



proud past, promising future

CLARK COUNTY  
WASHINGTON

## NOTES COMMUNITY PLANNING

### Salmon Creek Sub-Area Plan

Technical Advisory Committee  
Wednesday, May 5, 2010  
2:30 PM – 4:00 PM  
Public Service Center – 6<sup>th</sup> Floor Training Room

The meeting began at 2:35pm.

Attendees included Colete Anderson (Clark County), Beth Holmes (3Creeks), Steve Bacon (CRWWD), Ken Burgstahler (WSDOT), Lisa Goorjian (Parks), Samantha Guse (NoSCNBA), Brendon Haggerty (Health), Dennis Johnson (FNBA & Bicycle Advisory Committee), Jacqueline Kamp (Clark County), Mike Mabrey (Clark County), Avril Massey (NoSCNBA), Bryan Snodgrass (City of Vancouver), Dave Smith (WSU-Vancouver), Oliver Orjiako (Clark County).

Excused: Barbara Anderson (NoSCNBA), Scott Gullickson (SC Business), Bridget Schwarz (FNBA) and Mike Bomar (BIA).

#### **Mobility continued from April 21**

##### **Bike lanes on 159<sup>th</sup>**

Colete informed the group that after last meeting's discussion regarding mobility within the sub-area, staff went out and visited the areas where possible recommended improvements might take place. She stated that although 159<sup>th</sup> has direct access to WSU, the probability of widening it for a bike lane inclusion, is very slim because of how narrow and curvy it currently is. There is a long-range possibility of a bike lane, but nothing in the immediate future. Other roads that could have bike lanes added include 119<sup>th</sup> and 139<sup>th</sup>.

##### **Pleasant Valley Park**

Staff walked the existing trail within the park. It could be upgraded to a bike trail that could access WSU to a possible new entrance to Salmon Creek Ave. Lisa asked if they had spoken to Transportation staff. Lisa explained that she is not sure if it would be good for a commuter bike trail and thinks a bike lane along Salmon Creek is possible. Colete explained that it will be difficult to have a bike lane on Salmon Creek Ave and that the trail through the park could be a multi-modal trail, not just a bike commuter trail. Lisa suggested that we show and recommend both bike lanes, through the park as well as along Salmon Creek Ave.

##### **Salmon Creek Avenue**

Lisa asked if there was any further information about realigning Salmon Creek Ave. Mike explained that the county wants to move it out of the 100 year floodplain, specifically the area on the major curve where the road is right up against the creek. Lisa stated that the Parks plan shows trail alignments along the road going southwest. Colete stated that the sidewalks that will go in would give that trail connection.

##### **BPA right-of-way**

The BPA right-of-way could provide a multi-use access for the university.

## **Vista Meadows**

There is no pedestrian crossing here across 29<sup>th</sup>, however there is a pedestrian crossing sign. The group recommends a pedestrian crossing at the park.

## **North-South Corridors**

Connection through the park gets you off the hill. County owns property near Whipple Creek, which is a natural connection north and south. It could also go along I-5.

## **Zoning**

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.

The group discussed what zoning to have along 179<sup>th</sup>. 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?

## **Legacy area**

There was discussion about townhouses and apartments along NE 144<sup>th</sup>. 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.

## **Convalescent Care area**

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 29<sup>th</sup>? 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.

## **WSU-Expansion area**

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.

Action Items:

**Next Meeting: Wednesday, May 19 at 2:30pm (78<sup>th</sup> Street Operations Center)**

Topics: Visioning exercise – Zoning

Meeting adjourned at 3:45 p.m.