

## Neighborhood Associations Council of Clark County

October 13, 2014

7-9 PM 4700 NE 78<sup>th</sup> Street, Vancouver, WA

### Meeting notes

#### Welcome and introductions: Doug Ballou, Chair

**In attendance:** Doug Ballou, NACCC; Holly Gaya, Clark County; Bud Van Cleve, NE Hazel Dell; Dan Enright, CCSO NOW; Judy Bumbarger-Enright, Sunnyside; Ray Steiger, Greater Brush Prairie; Sgt. Linda Hayes, CCSO; Sandra Bennett, East Fork Frontier; Roger Entrekim, Meadow Glade; Milada Allen, Felida; Neil Chambers, Andresen-St John's; Stephan Abrahamson, Pleasant Highlands; Jeff Swanson, Clark County; Ann Foster, North Salmon Creek; Christie Brown Silva, Sifton and Heritage; Jeff Mize, Clark County Public Works; Heather Cochrun, Habitat for Humanity; Gordy Euler, Clark County; and Art Stubbs, Green Meadows.

#### Announcements:

- **Nov. 10 NACCC meeting moved to Nov. 17**—Due to the Veterans Day Holiday it was moved and voted to reschedule the Nov. 10 NACCC meeting to the next Monday, November 17, 2014 at 7 PM.
- **Financial scams**—Art passed around an envelope containing a letter and two money orders he and Nancy received in the mail. The scammers were telling Nancy to deposit the money orders and act as a secret shopper. Ultimately, the money orders were not legitimate and would only allow the scammers to access her personal banking accounts. Art encouraged everyone to be very careful and aware that it can happen to anyone. He also would like the neighborhoods to post information in their newsletters about scamming.
- **The Clark County Commission on Aging will host Gail Haskett of the Washington State Council on Aging as their featured speaker at their October 21<sup>st</sup> meeting.** She will talk about the work of the council and Joint Legislative Executive Committee on Aging and Disability. The meeting will be 4:30-6 p.m. in the sixth-floor hearing room of the Public service Center, 1300 Franklin St. It is open to the public, and a chance for Clark County residents to share concerns about needs of local residents.

#### **Guest Speaker: Heather Cochrun, Community Outreach Coordinator Evergreen Habitat for Humanity (EHfH)**

Heather provided an overview of our local Evergreen Habitat for Humanity, a non-profit that depends on the generosity of our community to build safe and affordable homes. She talked about how people donate land for future home sites, building materials, tools and in-kind or cash donations for construction efforts. The local Habitat for Humanity Restore is located at 10811 SE Mill Plain Blvd and sells used building materials, also a great way to help support EHfH goals.

Additionally, A Brush With Kindness is a new program that helps to eradicate sub-standard housing in our local community one home and family at a time. Rehabilitated lots and houses add a sense of home pride, neighborhood appeal, and community involvement. Local churches, businesses and individuals partner with our faith-based organization as volunteers and donors.

Families and volunteers receive useful training in home repair that they can use to fix up their own homes. Brush and junk removal and recycling help reduce pollution. Donations and reusing materials helps cut down on cost for the homeowners. A no-interest loan helps space out the material costs.

Volunteers perform minor exterior repairs such as:

- Window repair (screen, glass, glazing)
- Scrape, paint, caulk
- Door replacement
- Minor siding and trim repair, landscaping (pruning, trimming, weeding, reseeding)
- Brush and junk removal
- Board replacement in porch or stairs
- Ramp and soffit or fascia replacement

For more information contact Evergreen Habitat for Humanity at [www.ehfh.org](http://www.ehfh.org) or (360) 737-1759

**Guest Speaker: Gordy Euler, Clark County Planning,  
Clark County Industrial Land Bank**

In 1996, the Growth Management Act (GMA), RCW 36.70A, was amended with provisions to allow major industrial developments to be sited outside of urban growth areas. RCW 36.70A.365 allows counties to site major industrial developments where there is a specific development application involved. RCW 36.70A.367 allows counties to establish up to two rural industrial land banks with the intent that they develop as industrial properties.

In February 2014, Clark County received an application for the establishment of an industrial land bank on two different sites. The locations are north of the intersection of SR-503 (NE 117th Avenue) and 119th Street on 223 acres and 378 acres currently zoned for agriculture (AG-20). The 223-acre site to the west of SR-503 is referred to as the Ackerland property. The 378-acre site to the east of SR-503 is referred to as the Lagler property. There is no specific developer, so the county is proceeding under RCW 36.70A.367.

**Requirements to establish a rural industrial land bank:**

- there has to be an inventory of potential sites within urban growth areas made;
- consultation with affected cities is required;
- the site has to be master-planned;
- the site has to have a programmatic level of environmental review; and
- regulations for review and approval of industrial developments must be put in place.

In addition, because the parcels in the application are zoned for agriculture, a de-designation process is required, because by county code any land in a rural industrial land bank will be zoned for light industrial (IL) uses.

Gordy explained that this new for Clark County and the requirements aren't clear. He is available to answer questions and updates will be posted here: <http://www.clark.wa.gov/planning/landbank/>

**Project contact**

Gordy Euler, Clark County Community Planning

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[gordon.euler@clark.wa.gov](mailto:gordon.euler@clark.wa.gov)

**Guest Speaker: Gordy Euler, Clark County Planning  
Comprehensive Growth Management Update**

Clark County is updating its Comprehensive Plan. The current plan, adopted in 2007, covers 2007 to 2024. The update will extend the current plan's growth outlook from 2015 to 2035. We expect to complete the update project in June 2016.

Updates will refresh policies and elements of the plan with an eye toward population and employment growth over the next 20 years. With this growth comes potential for increased demand for residential, commercial and industrial land, parks, schools, services, utility facilities and roads. The 2016 update focuses on future land use needs in unincorporated urban areas, but has links to planning in cities, rural areas and the Town of Yacolt.

**INFORMATION AVAILABLE ON THE PROPOSED ALTERNATIVES**

Part of the comprehensive plan update requires the county to study land use alternatives (options) for accommodating the projected population and employment growth over a 20 year period.

Three proposed alternatives have been developed and are available for review.

- **Alternative 1: No action.** The county adopts the map as it is with no new changes.
- **Alternative 2: County-initiated actions.** The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners were used in this alternative. This option supports job and population growth, acknowledges development trends and cleans up map inconsistencies.
- **Alternative 3: City-initiated actions.** The cities of Battle Ground and La Center are considering expanding their urban growth areas to support job growth.

Find out what the proposed alternatives are, consider what they mean to you, and give us your feedback.

<http://www.clark.wa.gov/planning/2016update/alternatives.html>

You can also attend one of the upcoming open houses to learn more about the alternatives and ask questions of staff.

**ALTERNATIVES OPEN HOUSE SCHEDULE**

**October 29 at 5:30-7 p.m.**

**Gaiser Middle School**

**3000 NE 99th Street, Vancouver**

**Presentation at 5:45 p.m.**

**October 30 at 5:30-7 p.m.**

**Clark County Fire & Rescue**

**911 N. 65th Avenue, Ridgefield**

**Presentation at 5:45 p.m.**

The draft supplemental environmental impact statement is scheduled for completion in January 2015. The joint Board of County Commissioners and Planning Commission hearing is scheduled for February 2015 and the final supplemental environmental impact statement should be completed in May or June 2015.

For more information: Oliver Orjiako, [oliver.orjiako@clark.wa.gov](mailto:oliver.orjiako@clark.wa.gov) or Gordy Euler, [Gordon.euler@clark.wa.gov](mailto:Gordon.euler@clark.wa.gov)

## Roundtable

**Sgt. Linda Hayes** attended the meeting as Commander Horch wasn't able to make it and Commander Shea is in Bolivia biking down a very dangerous road. Linda feels this may present an opportunity to advance in the Sheriff's Office.....Just kidding. Wishing Steve a wonderful vacation. Recently CCSO has been holding oral boards for new hires. She said they are very busy and although many of us don't particularly enjoy the rain, she said she welcomes it. Linda also encouraged everyone to be thoughtful about their homes and property. Lock your garage doors as well as your front door. Don't leave your car unlocked or valuables in plain view. She also explained that some homeowners' policies treat the garage as a different area than the living area of a home and subsequently your coverage for lost or damaged items may be handled differently. The best offense is a good defense by deterring a possible break in. Linda also said that Santa's Posse will be providing holiday food and gifts to more than 800 families this year. For more information, contact Linda at Central Precinct. (360) 397- 6195 or [Linda.Hayes@clark.wa.gov](mailto:Linda.Hayes@clark.wa.gov).

**Jeff Mize** said Clark County Public Works does appreciate the lack of rain as they are busy finishing up road projects. Public Works has completed Chinook Park this summer and Dogwood Park should be completed by the end of the month. Jeff reminded everyone that although Portland wants people to pile their leaves in the road, Clark County asks residents to help keep the stormwater drains clear of leaves and debris. There is a leaf disposal coupon on the weekly update site. It can be included in newsletters or downloaded from the site here: <http://www.clark.wa.gov/neighborhoods/weeklyupdate.html>. Make a Difference Day will be on October 25 and the gathering place will be at Luke Jensen Sports Park. For more information, contact Karen Llewellyn at (360) 397-6118 ext. 1627 or [Karen.Llewellyn@clark.wa.gov](mailto:Karen.Llewellyn@clark.wa.gov). Jeff also announced a Public Works open house on Tues. Oct. 28 from 4-7 p.m. at the Vancouver Church of Christ located at 9010 NE 86<sup>th</sup> St. to discuss improvements on 94<sup>th</sup> Ave, Padden Parkway north to 99<sup>th</sup> St. For more information contact Jeff at 397-6118 ext. 4398 or [Jeff.Mize@clark.wa.gov](mailto:Jeff.Mize@clark.wa.gov).

**Jeff Swanson, Economic Development Manager and Clark County Railroad Coordinator** said that there are two grade crossing projects underway for the rail lines. Work is being done on St. Johns and Fruit Valley Road and should be completed by the end of November. The county railroad has also partnered with other agencies and removed homeless camps and vegetation from around the rail right-of-way. His economic development focus is on industrial development to accommodate mid-skill and middle income jobs. The Auditor's Office report on the audit of the Fee Waiver Program will come out in a couple of days.

**Judy Bumbarger-Enright** has reactivated the Sunnyside Neighborhood Association and announced their first meeting will be Oct. 22 at the Barberton Grange Hall. They will have speakers who do and don't support the proposed Clark County Home Rule Charter. Many other neighborhood associations, including Felida, E Minnehaha, Fairgrounds and NE Hazel Dell have hosted the similar informational meetings.

**Dan Enright, NOW Volunteer** told us the Clark County Sheriff's Office is now recruiting county residents interested in becoming **Neighbors on Watch (NOW) Citizen Volunteers**. If you are interested and want to get involved with the Citizen Volunteer program, please contact the CCSO Outreach Unit at (360) 397-2211 ext. 3380 or email: [sheriffcommunityoutreach@clark.wa.gov](mailto:sheriffcommunityoutreach@clark.wa.gov). Dan also urged people to lock their vehicles and remove valuables from plain view. He said NOW volunteers recently walked the parking lot at LA Fitness and found several vehicles unlocked and with personal items clearly visible to anyone who may be looking for a reason to break in.

**Ray Steiger** with the Greater Brush Prairie Neighborhood Association said there are thousands of new homes on NE 152 Ave. and he believes the area will become very congested. Additionally, he has reports that 130 new homes will be built on the Cedars Golf course driving range. Everyone found that to be unusual. Stay tuned for updates. Ray also said that AT&T recently proposed a cell tower that was met with significant public concern. AT&T has since vacated their site and found an alternative location near the Silver Buckle. The tower will be located behind a building on the ranch and won't interfere with the neighborhood. Ray said he has great respect for the company as they listened to neighbors. He thinks it is a good outcome and the Silver Buckle will also benefit.

**Sandra Bennett with East Fork Frontier Neighborhood Association** talked about the Storedahl mining that has occurred near the East Fork for a number of years and how she feels it has changed and endangered the river. Sandra has recently met with Van Alexander and plans to host a meeting at the La Center community center. If you would like more information, contact Sandra at (360) 263-3336.

**Milada Allen with Felida Neighborhood Association** expressed her appreciation for the new signal light at McCann Road and 36<sup>th</sup> Ave. Since there are new subdivisions in the area, the left-turn signal is a great help.

**Christie Brown-Silva with Sifton and Heritage Neighborhood Associations** expressed appreciation to Public Works for the cleanup of Tiger Tree Neighborhood Park. The park is 5.5 acres, surrounded by homes and has been used and abused by people who didn't appreciate the park. However, recently Public Works has cleared vegetation and now you can see from one side of the park to the other. The graffiti has been cleaned and it is wonderful. Additionally, CCSO and the NOW Volunteers are patrolling the park.

**Stephan Abramson with Pleasant Highlands Neighborhood Association** expressed his appreciation to Public Works for the efficient installation of the new signal light at NE 119<sup>th</sup> St. and NE 50<sup>th</sup> Ave. He said the disruption was so minimal and the addition of the signal is wonderful. Well done Clark County Public Works.

**Roger Entrekin with Greater Brush Prairie Neighborhood Association** said the snow birds in the neighborhood are coming or perhaps going but the association is going to have a meeting next week to discuss the Rural Industrial Land Bank proposal. Roger thanked Gordy for an informative and honest presentation and said he concern was potential Battle Ground annexation.

**Bud Van Cleve with the NE Hazel Dell Neighborhood Association** said he was selected as a Parks Commissioner and has been attending the meetings. There is a new dog park near NE 149<sup>th</sup> Street east of Central Precinct. Bud knows the current Central Precinct needs improvement and he thinks it would be a good idea to combine a new Central Precinct with a county park. He said he has talked with Commander Horch about the idea. Bud said he will try to get a map of county parks for the conference center at Public Works Operations where we have our NACCC meetings.

**Gordy Euler with Clark County Planning** said that there is a proposal to lift the employee cap on home-based businesses.

The meeting was adjourned at 9:25 p.m. The next scheduled meeting will be Nov. 17, 2014.