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CLARK COUNTY
WASHINGTON

NOTES COMMUNITY PLANNING

Salmon Creek Sub-Area Plan

Technical Advisory Committee
Wednesday, May 19, 2010
2:30 PM – 4:00 PM
78th Street Operation Center

The meeting began at 2:35pm.

Attendees included Colete Anderson (Clark County), Beth Holmes (3Creeks), Steve Bacon (CRWWD), , Samantha Guse (NoSCNBA), Brendon Haggerty (Health), Jacqueline Kamp (Clark County), Mike Mabrey (Clark County), Avril Massey (NoSCNBA), Bryan Snodgrass (City of Vancouver), Dave Smith (WSU-Vancouver).

Excused: Dennis Johnson (FNBA & Bicycle Advisory Committee), Ken Burgstahler (WSDOT), Lisa Goorjian (Parks), Barbara Anderson (NoSCNBA), Scott Gullickson (SC Business), Bridget Schwarz (FNBA), and Mike Bomar (BIA).

May 5th and May 19th Zoning Discussion

May 5th: Colete reviewed the Three Creeks Vision with the group. The three activity nodes were discussed which include Legacy, WSU-Vancouver and the potential expansion of WSU. WSU would like to be able to support that use and the students with possible coffee shops, retail, gyms, and other uses that would support the research area. This could include housing for students as well as others (i.e. senior housing). The map shown to the group showed property that is publicly owned, such as by schools, parks or the county.

Colete and Oliver updated the group on the current zoning designations that are being worked on by the county to collaborate with the city. The current county zoning designations that may be deleted include R1-6, R-12 and OC/BP. The group needs to keep that in mind when working on possible zone changes within the sub-area so that there won't be a non-conforming zone in the area in a few years. Looking at those zones currently within the sub-area includes an area of R1-6 near the hospital that is built out and an area of R1-6 in the northern part of the sub-area which is mostly rural and is currently in urban holding. The group talked about how the lower Legacy area could be R1-5.

The WSU expansion area is currently zoned OC, which could be one of the zones that will be deleted. However, other zones that the county has in place could be appropriate for this area and would accommodate the uses proposed by the university.

Publicly-owned parcels:

May 19th: Staff is suggesting that the group consider rezoning all of the county owned parcels to Parks/Wildlife refuge designation for open space uses. The group all agreed.

Area north of 179th:

May 5th discussion: The group discussed what zoning to have along 179th. They wanted to see dense residential/mixed use opportunities. The Discovery sub-area adjacent has mixed-used. The group

further discussed having a mix of mixed-use between Discovery and this area. There was a question as to whether OR-18 would be appropriate?

May 19th discussion: Staff brought a map showing the zoning of the Discovery/Fairgrounds Sub-area which shows that there is a lot of commercial zoning adjacent which helps the discussion of what would be appropriate in the Salmon Creek Sub-area along 179th and north. For the area that is currently zoned R1-6, staff is suggesting the group look at the possibility of R1-10. Because of the environmental constraints, there will be a lot of density transfers and the way the formula works, R1-10 would be the most suitable for the area. For the swath north of 179th, staff is proposing that the group consider OR-22, which allows for both office and/or residential uses. Colette informed the group that she took a look at the ownership of the parcels and although there are a lot of parcels, there are only a few owners.

Beth agreed with the zoning changes and thinks it makes sense especially with seeing the Discovery zoning. She explained that the challenge with her commercial clients is that it is a low density area because of the environmental constraints. With the zoning in Discovery having a lot of commercial, the residential that is proposed for this area will be supported.

Legacy area

May 5th: There was discussion about townhouses and apartments along NE 144th. It should be a higher density than R1-7.5. More units would make it easier to develop. If the density increases, you also need services that support that type of dense residential. What about Neighborhood Commercial? We need to look at the terrain and see if multi-family could work in that area.

May 19th: The parcels that are owned by Legacy, north of the hospital are currently split-zoned. Staff asked Legacy whether they would be interested in OR-30, which allows them more flexibility for medical buildings, convalescent care centers and the option for restaurant uses within the buildings.

Across 20th Ave from Legacy there is some R1-6 zoning, which could be rezoned to R1-5 in anticipation of the deletion of R1-6.

The area between 144th and 139th was discussed again for possible multi-family or a higher density zoning that was is currently there. It was suggested that the group look at zoning it R-18 which would get 8 dwelling units per acre. For the southern part of that area, Steve believed that there was a preliminary plat for Mt Vista Heights for 7500 square foot lots. It has been two years since that came about and nothing has developed. Staff will look into it.

Convalescent Care area

May 5th: It is currently zoned OC, however a commercial zone would work. Look at the stub street from the neighborhood and why it isn't connecting. What is the traffic situation on NE 29th? Oliver suggested leaving it OC.

Higher Density, possibly OR on upper and lower shelf? Maybe OR-12 or OR-18. Don't make the business on the corner a non-conforming use. Someone had heard that they may be looking to move in order to expand.

May 19th: Staff is suggesting the group consider OR-30 for the area currently zoned OC. This would allow the convalescent care uses as well as permit restaurant uses inside of office buildings. The other OR zones do not allow that type of use.

WSU-Expansion area

May 5th: There is an equestrian center in this area. Staff asked if WSU would want an Equestrian use added to their permitted uses in the University District zone. Dave's first reaction was that the university would not want it added, but he wanted to think about it. The group discussed recommending a complementary zone that would work for the equestrian center.

May 19th: Staff explained how WSU has its own University District (UD) zone. Currently the UD zone does not allow student housing which will soon be added to the use list and allowed. A condition of the University District is that they are required to submit master plans to the county which indicate their future plans for the area.

The property northeast of the campus across from 50th is proposed to be gifted to the university at some point. David explained that the university foresees it as a business campus/incubator, with light industrial and office uses. Staff brought up to the group that the expanded area could be another University District zone, with the surrounding parcels as supportive zones. The county wants to make sure the University has the flexibility to do what they would like to do on that property. There was discussion from the group about what would happen to the other parcels if they are included in a University District zone and have to have a master plan coinciding with the university to develop. Regarding supportive zones for the university, David explained that the University is thinking of residential and supportive commercial uses, such as dry cleaners, coffee shops, post offices on the northeast part of campus. He stated that for now he would be comfortable leaving the Steinmueller property as BP. There was also discussion about the private school in this area and making sure we don't change it to a zone where it would be non-conforming. Schools are a conditional use in BP, so they would be ok. It was further discussed and recommended by the group to re-zone the parcels south of the Steinmueller property to Mixed-Use and the large parcel south of that to R-18.

The parcels across 50th to the west of these properties are currently zoned Office Campus (OC) and have Riding Stables. The parcels should be rezoned to a classification that supports this current use. Bryan suggested a higher density zone to R-18 and the group liked that suggestion.

Action Items:

Next Meeting: Wednesday, June 2 at 2:30pm (78th Street Operations Center)

Topics: Reviewing Zoning map

Meeting adjourned at 3:45 p.m.