

## Type II Site Plan and Environmental Review Staff Report and Decision

**Project Name:** Hockinson high School Improvements

**Case Number:** PSR2015-00028

**Location:** 16819 NE 159<sup>th</sup> Street, Brush Prairie, WA 98606

**Request:** Hockinson High School requests site plan approval to add one (1) baseball field, two (2) soccer fields, tennis courts, bleachers/stadium, a 6,500sf band room, a new 3,300sf facilities/storage room, and a 17,000sf wrestling/athletic facility with restrooms.

**Applicant:** Hockinson School District  
Neil Brinson, contact  
17912 NE 159<sup>th</sup> Street  
Brush Prairie, WA 98606  
Phone: (360) 448-6400  
Email: [neil.brinson@hocksd.org](mailto:neil.brinson@hocksd.org)

**Contact Person:** AHBL  
Todd Sawin, contact  
2215 N 30<sup>th</sup> Street, Suite 300  
Tacoma, WA 98403  
Phone: (253) 383-2422  
Email: [tsawin@ahbl.com](mailto:tsawin@ahbl.com)

**Property Owner:** Hockinson School District  
17912 NE 159<sup>th</sup> Street  
Brush Prairie, WA 98606

### Decision

Approved subject to Conditions of Approval

Administrative Services Manager's initials: SE Date issued: 11/04/2015

Revised 2/5/15



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)

**County Review Staff**

<b>Department/Program</b>	<b>Name</b>	<b>Phone Ext.</b>	<b>Email Address</b>
<b>Community Development</b>			
Administrative Svcs. Manager	Susan Ellinger	5122	susan.ellinger@clark.wa.gov
Land Use Review Planner	Amy Wooten	5683	amy.wooten@clark.wa.gov
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<b>Public Works</b>			
Transportation and Stormwater Engineering Supervisor	Tom Grange P.E.	4449	tom.grange@clark.wa.gov
Engineering Team Leader	Ali Safayi P.E.	4102	ali.safayi@clark.wa.gov
Engineer	Brad Hazen	4346	brad.hazen@clark.wa.gov
Concurrency Engineer	David Jardin	4354	david.jardin@clark.wa.gov

**Comp Plan Designation:** R-5 & AG-20

**Parcel Number(s):** 197409-000 & 197415-000

**Applicable Laws**

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.010 (Forest & Agriculture District), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.385 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.570.080 (SEPA Archaeological), Title 24 (Public Health).

**Neighborhood Association and Contact**

Greater Brush Prairie Neighborhood Association  
 Rob Pearson, president  
 158001 NE 180th Street  
 Brush Prairie, WA 98606  
 (360) 666-2756  
 Email: [rpearson7@gmail.com](mailto:rpearson7@gmail.com)

**Vesting**

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on Thursday, May 28, 2015. The pre-application was determined contingently vested as of May 1, 2015, the date the fully complete pre-application was submitted.

The fully complete application was submitted on July 6, 2015, and determined to be fully complete on August 20, 2015. Given these facts, the application is vested on May 1, 2015.

There are no disputes regarding vesting.

**Time Limits**

The application was determined to be fully complete on August 20, 2015. Therefore, the code requirement for issuing a decision within 78 days lapses on November 6, 2015. The state requirement for issuing a decision within 120 calendar days lapses on December 18, 2015.

**Public Notice**

Notice of application was mailed to the applicant, the Greater Brush Prairie Neighborhood Association and property owners within 500 feet of the site on September 3, 2015.

**Public Comments**

<b>Date Rec'd</b>	<b>Name</b>
09/15/15	Rod Nylund, 14900 NE 271 <sup>st</sup> Avenue, Brush Prairie, WA
09/16/15	Ray Steiger, Officer, Greater Brush Prairie NAC
09/16/15	Lew & Nancy Ward, 15507 NE Parkinen Road, Brush Prairie, WA
09/18/15	Mark & Susan Gawecki, 17706 NE Homestead Dr., Brush Prairie, WA

Mr. Nylund's concerns related to site drainage. He contends that the proposed development is elevated and is concerned about water shedding onto his adjacent parcels. (Exh. 4)

Mr. Steiger shared a concern regarding new traffic on NE Parkinen Road that would be created by the new driveway constructed with this proposal. Mr. Steiger requested that the street be posted at 35 miles per hour, a reasonable limit for a school zone. (Exh. 6)

Mr. & Mrs. Ward share the concerns related to additional traffic and speed on NE Parkinen Road and site drainage. They have additional concerns related to their view of Mt. St. Helens, site lighting and whether or not boundary landscaping will be able to perform any 'noise barrier' function due to existing 2:1 slope between the properties. (Exh. 7)

Mr. Gawecki's concerns relate to traffic improvements and congestion at the NE 152<sup>nd</sup> Ave and 159<sup>th</sup> St intersection, and noted that the traffic study provided for this development did not

address that intersection. He shared concerns about how traffic from a neighboring subdivision (in preliminary stages of development) coupled with additional traffic generated by this development would affect how the NE 159<sup>th</sup> St / NE 157<sup>th</sup> Ave intersection will function in the near future. (Exh. 9)

The applicant's traffic engineer, Heath & Associates (H&A), submitted a response to the public comments received on October 28, 2015. (Exh. 11) H&A explains that the access proposed from NE Parkinen Road is intended as a secondary access only, with most of the high school traffic coming to and from the east and west. The letter further explains that the existing enrollment at Hockinson High School is under 750 students, with is within the original approval assumption of 1,000 students. Additionally, the letter states that student enrollment at the high school is expected to be flat or even reduce in number over the next 10 years.

Staff notes the concerns of neighbors have related to additional traffic on NE Parkinen Road. Neighbors are encouraged to contact Ejaz Kahn at (360) 397-2375, ext. 4914 in the County's Transportation Department to discuss a revision to the current posted speed limit.

Staff finds that H&A erred in the presumption that the estimated enrollment approved with CUP2001-00001 was 1,000 students. According the HE Decision, "The estimated enrollment at the school declined from 1,000 students to 715 students, which reduces the trip generation from 1790 average daily trips ("ADT") to 1280 ADT with corresponding reductions in peak hour volumes." The applicant has reported current enrollment at 700 students, which remains under the established limit of 715.

All other concerns related to stormwater, landscaping, and concurrency were considered and reviewed by staff, and subsequently mitigated, if necessary, pursuant to Clark County Code.

### **Project Overview**

This application is for the construction of (1) baseball field, two (2) soccer fields, tennis courts, bleacher/stadium, a 6,500sf band room, a new 3,300sf facilities/storage room, and a 17,000sf wrestling/athletic facility with restrooms.

SEPA review and notice for this project was issued by the school district as lead agency on April 13, 2015 and is available for review on their website.

The site's existing conditional use permit (CUP2001-00001) approved the construction of a 105,000sf high school with classrooms, gymnasium, theater, administrative offices, library, kitchen and related uses.

The subject site is located within the boundaries of Fire District 3, Clark Public Utilities district, and the Greater Brush Prairie Neighborhood Association.

### **Comprehensive Plan, Zoning and Current Land Use**

<b>Compass</b>	<b>Comp Plan</b>	<b>Zoning</b>	<b>Current Land Use</b>
Site	*R-5	*R-5	Hockinson High School
North	R-5	R-5	Single family residential
East	R-5	R-5	Single family residential

South	R-5	R-5	Large lot single family residential
West	AG-20	AG	Large lot single family residential

- A portion of parcel number 197415-000, which is located to the west of NE Parkinen Road is zoned AG-20 / AG.

### Staff Analysis

Staff reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

### Major Issues

Only the major issues, errors in the development proposal, or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements and, therefore, are not discussed below.

### Land Use

#### Finding 1 – Zoning

The parcels identified as part of this project are: 197409-000 & 197415-000. Parcel 197415-000 is split-zoned R-5 (to the east of NE Parkinen Road) & AG-20 (to the west of NE Parkinen Road). All improvements are proposed to the east of NE Parkinen Road and therefore, for the purposes of this application, only the R-5 zoning criteria shall apply.

#### Finding 2 - Uses

Hockinson High School's main building is located on parcel number 179409-000, with the master site approved under CUP2001-00001 & PSR2001-00006. According to the hearing examiner's decision, the approval includes a 105,000sf high school, approximately 583 parking spaces, athletic fields and track and extensive landscaping.

Pursuant to Section 40.520.030(I), expansions to an existing permitted conditional use may be allowed, subject to site plan review approval, if it can be found that the establishment, maintenance or operation of the use applied for will not be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the county. Based on the subject application, staff finds that through the application of Clark County Code and mitigation measures assigned in this report, the proposed improvements will not be significantly detrimental the residents or property in the vicinity of the proposed improvements.

#### Finding 3 – Development Standards

Development standards for the R-5 district are established in Table 40.210.020-3; the following site setbacks shall apply: front yard, 50-feet; street side yard, 25-feet; and, interior side and rear yard, 20 feet. The plan meets setback standards as proposed.

#### Finding 4 – Landscaping and Screening

Pursuant to Table 40.320.010-1, there are no screening and buffering requirements for developments within the R-5 district which abut development within the R-5 district.

However, the applicant has provided extensive landscaping plans which indicate a 15-foot buffer along the westerly edge of parcel 197409-000 and southerly edge of parcel number 197415-000, where the site abuts neighboring residential uses. The buffer proposes existing evergreen and deciduous trees, and new western red cedar and purple robe locust with various shrubs to form a continuous vegetative screen.

Additional plantings include parking lot landscaping that will match the existing scheme. Staff adopts the landscaping plan as provided. Therefore, prior to occupancy, the applicant shall provide a copy of the approved landscape plan(s) with a letter signed and stamped by a landscape architect licensed in the state of Washington certifying that the landscape and irrigation (if any) have been installed in accordance with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site. Any substituted plants shall be no smaller than those shown on the approved plan(s) and shall have similar characteristics in terms of height, drought tolerance and suitability for screening. [See Condition F-1]

#### Finding 5 - Parking

According to the school's website, there are approximately 700 students and 92 staff members at the school. Pursuant to Table 40.340.010-4(D)(5), high schools shall provide parking at the following rate: 1 space/ employee, plus 1 space/each 6 students. Therefore, the subject site requires 209 parking spaces. The approval for CUP2001-00001 indicates a build-out of approximately 583 parking spaces, none of which will be removed due to construction of these improvements. Therefore, staff finds that parking requirements contained within Section 40.340 are met with this proposal.

#### **Conclusion**

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets land use requirements of the Clark County Code.

#### **Archaeology**

#### Finding 6 – Archaeological Predetermination

The applicant submitted an archaeological pre-determination to the Washington State Department of Archaeology and Historic Preservation (DAHP) prior to submittal of the application.

The DAHP concurs with the recommendation of the pre-determination that no additional studies are necessary; however, a note on the final construction plans will require that if resources are discovered during ground disturbance, work shall stop and DAHP and the county will be contacted. [See Condition A-3]

#### **Conclusion**

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets archaeology requirements of the Clark County Code.

#### **Transportation**

Finding 7 – Pedestrian/Bicycle Circulation Plan

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. A minimum 5 foot wide pedestrian pathway along the frontage of NE 159<sup>th</sup> Street and NE Parkinen Road is required for safe pedestrian access along the site's frontage. [See Condition A-4.a]

Finding 8 – NE 159<sup>th</sup> Street

NE 159<sup>th</sup> Street is classified as a Rural Major Collector 2-lane roadway (R-2). It requires 60 feet of right of way and 40 feet of pavement width. In the rural area this parcel is exempt from frontage improvements, however, it is not exempt from half-width right-of-way dedication requirement. Therefore, the applicant shall dedicate a minimum 30-foot half width right-of-way. [See Condition A-4.b]

Finding 9 – NE Parkinen Road

NE Parkinen Road is classified as a Rural Local Access roadway. It requires 50 feet of right of way and 24 feet of pavement width. In the rural area this parcel is exempt from frontage improvements, however, it is not exempt from half-width right-of-way dedication requirement. Therefore, the applicant shall dedicate a minimum 25-foot half-width right-of-way. [See Condition A-4.c]

Finding 10 – Sight Distance

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Additional building setbacks may be required for corner lots in order to maintain adequate sight distance. The final engineering plans shall show sight distance triangles at all intersections. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at all proposed driveway approaches and intersections. The applicant shall submit a sight distance analysis and show the sight distance triangles on final construction plans. [See Condition A-4.d]

**Conclusion (Transportation):**

Staff concludes that the proposed preliminary plan, subject to the conditions identified above, meets the transportation requirements of the Clark County Code.

**Transportation Concurrency**Finding 11 – Traffic Study

County concurrency staff has reviewed the proposed Hockinson High School development proposal. The traffic study submitted indicates that the proposed development will construct a new gym, a building addition, new sports fields and a new access onto NE Parkinen Road. The applicant's traffic study has indicated that the student population of the school is currently 700 students. The previous site plan approval, PSR2001-00006 Hockinson High School, approved a maximum of 715 students. This approval also vested trips associated with this educational facility. The vested trips totals are as follows:

AM Peak of the Adjacent Street: 460

PM Peak of the Generator: 300

PM Peak of the Adjacent Street: 150  
Average Daily Trip Generation: 1790

The applicant's study has provided some information on 2015 existing trips at the site entrances. This information is as follows:

AM Peak of the Generator: 454  
PM Peak of the Generator: **345**  
PM Peak of the Adjacent Street: not provided  
Average Daily Trip Generation: not provided

Because the proposed development is not anticipated to increase the student population beyond the previously approved 715 students, no further analysis will be required.

The applicant has submitted a traffic study under the provisions of Clark County Code section 40.350.020 (D)(1).

### **Conclusion**

Transportation Concurrency staff concludes that the proposed preliminary plan, subject to conditions identified in their attached report, meets transportation concurrency requirements of the Clark County Code.

### **Stormwater**

#### Finding 12 - Stormwater Applicability

The provisions of Clark County Code Chapter 40.385 shall apply to all new developments, redevelopments, and drainage projects consistent with the Stormwater Management Manual for Western Washington (SMMWW) as modified by CCC 40.385 and the county's stormwater manual. The project shall comply with Minimum Requirements 1 through 10 per CCC 40.385.020(A)(5).

#### Finding 13 – Stormwater Proposal

The applicant provided a preliminary stormwater technical information report dated July 2015, prepared by AHBL Engineering. Water quality is proposed to be managed through the use of a combination of bioretention swales and a two-cell wetpond. Water quantity control will be managed via detention ponds. The facilities will be owned and maintained by the School District. [See Condition A-6.a]

#### **Conclusion (Stormwater):**

Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

### **Fire Protection**

#### Finding 14 – Building Construction

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be

made at the time of building construction as a result of the permit review and approval process. [See Condition E-1.a]

#### Finding 15 – Fire Flow

Fire flow in the amount of (1000) gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. [See Conditions E-1.b & c]

#### Finding 16 – Fire Alarms & Sprinklers

An approved fire alarm system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. [See Condition E-1.d]

An automatic fire sprinkler is required at the time of construction for all buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. [See Condition E-1.e]

#### Finding 17 – Fire Hydrants

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of any building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. [See Condition A-10.a]

Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. A six-foot clear space shall be maintained around the circumference of all fire hydrants. The local district fire chief approves the exact locations of fire hydrants. [See Condition A-10.b]

Buildings provided with automatic fire sprinkler systems shall be provided with a minimum of two fire hydrants. One fire hydrant shall be within 100 feet of approved fire department connections to the sprinkler systems. [See Condition E-1.f]

#### Finding 18 – Fire Apparatus Access

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. [See Conditions A-10.c & F-2.a]

#### Finding 19 – Fire Department Connections (FDC)

Fire department connections (FDC) shall be located remote from the building a distance equal to the height of the building at the FDC. [See Condition E-1.g]

### **Conclusion**

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the fire protection requirements of the Clark County Code.

**Water and Sewer Service**

Finding 20 – Sewer and Water

A utility review letter has been provided from Clark Regional Wastewater District. The letter indicates that the applicant shall connect to an existing manhole located near the northwestern corner of parcel #197409-000, which is served exclusively by a S.T.E.P. system. Therefore, the applicant shall adhere to conditions related to plan review, construction and fees put forth in RUR 746960. [See Condition A-1]

A utility review letter has been provided from Clark Public Utilities. The letter indicates that the site is served by a looped system that currently provides static water pressure at 130 psi. The letter indicates that future building additions will impact the existing water system and will likely require additional fire flow and an increase in main sizes and an extension to Parkinen Road. Therefore, the applicant shall meet all “General Conditions for Service” outlined in the RUR submitted with the subject application. [See Condition A-2]

**Conclusion**

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets water and sewer service requirements of the Clark County Code.

**Impact Fees**

Finding 21 – Traffic Impact Fees

The applicant has submitted a traffic study under the provisions of Clark County Code section 40.350.020 (D)(1). The report finds that the proposed development is not anticipated to increase the student population beyond the previously approved 715 students therefore an additional assessment of traffic impact fees is not warranted for this application.

**Decision**

Based upon the proposed plan known attached hereto, and the findings and conclusions stated above and within the attached reports and decisions, the Land Use Review Manager hereby **APPROVES** this request, subject to the following conditions of approval.

**Conditions of Approval**

Note: The Conditions of Approval below include those identified above and those contained within Attachments A, B, and C. The letters or numbers may have changed from those in the attachments.

<b>A</b>	<b>Final Construction/Site Plan Review Review and Approval Authority: Development Engineering</b>
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Prior to construction, a Final Construction Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

- A-1** The applicant shall adhere to conditions related to plan review, construction and fees put forth in RUR 746960. [See Finding 20]
- A-2** The applicant shall meet all “General Conditions for Service” outlined in the RUR submitted with the subject application. [See Finding 20]
- A-3** A note shall be placed on the final construction plans which states, “If resources are discovered during ground disturbance, work shall stop and DAHP and the county will be contacted.” [See Finding 6]
- A-4** **Final Transportation Plan/On-Site** - The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:
- a.** The applicant shall construct a minimum 5-foot wide pedestrian pathway along the frontage of NE 159<sup>th</sup> Street and NE Parkinen Road to ensure safe pedestrian access along the site. [See Finding 7]
  - b.** The applicant shall dedicate a minimum 30-foot half-width right-of-way along NE 159<sup>th</sup> Street. [See Finding 8]
  - c.** The applicant shall dedicate a minimum 25-foot half-width right-of-way along NE Parkinen Road. [See Finding 9]
  - d.** The applicant shall submit a sight distance analysis and show the sight distance triangles on final construction plans. [See Finding 10]
- A-5** **Transportation:**
- a.** Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.
  - b.** Traffic Control Plan: Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.
- A-6** **Final Stormwater Plan** - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 40.385 and the following conditions of approval:
- a.** The applicant's engineer shall submit a stormwater plan in compliance with stormwater minimum requirements 1-10 per CCC 40.385. [See Finding 12]
- A-7** **Erosion Control Plan** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.385.
- A-8** **Other Required Documents:** – The following documents shall be submitted with the Final Construction/Site Plan:

- a. Developer’s Covenant: - A “Developer Covenant to Clark County” shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county’s Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. An access easement to the private facilities for the purpose of inspection shall be granted to the county. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

**A-9 Excavation and Grading** - Excavation/grading shall be performed in compliance with CCC14.07.

**A-10 Fire Marshal Requirements**

- a. Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of any building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. [See Finding 17]
- b. Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. A six-foot clear space shall be maintained around the circumference of all fire hydrants. The local district fire chief approves the exact locations of fire hydrants. [See Finding 17]
- c. Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. [See Finding 18]

**B Prior to Construction of Development Review and Approval Authority: Development Inspection**

Prior to construction, the following conditions shall be met:

**B-1 Pre-Construction Conference** - Prior to construction or issuance of any

Grading or building permits, a pre-construction conference shall be held with the county.

**B-2 Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

**B-3 Erosion Control** - Erosion control facilities shall not be removed without County approval.

<b>C</b>	<b>Provisional Acceptance of Development Review and Approval Authority: Development Inspection</b>
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Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/site plan and the following conditions of approval:

**C-1 None**

<b>D</b>	<b>Final Plat Review &amp; Recording Review and Approval Authority: Development Engineering</b>
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Prior to final plat approval and recording, the following conditions shall be met:

**D-1 Not applicable**

<b>E</b>	<b>Building Permits Review and Approval Authority: Permit Services</b>
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Prior to issuance of a building permit, the following conditions shall be met:

**E-1 Fire Marshal Requirements**

- a. Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. [See Finding 14]
- b. Submit proof from the water purveyor indicating that the required fire flow is available at the site. [See Finding 15]
- c. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. [See Finding 15]
- d. An approved fire alarm system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. [See Finding 16]

- e. An automatic fire sprinkler is required at the time of construction for all buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. [See Finding 15]
- f. Buildings provided with automatic fire sprinkler systems shall be provided with a minimum of two fire hydrants. One fire hydrant shall be within 100 feet of approved fire department connections to the sprinkler systems. [See Finding 17]
- g. Fire department connections (FDC) shall be located remote from the building a distance equal to the height of the building at the FDC. [See Finding 19]

**F Occupancy Permits  
Review and Approval Authority: Building**

Prior to issuance of an occupancy permit, the following conditions shall be met:

**F-1** The applicant shall provide a copy of the approved landscape plan(s) with a letter signed and stamped by a landscape architect licensed in the state of Washington certifying that the landscape and irrigation (if any) have been installed in accordance with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site. Any substituted plants shall be no smaller than those shown on the approved plan(s) and shall have similar characteristics in terms of height, drought tolerance and suitability for screening. [See Finding 4]

**F-2 Fire Marshal Requirements:**

- a. Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. [See Finding 18]
- b.

**G Development Review Timelines & Advisory Information  
Review and Approval Authority: None - Advisory to Applicant**

**G-1 Site Plans and Other Land Use Approvals** - Within seven (7) years of preliminary plan approval, a Fully Complete application for a building permit shall be submitted.

**G-2 Department of Ecology Permit for Construction Stormwater** - A permit from the Department of Ecology (DOE) is required if:

- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
- There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion (less than one acre) of the larger project planned over time. **The applicant shall contact DOE for further information.**

**G-3 Building and Fire Safety** - Building and fire, life, and safety requirements must be addressed through specific approvals and permits. This decision may reference general and specific items related to structures and fire, life, and safety conditions, but they are only for reference in regards to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to insure that Building Safety and Fire Marshal requirements are in compliance or brought into compliance. Land use decisions do not waive any building or fire code requirements.

**G-4 Building Elevation Approvals** – Approval of building elevations submitted for preliminary plan review does not ensure compliance with other requirements (such as building setbacks) under other construction codes. Compliance with other construction codes is the responsibility of the applicant at the time of building permit issuance.

<b>H</b>	<b>Post Development Requirements Review and Approval Authority: As specified below</b>
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**H-1 Outdoor Lighting** – Exterior lighting shall be located, shielded, and directed to prevent significant off site glare, in accordance with CCC 40.340.010(A)(7) and RCW 47.36.180.

<b>Note: The Community Development Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.</b>
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### Decision Appeal Process

An **appeal** of any aspect of this decision may be appealed to the Clark County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Community Development Director within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on November 6, 2015. Therefore any appeal must be received in this office by the close of business on November 20, 2015.

Any appeal of the final land use decisions shall be in writing and contain the following:

- 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 40.510.030(H);
- The specific aspect(s) of the decision being appealed;
- The reasons why each aspect is in error as a matter of fact or law;
- The evidence relied on to prove the error; and,
- The appeal fee

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

An appeal of any aspect of the Hearing Examiner's decision, *except* the SEPA determination (i.e., procedural issues), may be appealed to the Superior Court or reconsidered by the Hearing Examiner only by a party of record pursuant to Ordinance 10-19, adopted 10/27/2009 by the Board of County Councilors.

### **Attachments**

- Copy of Proposed Preliminary Plan

## Type II Site Plan and Environmental Review Staff Report and Decision

**Project Name:** Hockinson high School Improvements

**Case Number:** PSR2015-00028

**Location:** 16819 NE 159<sup>th</sup> Street, Brush Prairie, WA 98606

**Request:** Hockinson High School requests site plan approval to add one (1) baseball field, two (2) soccer fields, tennis courts, bleachers/stadium, a 6,500sf band room, a new 3,300sf facilities/storage room, and a 17,000sf wrestling/athletic facility with restrooms.

**Applicant:** Hockinson School District  
Neil Brinson, contact  
17912 NE 159<sup>th</sup> Street  
Brush Prairie, WA 98606  
Phone: (360) 448-6400  
Email: [neil.brinson@hocksd.org](mailto:neil.brinson@hocksd.org)

**Contact Person:** AHBL  
Todd Sawin, contact  
2215 N 30<sup>th</sup> Street, Suite 300  
Tacoma, WA 98403  
Phone: (253) 383-2422  
Email: [tsawin@ahbl.com](mailto:tsawin@ahbl.com)

**Property Owner:** Hockinson School District  
17912 NE 159<sup>th</sup> Street  
Brush Prairie, WA 98606

### Decision

Approved subject to Conditions of Approval

Administrative Services Manager's initials: \_\_\_\_\_ Date issued: 11/05/2015

Revised 2/5/15



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)

**County Review Staff**

<b>Department/Program</b>	<b>Name</b>	<b>Phone Ext.</b>	<b>Email Address</b>
<b>Community Development</b>			
Administrative Svcs. Manager	Susan Ellinger	5122	susan.ellinger@clark.wa.gov
Land Use Review Planner	Amy Wooten	5683	amy.wooten@clark.wa.gov
Fire Marshal's Office	Tom Scott	3323	tom.scott@clark.wa.gov
<b>Public Works</b>			
Transportation and Stormwater Engineering Supervisor	Tom Grange P.E.	4449	tom.grange@clark.wa.gov
Engineering Team Leader	Ali Safayi P.E.	4102	ali.safayi@clark.wa.gov
Engineer	Brad Hazen	4346	brad.hazen@clark.wa.gov
Concurrency Engineer	David Jardin	4354	david.jardin@clark.wa.gov

**Comp Plan Designation:** R-5 & AG-20

**Parcel Number(s):** 197409-000 & 197415-000

**Applicable Laws**

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.010 (Forest & Agriculture District), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.385 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.570.080 (SEPA Archaeological), Title 24 (Public Health).

**Neighborhood Association and Contact**

Greater Brush Prairie Neighborhood Association  
 Rob Pearson, president  
 158001 NE 180th Street  
 Brush Prairie, WA 98606  
 (360) 666-2756  
 Email: [rpearson7@gmail.com](mailto:rpearson7@gmail.com)

1301 Fifth Avenue, Suite 1200  
 Seattle, Washington 98101-2677  
 (206) 357-5600 FAX: (206) 357-5601

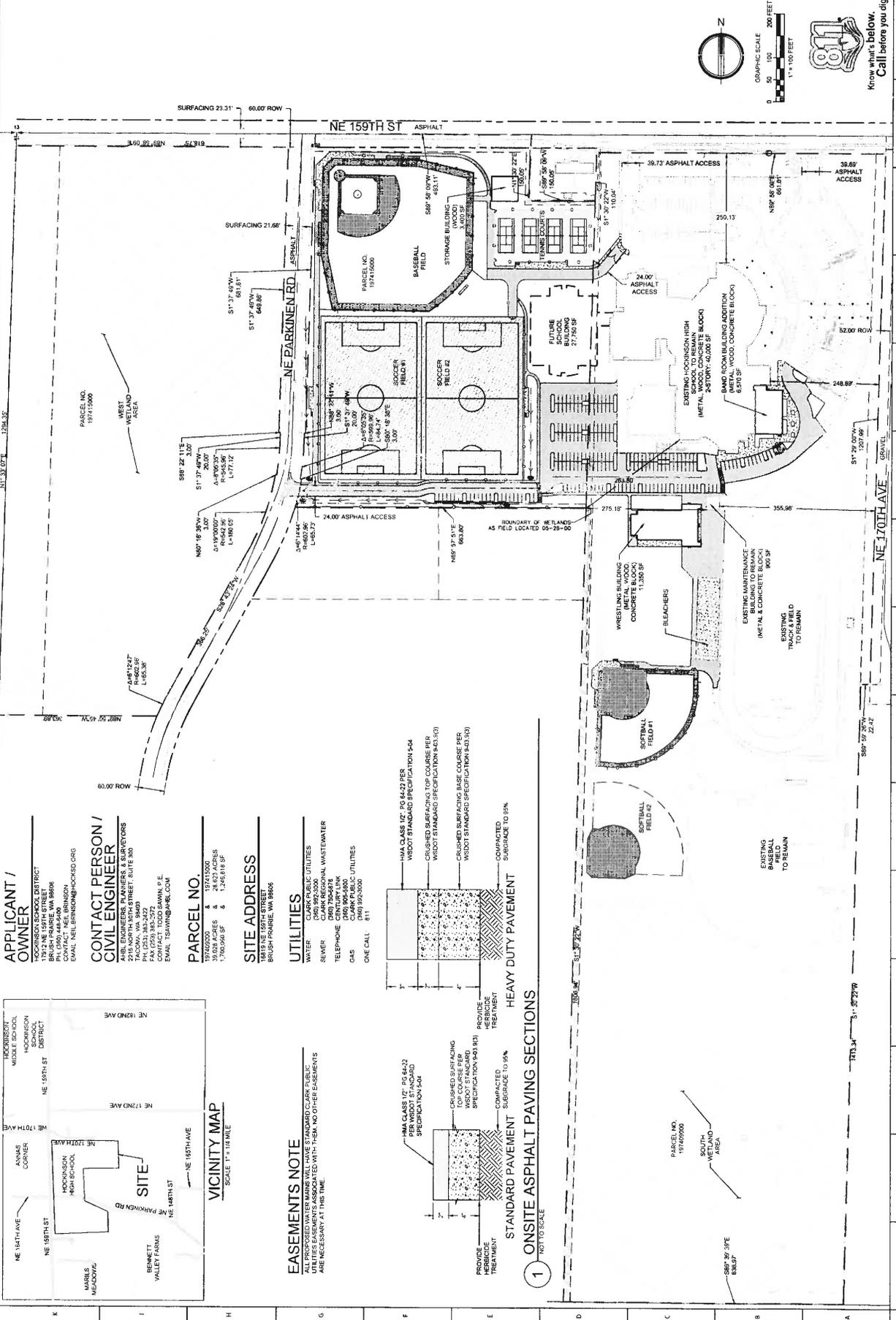


**HOCKINSON HIGH SCHOOL IMPROVEMENTS UNDER THE 2015 BOND ISSUE SITE**

DATE	2/14/2015	REVISIONS
BY	TD	
CHECKED	TD	
DATE	2/14/2015	REVISIONS
BY	TD	
CHECKED	TD	
DATE	2/14/2015	REVISIONS
BY	TD	
CHECKED	TD	

**PROPOSED DEVELOPMENT PLAN**

Know what's below.  
 Call before you dig.



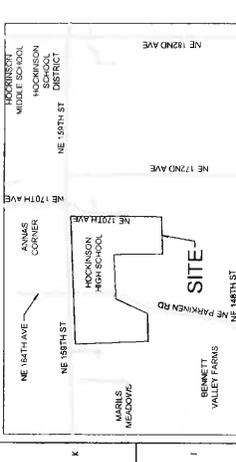
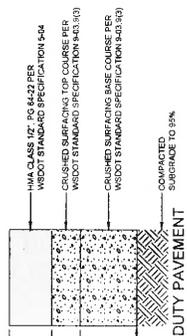
**APPLICANT / OWNER**  
 HOCKINSON SCHOOL DISTRICT  
 1912 NE 159TH STREET  
 TACOMA, WA 98406  
 CONTACT: NEIL BRINSON  
 EMAIL: NEIL.BRINSON@HOCKSD.ORG

**CONTACT PERSON / CIVIL ENGINEER**  
 ARE ENGINEERS, PLANNERS & SURVEYORS  
 1912 NE 159TH STREET, SUITE 1200  
 TACOMA, WA 98406  
 CONTACT: TODD SAWIN, P.E.  
 EMAIL: TOSAWIN@RHB.L.COM

**PARCEL NO.**  
 197415000 & 197415002  
 1,750,048 SF & 1,246,618 SF

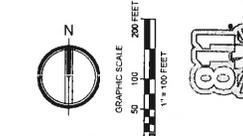
**SITE ADDRESS**  
 1819 NE 159TH STREET  
 BRUSH PARK, WA 98406

**UTILITIES**  
 WATER: CLARK REGIONAL WASTEWATER  
 SEWER: CLARK REGIONAL WASTEWATER  
 TELEPHONE: CENTURY LINK  
 GAS: (206) 895-8900  
 UTILITIES: (206) 895-3000  
 ONE CALL: 811



**EASEMENTS NOTE**  
 ALL EASEMENTS AND UTILITIES SHOWN ON THIS PLAN ARE NECESSARY AT THIS TIME. NO OTHER EASEMENTS ARE NECESSARY AT THIS TIME.

**ONSITE ASPHALT PAVING SECTIONS**  
 1. NOT TO SCALE



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