

**Three Creeks Advisory Council  
Meeting Minutes - October 13, 2011  
Clark Regional Wastewater District  
10:00 AM to 12:00 PM**

Attendees: Beth Holmes, Brad Lothspeich, Bud Van Cleve, Dave Taylor, Jim Carlson, Jim Spinelli, John Caton, Mike Harris, Ron Lauser, Ron Wilson, Vaughn Lein

Absent: Denny Kiggins, David P. Taylor, Ila Stanek

Staff: Oliver Orjiako, Colete Anderson, Kelly Sills

Vaughn Lein called the meeting to order at 10:04 A.M and asked for approval of meeting minutes from August 11. A motion to approve was seconded and approved by all. There were no additions or corrections to the meeting agenda.

Oliver gave an update on the Aging Readiness Plan. A pamphlet was distributed regarding growing older in Clark County which summarizes the topics, discussion and recommendations developed by the Aging Readiness task force. All topic areas from housing to civic and social engagement have been previously discussed with the Three Creeks council. Next up will be a report back to the community on October 27. The council is invited to come and hear from some of the stakeholders, task force members, and experts about the challenges and strategies developed along with recommendations and input from community. It will be at Clark College Foster Hall from 4:00–6:00 pm. CVTV will cover the event. Following that the Planning Commission will hear the report on January 19 and with their recommendation, will ask the Board to approve and endorse the plan at its public hearing on February 7, 2012, 6:00 PM. Oliver said he would like to get a formal endorsement from Three Creeks council today to move it along through the PC and BOCC hearing process.

We are beginning to discuss the plan with the local city councils. We met with Vancouver this week and it was well received. Commissioner Boldt and County Administrator Bill Barron were present. The city council is looking for ways to partner with the county to implement the plan and what their involvement might be. We will go before the Battle Ground city council November 21, Camas on December 5, and Ridgefield on November 3 to ask for a letter of support from each jurisdiction before going to the BOCC. Please try to attend the report to the community on October 27. A hard copy or CD of the report is available today for review and is also on the county website. Colete mentioned there is a survey online through Survey Monkey for your feedback or comment on the plan.

Ron Wilson commented on behalf of Team 99 and the Business Association in regards to Page 50 and the recommended requirement for all buildings to have a street orientation. Oliver said it is one of the strategies that the task force recommended but it is not specific to any particular area. Some of the strategies will be a 10 year planning effort, some is short term (0-3 years) or mid term (4-7 years). The recommendation came from the task force because they felt as we age, the ability to walk farther decreases. Therefore, if the building is closer to the street and parking lot it would be more accessible. The recommendations are a palette of options that each jurisdiction can pick and choose from. This is not going to change the Comprehensive Plan, or zoning requirements, or Title 40 code. The PC is being asked to recommend the document to the Board and ask that those things related to land use and zoning be forwarded to the Community Planning Department for future work and study. Nothing is being implemented on the ground by this document.

Ron Wilson commented that his understanding is there were no commercial business people (from Team 99, Hazel Dell/Salmon Creek BA) on the task force and also understands that no one from those groups stepped up to volunteer. Speaking for Team 99, he feels they have been

opposed to this building orientation and spent years debating it. He feels seniors are not riding the bus to these businesses but are being driven or driving themselves. Less than 1% would be affected by this. The Business Association believes in this. Brad said this design makes more sense in downtown Vancouver, but Highway 99 is different. Most people on Highway 99 are going to have to drive to their destination, unlike downtown where buses and walking are more convenient ways to travel.

Colete and Oliver said none of these recommendations change the current Highway 99/Team 99 plan. If the Board adopts this, each jurisdiction can implement what suits them. If code is changed, it would have to go through public process again. The county will not jeopardize Team 99 efforts.

John Caton commented that his client base is older and they've told him they'd like to take public transportation more but they drive. Not because they want to, but because they have to. It's difficult to get from the bus to the stores due to the orientation of the building. A lot are developing a fear in driving because traffic has gotten denser and younger drivers don't understand road courtesies. They are becoming somewhat of a hazard and they know it. There's no point in taking the bus if they can't get where they need to go in a timely manner. Make things more accessible and the use will increase. Bud commented that Hazel Dell and Salmon Creek are not pedestrian friendly. Sidewalks are dangerous. The area between 129<sup>th</sup> and 134<sup>th</sup> is much better. Applebee's on 129<sup>th</sup> is a good example of walkability and drivability.

John said he was glad to see there's an implementation plan to put this to use. Oliver agreed and said it will require partnership and cooperation with other jurisdictions and agencies as well.

Jim Carlson commented on transportation for seniors and those with disabilities. At his senior facility in Longview they have to use cars to take their residents on outings. If there was decent public transportation available it would be utilized. They could take them out once a week instead of once a month. The real issue is to get from point A to point B and make it easy to get into the building. Riding the bus can take a lot of time and discourages some from using it because of that. Looking to the future when there will be a larger number of seniors, the local bus service will need to be adequate enough to move people more efficiently. From the suburbs there isn't a bus that runs directly into downtown Vancouver. If they allocated just one of the three buses per hour as a direct route from the park and rides to downtown, maybe more people would use it. C Tran did take a big hit when the excise tax went away. They had a plan but couldn't put it into effect without the money.

Oliver said no recommendation from this council will be necessary today. It can be delayed until the December meeting.

A letter was sent to the Three Creeks council about the work plan for 2012 and the future of the council. Vaughn asked that there be a discussion on what members think. He said we want to continue to have input on plans and projects as we have for the last 3 years, but we don't want to waste staff and members' time with meetings that aren't productive. What alternatives are there for how we can serve the area and still remain active but not to the same degree as we have been with bi-monthly meetings?

A suggestion was made to schedule a meeting if there is something important to discuss, otherwise cancel the meeting. Oliver said the goal is to come before the council and dialog on issues that are pertinent to the Three Creeks area and the council and make best use of everyone's time. There is a lot of uncertainty in the 2012 work program. The 2012-2014 budget is unknown at this time, but every indication is that it's going to be tough going forward. Staff has to be able to engage in issues that are important to this group and not make things up to fill the time. The Board has reappointed council positions until the end of 2012. If meetings continue every other month, that would be six meetings next year. The decision is going up to the council. Oliver said he doesn't see a lot right now that can be put on the calendar that would be meaningful. The

Salmon Creek and Discovery SAP have been put on hold. The Board made a decision review employment zoning and would like to see one employment zone created. Because these two areas have various types of zones, it's created an issue in terms of the Comp Plan and the vision for the areas. It creates not only compatibility issues, but more uncertainty for business owners and those that want to move into the area if they're afraid of what will move in next to them. When the Board started that conversation, it was decided to put those sub-area plans on hold pending the outcome of that effort. Until that moves forward we cannot ask you to make any decision one way or another.

Rural Lands is another item on the work program agenda. Since the majority of Three Creeks is in an urban area this may not impact the group that much.

We've updated you on the Equestrian plan. Some areas near the fairground believe in it but we don't want to come to you talking about stables and riding arenas, which doesn't really fit into your mission.

Public Works is going to be looking at overhauling the road standards which may impact how development goes in Three Creeks, but that's not until the end of next year.

Vaughn expressed concern that loss of interest is a risk if the council doesn't meet for a year.

Brad mentioned the project on NE 10<sup>th</sup> Avenue. A group has met three times, and met last week with county staff talking about a public/private partnership. They're looking for grants and funds. The major property owners along there would like a zone change. Currently it's part Business Park, part Light Industrial and part Commercial. From a tax base standpoint they'd prefer it to be Commercial. They've retained an attorney and will submit to the county for a zone change before the deadline this year. They need \$50,000 to do it. Maybe next spring we'll know if it's successful or not and if the county has any money to contribute. If it's still viable, he'd like to have someone come and talk to this group because it affects Three Creeks. We could have a meeting in March or April to talk about it. The Board is very interested and willing to discuss a partnership. They're working on getting FEMA money because the fairgrounds and the amphitheater are a regional evacuation center and FEMA doesn't like the one-way in, one-way out set up now. So there's possible federal money involved. It may have a 50/50 chance. Maybe we look at it next spring and hold off meeting in December unless necessary.

John asked how this group has influenced any of the projects that have gone through during the last three years. Regarding the Aging project, he questioned what their impact has been. How have their comments and recommendations been received and do they carry any weight? There's not really a way to measure that but it could be a question for the PC and BOCC. The other aspect is what happens when it gets to current planning? Do they pay any attention to the recommendations other than what is being presented as far as zoning and zoning ordinances? It really comes down to how the developer is pursuing the project and what makes the most sense to them, how they buy into it. Implementing is the hard part and whether it really happens or not.

Oliver said each of the projects that have gone before this council have been well received by the PC and the BOCC. This council's role is different than that of the PC or BOCC. They can use your recommendation, modify it, ignore it or go in a different direction. They've embraced your input on Hwy 99 and other sub-area plans and the thought process that went into those. We've been able to have Mike Mabrey from our staff sit in on the pre-app conferences now. He can help guide the developer and ensure continuity that the plan is being implemented according to the vision. Chuck's Produce is a good example of that. If current planning would have talked to us in the beginning, we could have advised them of the incentives available in that area. We've had a dialog with them now about how they can do their traffic impact study and lower the fees.

Kelly Sills commented that it's not a one-way street of just how Three Creeks has influenced the county in decisions. It's about the networking function of these meeting and how that has

influenced what you do, how you are affecting each other. Do you go back to your organizations and influence them with the information that you've received in these meetings? The glue that makes this work may not necessarily be a formal decision. The value of this group is what you get from each other.

Vaughn asked to hear the desires of the council. Should we continue scheduling meetings if there's something to put on the agenda and you'll be notified? And if not the meeting will get cancelled? Brad offered a slight amendment stating if someone on the council hears of something of interest or benefit, they contact Oliver, Colete or Vaughn about it. Oliver said there's a good relationship of trust between staff, council, the PC and BOCC.

There was a motion made including the minor amendment to schedule council meetings on an as needed basis. Motion seconded and unanimously approved.

No public comment.

The next meeting is scheduled for December 8. Topic of discussion is an update on employment lands streamlining and more on the Aging Plan. Be prepared to make a recommendation on the Aging Plan prior to the PC hearing.

Meeting adjourned at 11:00 A.M.