

Pleasant Highlands Neighborhood Association



<http://www.PleasantHighlandsNA.org/>

Summer 2012



2011-2012 OFFICERS

Pleasant Highlands Neighborhood Association officers welcome your questions, comments and concerns.

President: Steve Abramson
360-571-3386
abramson@lifescipartners.net

Vice President: Ed Frankel
360-597-4313
edf07@comcast.net

Secretary: Michelle Girts
magirts@comcast.net

Treasurer: Jake Schnoebelen
360-571-0652
yms1eis2@aol.com

Transportation Planning Liaison: Jake Schnoebelen
360-571-0652
yms1eis2@aol.com

Communications: Mona Moyer
Newsletter/Website/Mailing List 360-571-0276
PHNAssoc@gmail.com

Liaison to the Highlands HOA: Irene Schnoebelen
360-571-0652
yms1eis2@aol.com

Jeff Niten will report to PHNA at our 22 August meeting on the current status of the subarea plan.

Road Upgrades: In a recent conversation with Robin Washington, the project manager for the planned improvements to the very troublesome intersection at 119th Street and 50th Avenue, the preliminary planning has been completed, and the process of contracting with construction firms is now underway. Ms. Washington believes there will be ample progress to report to PHNA at the meeting that follows our planned 22 August session.

Neighbors on Watch: The Neighbors on Watch program is now underway in earnest. As I reported in our last newsletter, the Sheriff's Department has established its own training academy for NOW volunteers, is now training and preparing to certify the first groups of NOW volunteers. Sgt. Shane Gardner, who manages the Sheriff's Community Outreach service, has arranged for a member of his office to report on the current status of the Clark County NOW program at the upcoming PHNA meeting. In the meantime, Denise Valtierra of the sheriff's Community Outreach office, is encouraging residents interested in volunteering to apply early, so there is ample time to complete required background checks before the next class starts. Ms. Valtierra can be reached on Fridays at 397-2211, extension 3303, or by E-mail at Denise.Valtierra@clark.wa.gov.

Other County Services: The new interchange at I-205 and 134th Street to replace the current inadequate exits and traffic patterns on and around 134th Street includes construction that borders Pleasant Highlands and some of which is outside the neighborhood boundaries. However, the changes the construction will bring means profound changes in the daily lives of most of our residents. One of Jeff Mize's people in Clark County Public Works and a representative from the Washington State Department of Transportation will report to us on the status of construction of the interchange, discuss the improvement it will bring in traffic flow, and answer questions from our residents.

Code Enforcement may sound like a remote and uninteresting part of county government, but we have all had to deal with squatters, property owners who permit out-of-control yard growth and other unsightly and sometimes dangerous conditions on their property, and other issues that are at best a nuisance and at worst potential safety hazards. One of the colleagues of Paul Scarpelli, the county manager for animal protection and control, code enforcement and finance, will present at our next meeting important details regarding what the code enforcement department can and cannot do in the types of situations described. The presentation will also include suggestions for resolving code enforcement problems

LETTER FROM THE PRESIDENT

To all our neighbors,

Once again, my fellow officers and I would like to express our appreciation for the strong turnout for our meeting last November and the lively discussion following the presentations. I am pleased to report to you that there has been substantial progress on important areas of interest and concern that have claimed our attention over the past year.

Subarea Panning: The interest group formed largely through the effort of our Secretary Michelle Girts has been working diligently through the year, first with Mike Mabrey and now with Jeff Niten in the County's Community Planning Department. Through a series of meetings, the group has developed detailed recommendations for road improvements, new road placement, new park locations and development and other developmental topics that have a high likelihood of inclusion into the final development plan for the Pleasant Highlands Subarea of the Three Creeks region of the county.

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at the neighbor-to-neighbor level, and how to get county assistance, when personal interactions either fail or seem unworkable.

Your PHNA officers and I believe we have arranged an informative, interesting and useful meeting for our residents on Wednesday 22 August, and hope many of you can join us.

PHNA's mission is to promote direct contact between our neighborhoods and the county government, both to keep all of our neighbors informed of projects and events that interest and concern us, and to transmit back to the county our interest and concerns in order to help the neighborhood and the county as a whole remain a comfortable, welcoming and wonderful place to live. The more of you who attend our meetings, and become involved in our projects, the better PHNA can achieve its primary goal, which is to make our lives in our part of the county as fulfilling and enjoyable as possible.

Steve Abramson, President

Pleasant Highlands Neighborhood Association Sub-Area Plan Interest Group

Since December 2011, several residents of Pleasant Highlands have served on an Interest Group (PHNA SPIG) to represent the PHNA in the Sub-Area Planning process: Michelle Girts, Courtleigh Guerri, Joy Arns, Jake Schnoebelen, and Steve Abramson. Mike Mabry / Clark County Planning was assigned to other projects resulting in a gap in County activity, and in early April Jeff Niten was tasked by the County to be County project manager for the Pleasant Highlands Sub-Area Plan and complete the Plan (including Planning Commission and Board of Commissioners adoption) in 2012.

The PHNA SPIG met on numerous occasions to discuss a vision for the area, based on the feedback provided by the brainstorming in the November PHNA meeting and additional information received. The vision emphasizes:

- 1) Safety—safe mobility, whether driving, bicycling, or walking, and options for all of these modes.
- 2) Greenspace/Open space – regularly spaced, interconnected, and accessible parks and greenspace
- 3) Quality of living for multiple generations
- 4) Density gradient from high density at NE 72nd Avenue to lower density at NE 50th Avenue.

- 5) Opportunity in selected locations to have small mixed use commercial developments, especially that might be readily accessed by community members and by transportation mode other than automobile. These do not, however, represent the mixed use that is commonly associated with highly urbanized neighborhoods.

The group also laid out the backbone of a transportation circulation plan to distribute roads and access evenly across large parcels that might be developed, and will provide a walking path along NE 50th Avenue so children may safely walk or bicycle to school. The group also sketched recommended locations for neighborhood parks and walking paths, that provide a network of interconnected open spaces both within Pleasant Highlands and to regional parks; these approximate locations were based on maps of Critical Resources, current identified parks, and an aerial photograph of existing forests as one objective is to maximize benefit of larger blocks of existing resources (e.g. woods, wetlands). Jeff Niten indicated that Battle Ground School District does not have any plans for acquiring additional land in the area for expansion, so the main school will continue to be Pleasant Valley Elementary and Middle School, adjacent to Pleasant Valley Park.

The "Advisory Group" set up by Clark County consisted of a small group of 6: 3 developers or landowners who want to develop, and 3 representatives of PHNA. While the neighborhood association south of NE 119th Street was invited to participate, no one responded. Given that the group met monthly April through July, PHNA SPIG representation was dictated by who was available for a particular meeting, with no fewer than 3 representatives at any meeting. Results will be presented for discussion and public input at the upcoming PHNA meeting.



Meeting Notes

November 9, 2011

Steve Abramson, PHNA President, introduced Robin Washington, Clark County Public Works Project Manager for the NE 119th Street/50th Avenue intersection project to update the group about the project. Robin indicated that the project was driven by Washington State University and other developers who want to develop land in the area. Since more than simple installation of a signal needs to be accomplished in the project, in order to meet capacity and safety standards, the project is now an "improvement" project, costing approximately \$4.8M. Additional work will include taking about 12 feet off the hill east of the intersection on NE 119th Street, and raising the intersection by about 7 feet. The roads will be 90 feet wide from sidewalk edge to sidewalk edge on the other side. A dedicated left turn lane and signal will direct traffic flow in all directions. Sidewalks and bike lanes will be installed, 500 feet in either direction along NE 50th Ave., 500 feet to the west along NE 119th Street, and 640-80 feet to the east along NE 119th Street. Robin showed diagrams and maps of the project.

Robin indicated that surveyors, archaeologists, and geotechnical experts have all been on site doing field work. Construction is planned in 2013, and those landowners who are directly impacted have been contacted. Construction is expected to take 8-9 months, during which time the intersection will be closed and a detour will be put in place. The question was asked as to whether NE 139th Street would be used for the detour, and concern was voiced by the residents that 139th street has major safety and speed issues, and a temporary signal might be needed at NE 72nd Avenue/139th Street intersection to make this a viable detour. Robin indicated that residential streets would not be used in any part of the detour.

Secretary Michelle Girts announced that a vote for officers for the next year be held, and handed out ballots. The identified candidates were introduced, all being incumbents. Ballots were collected near the end of the meeting, and results were unanimous in re-electing the incumbents:

- Steve Abramson, President
- Ed Frankel, Vice President
- Mona Moyer, Communications Manager
- Michelle Girts, Secretary

Jake Schnoebelen was the sole write-in candidate for the position of Treasurer, and he accepted the nomination and the role. These positions will be held until fall of 2012, when election for officers will again be held.

Mike Mabry, Clark County Community Planning, then reviewed a list of key issues and topic areas that he and PHNA leaders thought might be of interest to residents to be addressed in the Pleasant Highlands Sub-area Plan. Meeting

participants were asked to identify and rank their top 3 issues, and the results identified the following priorities:

1. Walkability—including lack thereof on NE 50th Avenue, needs related to Pleasant Valley Primary and Middle School, potential on 131st Street
2. Roads—winding and slow
3. Housing—the PHNA wants to see lower density residential, with a gradient from lower density to higher density west to east (to NE 72nd Ave)
4. Wildlife and open space—provisions for these benefits are desired

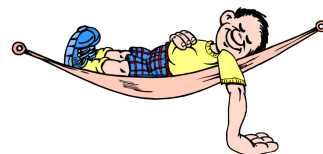
Mike said that walking paths could be made to be a code development requirement in the area. Also, interest was in increasing the zoning from R-5, 5,000 sq. ft. lots, to R-10, 10,000 sq. ft. lots (like Greyhawk development), but that may or may not be able to be accomplished now given the adopted zoning. Mike also said that a circulation plan, for traffic considerations, is a part of the Subarea Plan. That said, improving NE 72nd Avenue with 5 lanes to the north, and an intersection project at 119th Street and 72nd Avenue, would be capital projects and would need to be included in future 5-year plans.

The residents indicated interest in a tour of the neighborhoods, when weather improves in the spring, including the old cemetery where Salmon Creek meets NE 72nd Avenue, Pleasant Valley Park, and the original Pleasant Valley School, which is the brick building at the corner of 50th Avenue and Salmon Creek.

A sign-up sheet was passed around for people to volunteer for the Subarea Plan Interest Group (SPIG), and a number of people signed up. Another meeting will be held before the end of the year, at the County to review maps and get further into discussion, with a prior meeting of SPIG members to discuss the Nov. 8 meeting results.

Respectfully submitted,

Michelle Girts
Secretary, PHNA



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PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION
C/O M MOYER
14012 NE 47TH AVE
VANCOUVER WA 98686-1691

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Pleasant Highlands Neighborhood Association

Meeting Agenda

August 22, 2012 7-9 pm

Glenwood Fire Station (7), 12603 NE 72nd Ave

7:00 – 7:05Welcome, Introduction of Officers, General Update Steve Abramson, President
7:05 – 7:25NOW Report Sheriff's Department
7:25 – 7:45New I-205 / NE 139th St Interchange Jeff Mize, CC Public Works; WDOT
7:45 – 8:05Code Enforcement..... Paul Scarpelli, CC Code Enforcement
8:05 – 8:35Pleasant Highlands Sub-Area Plan Jeff Niten, CC Community Planning
8:35 – 9:00General Discussion All

Would you like to be kept up to date on issues affecting the PHNA area? PHNA sends out **e-mails** to PHNA residents between newsletter mailings to update neighbors on issues of interest or concern that affect our area. If you are *not* currently receiving e-mail from PHNA and would like to be included in the e-mail distributions, please send your e-mail address to Mona Moyer at PHNAssoc@gmail.com.

