

**Three Creeks Advisory Council
Meeting Minutes
June 9, 2011
Clark Regional Wastewater District
10:00 AM – 12:00 PM**

Attendees: Jim Carlson, John Caton, Robert Dean, Mike Harris, Beth Holmes, Denny Kiggins, Jim Spinelli, Ila Stanek, Lynn Valenter, Bud Van Cleve, Ron Wilson

Absent: Ron Lauser, Vaughn Lein, Dave Taylor, David Taylor

Staff: Colete Anderson, Mary Beth O'Donnell

The meeting opened at 10:05. Lynn Valenter was acting chair in Vaughn Lein's absence. A motion was made and seconded to approve the minutes from April 14 as submitted and was unanimously approved.

Robert Dean asked for a discussion on the agenda item from the April meeting, NE 10th Avenue Arterial Amendment. Since it was added at the time of the meeting, he felt there wasn't enough time to review the subject and make an intelligent vote. A discussion among the group is most important so all ideas can be brought forward. The guidelines are that the council will be given information a week in advance to review. Lynn said she would like to retain the ability for "walk-on" items otherwise they might be precluded from discussion because of a time issue. This council is advisory and can choose to defer a motion or recommendation. It was agreed that there is a varying degree of knowledge among different members on issues brought before the council. Keeping that in mind, we need to make sure everyone is up to speed on the subject at hand. It was concluded that when the council is asked for a formal recommendation, they have a chance to express different view points and discuss. The point was fairly taken and staff will do everything possible to get materials out a week ahead for review.

Colete provided an update on the Aging Readiness Plan. The task force will be meeting one week from today to review a draft of the third chapter of the action plan, "Healthy Communities". The document presented today may change once the task force reviews it. Many of the elements of this chapter have been seen and talked about before by this council during the Highway 99 sub-area plan and Comp Plan issues.

Planners, jurisdictions and the community create a vision for the future. This vision has many different names such as livable communities, age-friendly, or healthy community, but basically it's all the same thing. How do we want to live, work and play in our community and what do we want it to look like? Whatever

vision we choose affects how we live, how we interact with each other and how physically active we want to be.

What are four key challenges facing Clark County to improve the livability of the area, especially for those over 60?

- Complete neighborhoods. Can you easily get to things that are important to you without using your car?
- Access to parks, recreation, open space. These relate to physical and mental well-being.
- Access to healthy food. Categorized as grocery stores, farmers markets, fresh produce, and places to buy fresh food items as opposed to fast-food or convenience stores.
- How to communicate information and services to the public?

For the subcommittee's discussion purposes, we focused on central Vancouver to depict the concept of a complete neighborhood. A map from GIS was created that indicates the "asset inventory", showing entrances to parks and ½ mile out from those entry points. From there we can tell what's missing and use it as a helpful planning tool for neighborhoods on what they want to see and do.

The subcommittee recommendations:

- Complete neighborhoods: Have the jurisdictions engage the neighborhood in revitalization plans. Get the neighborhood together and talking to each other using the tools being generated to locate the deficiencies and decide what's important to them. Find a funding structure to remediate that. Promote mixed use and third places. If people can walk/get to coffee shops, local restaurants with outside tables, an event at the school, or a parks and rec program then those are places people will congregate and stay engaged in the neighborhood association and community. Improve safety of the area.
- Parks and open spaces: Consider expanding the community garden program as an idea for using land, something similar to what is being done in Portland where a non-profit organization works with the parks in Oregon to take on the ownership of managing the gardens. They help find available land, make arrangements with the property owner, get water to the property, get plots set up, etc. As far as liability is concerned, they're run on the honor system. People want to have access to community gardens but the challenge is where to locate them. Parks can't handle it all so they need volunteers. Another recommendation is to expand the volunteer program. Fruit Valley NA is launching a demonstration area and is responsible for the neighborhood park within the NA boundaries. They oversee and maintain it and let Parks know if something is wrong. They have a small building to use for their NA meeting place. Expand the urban forestry program. Vancouver has a program where they provide education on planting, pruning, tree types, etc. The

subcommittee recommended extending that program into the unincorporated VUGA and offering it to the smaller cities as well, so we can go into neighborhoods and plant trees to create a canopy where there isn't one. Construct trails (particularly Heritage Farm which is completing Phase I now), and survey current park usage to help develop a better parks program in the future.

- Healthy food and nutrition choices: Link with Community Service, Public Health, and Peace Health to develop availability programs with more information. Ask jurisdictions to find a way to encourage grocery stores in underserved areas, such as a healthy food store incentive program; encourage sustainable urban agriculture (community gardens).

There was discussion about developers locating in areas that will support their business in the best manner possible. They look at the census for socio-economic standards and in this county they favor the east side. They have to go where they can make enough money to pay the bills. What are the things we can do as a community to make the value equation favorable? When surveys have been done in the past of the Hazel Dell area for restaurants, better stores, etc. they find the demographic won't support it. The marketing people for companies tend to look at what exists in the area, such as along Highway 99, and they look at the empty spaces and open lots and determine it's not their market. Instead they should look at what's not there and what is needed. Hazel Dell is the marketplace for Felida and Salmon Creek and they don't go out into those neighborhoods and see the big homes and vehicles parked out there, they stay along Highway 99. Marketing people don't look at the good, they look at the bad and how that would affect their business.

Jim C. gave an example of high TIP fees in the Mt. Vista and North Orchards area, \$748/trip, which are the highest in Clark County. That creates a problem when you have low population areas in there. If we plan and build neighborhoods that don't isolate and include mixed-use and interconnect trail systems, we will create an area where people want to live and that will attract businesses. The big problem is mostly downtown, but there are gaps in most all neighborhoods. Ridgefield for instance doesn't have a grocery store; they have to drive to Salmon Creek. Developers will count rooftops and density and there are more of those on the eastside so they gravitate there. Also business marketers will look for established, companion business when considering where to locate. If they don't see those in a consolidated place, they won't recommend building there.

The task force is very passionate about their recommendations and agrees with what has been said today. They are open to suggestions of how to resolve it.

Robert asked if anyone is working with CRC. Colete said they have not coordinated with CRC and that this plan is more conceptual. Downtown was used as an example, but all jurisdictions are included in the plan.

The final piece has to do with information and communication. It is recommended to conduct a survey of the residents to find out what they want to focus on as a community. Also, market the existing programs.

Next steps: There will be a booth at the County fair to make the public aware of the Aging Readiness Task Force. By September the plan document will be completed. At the next August Three Creeks meeting, the final two chapters will be ready to present to you. October 6th it goes to the Planning Commission to bring them up to speed. Also in October there will be a report back to the community. We're looking at Clark College for the location and a late afternoon time frame. At the Three Creeks December meeting we hope to have the final document, and finally go through the hearings process in January/February.

What happens to the document once it's approved? There are a variety of strategies that are not just jurisdiction based. Some items will be wrapped into comp plan updates and UDC updates if its code related. Others will be the responsibility of agencies and service providers such as C-Tran, Human Services Council and VHA. We hope to get letters of support from each of the participating entities noting what they've agreed to do as it takes effect. The hearings process will be done formally by the County because pieces of it will be Comp Plan related and we'll make sure the document itself goes through the public process.

The packet handed out today has the summaries from the last two work shops to prepare you for the August meeting when we will present the strategies to you.

We're going to introduce a new technique or tool to the community, "walk score". There are 26 neighborhoods in the Central Vancouver area. How well is each neighborhood doing in assets (grocery stores, schools, restaurants, parks)? There's a national outfit that has a website where you can enter details of your neighborhood and get a report for that area. We wanted a nationally recognized method to get a score for a neighborhood as a means of conversation when talking with neighborhood associations and the walkability of their area. Vancouver is going to incorporate the walk score theme in their comp plan update. Other jurisdictions are looking at it too. This is a good tool to help describe to the community what we're trying to accomplish. Ila asked Colete to send her the survey on PDF for her neighborhood association.

Lynn asked how this can be incorporated into planning in terms of regulatory steps. Colete said in the Comp Plan land use chapters, goals and policies revolve around livability. You could say the goal is an overall walk score of 60. Another use would be as a communication tool for policies you're trying to put into place, for instance grocery stores being within ½ mile walking distance from homes. You can use the walk score as means of showing deficiency and how you would improve on it. You could provide incentive to developers by giving them points for locating in a certain place and give them a break on TIF fees. It

would be easy to add walk score as another method of calculating fee reductions. A lot of the federal funding over the next few years has gone multi-modal in nature so you're more apt to get funding for bike lanes and other improvements than just lane miles. Public Works is working on modifying their CFP model and their rating system to be more multi-modal.

Beth asked what the expectations are of the neighborhoods as a result of the plan. What kind of resources are there to help neighborhoods go through an additional planning process? Colete said what we're doing is establishing the need to get it done, but we haven't established who will do it and who will pay for it. We don't want to figure it out for everybody because there's lots of different ways to manage it. This is a community plan, not a government plan, so we don't want to tell everybody how to do it. There is a group (ABC) working with Rose Village now and they've branched out along Fourth Plain to help different neighborhoods help themselves. They're a nonprofit that provides information on services to help them improve. For instance, if you need weatherization they can direct you to Clark PUD, or neighbor to neighbor helping with landscaping, painting, etc.

There was no public comment.

Lynn said the next meeting is August 11 when we'll move into the strategy discussions which might help clarify some of the questions we have. We'll also hear an update on the equestrian plan.

The meeting was adjourned at 11:05.