

Pleasant Highlands Neighborhood Association

* Meeting Notes *

January 18, 2017

In attendance from Clark County:

- Marty Snell, Director Community Development
- Chris Horne, Chief Civil Deputy Attorney
- Heath Henderson, Public Works-Roads
- Matt Hermen, Transportation-Roads
- Laurie Lebowsky, Transportation
- Julie Olson, County Councilor District 2

Steve Abramson welcomed the attendees and introduced our guests from the County.

Primary concerns voiced by neighbors is the impact of new developments on our roads, particularly along NE 50th Avenue and NE 131st Street/NE 39th Avenue/Corbin Road currently. No new roads will go through until enough developments go in to allow the connecting-up of roads. The rights of existing property owners must also be taken into consideration for cross circulation development.

Current concerns were raised about the traffic increases along NE 131st Street/NE 39th Avenue/Corbin Road from the new developments. This is a very narrow road with no markings on the street. The speed limit sign that was posted on west bound on NE 131st Street was removed for the minimal road widening done there and never put back. Many vehicles drive that stretch too fast for the visibility and condition of the road. Concerns were voiced about the increase in truck traffic on that road and taking the bend from NE 39th Avenue to NE 131st Street too fast. The County will follow up on getting the speed limit sign(s) replaced.

New developments will provide frontage improvements along 50th Avenue as they are built. Overall improvements to NE 50th Avenue are several years out on the County's 20-year road improvement plan, but may be moved up the priority list if needed to accommodate the impact of the new developments.

Existing problems with access into and out of the Pleasant Valley Schools at peak times and the worsening impact from more development near the schools were discussed. Current plans will bus many of the children from the new developments to other schools. The School districts work with the County's Growth Management Plan to determine future needs for their schools and where students will go to in the area.

Applications for new developments received by the County are posted on the County's website. The process from pre-application through getting building permits can take from nine months to two years. For more information on local proposed developments: <https://www.clark.wa.gov/community-development/proposed-developments>

Additional concerns were brought up regarding the developments off 125th Circle and associated road improvement issues. It was decided to address more of the specifics with those affected following the meeting.

Attendees asked why the newly widened intersection of 119th Street and 72nd Avenue did not have right turn lanes added. It was explained that ultimate, or full, aren't done as the state and federal governments are more likely to provide matching grants incrementally and based on current needs and not projected future needs. Right turn lanes will likely be added later as part of future development in the area.

Concerns about the lack of a light at NE 139th Street and NE 72nd Avenue were put forward by residents. A temporary light was in place for several months during the road and culvert work along NE 119th Street. The light was removed after completion of that work. Increased traffic along 139th from the new developments has residents concerned. Many residents in attendance had concerns about visibility issues coming off NE 139th Street from the west at NE 72nd Avenue. The property at the northwest corner of the intersection has a high raised area very close to the road. Without the traffic light at the intersection, drivers need to pull out too close to the roadway to be able to view traffic coming down from the north on NE 72nd Avenue. The county will check into possible mitigation for this issue.

Additional contact information for road specific information:

Road improvement information following development work:

Carolyn Heniges, 360-397-6118 x4522

Carolyn.heniges@clark.wa.gov

Road patching during development (i.e. NE 50th Avenue):

Dean Shadix, 360-397-6118 x4990

dean.shadix@clark.wa.gov

Mona Moyer

PHNA Communications Coordinator