

**Three Creeks Advisory Council  
Meeting Minutes – January 12, 2012  
Clark Regional Wastewater District  
10:00 AM to 12:00 PM**

Attendees: Beth Holmes, Dave Taylor, Denny Kiggins, Ila Stanek, Jim Spinnelli, John Caton, Laura Hudson, Ron Lauser, Vaughn Lein

Absent: Bud Van Cleve, Jim Carlson, Lynn Valenter, Mike Harris, Ron Wilson

Staff: Oliver Orjiako, Colete Anderson, Mary Beth O'Donnell

Vaughn Lein called the meeting to order at 10:04 A.M. He called for approval or corrections to the meeting minutes from October 13, 2011. A motion to approve was seconded and unanimously approved. There were no changes to the meeting agenda.

Colete Anderson provided a presentation on the Aging Readiness Plan with an overview of the recommendations developed by the task force. An approval from the Three Creeks council is desired before proceeding to the Planning Commission hearing next Thursday, January 19 and the BOCC hearing on February 7.

Commissioner Boldt asked Community Planning to undertake the project with the aide of a 25 member appointed task force. Five areas chosen for study were housing, transportation, support services, civic and social engagement and healthy communities. Some are not land use issues, but in the case of housing and transportation, some land use components may come up during the process and the Planning Commission will focus on those as they relate to the plan.

Why are we here? In 2009 the SWAAD, in partnership with WSU, held a forum on aging. Baby boomers are turning 60+ and are the fastest growing segment of the population. By 2030 it's projected that one in four people in Clark County will be 60 years or older. Are we ready to address the need of the aging population? Are there gaps and if so, what can we do to fill those and help people age in place? The plan reflects all areas the task force studied. The plan has been presented to the cities of Battle Ground, La Center, Ridgefield, Camas, Washougal, and Vancouver and all have given approval to proceed.

Following each of the five community workshops throughout last year, staff came before the council and shared the information gathered. Today we have the report of what the task force did with that information and how they generated the recommendations.

A spreadsheet was handed out showing the 91 recommendations covering all of Clark County as a community, broken down into short, medium and long-term objectives. It is a "menu" of options from which each city can choose what works well for their area. In summary, the task force was charged with looking at what Clark County does well and what can be improved, how to get the community involved and get their recommendations. There were a series of questions asked at the workshops to hone in on those answers. Additionally, there were online surveys, internet research and best practices, and meetings with stakeholders including service providers and community groups. From that we learned that what affects seniors, affects us all. There isn't one thing that works for everybody. Therefore, how do we tailor our community and help each other out when we're all so different? We focused on the five key topics mentioned earlier.

**Healthy Communities** is primarily the land use component. The environment affects our health and the healthier we are, the lower our medical bills are. Even though more sidewalks and parks are desired to achieve a healthy community, we still rely on the automobile to get around and the current built environment is preventing us from achieving the goal. We have to continue to work towards less dependence on a car for transportation. Some recommendations are merely band-aids that will have to suffice until we can do a better job.

Challenges addressed were livability, access to basic service needs close to home, services reaching to the rural areas, adequate fresh food available near home and access to the open environment.

On the **Housing** issue, it was recognized that physical abilities will change with age and not everyone will need the same thing. As a community, what information do we provide so people can make independent decisions about their home to make things work for them? Universal Design (UD) was discussed in depth including retrofitting home for ramps, grab bars, etc. In the future, how can we provide information through the Building Department to make that happen? Affordability and availability are also issues. At some point if you have to move from your home, can you stay within your community to get what you want, or do you have to leave the community, or even the state? Can we combine and create a variety of options for people as they make their decisions?

On the subject of **Transportation**, what happens if you lose your car or driver's license? Are you housebound or relying on family and friends? The issue is how we can stay more mobile as long as possible and how can we reinforce volunteer options for transportation (non-profits or C-Tran).

**Supportive Services** was the single most important topic of study (what are the services you need to remain independent wherever you live). Most caregivers are family members. The "sandwich generation" caring for their own family, as well as elder parents, will have conflicts with work and priorities. The strategies discussed were to enlarge the group that provides services and also the means of getting information out to the public on existing services through a single source.

**Community Engagement** addresses how one stays actively engaged, mentally and physically, in the community (church, neighborhood, family, volunteering).

The Planning Commission hearing is next week, followed by the BOCC hearing on February 7. We hope for a recommendation from the council in support of the plan.

Ila commented that the volunteer list is shrinking. It is very hard to get people out of their houses to do anything. Colette said the task force recognized that baby boomers are distinctively different than earlier generations with a different set of skills, upbringing and work history. The baby boomers will probably be in the work force longer than previous generations which will make a difference to employers and many other things. The hope is that we can make the connection.

Beth asked if the plan is adopted, would it support other plans that are being worked on. It does affect land use. Some key recommendations for the 2012 work program on housing ask, do we allow different types or a mix of housing that work? For example, you cannot put an assisted living facility in a Residential zone at all. It has to go in Multi-family and parts of Commercial. A facility like that in an area where people can't drive or get around and are reduced to looking for some means of transportation, and are totally separated from where their family and friends live, isn't practical. We need to do a better job of integrating communities. We are looking at that and other techniques to get variety and affordability. Some Title 40 codes make it difficult for the new tools to work well. We will review the possibility of revised impact fees for connecting things and related code requirements.

The county has decided to retain leadership of the plan and be the conduit for the community. It hasn't been decided how that role will manifest itself or how in depth Community Planning will continue to be involved, or whether it will move to a different department for implementation. That will be decided after the hearing in February.

The task force would like the county to create a commission on aging composed of 10-12 individuals with the expertise and authority to carry out implementation. Make-up would be similar to the Three Creeks council, a group with clout to act as advisors for the county and other jurisdictions. No financial support is being requested at this time. There are some components that will appear in individual communities and be included in their comprehensive plans in the form of policy and strategies on how we can do things differently. We are working with Public Health to develop the health chapter and also with the City of

Vancouver on consistencies. If there are several ways to do housing in the multiple jurisdictions, it can get confusing as well as detrimental to the purpose. As far as UD, our building official and staff are working out the logistics of internal process and consulting with other jurisdiction's building officials to adopt a final policy.

Question, how was the time line determined? Some ideas were straight forward so put in short-term, others need more resources and take more time so were placed in long-term. If the need was great and couldn't wait, it was put in immediate term. Some of this will require private involvement or a blend of public and private.

Ila asked for the definition of a third place. It is an informal place where people gather other than home or work, i.e. Starbucks, an outdoor plaza, or senior center.

Dave Taylor mentioned the idea of seniors networking through senior centers to find help with odd jobs and home repairs they can't do for themselves. There is a matter of developing trust with a contractor or someone coming into your home. We want to work with the BIA and contractors to build on those relationships.

One example currently in effect is a weatherization program between the county building department and PUD. They have an informational trailer that has been making rounds in the community. As the building department has gotten more into UD, they're changing the thought to be about better living. It's the whole home not just weatherization. We're going to reconfigure the communication tool to include UD elements and incorporate them in the community outreach effort.

Another recommendation has to do with home sharing. If you don't want to live in assisted living, you may want to stay in your local neighborhood and rent a room from someone you're confident in. There are programs in other parts of the country that allow a matching service. The VHA, who has had difficulty providing enough low income housing yet has some funding resource, is investigating a home sharing program and will continue to research and ensure it would be safe for this community. One of the large churches in the area is doing an educational campaign for their congregation based on the information we've generated. We see this morphing throughout the community. Neighborhood associations are a trusted conduit. Information can be shared with NACC and distributed in their newsletters and shared at meetings.

Oliver said the county has started an elder justice center similar in concept to the juvenile justice center. It involves the sheriff department, Vancouver police department and two attorneys assigned to the unit. This service will advocate for seniors whether it be in their personal and financial affairs or the legal system.

This is something that can't be put on a shelf. It is really important and must be implemented. It's important to have a room full of people to let the BOCC know the community is behind it. Try to attend the hearing February 7, 6:00 P.M. in the Hearing Room.

Vaughn asked the council for a recommendation. Ila Stanek motioned to approve, Denny Kiggins seconded, it was unanimously approved.

Employment Zones: The purpose of the streamlining effort is to simplify the codes and make them easier to use. There are too many industrial districts (about five) and one commissioner wants to consider having only one. That may create more issues and impacts, so we're looking at reducing it from five or six to two or three. In doing so it also minimizes conflict impact between neighbors and provides some certainty to end users.

A task force was appointed to work on this effort. The city staff has attended the meetings. They've already updated their employment district code and eliminated office campus. The county may be moving in that direction also.

The charge is to review county codes and those of other communities, focus the revision on fostering economic growth and high paying jobs in Clark County, reassess a suitable mix of employment zones and development standards, and make recommendations whether to change to a performance based type of use or revise our standard to be consistent with whatever changes they recommended.

This is significant to the Three Creeks area. Whatever changes come out of this effort may impact what will happen to the Salmon Creek and Discovery subarea plans. Both have been put on hold pending completion of this employment zone work. Oliver is working with the task force to come to completion so these two subarea plans can be approved or revised in order to reach approval.

Progress to date: the group has reviewed code from other cities, also Snohomish, Spokane, Thurston and Pierce counties, and Clackamas and Washington counties in Oregon. We are beginning to review the use list and the current zones. We are looking for similarities between the districts to see if some can be combined, such as Office Campus and Business Park as one district. We don't have a lot of Heavy Industrial designation in the county. The majority is in the rural area. The group is looking at opportunities closer in that can be designated for heavy manufacturing. Currently the only land in the urban area for heavy manufacturing is the Port of Vancouver. The task force is looking to complete their work in spring of this year, have a formal recommendation this summer, and approved by December.

How is storm water going to affect this? By the time the effort is completed, the county will have some type of a decision on the storm water. County staff is meeting daily to get it resolved. The penalty is huge if we don't. We are not issuing permits for new development right now, but are still issuing mechanical and plumbing.

In reviewing codes from other counties, did any stand out as model? Thurston County has only three districts. It's very simple and the use list is smaller. Clark County has 67 pages. One area we might be able to borrow from is in the development standards. We use NAICS model but other districts and the city don't. Part of the reason we got to this point is because some stakeholders said there weren't enough options to consider. Regarding Title 40, the changes being made are more to the process, such as how to minimize time spent getting a permit, concurrency and road standards. The council will get a report back with the final decision.

The BOCC are going to their retreat this Friday. At this point the 2012 work program is not final. The BOCC approved the program Oliver submitted but they may add to it, such as rural lands and the aging plan. Oliver wants to engage them in conversation on the 2016 comp plan update. Some areas of our 2007 plan are still in the court of appeals.

No public comment.

The meeting was adjourned at 11:09 A.M.