

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

Attendees: Mike Harris, Beth Holmes, Denny Kiggins, Ila Stanek, Jim Spinnelli, John Caton, Bud Van Cleve

Absent: Vaughn Lein, Lynn Valenter,

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

John Caton acted as chair of the meeting in Vaughn Lein's absence. The meeting opened at 10:00 AM.

In an effort to save paper, today's agenda and minutes from the last meeting were not handed out in hard copy. The agenda was projected for everyone to view and the minutes from the previous meeting were sent electronically prior to today's meeting for review. The agenda is also available on the county website at least a week before the meeting date. In the future if there are files too large to be emailed an FTP site will be created where those files can be accessed.

Motion was made to approve minutes from January's meeting, seconded and unanimously approved.

The Employment Zone (EZ) task force was formed to streamline the industrial district zoning code. This put the Salmon Creek/WSU and Discovery Fairgrounds Corridor subarea plans on hold pending the outcome of the task force recommendations. Now that the work is complete the subarea plans can move forward. The progress will be reported to this council in the future. One other subarea plan that is in the works is Pleasant Highlands. The area does not contain industrial or commercial so will focus on major transportation projects in the pipeline for that neighborhood. That also will be shared when there is something to report.

When the EZ task force was formed, the county was in the midst of revising Title 40 development codes. The goal was to simplify the code, making it more flexible and easy for developers to use. The task force was charged with taking the existing five employment zones and narrowing them down to one, and minimizing conflict between properties and how uses impact abutting properties. The task force has been reviewing other communities' structure, what their uses and issues are. The goal was to encourage businesses to expand and stay, and create new development and family wage jobs, and limited commercial.

The task force recommended combining BP, ML and IR into one comprehensive plan designation. This would allow a property owner to change zoning without going through a formal zone change. They could come in anytime and meet with the Hearings Examiner rather than the once a year review with the Planning Commission and the Board. This approach is more cost effective and easier for development. It also reduces the number of zones.

The city of Vancouver was also invited to be part of the process and encouraged to attend the meetings. Ultimately the county code will be very compatible with the city as future annexation and changes in the urban growth boundary may be possible.

Currently there are 108 pages in the code use table. This recommendation would consolidate that to 15 pages. (A copy of the existing code and the revised code was handed out to the group.) It is popular with developers, community, and staff; everybody likes it.

Next steps: Open house September 9 for property owners, community outreach process including NACC meeting, this meeting, Planning Commission public hearing September 20, Board public hearing October 30, and if approved, adoption January 2013.

Group comments were favorable towards the recommendations of the task force.

Ila motioned to recommend approval to the Planning Commission, Denny seconded, all were in favor. Motion carried.

Regarding the Salmon Creek/WSU and Discovery/Fairground sub-area plans, the work can now move forward as a result of the EZ task force and code streamlining. We will report back to the group as the work progresses on Pleasant Highlands. We are not changing any of the land use there. We're trying to listen to the neighborhood and share what the transportation projects are within their area.

The goal is to complete the first two sub-area plans by year-end. There might be another one or two Three Creeks meetings this year on that topic.

Ron asked who might be working on a fireworks ordinance. At this time the Board has not given direction to revise anything. There was a brief discussion about the problems created by debris leftover which eventually washes into the drainage systems. Suggestions were made for clean up by scout troops looking to earn a badge, or get volunteers out to do it. It is an emotional issue on both sides. Many non-profits are funded by firework stands.

Jim Carlson is on the clean water commission and asked to survey the group solely for their opinion on funding for maintenance of erosion ponds. In 2013 funds will run out and they're trying to figure out how to pay for that when the time comes. Either raise the fee overall or create service improvements districts with a one-time improvement fee. Some discussion followed.

No public comment.

The meeting was adjourned at 11:05 A.M.