Valenter, WSU  
14204 NE Salmon Creek Avenue  
Vancouver, WA 98686  
546.9590 or valenter@vancouver.wsu.edu

Bronson Potter, Clark County  
P.O. Box 5000  
Vancouver, WA 98666  
397.2478 or bronson.potter@clark.wa.gov

Karyn Criswell, The JD White Company  
1111 Main Street Suite 300  
Vancouver, WA 98660  
823.6109 or kcriswell@jdwhite.com

FRIENDS OF



CLARK COUNTY

# SMART GROWTH

PRINTED ON RECYCLED PAPER

## IN THIS NEWSLETTER:

- Board of Director's message
- County Comp Plan update
- WSU 78th Street redevelopment
- Important meetings
- Voter issue—C-Tran funding
- Voter issue—Hanford cleanup

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 Friends of Clark County baseball cap FREE.

Thank you!

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