

## Notice of Type III Application, Optional SEPA Determination of Non-Significance (DNS), 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 10, 2015**

### Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on **Tuesday, December 22, 2015**, at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680.

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:**

<b>Project Name:</b>	<b>HOCKINSON MIDDLE SCHOOL</b>
<b>Case Number:</b>	CUP2015-00006; PSR2015-00035; EVR2015-00034; WET2015-00023; BLA2015-00054

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:** Conditional Use and Site Plan Review approval for the construction of a new middle school located on approximately 25.5 acres in the RC-1 zone district

**Location:** 15916 NE 182<sup>nd</sup> Avenue, Parcels 204235 and 204260 in the Southwest quarter of Section 18, Township 3 North, Range 3 East of the Willamette Meridian

**Applicant:** DOWA - IBI Group  
 Attn: Dan Hess  
 907 SW Stark Street  
 Portland, OR 97205  
**Phone** - (503)226-6950  
**E-mail** - [dan.hess@ibigroup.com](mailto:dan.hess@ibigroup.com)

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

**Hearing Examiner:** **Daniel Kearns**

**Staff contact:** Richard Daviau  
 (360) 397-2375 ext. 4895  
[Richard.daviau@clark.wa.gov](mailto:Richard.daviau@clark.wa.gov)

**Neighborhood contact:** Greater Brush Prairie, **Contact** - Rob Pearson (President), 158001 NE 180th Street, Brush Prairie, WA 98606, **Phone** - (360) 666-2756, **E-mail** - [rpearson7@gmail.com](mailto:rpearson7@gmail.com)

**Date this Public Notice issued:** November 25, 2015

**Approval Standards/Applicable Laws:**

Clark County Code Chapters: 15 (Fire Prevention), 40.210.030 (Rural Center Districts), 40.350, (Transportation), 40.385 (Storm Water & Erosion Control), 40.450 (Wetlands), 40.500 and 40.510 (Procedures), 40.520.030 (Conditional Use Permits); 40.520.040 (Site Plan Review), 40.570 (SEPA), and 40.610 (Impact Fees)

**Application and Fully Complete Date**

Application date: August 14, 2015  
 Fully Complete date: October 13, 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 10, 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: Richard Daviau, Planner  
Department of Community Development  
PO Box 9810  
Vancouver, WA 98666-9810  
(360) 397-2375 ext. 4895

Email: [Richard.daviau@clark.wa.gov](mailto:Richard.daviau@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: Richard Daviau

**Accommodation of physical impairments**

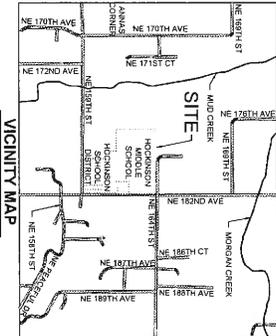
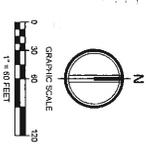
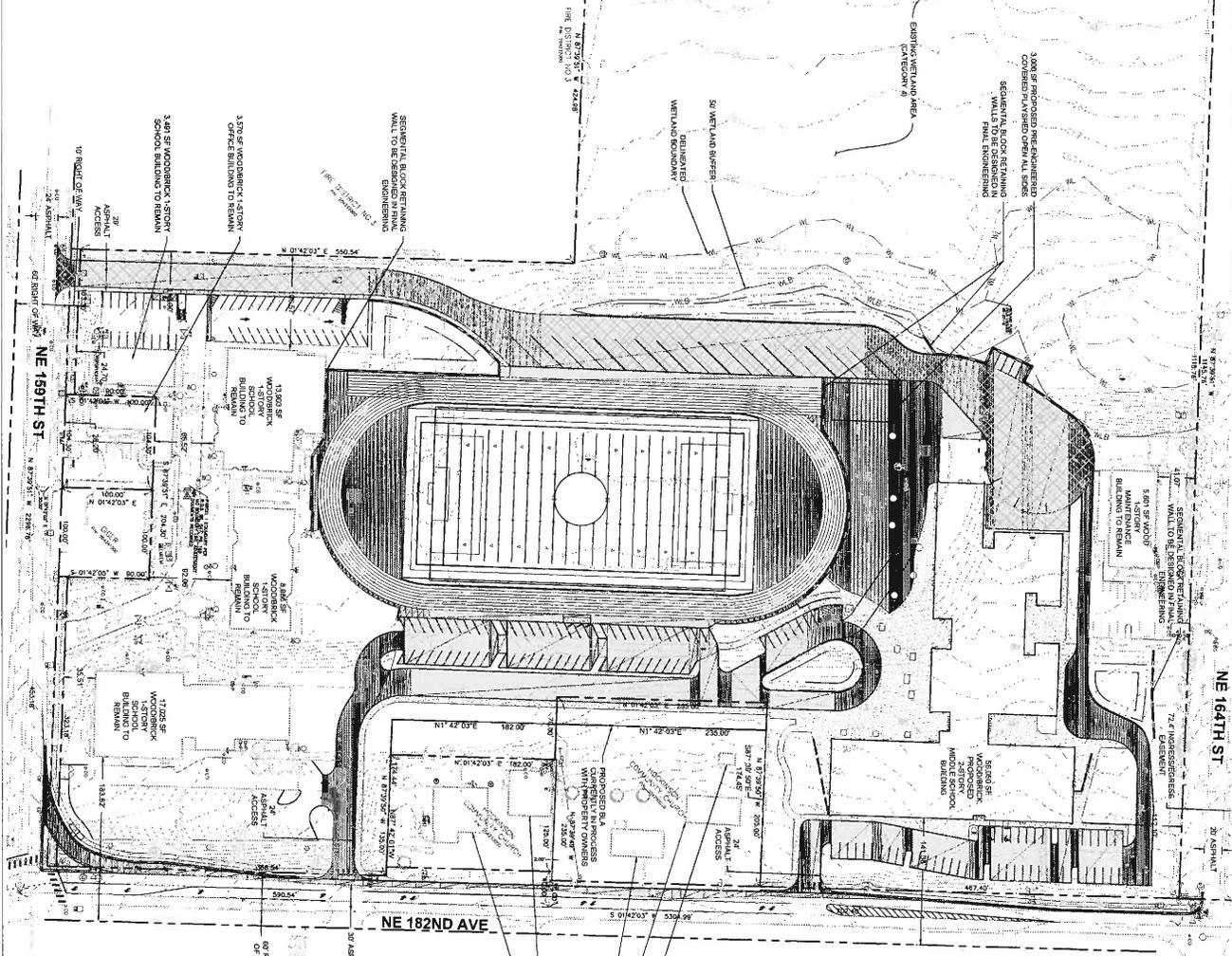
The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice (360) 397-2322; Relay 711 or (800) 833-6384; Email ADA@clark.wa.gov.

**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.



**CONTACT PERSON / APPLICANT**  
 DRAFTED BY ARCHITECTS  
 307 SW PARK STREET  
 BRUSH PRAIRIE, WA 98606  
 CONTRACT NO. 14858  
 EMAIL: DAN.HEDBERG@HOK.COM  
 PH: 360.534.9933

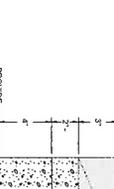
**OWNER**  
 HOCKINSON SCHOOL DISTRICT  
 17912 NE 159TH STREET  
 BRUSH PRAIRIE, WA 98606  
 CONTACT: RANDY OAR  
 PH: 360.534.9222  
 PH: 360.448.6000

**CIVIL ENGINEER**  
 A&L INC.  
 1000 UNIVERSITY - SUITE 300  
 FREDMONT, WA 98003  
 PH: 360.838.2222  
 EMAIL: twan@alinc.com

**PARCEL NUMBER**  
 202322000  
 202322000  
 1,171,981 SF

**EASEMENTS NOTE**  
 ALL PROPOSED DRIVEWAYS WILL HAVE EASEMENTS LOCATED WITH THEM. NO OTHER EASEMENTS ARE NECESSARY AT THIS TIME.

**HEAVY DUTY ASPHALT PAVING SECTIONS**  
 1. ON SITE ASPHALT PAVING SECTIONS



**A&L**  
 TACOMA - SEATTLE  
 1200 Sixth Avenue, Suite 1020, Seattle, WA 98101  
 206.297.2492

**DATA:**  
 SHEET: 01/01  
 LAYOUT: 151731  
 DATE: 10/16/15

**PROPOSED DEVELOPMENT PLAN**  
 PROJECT #: 21402348-10  
 DATE: Oct. 16, 2015

**LU-C2**  
 PROPOSED DEVELOPMENT PLAN

**Hockinson Middle School**  
**Hockinson School District**  
 17912 NE 159th Street  
 Brush Prairie, Washington 98606  
 t: 360.448-6400

**Draft Olson Wehner + Illi Group**  
 Architects, Inc.  
 807 2nd Avenue Street, Portland, OR 97204 USA  
 www.draftolson.com



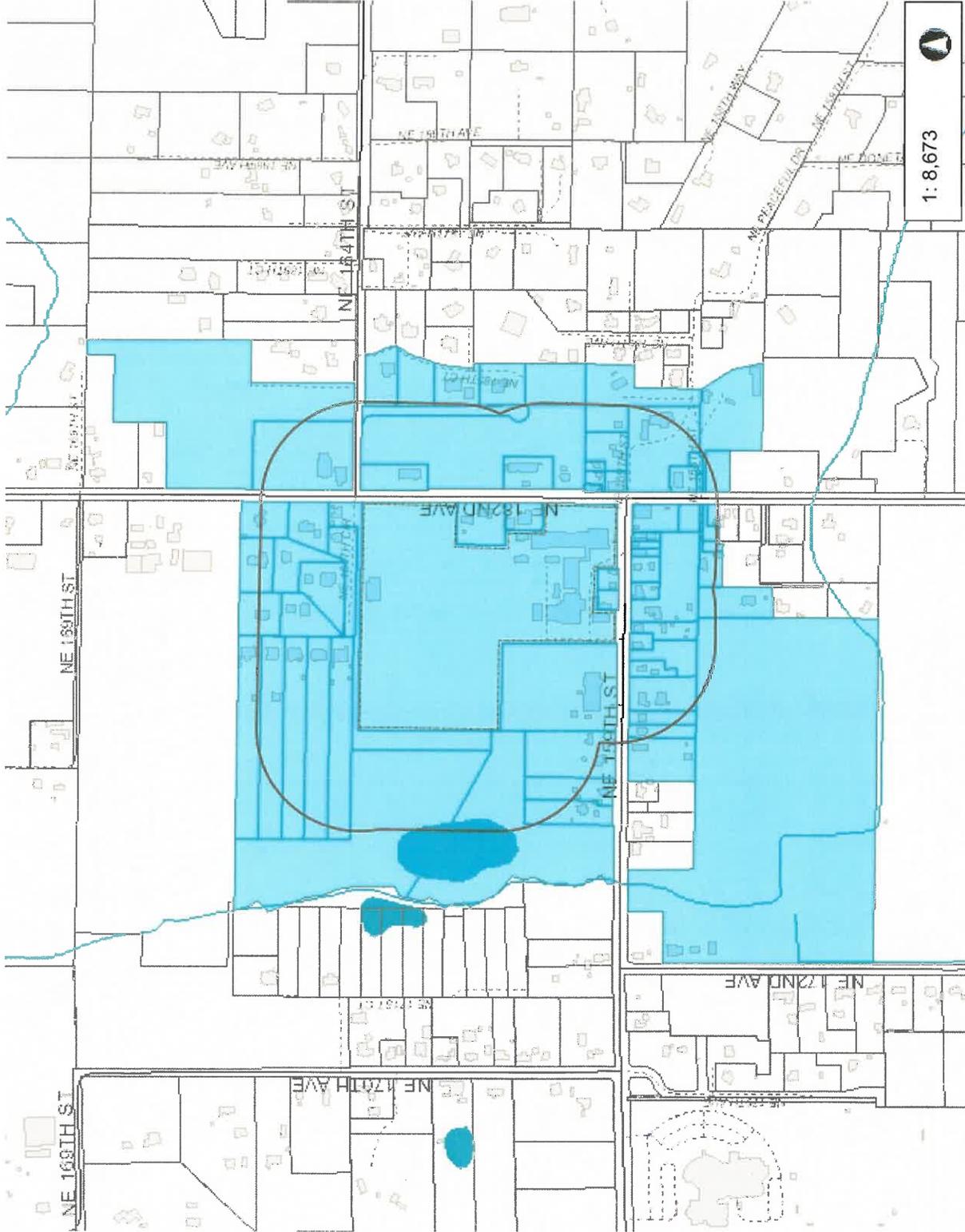
# HOCKINSON MIDDLE SCHOOL 500' LIST



## Legend

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

## Notes:



1: 8,673



1,445.5Feet

722.76

0

1,445.5

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

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