

Notice of Type III Application, Optional SEPA Determination of Non-Significance, and Public Hearing

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing date for public comments: October 3, 2018

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on November 8, 2018 at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680 (see attached map).

The doors to the Public Service Center will open between 5:45 and 7:00 p.m. for those attending the hearing on this matter. Parking is available in the parking garage on the north side of the Public Service Center, access off Franklin Street.

At the hearing, the Hearing Examiner will consider the following:

Project Name:	62 nd Avenue Cottage Subdivision
Case Number(s):	PLD2018-00024, EVR2018-00053, PSR2018-00034, SEP2018-00036

Revised 9/17/2018



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 564.397.2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov

Request: The applicant requests approval for the division of an existing 1.77 acre parcel zoned R1-6 into 18 individual lots by applying Clark County's Special Uses Standards for Cottage Housing (CCC 40.260.073).

Address: The subject site is not addressed, but is located on NE 62nd Avenue, south of NE 44th Circle. The subject site is located within the SE ¼ of Section 18, Township 2 North, Range 2 East of the Willamette Meridian.

Parcel number(s): 161009-000

Applicant: Stoneridge Capital, LLC
Luke Jolma, contact
4707 NE Minnehaha Street, #C305
Vancouver, WA 98661
lukejolma@gmail.com

Owner: Same as applicant

Contact Person: PLS Engineering
Travis Johnson, contact
2008 C Street
Vancouver, WA 98663
360.944.6519
travis@plsengineeing.com

Staff contact: Amy Wooten, Planner II
PO Box 9810
Vancouver, WA 98666-9810
546.397.5683
amy.wooten@clark.wa.gov

Neighborhood Association/Contact: Roads End Neighborhood Association
Barbara Murray, Vice President
360.694.1689
bemur@comcast.net

Date this Public Notice issued: September 18, 2018

Legal description of property: #42 Hugh Byrne DLC 1.77A

Approval Standards/Applicable Laws:
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Section 40.260.073 (Cottage Housing),

Chapter 40.310 (Signs), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.040 (Site Plan Review), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: July 18, 2018
Fully Complete date: August 24, 2018

Public Comment

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

Closing date for public comments: October 3, 2018

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

In Person: The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Amy Wooten
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: amy.wooten@clark.wa.gov

Staff Report Timelines/Process

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Decisions on Type III 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 calling 564.397.5683, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

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 addressed through conditions of approval, or;
- **DNS - Determination of Non-Significance:** The impacts can be addressed by applying the Clark County Code.

SEPA Appeal

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and should contain the following information:

- Case number designated by the county
- Name of the applicant
- Name of each petitioner
- Signature of each petitioner or his or her duly authorized representative
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.020(H) or 40.510.030(H)
 - The reasons why the SEPA determination is in error
- The appeal fee

Please refer to the *Appeals* handout for more information and fees.

The appeal request and fee shall be submitted in person to the Department of Community Development at the address listed below:

Public Service Center
Community Development Permit Center
1300 Franklin Street, first floor
Vancouver, WA 98660

Public Testimony

Faxed, mailed or delivered testimony must be received at the Community Development Permit Center by 12:00 noon the day of the hearing. Other written or verbal testimony may be presented and considered at the public hearing.

Testifying in person

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

For more information, see *The land use hearing process and how to provide effective testimony* handout on the Web site at www.clark.wa.gov/development/how.html

Written testimony

Written testimony must arrive by 12:00 noon on the day of the hearing.

Hand-deliver: Community Development
Public Service Center
1300 Franklin, first and third floors
Vancouver WA 98660

Mail: Land Use Review, Community Development
PO Box 9810
Vancouver, WA 98666-9810.

Fax: 564.397.2011, Attn: Amy Wooten

Accommodation of physical impairments

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email ADA@clark.wa.gov.

Appeal of Hearing Examiner Decision

The Hearing Examiner normally issues a decision within two weeks of the public hearing. The decision of the Hearing Examiner is final unless:

- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

Refer to the *Appeals* handout for more information and fees.

62nd Avenue Cottage Subdivision

Located within the SE 1/4 of Section 18, Township 2N, Range 2E, of the Willamette Meridian, in Clark County, Washington

APPLICANT/OWNER:
 Stoneledge Development CO, LLC
 1400 NE 4th Avenue, Suite 200
 Vancouver, WA 98661
 Contact: Luke Johns
 Phone: (509) 595-8277
 Email: Luke@stoneledge.com

PROJECT CONTACT:
 PLS Engineering
 1400 NE 4th Avenue, Suite 200
 Vancouver, WA 98661
 Contact: Travis Johnson, PE
 Phone: (509) 595-8277
 Email: Tjohns@plsengineering.com

GENERAL NOTES:
 The site has no current address but is located between NE 40th Street and NE 47th Street in Vancouver, WA 98661. The parcel is identified as Tax Lot 42, Parcel #19109306.
 Boundary and topography data shown on the plan was prepared by PLS Surveying.

EXISTING LOT SIZE:
 1.45 acres (77,038 SF)

RIGHT-OF-WAY DEDICATION:
 628 acres (74,347 SF)

EXISTING ZONING:
 R-100 (Urban Lot Subdivision)

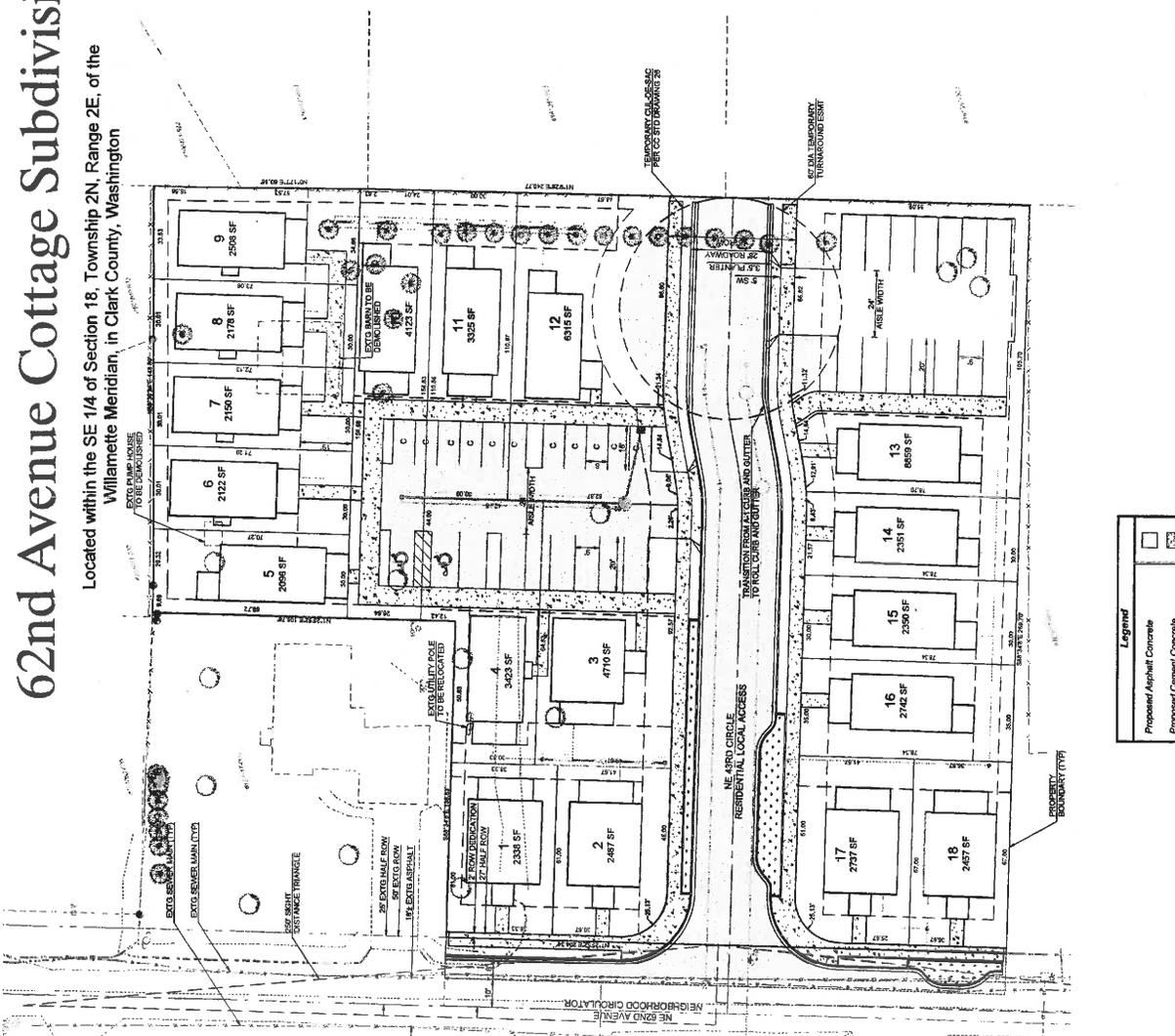
EXISTING CONDITIONS:
 The site is currently vacant. The site is zoned R-100 (Urban Lot Subdivision). The site is currently vacant. The site is zoned R-100 (Urban Lot Subdivision).

PROPOSED STORMWATER PLAN:
 The construction of NE 4th Circle is proposed to provide access to throughout the site from NE 4th Avenue. NE 4th Circle will be a Local Residential Access Road terminating in a Temporary Cul-De-Sac.

MINIMUM RETRACTIONS:
 • 10' from public right-of-way and private street easements
 • 5' from utility boundaries
 • 5' from a street for garage doors
 • 10' minimum building separation

EXISTING PEDESTRIAN AND BICYCLE FACILITIES:
 There are no existing pedestrian or bicycle facilities on or within 100' of the site. According to Clark County GIS, NE 40th Street is a Shared Roadway. Several roads in the immediate vicinity have designated Bike Lanes.

EXISTING TRANSIT ROUTES AND STOPS:
 There is a C-Train along NE Anderson Road, 1/2 mile to the east.



Legend	
[Symbol]	Proposed Asphalt Concrete
[Symbol]	Proposed Cement Concrete
[Symbol]	Proposed Pervious Asphalt

EASEMENTS EXHIBIT SCALE 1" = 40'
 Easement Notes:
 Hatched areas shown are easements for access, stormwater, water, sewer and shared common open space.



62nd Avenue Cottage Subdivision 300' List

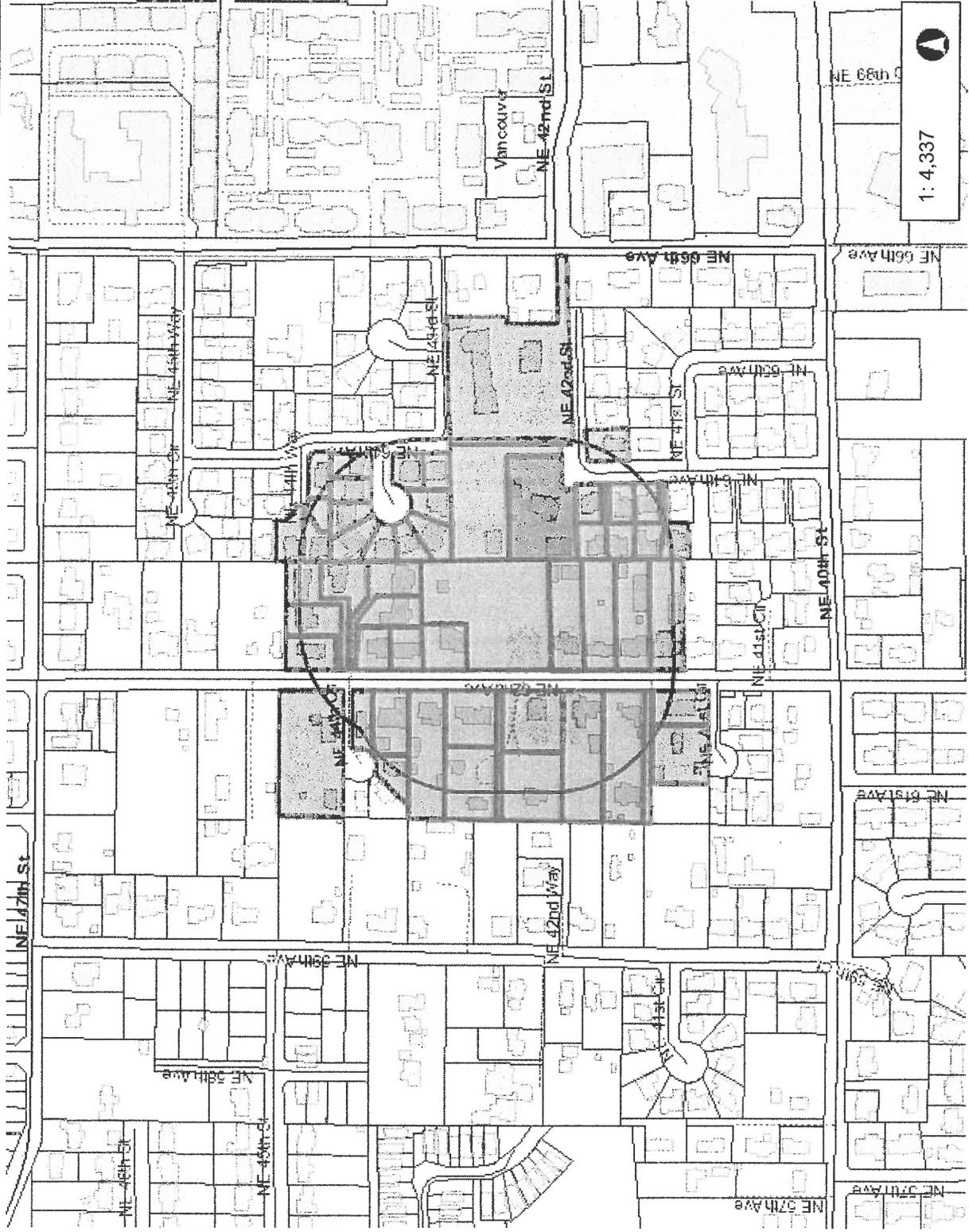


Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300 foot radius of the project.



1: 4,337



722.8 0 361.38 722.8 Feet



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.