Notice of Type II Application Non-SEPA

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code, Section 40.510.020 and applicable code sections as listed below.

Closing date for public comments: August 24, 2015

Project Name: **EH METAL RECYCLING**

Case Number: **PSR2015-00032; EVER2015-00026**

Request: The applicant is proposing to construct approximately 1,870 square feet of new paved area with a 960 square foot covered area within the new paved area, and twelve (12) 8-foot x 20-foot and two (2) 8–foot by 40-foot container/bins for a wholesale metal collection facility on a 1.02 acres lot located in the IL (Light Industrial) zoning district. A modification to the road standards is also requested to allow the driveway spacing to be less than required by CCC 40.350.030(B)(4)(d). Permits have not been obtained for any uses, containers or structures currently on the site. The project is considered a new use on the site and will be reviewed accordingly.

Location: 8801 NE 117th Avenue

Applicant: EH Metals Recycling
3021 NE 72nd Avenue, Suite 25
Vancouver, WA 98662
(360) 518-1528 josh@ehrecycling.com

Contact person: Mike Odren
Olson Engineering
222 E. Evergreen Blvd.
Vancouver, WA 98660
(360) 695-1385 mikeo@olsonengr.com

Property owner: Silver Star Capital, LLC
1721 SE Grace Avenue, Unit B
Battle Ground, WA 98604

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
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

Staff contact:	Terri Brooks (360) 397-2375 ext. 4885 Terri.Brooks@clark.wa.gov
Neighborhood contact:	Sifton Neighborhood Association Christie Brown-Silva, President 13504 NE 84th Street, Suite 103-141 Vancouver, WA 98682 (360) 326-4353 Email: Siftonneighborhood@gmail.com
Legal description of property:	Tax lot 59 & 76 W P MABRY DLC 1.03A (154920-000) located in the West half of Section 24, Township 2 North, Range 2 East of the Willamette Meridian
Plan/Zone designation:	I/IL (Light Industrial)

Approval Standards/Applicable Laws
40.200 (General Provisions); 40.230.085 (Employment Districts); 40.260.200 (Solid Waste Zoning Permits); 40.310 (Signs); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.010 (Legal Lot Determination); 40.520.040 (Site Plan Review); 40.550.010 (Road Modification); 40.610 and 40.620 (Impact Fees); Title 14 (Buildings and Structures); Title 15 (Fire Code) and Public Health (Title 24).

Application and Fully Complete Date

Application date:	July 17, 2015
Fully Complete date:	July 24, 2015

Timelines/Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling (360) 397-2375, ext.4885, visiting the Clark County Permit Center, 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

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.

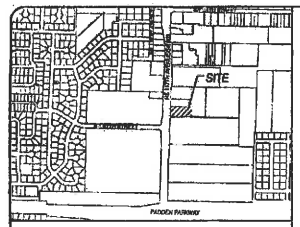
An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

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

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

Email: terri.brooks@clark.wa.gov

Date of this notice: August 7, 2015



VICINITY MAP SEC. 03 T2N R2E W.M.
NTS

SITE PLAN NOTES

EXISTING SITE DATA:

PRESENT USE:	METAL WHOLESALE FACILITY
EXISTING ZONING:	IL
GROSS SITE AREA:	PARCEL 152400-000 IS 1.03 ACRES (44,954 SF) ACCORDING TO THE SURVEY PERFORMED BY PROGRESSIVE CONSULTANTS, INC.

TRANSIT ROUTES & STOPS: APPROXIMATELY 500 FEET SOUTH OF THE SITE ALONG NE 117TH AVE., C-TRAN ROUTE #7.

PROPOSED SITE DATA:

PROPOSED PROJECT:	METAL WHOLESALE FACILITY SITE PLAN
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	NONE PROPOSED
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	NONE PROPOSED
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD EGEMENTS IN EXCESS OF 10% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	AS SHOWN ON THE PRELIMINARY PLAN
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	COVERED AREA AS SHOWN
PROPOSED PARKING:	AS SHOWN

THE FULL-WIDTH PAVED SECTION OF NE 117TH AVENUE 600' WIDTH OF THE PROJECT BOUNDARY IS 32'.
THE FULL-WIDTH PAVED SECTION OF NE 117TH AVENUE 600' WIDTH OF THE PROJECT BOUNDARY IS 32'.

SIGHT DISTANCE STANDARDS ARE MET AT ALL ACCESS POINTS.

PARKING CALCULATIONS

OVERALL PARKING REQUIRED	WHOLESALE FACILITY 1 STALL PER 1000 SQUARE FOOT FLOOR AREA = 1 STALL 1 STALL REQUIRED
PARKING PROVIDED	6 PARKING STALLS, WHICH INCLUDES: 5 STANDARD STALLS, EACH INCLUDES 1 ADA STALL 5 TOTAL ON-SITE PARKING STALLS PROVIDED

PARKING NOTES
1. ALL SURFACE PARKING STALLS HAVE A 6-FOOT LONG, 4" TALL CONCRETE WHEELSTOP, UNLESS SHOWN OTHERWISE.

SOLID WASTE AND RECYCLING CALCULATIONS

AREA REQUIRED	950 SF SFA OF OTHER USE - 10 SF + 4 SF (4 SF/1000 SF OF GFA)=14 SF
AREA PROPOSED	25 SF

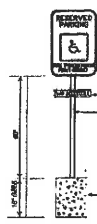
OVERALL SITE PLAN CALCULATIONS

TOTAL SITE AREA	44,954 SF
LANDSCAPE AREA	15,920 SF (35%)
NEWLY PAVED AREA	1976 SF (4%) INCLUDES COVERED AREA
TOTAL BUILDING AREA	1,870 SF

EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE IN ACCORDANCE WITH CCC 40.340.010(A)(7)

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

WSDOT WILL NOT BE RESPONSIBLE FOR MITIGATION MEASURES THAT MAY BE NECESSARY DUE TO THIS DEVELOPMENTS CLOSE PROXIMITY TO THE STATE HIGHWAY SYSTEM.

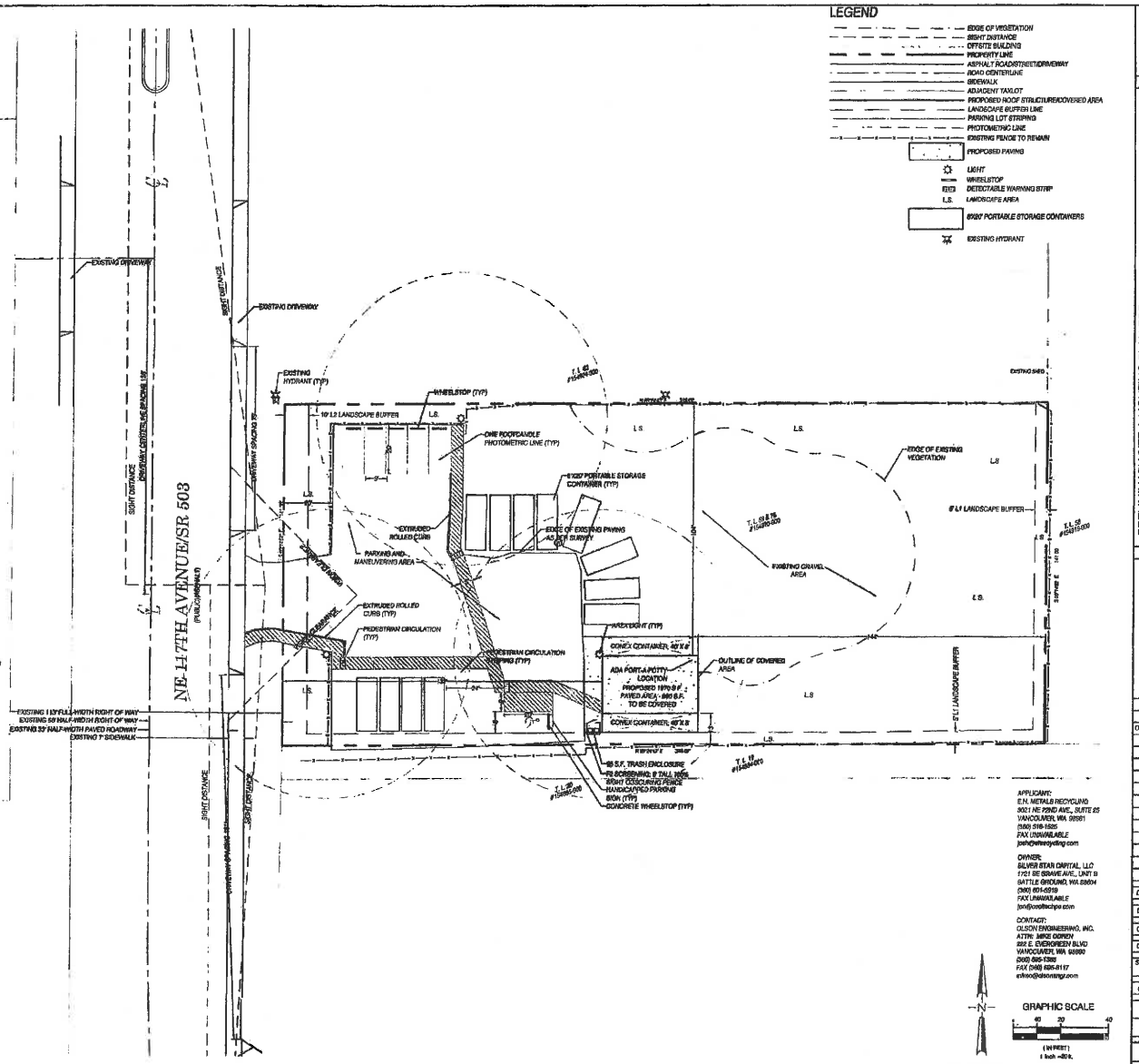


1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.
2) SEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".
3) SIGN PROVIDED BY CONTRACTOR.

EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, LOCATED AT 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE" WAC 51-50-3107(3).

ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 2%. THE INTERNATIONAL SYMBOL USED WITHIN A PARKING SPACE SHALL BE WHITE ON BLUE BACKGROUND. SEE ENGINEERING PLANS FOR RAMP AND SYMBOL DETAILS.

NOT TO SCALE



APPLICANT:
E.H. METALS RECYCLING
9021 NE 92ND AVE., SUITE 25
VANCOUVER, WA 98661
(360) 518-1525
FAX UNAVAILABLE
josh@wheelrecycling.com

OWNER:
SILVER STAR CAPITAL, LLC
1751 SE SHAVE AVE., UNIT B
BATTLE GROUND, WA 98604
(360) 601-5919
FAX UNAVAILABLE
tom@coolitechpa.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE OGDEN
222 E. EVERGREEN BLVD
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsoneng.com

PLOT: sheetlandc.ctb
FILE: p:\data\projects\2015\2015\2015.01 EH Metals\PR\SP1 Site Plan.dwg

PRELIMINARY SITE & LIGHTING PLAN FOR:
E.H. METALS RECYCLING

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
360-695-8117

7/10/15

CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED: SAH
DRAWN: SAH
CHECKED: MRO/KRS
DATE: JUNE 2015
SCALE: H: 1" = 20' V:

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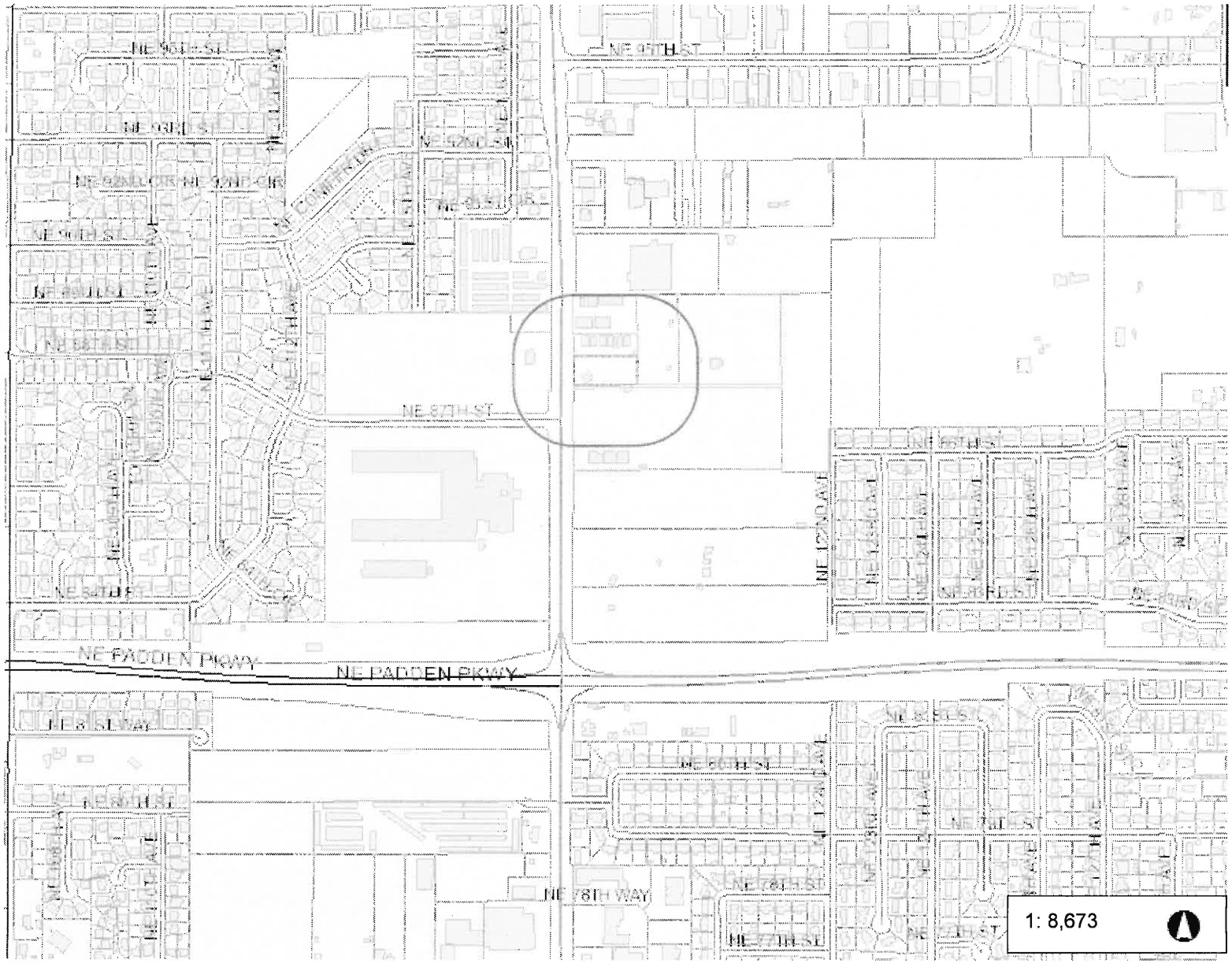
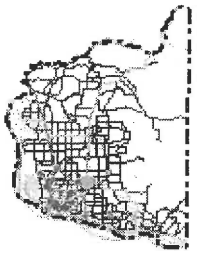
E.H. METALS RECYCLING
JOB NO. 2029 01.02

SHEET
SP1

EH Metal Recycling 300' list





Legend

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

Notes:

1,445.5 0 722.76 1,445.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

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