

## Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

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, 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 and 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.

**Date of this notice: February 18, 2015**

**Closing date for public comments: March 4, 2015**

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

**Project Name: BRICKWOOD SITE PLAN**

**Case Numbers: PSR2015-00002; SEP2015-00002; WET2015-00003; BLA2015-00003; EVR2015-00001**

**Request: The applicant requesting Site Plan Review approval for the construction of 4 light industrial buildings totaling 88,056 square feet and associated infrastructure in 3 phases on 10.03 acres in the IL zone district.**

**Location: 9317 NE 72<sup>nd</sup> Avenue**

Revised 7/9/13



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)

**Applicant:** **Brickwood Enterprises LLC**  
**9317 NE 72<sup>nd</sup> Avenue**  
**Vancouver, WA 98665**  
**(360)982-8700; (360)892-9644 fax**  
**Lorin.erickson@pipermechanical.com**

**Contact Person:** **Seth Halling, P.E.**  
**9600 NE 126<sup>th</sup> Avenue, Suite 2520**  
**Vancouver, WA 98682**  
**(360)882-0419; (360)882-0426 fax**  
**sethh@aks-eng.com**

**Property Owner:** **Brickwood Enterprises LLC** **Nels. L. Hollo**  
**9317 NE 72<sup>nd</sup> Avenue** **4717 NE 94<sup>th</sup> Street**  
**Vancouver, WA 98665** **Vancouver, WA 98665**

**Comp Plan Designation:** **Industrial**

**Parcel numbers:** **155767-000, 155745-000**

**Township: 2 N** **Range: 2 E** **Section: NW ¼ of**  
**Section 5**

**Neighborhood Contact:** **Sunnyside Neighborhood Association**  
**Judy Bumbarger-Enright, president**  
**10301 NE 85<sup>th</sup> Court**  
**Vancouver, WA 98662**  
**(360) 699-2050**  
**Email: sunnysidenava@yahoo.com**

**Staff Contact:** **Jan Bazala**  
**(360) 397-2375 ext. 4499**  
**Jan.bazala@clark.wa.gov**

### **Applicable code sections**

Clark County Code: Title 15 (Fire Prevention), Section 40.230.085 (Employment Districts), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.385 (Storm Water Drainage and Erosion Control), Section 40.410 (Critical Aquifer Recharge Area), Section 40.450 (Wetland Protection Ordinance), Sections 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), 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 Filing date:** January 16, 2015  
**Fully Complete date:** January 30, 2015

### Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below 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.

**Public Comment Deadline:** March 4, 2015

**In person:** The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

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

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.

**Email:** jan.bazala@clark.wa.gov

### 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.

**Responsible Official:** Marty Snell, Community Development Director

### Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

### 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

## Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

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

## 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.

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.

## Attachments

- Proposed project site plan
- Map of property owners receiving notice

**Distribution**

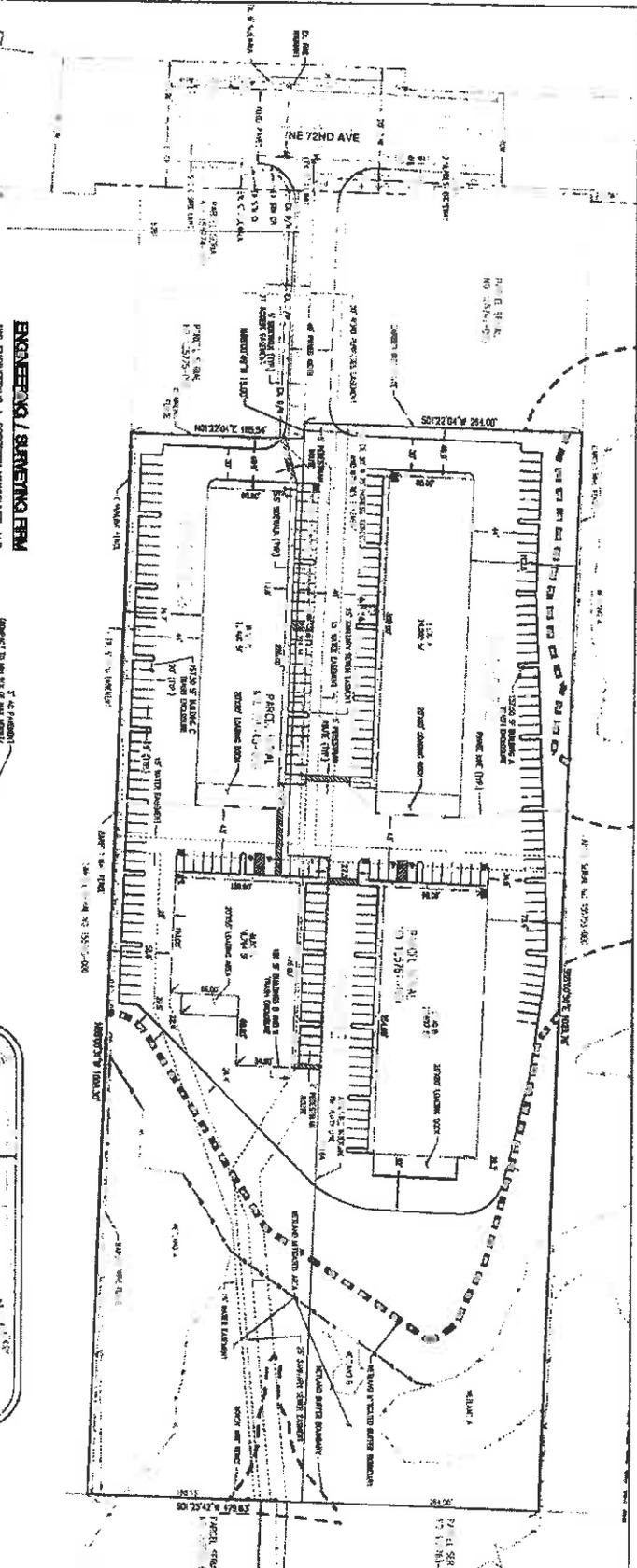
This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Community Development Land Use Review Fire Marshal's Office Clark County Public Health Clark County Public Works Development Engineering Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

**Additional attachment for agencies:**

- SEPA checklist





- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
  3. ALL UTILITIES SHALL BE DEEPENED, REPAIRED, AND PROTECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE (IEC).
  4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
  5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
  7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL GREEN BUILDING CODE (IGBC).
  8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
  9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
  10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL QUALITY MANAGEMENT SYSTEM CODE (IQMS).
  11. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RISK MANAGEMENT CODE (IRMC).
  12. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SUPPLY CHAIN MANAGEMENT CODE (ISCM).
  13. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL TALENT MANAGEMENT CODE (ITMC).
  14. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL TECHNOLOGY MANAGEMENT CODE (ITMC).
  15. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL WORKFORCE MANAGEMENT CODE (IWMC).

**ENGINEERING / SURVEYING FIRM**  
**AKS ENGINEERING AND FORESTRY, LLC**  
 1500 N. 15TH AVE.  
 SUITE 2010  
 WASHINGTON, WA 98090  
 PHONE: 206.835.1111  
 FAX: 206.835.1112  
 WWW.AKS-ENGINEERING.COM

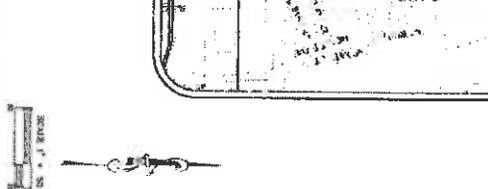
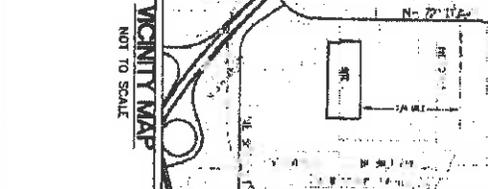
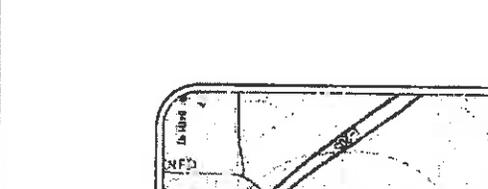
**OWNER**  
 MRS. JUDITH  
 417 NE 54TH ST  
 WASHINGTON, WA 98066  
 PHONE: 206-882-0419  
 FAX: 206-882-0405  
 E-MAIL: judith@brickwood.com

**APPLICANT**  
 BRICKWOOD ENTERPRISES, LLC  
 CONTACT: JOHN ENDRISON  
 517 NE 79TH AVENUE  
 WASHINGTON, WA 98065  
 PHONE: 206-882-8700  
 E-MAIL: john.endrison@brickwood.com

**SITE AREA:**  
 380.0 ACRES (47,100 S.F.)  
 ADJACENT PARCEL SERIAL NO. 158707-000 43,800 ACRES (4,940,000 S.F.)  
 ADJACENT PARCEL SERIAL NO. 158708-000 44,300 ACRES (4,900,000 S.F.)



**BRICKWOOD ENTERPRISES, LLC**  
 517 NE 79TH AVENUE  
 WASHINGTON, WA 98065  
 PHONE: 206-882-8700  
 E-MAIL: john.endrison@brickwood.com



**PRELIMINARY SITE PLAN**

**BRICKWOOD SITE PLAN**

**CLARK COUNTY WASHINGTON**  
 PERMITS SECTION 155707-000 & 155708-000

**AKS ENGINEERING AND FORESTRY, LLC**  
 1500 N. 15TH AVE.  
 SUITE 2010  
 WASHINGTON, WA 98090  
 PHONE: 206.835.1111  
 FAX: 206.835.1112  
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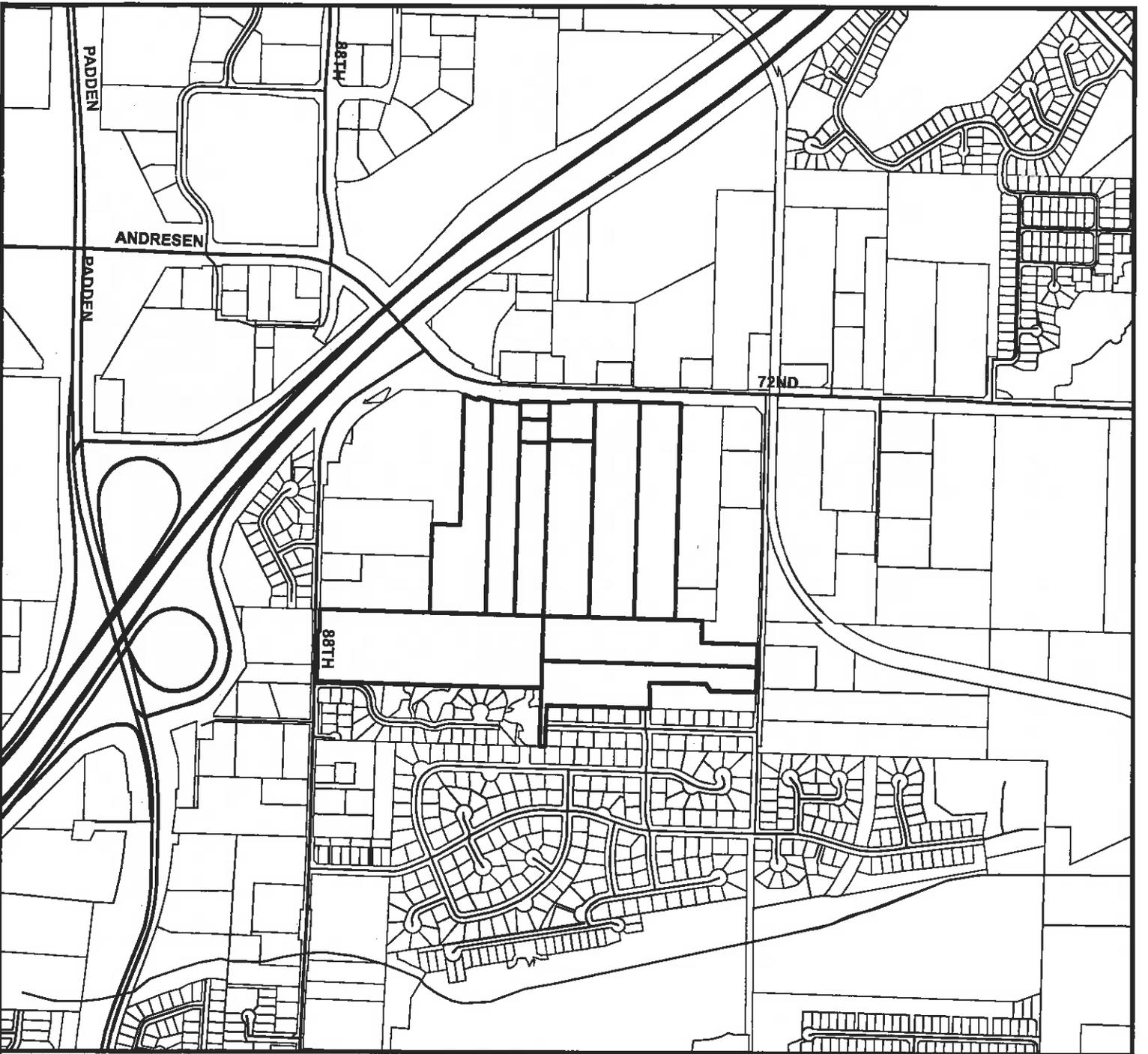
**ENGINEERING PLANNING SURVEYING FORESTRY LANDSCAPE ARCHITECTURE**

**AKS**

DATE: 07/17/11  
 DRAWN BY: J. ENDRISON  
 CHECKED BY: J. ENDRISON  
 SCALE: 1" = 50' EAST

AKS NUMBER: 3810  
 SHEET: P.3.0





**List of Property Owners**  
that were mailed notice

- KEY**
- Taxlots
  - Incorporated
  - Urban Growth Area



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

