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: September 3, 2015

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on Thursday, October 8, 2015 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:	RODJK Subdivision
Case Number:	PLD2015-00021; SEP2015-00034; GEO2015-00012; HAB2015-00048; WET2015-00032

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

Request:	The applicant requests approval to subdivide approximately 40.63 acres, zoned R-5 into 9 separate lots (8 buildable lots and 1 remainder parcel) utilizing the County's Rural Cluster Development standards.
Location:	The subject parcel (PIN 130047000) is located outside the municipal boundary for the City of Washougal, adjacent to SE 20th Street to the north and NE 342nd Avenue to the east.
Applicant:	Cascade Field Services Thomas Self 507 NE 99th Street, #60 Vancouver, WA 98665 Phone: (360) 931-4680 Email: CascadeFS@comcast.net
Contact person:	Cascade Field Services Thomas Self
Property owner:	Kysar Development LLC Derek Kysar PO Box 2190 Woodland, WA 98674 Email: derekk@northwoodcabinets.com
Hearing Examiner:	Joe Turner
Staff contact:	Amy Wooten Phone: (360) 397-2375, ext. 5683 amy.wooten@clark.wa.gov
Neighborhood contact:	Washougal River Neighborhood Association Brendan Addis 512 NE 302nd Avenue Washougal WA 98671 Phone: (360) 567-7921 Email: brendanaddis@comcast.net
Date this Public Notice issued:	August 10, 2015 and August 19, 2015
Legal description of property:	#20 Section 04, T1N, R4E WM 40.63A

Approval Standards/Applicable Laws:
Clark County Code: Title 15 (Fire Prevention), Section 40.210.020 (Rural Residential Zoning District), 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 40.430 (Geologic Hazard Areas), Section 40.440 (Habitat Conservation), Section 40.450 (Wetland Protection Ordinance), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date
Application date: July 6, 2015
Fully Complete date: July 27, 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: September 3, 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: Amy Wooten
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: amy.wooten@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. 5683, visiting Community Development, 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

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

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: Amy Wooten

Accommodation of physical impairments

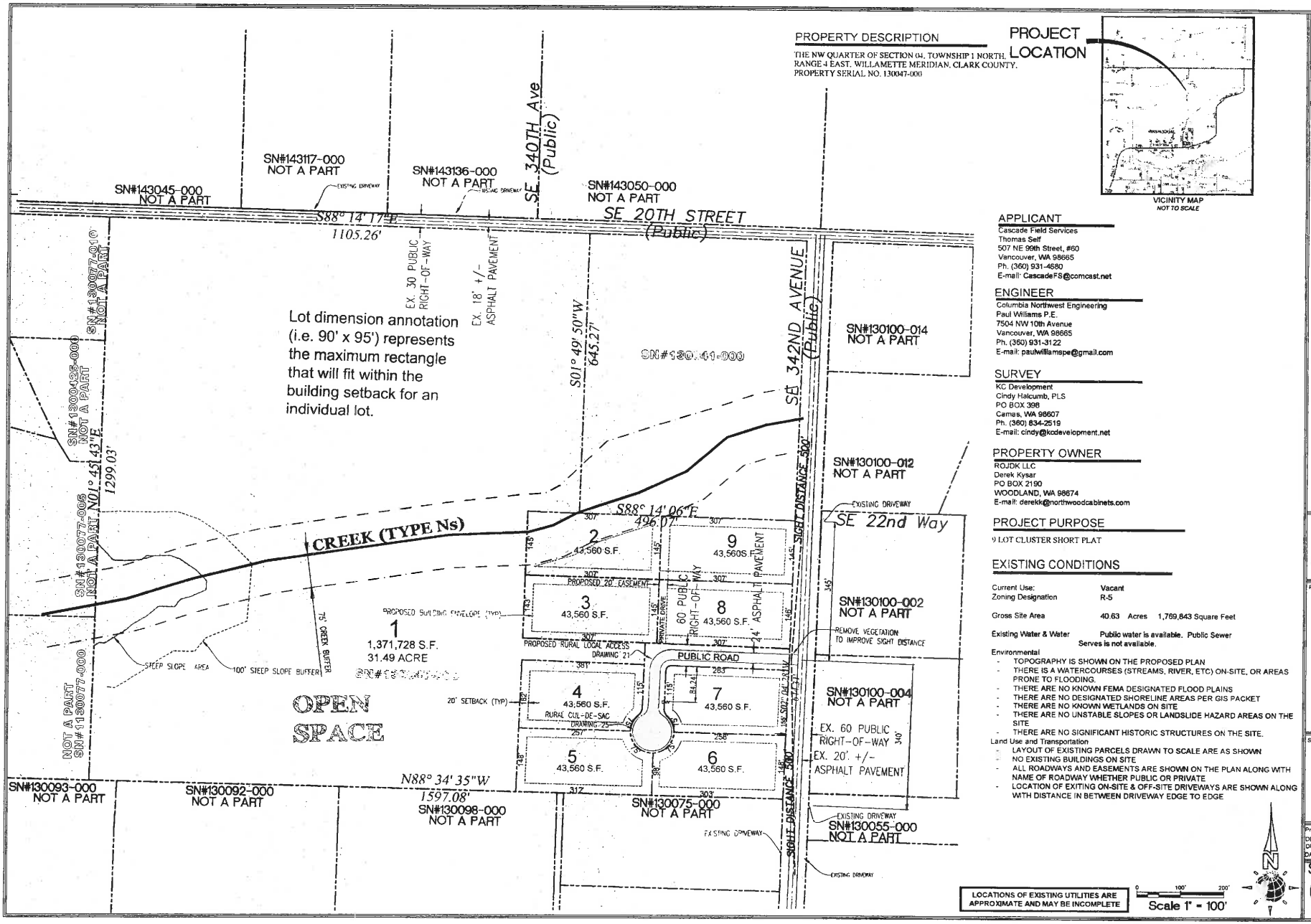
The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice (360) 397-2322; Relay 711 or (800) 833-6384; Email ADA@clark.wa.gov.

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.



PROPERTY DESCRIPTION

THE NW QUARTER OF SECTION 04, TOWNSHIP 1 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY.
PROPERTY SERIAL NO. 130047-000

PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

APPLICANT

Cascade Field Services
Thomas Self
507 NE 99th Street, #60
Vancouver, WA 98665
Ph. (360) 931-4680
E-mail: CascadeFS@comcast.net

ENGINEER

Columbia Northwest Engineering
Paul Williams P.E.
7504 NW 10th Avenue
Vancouver, WA 98665
Ph. (360) 931-3122
E-mail: paulwilliamspe@gmail.com

SURVEY

KC Development
Cindy Halcumb, PLS
PO BOX 398
Camas, WA 98607
Ph. (360) 834-2519
E-mail: cindy@kcdevelopment.net

PROPERTY OWNER

ROJDK LLC
Derek Kysar
PO BOX 2190
WOODLAND, WA 98674
E-mail: derekk@northwoodcabinets.com

PROJECT PURPOSE

9 LOT CLUSTER SHORT PLAT

EXISTING CONDITIONS

Current Use:	Vacant
Zoning Designation	R-5
Gross Site Area	40.63 Acres 1,769,843 Square Feet
Existing Water & Water	Public water is available. Public Sewer Serves is not available.

Environmental
- TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN
- THERE IS A WATERCOURSES (STREAMS, RIVER, ETC) ON-SITE, OR AREAS PRONE TO FLOODING.
- THERE ARE NO KNOWN FEMA DESIGNATED FLOOD PLAINS
- THERE ARE NO DESIGNATED SHORELINE AREAS PER GIS PACKET
- THERE ARE NO KNOWN WETLANDS ON SITE
- THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE
- THERE ARE NO SIGNIFICANT HISTORIC STRUCTURES ON THE SITE.

Land Use and Transportation
- LAYOUT OF EXISTING PARCELS DRAWN TO SCALE ARE AS SHOWN
- NO EXISTING BUILDINGS ON SITE
- ALL ROADWAYS AND EASEMENTS ARE SHOWN ON THE PLAN ALONG WITH NAME OF ROADWAY WHETHER PUBLIC OR PRIVATE
- LOCATION OF EXITING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN ALONG WITH DISTANCE IN BETWEEN DRIVEWAY EDGE TO EDGE

Columbia Northwest Engineering

PRELIMINARY PLAT FOR:
ROJDK SUBDIVISION
PAC2014-00070
A Site in Clark County, Washington

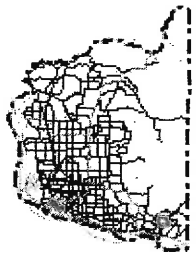
REVISIONS

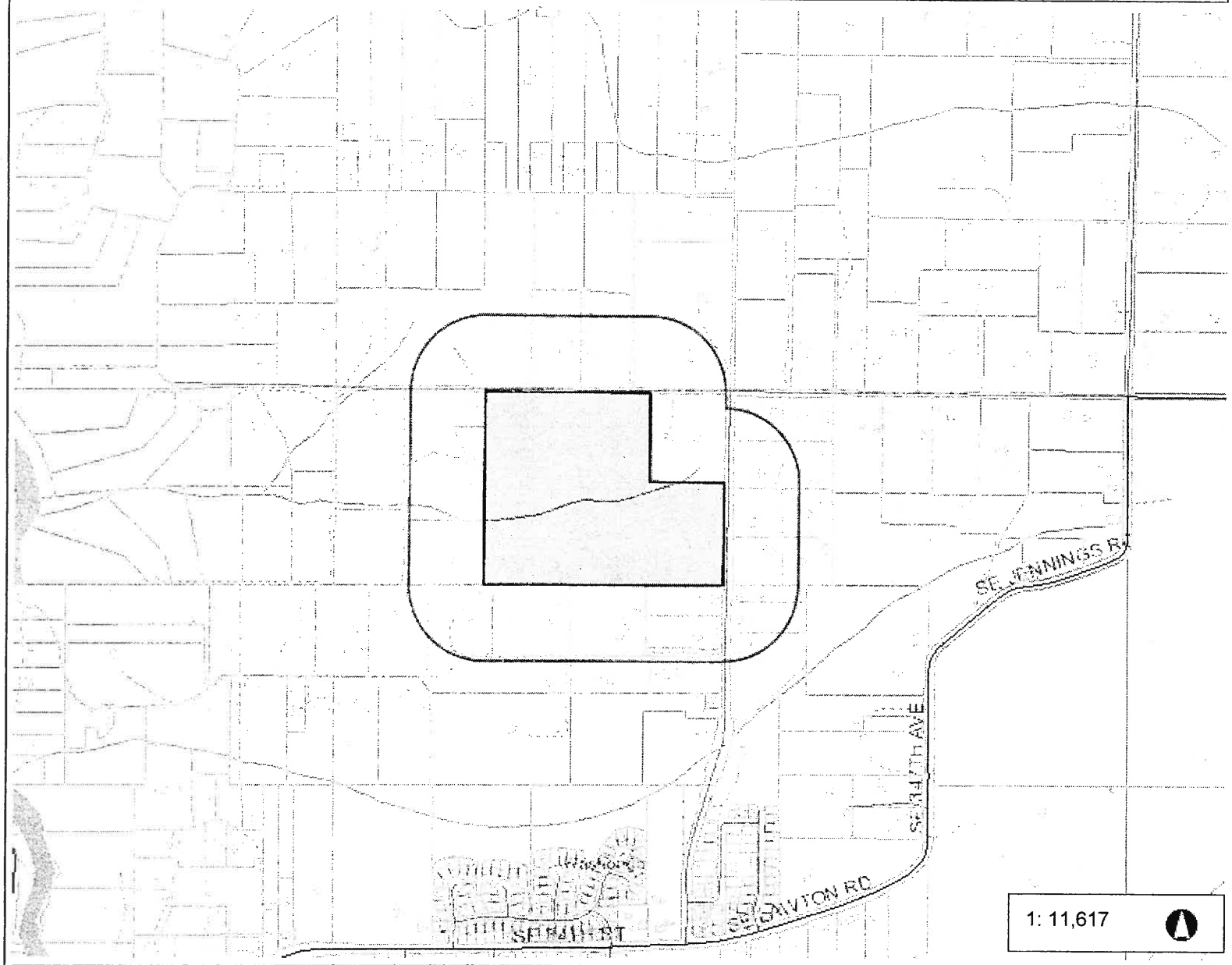
SEAL:

Project No.	3070C
DESIGNED BY	PCW
DRAWN BY	PCW
DATE	2/2/2015

SHEET NO.
C000
SHEET 1 OF 5

Public Notice Mailing Label Map





1: 11,617

Legend

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

Notes:

500 foot radius

1,936.1 0 968.06 1,936.1 Feet

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

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 infromation.