

**Three Creeks Advisory Council**  
**August 11, 2011**  
**Clark Regional Wastewater District**  
**10:00 am to 12:00 pm**

**Attendees:** Dave Taylor, Denny Kiggins, Ila Staneck, Jim Carlson, Jim Spanelli, John Canton, John Peterson, Lynn Valenter, Ron Lauser

**Absent:** Beth Holmes, Bud Van Cleve, David Taylor, Robert Dean, Ron Wilson, Vaughn Lein

**Staff:** Oliver Orjiako, Jacqui Kamp, Mike Mabrey, Mary Beth O'Donnell

The meeting was called to order at 10:05. Lynn Valenter was acting chair in Vaughn Lein's absence.

A motion was made to approve the minutes from June 9, 2011 as submitted. The motion was seconded and approved by all.

Lynn reviewed two agenda items for today's meeting. She called attention to one of the handouts, a letter from Vaughn Lein, and asked that members review it prior to the October 13<sup>th</sup> meeting when it will be discussed.

There was no public comment at this time.

Update on Aging Readiness Task Force action plan:

What should the county do to prepare for the silver tsunami? The focus has been on five key areas; housing, transportation and mobility, support services, community engagement and healthy communities. The draft document is close to completion. There has been a series of workshops on all subjects to identify some of the challenges and strategies to deal with them. Jacqui Kamp will review the last two chapters today, community engagement and healthy communities, and give an update on next steps.

The Task Force split into subcommittees to work on each of the specific topics. The recommendations for the two topics of today's discussion are from the subcommittee work. They will go before the entire Task Force next week for review. It is in draft form as there could still be some changes.

**Supportive Services:** After hearing and compiling information from workshops and the experience of the task force members, four key challenges were defined:

- aging in place and what can we do to assist them in being successful;
- services and support for physical and mental health;
- caregiver support;
- information availability – be better about communicating resources

Recommendations:

- **Aging in Place:**
  - Advocate for more funding;

- Create Elder justice center out of the DA office, prosecute elder abuse crimes;
  - Promote vulnerable population registration, came out of natural disaster events, way for people to register themselves to let emergency responders know who they are and where they are;
  - Promote neighborhood watch program, get neighbors involved, check on neighbors;
  - Housing, recommendation on shared housing, help with maintenance or share housing, program to help with this;
  - Peer advocacy program, help put people together to help each other such as computer assistance/instruction;
  - Maximize use of medical facilities for medical or recreational uses, in rural areas, is there a place agencies can use such as a fire station in their community for activities or services;
  - Promote or expand the “are you OK program” - currently in place in Camas, a volunteer program where the police department calls you to see if you’re okay, if you don’t answer someone will come out and check on you.
- **Services and support for physical and mental health:**
    - Try to get a PACE (program all inclusive care for elderly) program here, Portland and Seattle have one, all inclusive, health, transportation under one umbrella, helps people stay in their homes rather than institutionalized care;
    - Geriatric mobile outreach program, mental health side, team come out to your house to meet with you to reduce amount of mental health hospitalization, also has a volunteer piece to it;
    - Development of regional health authority, currently happening through the Department of Community Services, all under one umbrella;
    - Proper geriatric care, education and training, because aging population will be so much larger it will be important to train all health professionals in geriatrics;
    - Develop a vial of life program where you have records kept in a vial in safe place such as the refrigerator with a sticker that indicates to emergency responders where they can find it in order to help you;
    - Virtual healthcare through internet so you don’t have to go into the doctor’s office or clinic;
    - Elder Friends program, being started here by one of our task force members, has started it in other communities, links people to visit elderly, social and mental health aspect, keeps isolation factor down;
    - Launch law enforcement blue ribbon committee, Sheriff’s office also seeing aging population in jail systems, may be there incorrectly, could be mental health issues that land them there, put together a committee to look at those issues and help them. Currently it costs money to house the elderly population in providing medical care. Often when it’s time for their release, they don’t know where to send them. This committee will try to be a support mechanism to make recommendations and solve that problem.

A suggestion was made to have a system in place, like a call center, that could offer advice when someone suspects they’re being scammed. It would be a place to go for assistance to detect whether there’s a scam or not.

- **Care giver support:**
  - More caregiver respite opportunities;
  - Awareness and education on technology, a way to get word out on what's available;
  - Encourage employers to develop elder care assistance programs, benefit to assist employees who are caregivers to help them with a plan for those they're taking care of, training in the workplace about what you need to care for your loved ones, help you stay at work and care for your loved ones; (Comment: small businesses aren't going to have the time, resources, or inclination to do this; it will require that the economy picks up considerably before this can happen);
  - Adult day care as an option. (Comments: There are day care centers that are not being utilized. Some people don't want to make the effort to take the elderly person or some elders refuse to go. It's tough to find a way to make it work for everybody.)
  
- **Information and communication:**
  - Integrate resource information for one stop shop, one place that helps you get where you need to go. Leadership Clark County put together a website that incorporates the four major information resources here in the county. Pamphlets and magnets are being distributed throughout the county with phone and website numbers to contact, "myencoreyears.com";
  - Increase awareness of SWWAD as a resource, will be working on getting the word out on that;
  - Encourage development of annual senior resource guide, a type of periodical offering information on housing, transportation, support, health, recreation, and social all in one booklet, the Senior Messenger is interested in doing something like this;
  - Promote diverse communication services, our population is diverse, we need to find different ways to communicate, bi-lingual and cultural;
  - Encourage collaboration among agencies, coordinate their efforts to complete some topics and get more services to people;
  - Facilitate a single point of entry system to access programs and services. Example: If you've applied for housing assistance based on your income level for work to be done in your home. Once you've applied, your information would be in the system and you wouldn't have to reapply when seeking assistance from other programs. At that point, you'd also know what other programs you're eligible for and what is available to you.

John commented that these are great ideas but what will be done to get it developed? Jacqui said, for one, there will be a booth at the county fair and a survey will be handed out polling people on what issue is most important to focus on given the limited resources available. The next phase of the plan will focus on implementation of the strategies.

Jim C. volunteered at the booth. He found it interesting on the survey that many seniors selected supportive services as most important while younger people chose the way the community was developed for aging in place. He runs an adult family home. One of the biggest issues is the cost of care, especially for around the clock or a skilled nursing facility. The community or village concept is a good one, like a co-op with volunteerism

and services, and transitional places where people go to get onsite medical care, etc. This helps keep expenses down so their money doesn't run out. This phase of life can run ½ to 1 million dollars in cost of care. The goal is to cut down on expenses in order to take you to the end of life. It will take some "outside the box" thinking.

Oliver said this conversation has started with the commissioners. Some work will be done by non-profit organizations yet to be formed or developed and some will go to the Department of Social Services or other agencies in the county. It will be farmed out in different ways. What the county can do is very limited. There will be things that have to be done by family members or non-profits. We will also engage the cities; it's not just a county plan. This is recognition that something needs to be put in place and we'll begin to identify who is going to be the lead, or where these resources are going to come from.

Lynn commented that the public has said they want less taxes and less government so that means these types of initiatives are not going to be funded by the government. That leaves non-profits and the people who care about it the most, like family.

Jim gets upset about the high cost of elder care and feels we take better care of juveniles than seniors. It's a shame to contribute to society for your whole life then be left with little support when you need it. The Three Creeks area is most underserved. Perhaps something will be included in the master plan at the poor farm site. These problems are huge and inter-related and cannot be solved all at once. If we chip away at it, and move from discovery of the possibilities, to what is reality and make trade offs, we'll be better off for having paid attention to this.

**Community Engagement:** This is the last topic the Task Force discussed. The three key challenges identified were: meaningful opportunities to stay engaged, better engage older adults in the workforce and remove potential barriers, and information resources.

### **Recommendations:**

- **Meaningful opportunities to stay engaged:**
  - Sometimes volunteer opportunities do not fit what people want, take too much time, etc., try to make more flexible to create more opportunities;
  - neighbor to neighbor program, get more involved in neighborhood organizations, look out for each other;
  - village to village program, original in Boston Beacon Hill designed for people who wanted to stay in their homes and not move to a facility. How can the community get involved? The concept is to form a nonprofit, pay an annual fee and receive services that come to you.
- **Work force:**
  - Seniors may want to stay working longer than anticipated, or come back and do something else with their career. What's out there to help people with that? Now more geared to youth. Would be nice to create something for seniors, work on expanding the work source idea;
  - Attract employees through flexible programs, retain that knowledge base. If they don't want to work full time, offer flexibility or mentor programs; re-career program now available thru Clark College and Salvation Army to train

volunteers on another skill and connect with other non-profits or organizations to put those people to work.

- **Information and communication:**
  - Create education campaign to promote volunteering, like Elders in Action. (Lynn suggested a volunteer match program, a repository of people looking for volunteers that can post their needs); this program would make people aware of existing opportunities and where to find them.
  - Create online network to publicize opportunities.

#### **Next steps:**

- September 15 ~ Task Force meeting, Draft Readiness Plan presented
- October 6 ~ Planning Commission Worksession
- October 27~ Report back to the Community at Clark College
- November 8 ~ Joint VPC/CCPC Worksession
- December 8 ~ Three Creeks Advisory Council meeting
- January 19 ~ Planning Commission Hearing
- February 7 ~ BOCC Hearing

What happens after February 7? Included in the strategies are areas of responsibility. Throughout the process non-profits, county departments and agencies have been informed about the Task Force recommendations and asked for feedback. We're hoping to have their support as part of the plan adoption that will take it to the next step of implementation.

What percentage of Clark County volunteers? 37% in 2009 but that figure is for the entire metro area, not just the county. The majority are in schools and churches. A suggestion was given to ask the Columbian to run a poll on who volunteers and for what organizations.

The PowerPoints are available on the website and the chapters will be up in detail after the September 15 Task Force meeting.

Mike Mabrey gave a presentation on the Pleasant Highland sub-area. The area was chosen by the Three Creeks council as the fifth priority for sub-area planning. Mike originally presented this Power Point to the neighborhood association, from which the sub-area got its name. Mike showed a map of the area, south and east of Salmon Creek, north and east of I-205. The purpose of a sub-area plan is to develop a vision for the future, to prioritize projects that are to be developed short term (6 years) and long term, and to implement land use changes.

The population contains a fairly even age distribution in the middle years, 15-65 equally represented, a small portion 85 and over, with the median age being 42. It's evenly split between male/female, mostly Caucasian, Asian is second. The average per capita income is higher than for most of the county, state and nation. In terms of occupations, 35% are professionals; office and sales workers are close to 30%. At the time of the 2010 census, 87% of the homes were occupied. More than 2/3 of the neighborhood households were husband and wife, but very few had children under 18. The houses were built in the 40's and 50's so perhaps they're empty nesters. The neighborhood is almost entirely low density, with some vacant commercial land at 72<sup>nd</sup> and 119<sup>th</sup>. Almost

all is existing neighborhoods, or the recently added UGB expansion that includes mostly low density commercial. There's not much housing potential in the one square mile area due to environmental constraints. It will be a challenge developing it because there isn't a single public street that goes through it. There's only one public street that goes half way through but nothing that's connected. Doing circulation planning is going to be one of the key efforts as part of this project. There are also a lot of forested areas that haven't been field verified.

Another challenging aspect of the sub-area plan is the lack of social organization. There's a lot of space between the neighborhoods and it will be challenging to get the two different neighborhood associations talking as they don't know each other, or just to have them voice what it is they'd like to see in their area.

There are some utilities out there and the road system is along the section lines. We anticipate planning some additional neighborhood collector roads. The only transportation project currently planned within 6 years is at the intersection of NE 119<sup>th</sup> Street and 50<sup>th</sup> Avenue. The County plans to add turn lanes and a traffic signal and raise the road grade. This project is well along in the design phase, but Mike was not sure of the construction schedule.

It could take awhile to get the sub-area planning process off the ground because summer is a hard time to get people together. There has been one neighborhood association meeting and one with Sunnyside will be planned soon. We don't foresee changes at the comp plan level, maybe some zoning changes. The market is slow so there's not many parties interested in building that we're aware of. Philbrook Farms owns lots of property and they have a good opportunity to do a master planned development if they so choose. Urban Holding has been removed. We will follow the usual procedures of a project, create a web page and do public outreach, but no schedule has been set.

119<sup>th</sup> Street and 72<sup>nd</sup> Avenue: Public Works staff met with the Board on design options trying to narrow choices down from three to one. The Board didn't make a decision, or provide clear direction. The Board expressed concern about maintaining access to the gas station on the corner. If the street is widened to 6-7 lanes on each side it may be unsafe to allow full access driveways so close to the intersection. There was a work session on medians yesterday. Public Works staff talked about their professional responsibilities, the costs and benefits of medians, and the process for installing medians. There are standards in the code but each case is considered on an individual basis. Judgement calls about safety and liability are involved. The Board doesn't want to harm the businesses by cutting off access.. Public Works has to figure out how, or whether, to move forward with the project. It may be that we can't design anything that meets the expectations of all parties for the project. Another possibility would be an interim solution that doesn't handle all of the traffic 20 years from now, but which handles the traffic and improves safety now. There was some agreement that closing the driveways to left turns in the short term was not necessary. There are federal dollars involved so there are Federal criteria to be met. This intersection is one of three that the county promised to improve as part of the release of UH in Orchards in 2008.

Public comment: none

Mike wanted to correct misunderstandings that were published in the newspaper about Chuck's Produce and the traffic impact fees. Part of the reason the misinformation was put out is because there hasn't been much development on Hwy 99 so there isn't a clear process by which questions get answered accurately. The point person on TIF moved to a different job. The normal process of quoting TIF starts with calling a planner, giving the location for the development, the type of use and the building size. The planner enters this information into the Tidemark system which calculates the fee estimate. This procedure doesn't work for the Highway 99 area, because there are TIF incentives available which aren't part of the calculation. There will be discussions with Community Development staff to figure out how the process can work more effectively, how best to make the information available, who will be the point person, etc. None of the information in the article was accurate.

In the Hwy 99 sub-area plan, there were five incentives that directly affected TIF rates. This project will qualify for four of them, reducing TIF fees by up to \$500,000 dollars. TIF reductions include a 10% discount for frequent transit service, 10% for developing in an activity center and 5% for being a unique, underserved type of use. The customer has been given the opportunity to bring in alternative data on trip generation rates from comparable uses. We will be working with the Board to revisit the CFP and determine if there are transportation projects that can be eliminated. It require lowering the level of service. Sewer hook-up fees are another concern but that is outside the county's control. We are a GMA county and constrained by state mandate. Our TIFs are formulaic. We can't give a free pass to one developer and not others.

Public comment: Henry Gerhard (works in development arena): In other jurisdictions he's seen where a business could establish a contract with the jurisdiction for the TIF and pay that over a 10 year period.

Jim C. commented, let the level of service drop until we run into problems. Pay some fees now and defer costs over 10 years and as the traffic increases, the business will make more money and be able to pay the fees.

John Peterson said the same kind of things go on in the sewer world. They've put in a new program where connection fees can be paid over time. This shifts some of the risk off the business. If all fees are paid up front and the business isn't viable, the business loses that money. But if the fees are spread out and they don't get fully paid, someone else may come along and try to make that business viable. If they're viable, we'll get paid over time.

The meeting was adjourned at 11:55 A.M.