

## 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: December 4, 2015**

### Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on **January 14, 2016** 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:** 58<sup>th</sup> STREET SITE PLAN

**Case Number:** PLD2015-00025; CUP2015-00005; PSR2015-00034;  
SEP2015-00040; EVR2015-00043

Revised 7/15/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: (360)397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Request:** The applicant is requesting Conditional Use/Site Plan Review approval for the construction of two church buildings in separate phases, a duplex, and a maintenance building, as well as Short Plat approval to divide the 5.75 acre site into the church site and one future development lot. The site is located in the R-22 zone district.

**Location:** 5616 NE 58<sup>th</sup> Street

**Applicant:** Stapleton Road Congregation  
1119 NE 95<sup>th</sup> Street #D  
Vancouver, WA 98665  
(360)518-4845  
[buddy@brockercompany.com](mailto:buddy@brockercompany.com)

**Contact person:** Travis Johnson  
2008 C Street  
Vancouver, WA 98663  
(360)944-6519; (360)944-6539 fax  
[travis@plsengineering.com](mailto:travis@plsengineering.com)

**Property owner:** Same as applicant

**Hearing Examiner:** Daniel Kearns

**Staff contact:** Jan Bazala  
(360) 397-2375 ext. 4499  
[Jan.bazala@clark.wa.gov](mailto:Jan.bazala@clark.wa.gov)

**Neighborhood contact:** East Minnehaha Neighborhood Association  
Lynda Maguire, president  
PO Box 2381  
Vancouver, WA 98668  
(360) 635-2409  
Email: [emna@rcn.com](mailto:emna@rcn.com)

**Date this Public Notice issued:** November 19, 2015

**Legal description of property:** SW ¼ of Section 7, T2N,R2E; taxlot 156449-000

**Approval Standards/Applicable Laws:**

Clark County Code Section: Title 15 (Fire Prevention), Section 40.220.020 (Residential & Office Residential District), Section 40.260.070 (Special Uses & Standards), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.385 (Storm Water Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.520.030 (Conditional Use Permits), Section 40.520.040 (Site Plan Review), Section 40.540 (Land Division Ordinance), Section 40.550.010 (Road Modifications), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

### **Application and Fully Complete Date**

Application date: July 21, 2015  
Fully Complete date: October 16, 2015

### **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: December 4, 2015**

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: Jan Bazala  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

Email: [jan.bazala@clark.wa.gov](mailto:jan.bazala@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 (360) 397-2375 ext. 4499, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

### **Community Development Web site - [www.clark.wa.gov/development](http://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](http://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: (360) 397-2011, Attn: Jan Bazala

### **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 (360) 397-2322; Relay 711 or (800) 833-6384; Email [ADA@clark.wa.gov](mailto: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:

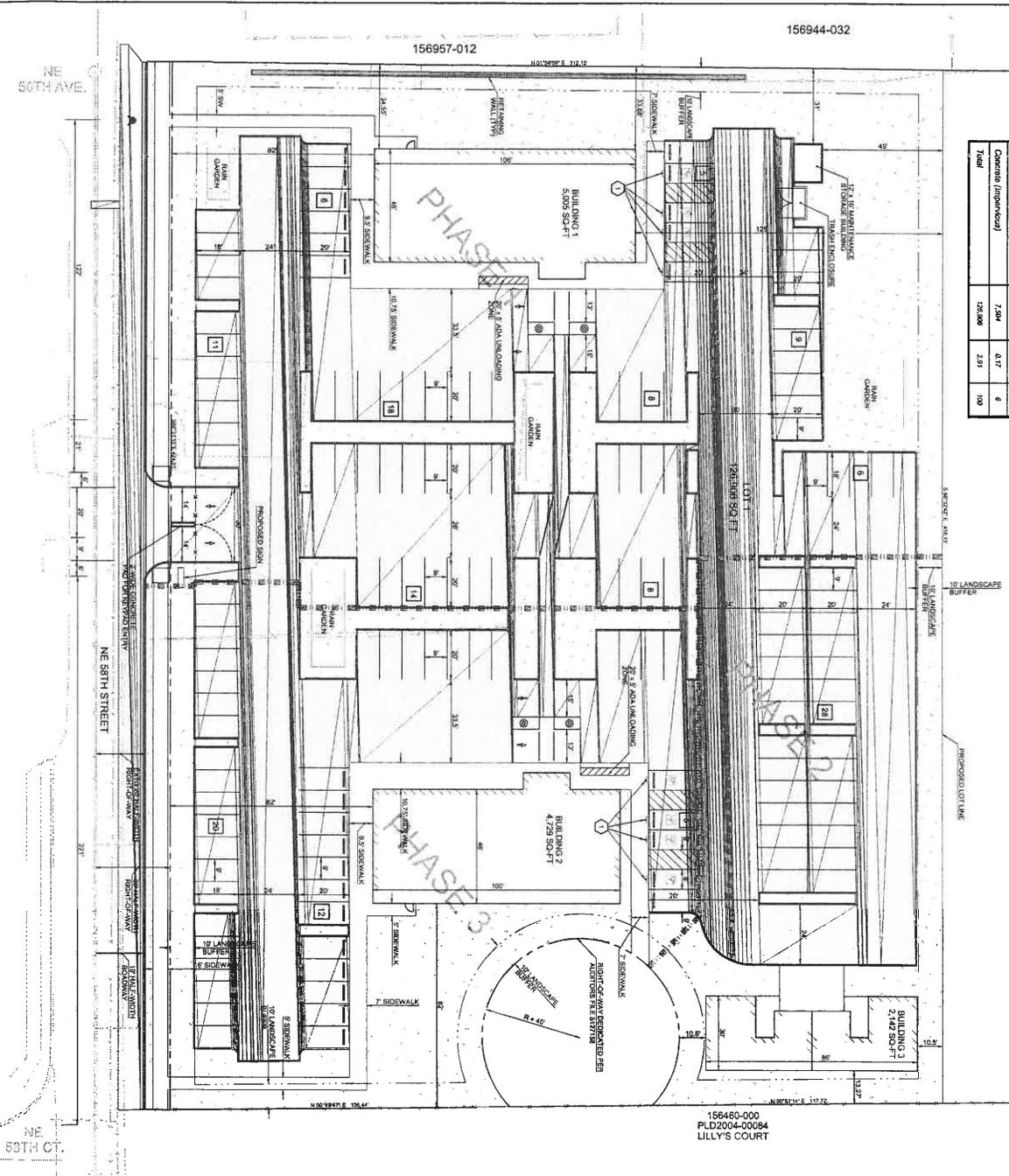
- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

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

# 58th Street Site Plan

Located in the SW 1/4 of Section 7 T2N, R2E, W1M.  
Clark County, Washington

Use	Square Feet	Acres	%
Landscaping	40,270	0.93	22
Building Area	12,000	0.28	9
Proposed Paved Area (Impervious)	64,720	1.51	51
Concrete (Impervious)	7,200	0.17	6
<b>Total</b>	<b>124,000</b>	<b>2.91</b>	<b>100</b>



156460-000  
PLD2004-00084  
LILLY'S COURT

### PROJECT NOTES:

Architect/Owner:  
Sturtevant Road Construction  
Contact: Buddy Brooker  
1139 NE 58th Street, Unit D  
Vancouver, WA 98683  
PH: (509) 518-4466  
Email: buddy@sturtevant.com

Project Consultant:  
F.L.S. Engineering  
7170 Ave. Johnson, PE  
Vancouver, WA 98683  
PH: (509) 544-6519  
Fax: (509) 544-6538  
Email: info@flsengineering.com

The site address is 5816 NE 58th Street, Vancouver, WA. The parcel is contained within lot 30, serial number 15649-000.

This project is within a R-22 zone of Clark County, a Multi-Family Residential Zone. The comprehensive plan designation for the site is VM.

Site Area - 3.07 acres (131,148 sq. ft.).  
Right-of-way Dedication to Clark County = 0.10 acre (4,240 sq. ft.)  
Public Water Purveyor = City of Vancouver  
Public Sewer Purveyor = City of Vancouver

There are no known critical areas on or near the site. The site is not within the 100 year flood plain.

There are no known septic systems located on the site.

Boundary data shown on the plan was prepared by Mubler-Cleaver Surveyors.

There are (4) existing hydrants within 200 feet of the property boundaries. Additional hydrants will be added to meet the minimum requirements of Clark County.

There is a C Train Route on NE Anderson Road. The nearest stop is located at the intersection of NE Anderson Road and NE 58th Street approximately 7/8 mile east of the site.

Recyclable and solid waste storage will be provided by an outside dumpster. Exact location is noted in the plan.

### Legend

Proposed Asphalt Concrete	Proposed Concrete	Proposed Landscaping

Occupancy	Seats	Building	ADA	Total
Building 1	148	Standard	ADA	6
Building 2	135	ADA		6
Building 3	N/A	ADA		150

#	Type	Count
1	Standard	142
2	ADA	6
3	Total	150

PROPOSED ADA SIGN EACH ADA SPACE SHALL USE THE INTERNATIONAL ADA SIGN WHICH SHALL BE WHITE AND BLUE FINISH GROUND



Revisions	By	Date	Description
1	PLS	7/27/15	Issue for Review
1	PLS	7/27/15	Issue for Review

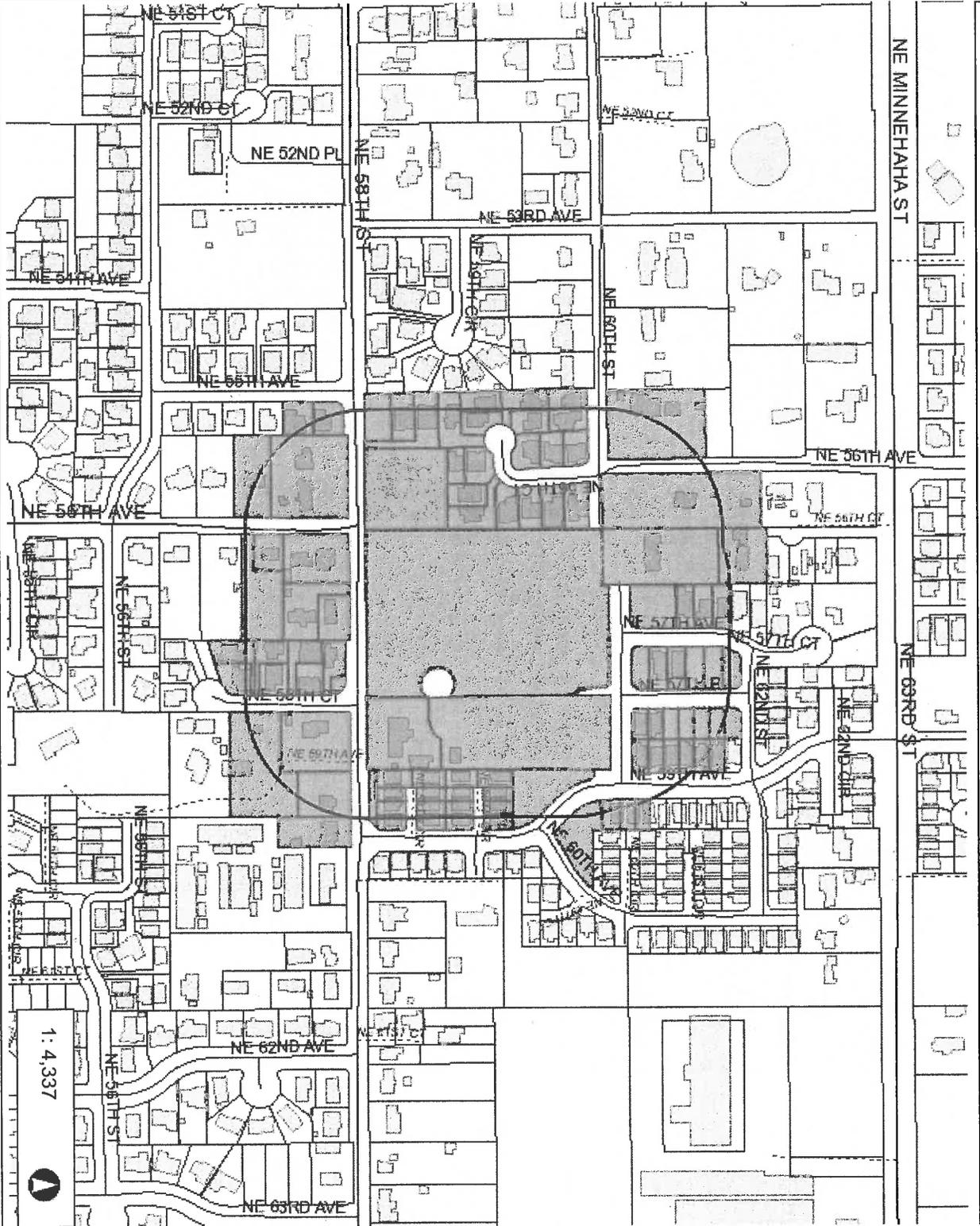
Preliminary Site Plan For:  
**58th Street Site Plan**  
A Site Located in Clark County, Washington



PLS ENGINEERING



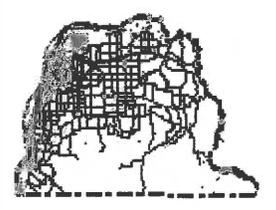
# 58th Street Site Plan 300' List



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapOnline" 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.

1:4,337



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

Notes:

# SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

## Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

## Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

## Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Revised 9/1/11



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E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**A. Background**

1. Name of proposed project, if applicable: *58th Street Site Plan*
2. Name of applicant: *Stapleton Road Congregation of Jehova's Wiitnesses*
3. Address and phone number of applicant and contact person: *1119 NE 95th Street, Unit D, Vancouver, WA 98665, phone (360) 518-4845, contact person: Buddy Brocker*
4. Date checklist prepared: *July 10, 2015*
5. Agency requesting checklist: *Clark County, Washington*
6. Proposed timing or schedule (including phasing, if applicable): *Construction will likely proceed in the summer or 2015 or as soon as all required permits are obtained.*
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

*None at this time, however, the property will be short platted and the portion of the site not being utilized for this site plan application will be sold. It is anticipated that this remainder piece will be developed in the future by the new owner.*

8. List any environmental information that has been or will be prepared related to this proposal.

*A number of studies have been completed in preparation for the site plan application. Applied Archaeological Research, Inc. prepared an archaeological predetermination. The Department of Archaeology & Historic Preservation has agreed with the survey and determined that no further archaeological work is necessary at this time. GE Services, Inc. has completed a geotechnical investigation and performed an infiltration study. The Resource Company completed a Preliminary Wetland Assessment and has determined that there are no wetlands located on the site. All of these documents will be submitted with the Site Plan application.*

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

*There are no known government permits pending approval that will affect this proposal.*

10. List any government approvals or permits needed for your proposal:

*Preliminary and final site plan approval, final engineering construction drawing approval, Conditional Use permit, SEPA determination, and grading permit from the Clark County.*

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you

to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The applicant is proposing the division of 5.54 acres into two separate lots. The southern lot will be developed as a 3.03 acre site plan which will contain two churches and two caretaker residences. The original parcel will be divided utilizing the short plat process. Concurrently, the site plan will be completed in a single phase. The northern lot will contain the remaining 2.51 acres and it is anticipated that it will be marketed and sold.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

*The project is located at 5616 NE 58th Street on the north side of NE 58th Street directly east of the intersection with NE 56th Avenue. Clark County GIS lists the property as Tax Lot 30, Parcel Number 156449000. It is located in the SW 1/4 of Section 7, T2N, R2E, W.M. in Clark County, WA. The abbreviated legal description is #30 Sec 7 T2N R2E WM. A site plan, vicinity map, and topographic map have been submitted with the site plan application.*

## B. Environmental Elements

Agency use only

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

*The property has a wide range of topographic conditions. The majority of the site has relatively gentle slopes primarily in the range of 0-5%. However, there is a hill located on the western side of the property midway between NE 58th Street and NE 60th Street that has slopes on the north side up to 28% which sheet flow into a closed depression that runs across the northern end of the site.*

- b. What is the steepest slope on the site and the approximate percentage of the slope?

*Approximately 30%.*

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

*Soils mapped onsite are Hillsboro loam (H1B), 3 to 8 percent slopes, Hillsboro loam (H1C), 8 to 15 percent slopes and Odne silt loam (OdB) 0 to 5 percent slopes. The H1B soils are considered prime farmland.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

*None indicated per the Developers GIS Package for the site.*

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

*A significant amount of grading will be necessary on the site in order to prepare it for development due to the rolling nature of the property. The grading will be necessary to provide uniformity in the slope across the site to allow for vehicular travel, surface drainage, the construction of building pads, and the installation of utilities. The final engineering process will attempt to balance cut and fill quantities over the site to the extent feasible, however, the estimated excavation volume is 10,000 cubic yards. The source of fill that might be imported to the site is unknown although it will include crushed gravel for parking lot construction. Grading will take place on the entire site.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

*Yes, unprotected areas could erode. However, the majority of the site flows to a closed depression and therefore, there is minimal chance of erosion. In addition, an Erosion Control Plan with specific erosion control BMP's will be submitted with the final construction drawings and will be approved prior to the initiation of any construction activities.*

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

*Parking areas, driveways, and sidewalks will cover approximately 59% of the southern site. Roofs will cover approximately 9% of the site.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

*Design and implementation of an erosion control plan will take place prior to construction. If any construction areas drain toward adjacent properties, silt fence will be installed to protect the downslope areas. Silt fencing will also be installed on intervals on the sloping portions of the site. Stormwater inlets will be protected with inlet protection and a construction entrance will be installed where construction vehicles will enter the construction area. Exposed soils will be stabilized as quickly as possible either through temporary seeding and ground cover by hay, straw, or tarps or through permanent cover with gravel surfacing and paving. The site's stormwater facilities will serve as sediment traps during construction and diversion dikes and/or swales will be used to route construction runoff to the facilities. Any surface ditches constructed during site construction will include check dams to help control flow velocities. Additional measures will also likely be implemented as needed depending on the time of year that construction is taking place.*

**2. Air**

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Agency use only

*Vehicle emissions will take place from the construction vehicles. It is also possible that some dust will be generated during dry conditions. When the project is complete, emissions from the vehicles of the congregation will occur. Quantities of emissions are unknown.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air:

*Water trucks will be used to control dust during construction should it become necessary. Presumably the construction equipment will be required to comply with modern emissions regulations.*

**3. Water**

- a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

No.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

Agency use only

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

*Generally speaking, it is not anticipated that groundwater will be withdrawn in association with this project. It is possible but unlikely that temporary pumping of groundwater may be necessary in order to facilitate utility construction through dewatering, depending on groundwater conditions at the time of construction. If dewatering is necessary to complete the construction, it is unknown how much water might be pumped. Water will not be discharged to groundwater.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

*Stormwater runoff from the site will increase as a result of the construction of the buildings and parking areas. The water will be collected by storm inlets and then directed by storm sewer piping to a series of stormwater facilities located on the site which will mitigate the impacts of the construction by providing treatment and infiltration of the runoff. Treatment for most site runoff will be accomplished through the use of a bioretention facilities. After water quality treatment, the stormwater will be infiltrated in a series of pipes and trenches. It is not anticipated that any stormwater will be discharged from the site following construction.*

- 2) Could waste materials enter ground or surface waters? If so, please describe.

Agency use only

*Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs during construction and through the construction of the site's permanent stormwater treatment facilities described above.*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

*See above responses related to stormwater treatment and detention.*

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#### 4. Plants

- a. Check or circle types of vegetation found on the site

- X - Deciduous tree: ***alder, maple***, aspen, ***other: willow***
- X - Evergreen tree: ***fir, cedar***, pine, other
- X - Shrubs: ***blackberry, osoberry, hazelnut***
- X - Grass
- X - Pasture
- Crop or grain
- X - Wet soil plants: cattail, ***buttercup***, bullrush, skunk cabbage,
- ***other: bleeding heart***
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

*Most existing vegetation will be removed from the site as it is developed. Essentially all vegetation will be removed from the proposed southern lot to allow for site construction.*

- c. List threatened or endangered species on or near the site.

*None known.*

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

*Landscaping and trees will be provided as required by Clark County Code.*

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#### 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

Agency use only

- Birds: *hawk*, heron, eagle, *songbirds*, other;
- Mammals: *deer*, bear, elk, beaver, *other: Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that some larger mammals such as coyote may periodically pass through the site.*
- Fish: bass, salmon, trout, herring, shellfish, other.

- b. List any threatened or endangered species known to be on or near the site.

*None known.*

- c. Is the site part of a migration route? If so, please explain.

*The site is located within the Pacific Flyway for migratory waterfowl.*

- d. List proposed measures to preserve or enhance wildlife:

*Trees and shrubs will be planted for enhancement.*

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## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Primary sources of energy will likely be electric and natural gas.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

*No.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

*The new structures on the site will be required to comply with modern building codes which contain some energy conservation requirements.*

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## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

*None known.*

Agency use only

- 1) Describe special emergency services that might be required.

*No special emergency services outside those normally expected for a typical church are anticipated to be required in association with the proposal.*

- 2) Proposed measures to reduce or control environmental health hazards, if any:

*None proposed at this time.*

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

*There is some existing traffic noise from surrounding roadways but it will not have an impact on the project.*

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

*A slight increase in traffic noise over the long term may occur due to the new residents. In addition, construction noise would occur during the short term when the site is under construction. These construction noises will occur during approved hours as regulated by Clark County and Washington State.*

- 3) Proposed measures to reduce or control noise impacts:

*Construction will be limited to approved working hours.*

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## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

*The site is currently a vacant field. Historically, there was an existing home which has been demolished.*

- b. Has the site been used for agriculture? If so, please describe.

*The historical agricultural use of the site is not known. Currently, the site is being used to grow hay.*

- c. Describe any structures on the site.

*None.*

d. Will any structures be demolished? If so, please describe.

*N/A.*

e. What is the current zoning classification of the site?

*R-22*

f. What is the current comprehensive plan designation of the site?

*UM – Medium Density Residential*

g. What is the current shoreline master program designation of the site?

*N/A.*

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

*The site is located within a Category 2 Critical Aquifer Recharge Area. In addition, the Clark County GIS Wetlands Map indicates that wetlands occur along the northern portion of the property. These wetlands were mapped on the Clark County Local Wetland Inventory (LWI) Map. An on-site assessment was conducted by The Resource Company, Inc. on March 19, 2013, to determine if these areas met jurisdictional wetland criteria. It is their opinion that no wetlands occur on the site.*

i. How many people would reside or work in the completed project?

*Approximately 4 employees.*

j. How many people would the completed project displace?

*None.*

k. Please list proposed measures to avoid or reduce displacement impacts:

*None proposed.*

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

*The proposed use is a conditionally permitted use that is compatible with the area's zoning. However, because the proposal will require a conditional use permit, a public hearing will be necessary.*

**9. Housing**

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

*Two middle-income units for the Circuit Overseer.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

*None.*

- c. List proposed measures to reduce or control housing impacts:

*None.*

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**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

*It is not anticipated that the structures will exceed 22'. The maximum building height is 45' for this zoning designation.*

- b. What views in the immediate vicinity would be altered or obstructed?

*None.*

- c. Proposed measures to reduce or control aesthetic impacts:

*None proposed.*

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**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*Light will be generated from the building and parking lot lighting. This lighting will be typical of most commercial sites and will likely occur during evening hours.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*It is not likely to be a safety hazard. There may be some increase in light levels along the property boundary compared to existing conditions, but the increase will be limited.*

- c. What existing off-site sources of light or glare may affect your proposal?

Agency use only

*None.*

- d. Proposed measures to reduce or control light and glare impacts:

*Street and parking lot lighting will be designed only to levels necessary to meet Clark County requirements and / or to provide for property security and safety of the patron, and will meet shielding requirements. It will also be directed toward the streets and parking areas, not adjacent properties.*

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## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*There are currently no recreational opportunities in the immediate area.*

- b. Would the project displace any existing recreational uses? If so, please describe.

*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

*None proposed.*

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## 13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

*No.*

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*As previously stated, an archeological predetermination was completed for this site by Applied Archaeological Research, Inc. The Department of Archaeology & Historic Preservation has agreed with the survey and determined that no further archaeological work is necessary at this time.*

- c. Proposed measures to reduce or control impacts:

*None proposed.*

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**14. Transportation**

Agency use only

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*The primary site access will be to NE 58<sup>th</sup> Street on the south boundary of the site. A future cul-de-sac will be extended to the eastern portion of the site with the construction of the previously approved townhouse development. Please see the site plan submitted with this application.*

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*There is no public transit directly serving the site. However, C-Tran Route #78 runs from the Vancouver Mall Transit Center to the 99th Street Transit Center via NE Andresen and NE 78th Street. The closest transit stop is near the corner of NE 58th Street and NE Andresen Road.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*150 parking spaces will be created with this project and none would be eliminated.*

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

*Yes. NE 58<sup>th</sup> Street will be widened to provide a 19' paved north half-width. Sidewalks will also be constructed on the north side of the road as part of the road frontage improvements.*

- e. Will the project use water, rail, or air transportation? If so, please describe.

*The site will not use water, rail or air transportation and is not located in the immediate vicinity of those types of transportation facilities.*

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

*Based on the 9<sup>th</sup> Edition of the ITE Trip Generation Manual, it is expected that the project would generate approximately 98 additional average daily vehicular trips. The weekday peak volumes would occur in the morning hours of approximately 7:00 to 9:00 and the early evening hours of approximately 4:00 to 6:00. However, due to the that the congregation generally meets on*

*Sunday mornings, the peak hour traffic will fall on a Sunday. It is anticipated that the proposal will generate 118 trips during the Sunday peak hour. The percentage of the traffic volume from the site that will be trucks and commercial vehicles will be negligible.*

Agency use only

g. Proposed measures to reduce or control transportation impacts:

*NE 58<sup>th</sup> Street will be widened and a sidewalk will be constructed along the project frontage.*

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**15. Public services**

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

*Yes, the project will require the potential need for increased public services. These include fire protection and police protection.*

b. Proposed measures to reduce or control direct impacts on public services:

*Payment of property taxes and system development charges.*

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**16. Utilities**

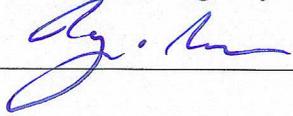
a. Circle the utilities currently available at the site: ***electricity, natural gas, water, refuse service, telephone, sanitary sewer***, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

*Sanitary sewer-City of Vancouver, Water-City of Vancouver, cable TV-Comcast, Electrical power-Clark PUD, Natural Gas-Northwest Natural, Telephone-CenturyLink, refuse-Waste Connections.*

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 7-17-15