

Greater **Brush Prairie**

Neighborhood Association

P.O. Box 103, Brush Prairie, WA 98606-0103

greaterbrushprairie@gmail.com

May 2014

836-5620

Greater Brush Prairie Neighborhood **General Meeting** Urbanization of Rural Brush Prairie?

Saturday, June 21st
3:00 – 4:30 PM

Hockinson Fire Station,
Fire District #3
17718 NE 159th Street
Brush Prairie, WA 98606

Proposed Agenda

- Proposed Cedars Lots 1 & 8 Development (149th Avenue)
- Proposed Cedars Landing Development
- Proposed Cedars Village Development
- Active Developments on 152nd Avenue
- Volunteers needed for ACTION!
- How to improve communication

Fire District 3 Pancake Breakfast & Open House to Benefit Family

by Chief Steve Wrightson

Proceeds from the Fire District 3 Pancake Breakfast and Open House this year will benefit the family of Brian Epp who are facing multiple medical challenges. Brian, son of Chaplain Landis Epp, is battling Amyotrophic Lateral Sclerosis (ALS), a progressive neuro-degenerative disease that affects nerve cells in the brain and the spinal cord. Meanwhile, Brian's wife Jennie has Multiple Myeloma, a cancer of the plasma cells found in bone marrow.



The all-you-can eat breakfast is scheduled for **May 31st from 7:00 AM to 11:00 AM** at **Fire Station 31** in Hockinson. Individual tickets are \$5.00, or you can feed the whole family for \$15.00. More details on page 4 of this newsletter. This annual event kicks off the Saturday activities during Hockinson Fun Days. The breakfast is followed by a parade at noon and a carnival at Hockinson Middle School at 1:00. Join us for a good time and a good cause.

Development Projects: Proposed and In Progress

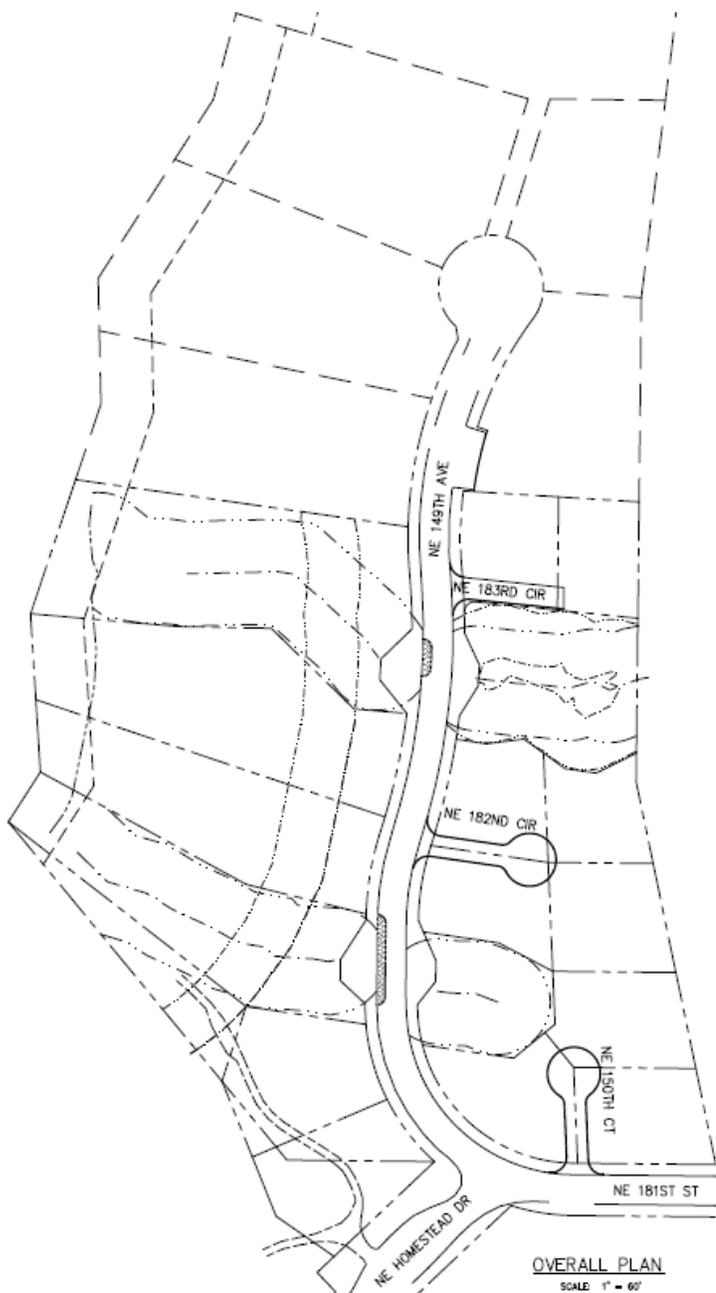
By Neighbor Mark Gawecki

The following projects are being proposed:

Cedars Lots 1 & 8: *in comment period*

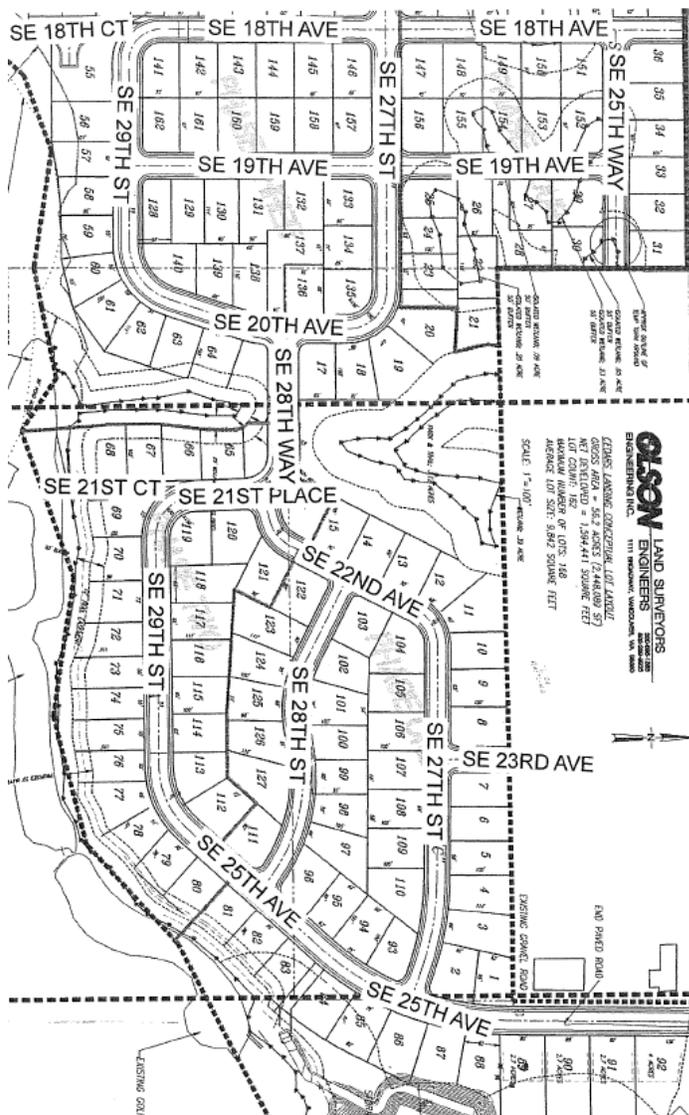
This is the first development project proposed since the Cedars at Salmon Creek Golf Course was annexed into the City of Battle Ground. Two large lots on the Golf Course are planned to be divided into thirteen buildable residential lots. SEPA hearing to be scheduled.

Development is imminent so we need you to comment.



Cedars Landing

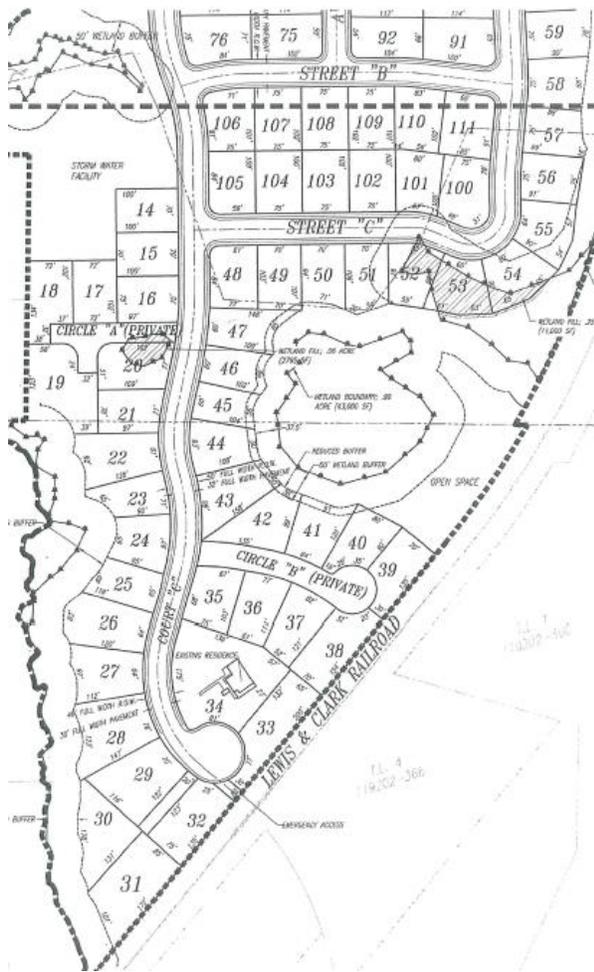
Conceptual lot layout prepared. 56.2 Acres bordering the north side of the Golf Course east of the Chelatchie Prairie railroad tracks. 168 lots maximum.



Cedars Village

Conceptual lot layout prepared. 39 Acres south of 181st Street consisting of land currently used as a driving range and first two holes of the Golf Course. 117 lots.

Layout of Cedars Village proposal:



Active Developments on NE 152nd Avenue

Available details on the following developments will be presented at the next General Meeting on June 21st:

- Dunning Meadows under construction.
- Pacific Oaks planned development of 20 acres into 128 lots.
- Schoen Development sewer lines under construction. This appears to be a massive project.

You want to be a “Party of Record”

By Neighbor Janet Hoppe White

As you can see from Mark’s descriptions above, there are proposals for significant development in the greater Cedars Golf course area. Although one of these subdivisions was denied by Clark County in 2005 due to environmental concerns, it appears that the City of Battle Ground is going to approve the current proposed

subdivision on the same lots. The County’s Habitat Biologist stated that “almost the entire site is consumed by high quality riparian habitat...”

If you live within 500 feet of a proposed subdivision, you will receive a notice from the City of Battle Ground regarding the proposed development at the beginning of the comment period. At that same time, a sign with the notice will go up on the property to alert people living outside the 500 foot boundary.

The proposed subdivision of **Cedars Lots 1 & 8** in Cedars 2 is in the Comment Period. The Comment Period for this notice of application may be the **only opportunity to comment on the environmental impacts** of the proposal. If nothing else, please provide input to remind the City of Battle Ground that **there is a 200’ buffer required on Salmon Creek**. Also state, *“I hereby wish to be noted as a party of record, and to be notified of any appeal rights and decision notices pursuant to this project”*

The proposed subdivisions **Cedars Landing** and **Cedars Village** have already completed a Pre-application meeting with the City. At some point, the comment period will open for these subdivisions. Again, you should contact the City of Battle Ground and ask to be noted as a “party of record” by contacting Sam Crummett through email, regular mail, or fax:

- sam.crummett@cityofbg.org
- Sam Crummett
City of Battle Ground
109 SW 1st Street, Suite 127
Battle Ground, WA 98604
- 360-342-5049 Fax

**Annexation Efforts:
The 2014 Legislative Session**

By Neighbor Carol Opatrny

Efforts to change the existing State laws on annexation continued in 2014. Recall that SB5013 failed to get the support of the Majority Coalition Caucus in the Washington State Senate in the 2013 legislative session. This bill, as drafted, required approval of all annexations by a majority vote of the people.

Neighbors engaged again during the 2014 legislative session by securing support from Senator Don Benton, who introduced SB6404, and Representative Monica Stonier, who introduced a companion bill, HB2637. These bills also required approval of annexations by a majority vote of the people, however, they narrowed

the geographical focus to Clark County. Unfortunately, neither bill advanced beyond their respective chambers of origin.

Referendum Process Option

Since that time, neighbors have engaged with the Clark County Auditor’s Office in order to better understand an option afforded upon current state law, RCW 35A.14.299. This provision allows property owners affected by a jurisdictions decision to annex property a Referendum process. In short, this is an additional option, albeit a “defensive strategy” which is permitted under law.

Therefore, in the event the City of Battle Ground proceeds to annexation one or more of the islanded properties via City Ordinance, affected property owners can take actions in order to repeal the City’s actions. The process involves preparing a Petition for Referendum in order to secure adequate signatures to get the issue before voters.

With at least 10% of the signatures of those living in the affected areas who voted in the last general election, the County certifies signatures and instructs the City of Battle Ground to put the annexation decision to a vote. The Referendum on Annexation would be added to an already scheduled election or an election specifically addressing annexation would then be scheduled. A simple majority is needed to repeal the City’s Annexation Ordinance.

In order to be successful, we are looking for volunteers as follows:

- Volunteers to read the Reflector in order to be aware of City of Battle Ground efforts to annex
- Volunteers to attend City of Battle Ground meetings
- Volunteers to generate neighborhood awareness regarding efforts to annex properties;
- And, if necessary, volunteers to collect signatures.

To volunteer, please call us at 836-5620 or email greaterbrushprairie@gmail.com as well as attend our next general meeting.

**Brush Prairie Parade
September 20th**

By Neighbor Julie Kim

The 2014 Brush Prairie Spirit Parade will be on Saturday, September 20th at 10am. Our first meeting for planning this year's parade will be Wednesday, June 4th at 7:00 PM at the Brush Prairie General Store. Those in attendance will be selecting the parade theme and grand marshal.

Everyone is invited to attend the meetings to help make our town's parade a success. If anyone is interested in helping and cannot attend the meetings or has questions, please email Julie Kim at hj66mustang@msn.com. See you at the parade!

Fire District 3 Pancake Breakfast & Open House
Saturday, May 31st, 2014
Epp Family Benefit

~Event Schedule~



Shuttle Service
FREE!

**Park at Hockinson
High School!**

Breakfast Served 0700 - 1100	
Smokey Bear, Crash Test Dummies 0700 - 1100	
Water Squirt*	0830
Car Extrication	0900
Life Flight Arrival	0930
K-9 Demonstration	1015
Sprinkler House Demo	1045
Structure Fire/Rescue	1100



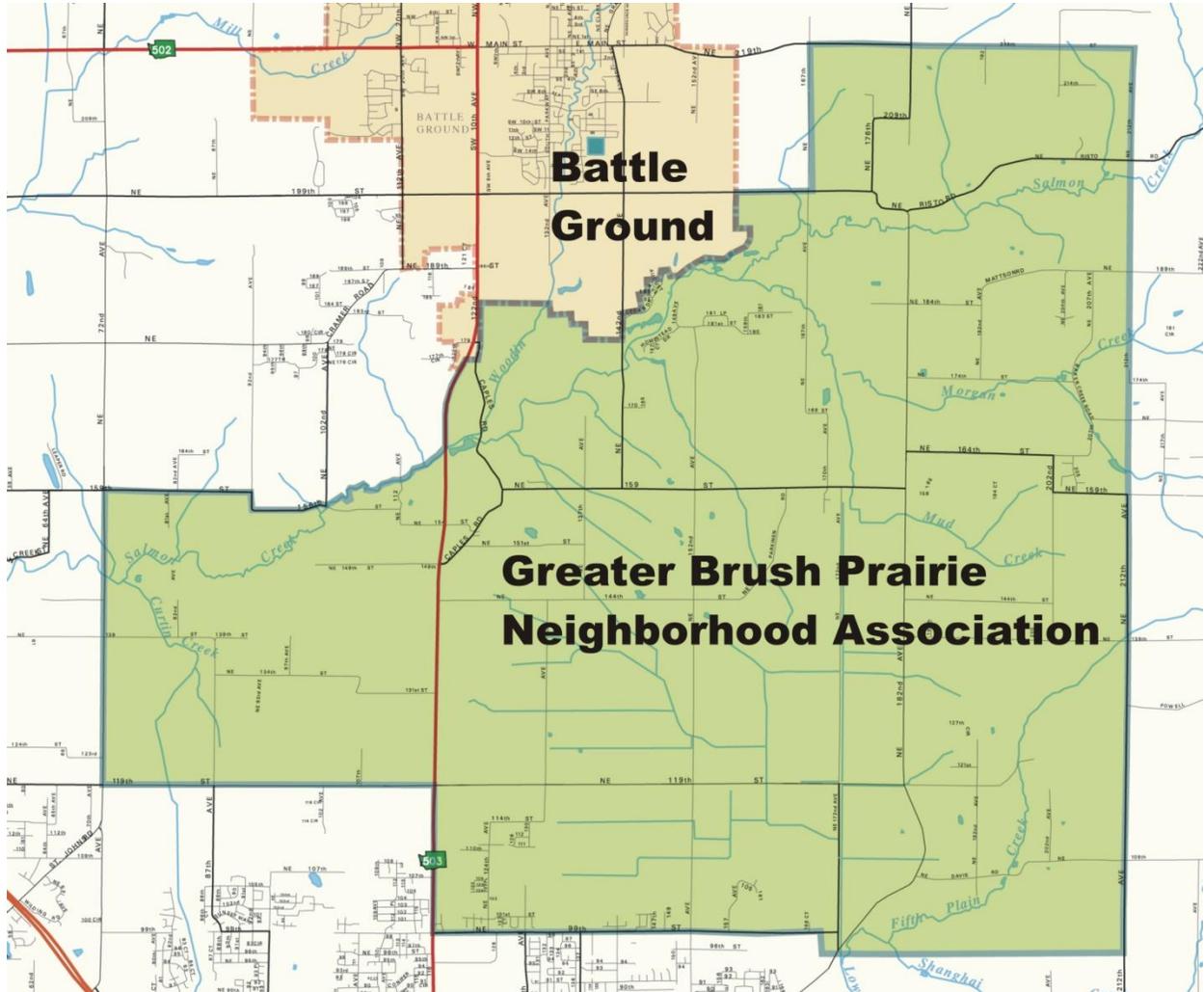
Breakfast Prices

Family \$15.00
Individual \$ 5.00

**All You
Can Eat!**

Greater Brush Prairie Neighborhood Association

(Cedars Golf Course annexed by City of Battle Ground not depicted)



Greater Brush Prairie Neighborhood Association
P.O. Box 103
Brush Prairie, WA 98606

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Greater Brush Prairie Neighborhood Association

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greaterbrushprairie@gmail.com *May 2014* 836-5620

GBPNA Meeting
June 21st Saturday
3:00 – 4:30 PM

**Hockinson
Fire Station**
17718 NE 159th St
Brush Prairie, WA 98606

Please ensure that you're
receiving emails from us.
If there's another way for
us to contact you, call 836-
5620 and let us know.

Members of the GBPNA Executive Board

President: Rob Pearson 836-5620 greaterbrushprairie@gmail.com
VP: Jenni Pearson 836-5620 greaterbrushprairie@gmail.com
Secretary: Mark Gawecki 666-3398 msgawecki@comcast.net
Treasurer: Ray Steiger 687-7378 steiger@teleport.com

Web: www.greaterbrushprairie.blogspot.com/
Facebook: [facebook.com/GreaterBrushPrairieNeighborhoodAssociation](https://www.facebook.com/GreaterBrushPrairieNeighborhoodAssociation)

Our Boundaries

West NE 72nd Ave
South NE 119th St., SR-503, NE 99th St., NE 96th St.
East NE 212th Ave.
North NE 159th St., NE 156th St., Salmon Creek to SR-503, SR-503 north to
Battle Ground City boundary, Battle Ground City boundary to NE 199th
St., NE 187th Ave., NE 219th St.

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