



Salmon Creek Sub-Area Plan

Technical Advisory Committee
Wednesday, February 24, 2010
2:30 PM – 4:00 PM
Legacy Salmon Creek Medical Center – 6th Floor Conference Room

The meeting began at 2:40pm.

Attendees included Colete Anderson (Clark County), Steve Bacon (CRWWD), Mike Bomar (BIA), Ken Burgstahler (WSDOT), Lisa Goorjian (Parks), Brendon Haggerty (Health), Dennis Johnson (FNBA & Bicycle Advisory Committee), Mike Mabrey (Clark County), Bryan Snodgrass (City of Vancouver), Jim Spinelli (Legacy), Bridget Schwarz (FNBA), Dave Taylor (3Creeks & City of Ridgefield), and Samantha Guse (NoSCNBA)

Excused Lynn Valenter (WSU-V), Jacqueline Kamp (Clark County), Oliver Orjiako (Clark County), Barbara Anderson (NoSCNBA), and Scott Gullickson (SC Business), Beth Holmes (3Creeks), Avril Massey (NoSCNBA)

Following introductions the TAC discussed the process for the sub-area plan including a tentative timeline for the TAC, Open House (late summer), Planning Commission (October) and Board of Commissioners public hearings (November). Hopefully, the new Salmon Creek Sub-Area Plan will be effective January 1, 2011.

Staff passed out four sub-area plan maps: Environmental, Zoning, School Boundaries, and Aerial. In addition, draft Technical Report 1 Land use and Demographics was distributed.

The TAC reviewed the existing issues and opportunities for the sub-area.

- Environmental: The sub-area is constrained by creeks, slopes greater than 25%, hydric soils, wetlands, habitat areas and priority species buffers.
- Zoning: Current development outside of the University and Medical activity centers is primarily residential. Undeveloped land in the northeast section of the sub-area is new to the Vancouver Urban Growth Boundary and has been in Urban Holding since September 2007.
- Schools: VANCOUVER at this point is considered "built out". The District buses children across Interstate 5 to Skyview HS, Aiki MS, and Salmon Creek Elementary. No new schools are anticipated. BATTLE GROUND is targeted to receive the majority of new growth within the sub-area. Concerns with safe walks to school and bus stops as many roads are still rural in nature. A new school is proposed in the Mill Creek area eventually. RIDGEFIELD The district buses children west of I-5. Since very little of the RSD is within the sub-area, the District is not concerned with a potential influx of students. The TAC discussed the feasibility of adjusting the District's boundaries and agreed to invite the Districts in to discuss the idea further.
- Service Providers: WATER – Overall main lines coming from Paradise. Additional lines will originate from the So. Vancouver Lake wells. Clark PUD recently constructed a second water tower and 3rd pump station in Mt. Vista area. Clark PUD will need to upgrade lines in 179th

- Street and 50th Avenue. SEWER – Upgraded lines will be needed in 179th Street and 50th Avenue. There is discussion regarding a new Operations Center closer to 10th Avenue. The exact location has yet to be determined. Depending on the TAC recommendations, the new lines may need to be upgraded in size. CTRAN – Finishing their 20-year system plan in 2010 and is looking forward to servicing the new Park and Ride using the new 139th Street interchange with I-5. Overall, service is not anticipated to expand into the sub-area within the near future. NATURAL GAS – Overall good core service. New lines extended from Betts Bridge along 50th Avenue to 179th Street, then west along 179th Street to I-5. Installing a new line on the 139th Street bridge, will probably upgrade now to support future Legacy expansions.
- Activity Centers: University (~378 acres) and Medical/Commercial (~160 acres) activity centers make up approximately 21 percent of the available land within the sub-area.

Action Items:

1. The TAC requested the following topics to be added to future meetings:
 - Schools – invite Battle Ground, Ridgefield, and Vancouver School Districts.
 - Bicycle and Pedestrian – invite Laurie Lebowsky, Clark County Project Manager.
 - Form-Based Code – roundtable discussion on design standards. Do they apply here?
2. Find a way to display the Environmental constraints and Zoning layers together.
3. Review the Parks shapefile, there appears to be a missing park.
4. Zoning handout (classifications and descriptions)

Next Meeting: Wednesday, March 10 at 2:30pm (Legacy Salmon Creek Medical Center – 6th Floor)

Topics: Washington State University Vancouver Master Plan
Transportation

Meeting adjourned at 3:50pm.