

TYPE III REVIEW/OPTIONAL SEPA AND LIKELY DETERMINATION OF NON-SIGNIFICANCE

(Form DS1302B)



NOTICE OF DEVELOPMENT REVIEW APPLICATION (Type III) AND LIKELY SEPA DNS

The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and a public hearing conducted pursuant to Clark County Code (CCC) Chapter 40.500, and other applicable laws as listed below. The County, as SEPA lead agency, expects to issue a **Determination of Non-Significance (DNS)**.

The Clark County Hearings Examiner will conduct the public hearing on **Thursday May 5, 2005 at 7:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 6pm.

Project Name: HIGHLAND RIDGE MEADOW SUBDIVISION

Case Number: PLD2005-00003; SEP2005-00004; ARC2005-00003

Location: 3513 NE Corbin Road

Request: The applicant is requesting to subdivide approximately 1.88 acres into 7 lots located in the R1-10 zone district.

Applicant: Moss and Associates
Attn: Brandon Foushee
717 NE 61st Street, Suite 202
Vancouver, WA 98665
(360) 260-9400, ext. 26; (360) 260-3509 FAX
E-mail: brandon@mossandassociates.net

Contact Person: Same as applicant

Property Owner: Joe Siddell
3513 NE Corbin Road
Vancouver, WA 98686

Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review/SEPA Checklist Review Staff Report and SEPA Threshold Determination, when completed, will be available for viewing at the Customer Service Center, 1300 Franklin Street, Vancouver, and may be obtained upon request.

A SEPA threshold determination is required by state law and Clark County Code (CCC), Section 40.570.040. Based on a review of the submitted application materials, the County expects to issue a Determination of Non-Significance (DNS) for the proposal pursuant to the "optional DNS process" allowed by state law and CCC 40.570.040(D).

Staff Contact: Richard Daviau ext. 4895

Neighborhood Contact: Ramblin' Creek Estates/South Salmon Creek
Ave. Neighborhood Association
Rick Dronen
12607 NE 37 Court
Vancouver, WA 98686
574-1640
E-mail: casadronen@msn.com

Pleasant Highlands Neighborhood Association
Pat Price, President
4513 NE 137 Street
Vancouver, WA 98686
576-1629
E-mail: ronpat11@comcast.net

Legal Description of Property: Tax Lot 121 (186285) in the Northwest quarter of Section 25 Township 3 North, Range 1 East of the Willamette Meridian

Plan/Zone Designation: UL

Approval Standards/Applicable Law:

Clark County Code Chapters: 40.220.010 (R1-6 District); 40.350.020 (Transportation Concurrency); 40.350.030 (Road Standards); 40.370.010 (Sewer); 40.370.020 (Water); 40.380 (Stormwater and Erosion Control); 15.12 (Fire); 40.430 (Geologic Hazard);

40.450 (Wetlands); 40.5 (Procedures); 40.540.040 (Subdivisions); 40.570 (SEPA); 40.6 (Impact Fees); and RCW 58.17 (State Platting Laws)

Application & Fully Complete Date:

Application Filed: January 4, 2005
Fully Complete: February 22, 2005

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type IIT Applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Richard Daviau, at (360) 397-2375, Ext. 4895, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Public Testimony Process:

Any person wishing to present testimony should arrive by **7:00 p.m.** at the Public Service Center, 6th floor, 1300 Franklin Street, Vancouver, Washington.

Faxed & Written Testimony:

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Angie Merrill. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Service Center by **1:00 P.M., the day of the hearing.** Other written or verbal

testimony may be presented and considered at the public hearing. Comments received by 2 weeks after the notice will be considered in the staff report.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeals:

Appeals of the SEPA threshold determination must be made in writing and accompanied by a **\$191** appeal fee, within fourteen (14) calendar days of the issuance of the threshold determination. NOTE: This notice does NOT constitute a threshold determination. It is only the notice of a potential determination that will be made after the comment period expires.

Appeal procedures for SEPA decisions can vary according to the type of decision being reached. Please contact the Community Development Department with questions about appeals.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the final SEPA threshold determination and development review staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

Attn: Richard Daviau
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>

Or contact richard.daviau@clark.wa.gov

Date of this Notice: March 8, 2005

Closing Date for Public Comments

**(If comments are to be considered in SEPA Determination and Staff
Report/Recommendation):
March 22, 2005**

(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)

Attachments:

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan

Owners of property
that were mailed notice

NW 1/4 of Section 25 T3R1E WM

- Major Roads
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated



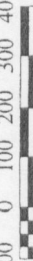
Community Development Development Services

Plot Date: Mar 8, 2005
Map produced by: daw

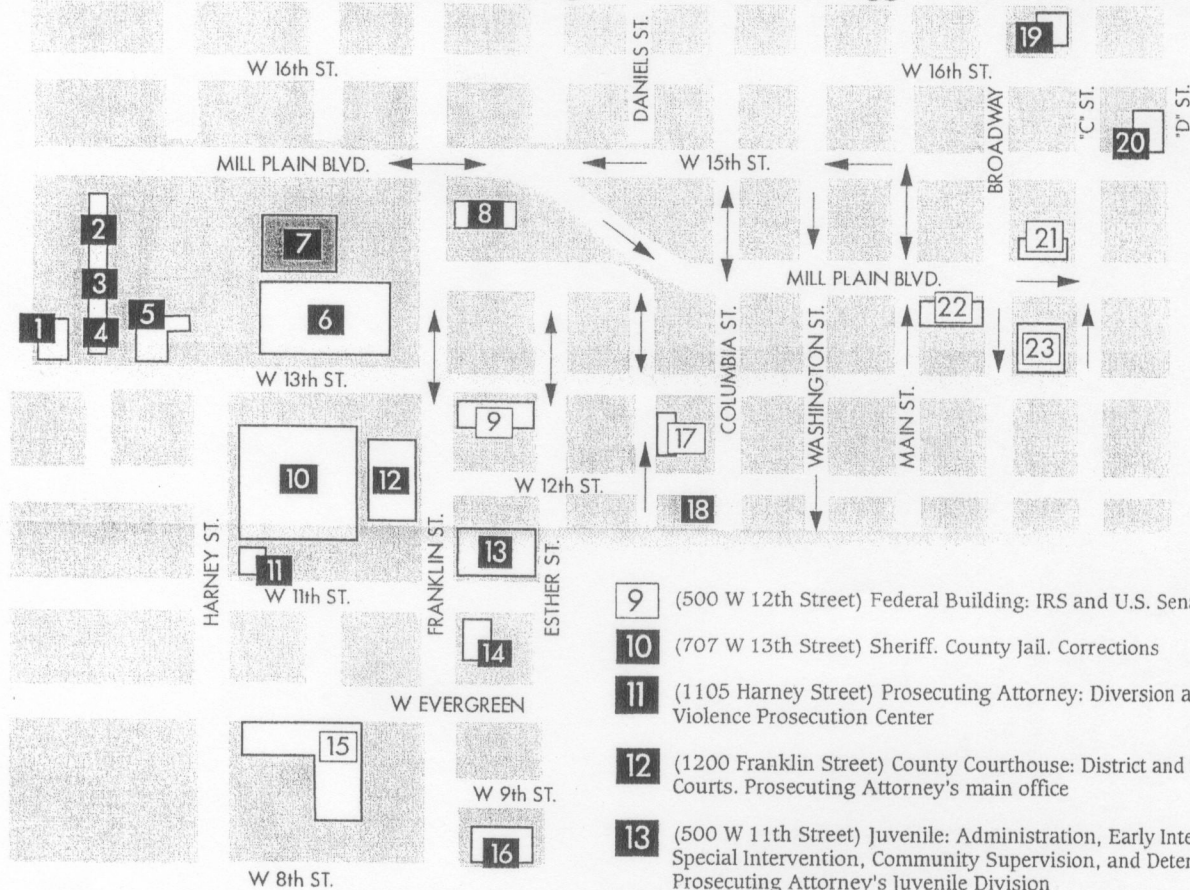
Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:4499.1) 100 0 100 200 300 400 Feet



Clark County *government offices*



- 1 (900 W 13th Street) 1st floor - Death Investigation Center (Medical Examiner), 2nd floor - Gang Task Force
- 2 (816 W 13th Street) Facilities Management
- 3 (816 W 13th Street) Records Management
- 4 (816 W 13th Street) Central Stores
- 5 (710 W 13th Street) Clark Regional Emergency Services Agency
(708 W 13th Street) Clark Regional Technology Center
- 6 (1300 Franklin Street) Public Service Center
First floor - Community Development Permit Center. Public Works: Environmental Services, Survey, and Construction management. City of Vancouver Solid Waste
Second floor - Assessment and Geographic Information System (GIS). Treasurer. Auditor: Marriage Licenses and Recording
Third floor - Community Development: Development Services, Long-Range Planning, Code Enforcement
Fourth floor - Public Works Transportation. City of Vancouver Transportation. Regional Transportation Council
Fifth floor - Human Resources. Auditor: Administration and Financial Services. Information Services
Sixth floor - Board of Clark County Commissioners. Budget. General Services: Purchasing and Risk Management. Public Information and Outreach and Neighborhood Program
- 7 Public Service Center parking garage
- 8 (510 W 14th Street) Auto License

- 9** (500 W 12th Street) Federal Building: IRS and U.S. Senator's Office
- 10** (707 W 13th Street) Sheriff. County Jail. Corrections
- 11** (1105 Harney Street) Prosecuting Attorney: Diversion and Domestic Violence Prosecution Center
- 12** (1200 Franklin Street) County Courthouse: District and Superior Courts. Prosecuting Attorney's main office
- 13** (500 W 11th Street) Juvenile: Administration, Early Intervention and Special Intervention, Community Supervision, and Detention. Prosecuting Attorney's Juvenile Division
- 14** (1013 Franklin Street) Prosecuting Attorney's Civil Division
- 15** (907 Harney Street) State Office: Public Assistance
- 16** (500 W 8th Street, Suite 19) Board of Equalization and Boundary Review Board
(Suite 55) Prosecuting Attorney: Victim/Witness Assistance Unit and Victim Advocates
- 17** (1211 Daniels Street) U.S. Post Office
- 18** (1112 Columbia Street) Youth House
- 19** (1610 "C" Street) Community Services
- 20** (1500 "D" Street) Elections and Voter Registration
- 21** (1313 Main Street) City of Vancouver: Citizens Service Center Building: Water bill payments, business licenses, building permits
- 22** (202 E Mill Plain) CVTV. City Of Vancouver: Information Services
- 23** (210 E 13th Street) Vancouver City Hall and City Manager

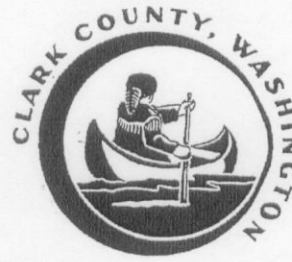
County offices

☐ Other government offices

Please note that department locations can change. Please call ahead.

The Land Use Hearing Process and How to Provide Effective Testimony

(Handout #2-Revised 1/6/03)



The following information is provided for the public to understand the land use hearing process and to provide effective public testimony at hearings.

What is the purpose of the public hearing?

The purpose of a land use hearing is for the applicant, citizens, and groups to present evidence regarding a proposed development to a Hearings Examiner. The Examiner makes his decision of approval or denial based upon the following evidence:

- The requirements of state and county codes, and relevant legal precedence;
- The proposed plan and evidence submitted by the applicant;
- Staff analysis and recommendation(s) as presented in the "Staff Report;"
- Written testimony submitted to the county; and,
- Verbal testimony from by the applicant, public and staff.

How can I be informed about upcoming land use hearings"?

Notice of Application:

Within 14 days after an application is determined complete and ready for review, notice of the application is sent to:

- All owners of property within 300 feet (in the urban area) or 500 feet (in the rural area) of the development site;
- The area's recognized neighborhood association(s) and,
- Notice is posted on the county's Department of Community Development Web Page.

Notice of Public Hearing:

At least 15 calendar days prior to a land use hearing, notice of the public hearing is provided as follows:

- Notice is mailed to all owners of property within 300 feet (in the urban area) or 500 feet (in the rural area) of the development site;
- Notice is mailed to the area's recognized neighborhood association(s);
- Notice is published in the "Columbian" Newspaper. Staff will issue a report and recommendation to the hearing examiner at least 15 calendar days prior to the hearing;
- Notice is posted on a signboard on the property; and,
- Public hearing agendas are posted on the county's Department of Community Development Web Page.

Where can I get information about upcoming hearings?

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

The public notice will list the assigned county review planner and their phone number extension.

A copy of the site plan or land division plan with a description of the proposal and hearing date can be viewed on our web page.

Web Page at: <http://www.clark.wa.gov>

Once the Staff Report is issued (15 days prior to the scheduled public hearing), it is available for review at the Department of Community Development and routed for posting on our web page (posted usually within 2 days). The final decision by the Hearings Examiner and any subsequent appeal decisions can also be viewed at the department and on the web page.

Who makes the decision?

The County contracts with three Hearings Examiners, who have legal and planning expertise. Their decisions are based upon whether or not the proposed development meets or exceeds the approval criteria and development standards contained the Clark County Code (CCC). The examiner has three options to consider:

1. If the proposal meets the requirements of CCC, the hearing examiner must approve the development.
2. If the proposal does not meet the requirements of CCC, but can meet it if conditions are required, then the hearing examiner must approve the development subject to "Conditions of Approval."
3. If the proposed development does not meet the requirements of CCC, or the applicant has failed to submit sufficient or credible evidence into the record to demonstrate that the proposal can meet CCC (even if conditions of approval are required), then the hearing examiner must deny the application.

The applicant has the "burden of proof" as to whether or not the proposed development meets or exceeds the requirements of CCC.