

## 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: December 28, 2015**

### Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on **Thursday, February 11, 2016**, 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:

**Project Name:** NE 105<sup>TH</sup> STREET SUBDIVISION

**Case Number:** PLD2015-00045, SEP2015-00063

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:** Subdivision approval to divide 5.05 acres into 19 single-family residential lots located in the R1-7.5 zone district.

**Location:** 9204 and 9300 NE 105<sup>th</sup> St, Tax lot 5 (199610-000) and tax lot 46 (199647-000) in the Southwest Quarter of Section 33, Township 3, Range 2 East of the Willamette Meridian.

**Applicant:** Dewitz Construction, LLC  
Attn: Pete Dewitz  
1404 NE 134<sup>th</sup> Street  
Vancouver, WA 98665  
**E-mail** – [pete.dewitz@gmail.com](mailto:pete.dewitz@gmail.com)

**Contact person:** John M. Meier, P.E.  
9600 NE 126<sup>th</sup> Avenue, Suite 2520  
Vancouver, WA 98682  
**Phone** – (360)882-0419, **E-mail** – [john@aks-eng.com](mailto:john@aks-eng.com)

**Property owner:** Dewitz Construction, LLC.  
800 NE Tenny Road  
Vancouver, WA 98685

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

**Staff contact:** Melissa Curtis  
(360) 397-2375 ext. 5870  
[Melissa.Curtis@clark.wa.gov](mailto:Melissa.Curtis@clark.wa.gov)

**Neighborhood contact:** Sunnyside, contact – Judy Bumbarger-Enright (President),  
10301NE 85<sup>th</sup> Court, Vancouver, WA 98662  
**Phone** – (360)699-2050  
**E-mail** – [sunnysidenava@yahoo.com](mailto:sunnysidenava@yahoo.com)

**Date this Public Notice issued:** December 11, 2015

**Legal description of property:** Tax lot 5 (199610-000) and tax lot 46 (199647-000) in the Southwest Quarter of Section 33, Township 3, Range 2 East of the Willamette Meridian.

**Approval Standards/Applicable Laws:**

Clark County Code Section: 40.510.030 (Procedures), Clark County Code Chapter: 15.12 (Fire), 40.220.020 (Urban Residential Districts), 40.260.155 (Narrow Lots), 40.350 (Transportation), 40.350.020 (Concurrency), 40.370 (Sewer & Water), 40.385 (Stormwater & Erosion Control), 40.540.040 (Land Division), 40.500 (Process), 40.570.080 (SEPA), 40.610 (Impact Fees), and RCW 58.17 (State Land Division Laws)

**Application and Fully Complete Date**

Application date: November 6, 2015  
Fully Complete date: November 20, 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 28, 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: Melissa Curtis, Planner  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
(360) 397-2375 ext. 5870

Email: [Melissa.Curtis@clark.wa.gov](mailto:Melissa.Curtis@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. 5870, 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: Melissa Curtis

**Accommodation of physical impairments**

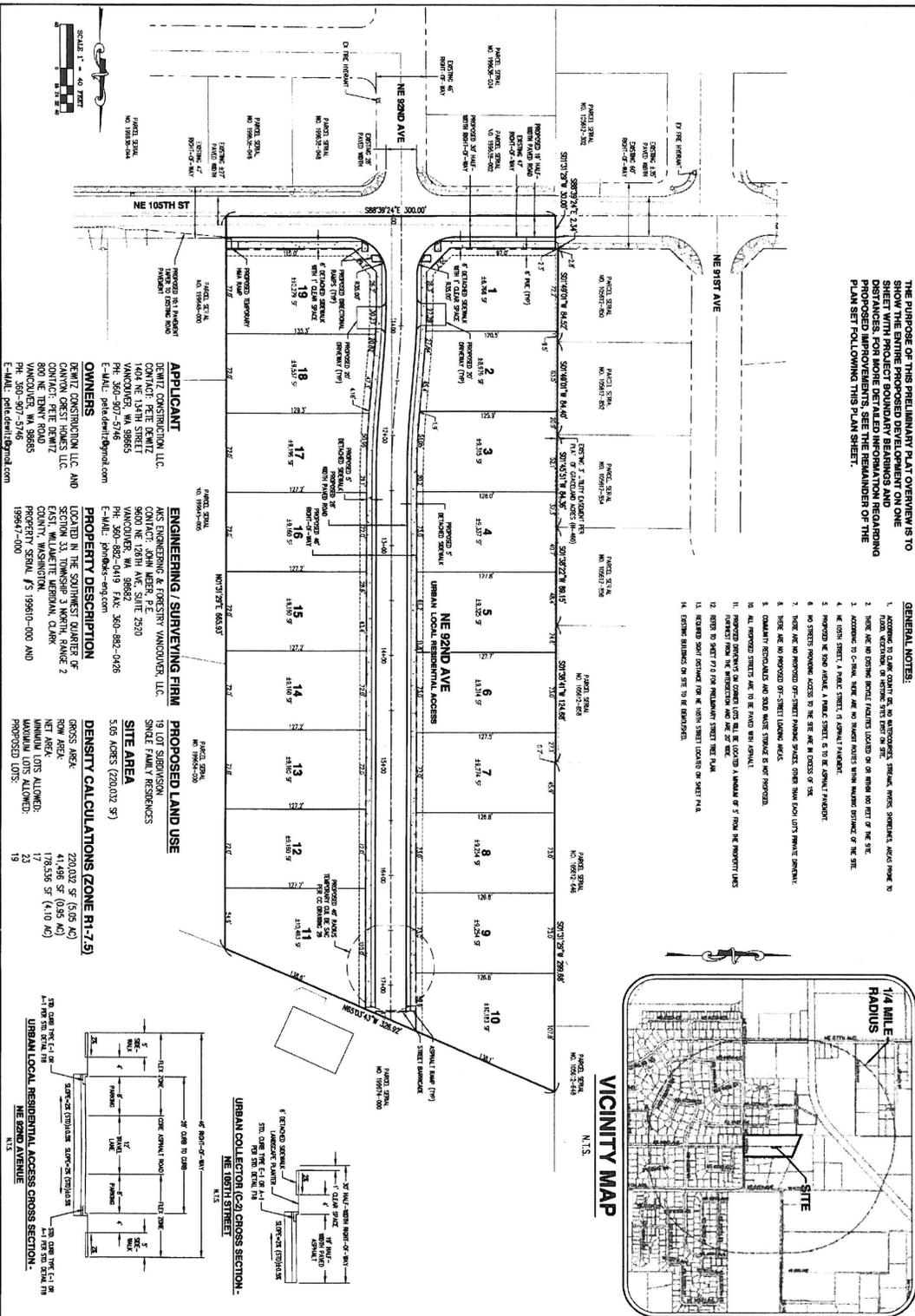
The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice (360) 397-2322; Relay 711 or (800) 833-6384; Email [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).

**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:

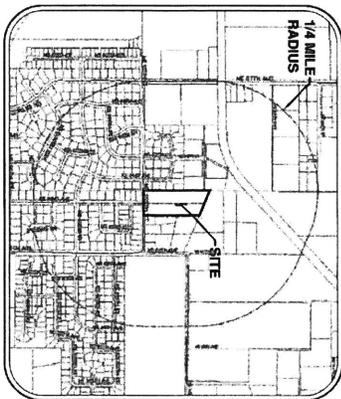
- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

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



THE PURPOSE OF THIS PRELIMINARY PLAT OVERVIEW IS TO SHOW THE ENTIRE PROPOSED DEVELOPMENT ON ONE BLOCK, INCLUDING THE DISTANCES FROM THE PROPOSED IMPROVEMENTS, FOR MORE DETAILED INFORMATION REGARDING PROPOSED IMPROVEMENTS, SEE THE REMAINDER OF THE PLAN SET FOLLOWING THIS PLAN SHEET.

- GENERAL NOTES:**
1. ACCORDING TO CLARK COUNTY OR, NO AUTODRINKING, SEWER, WATER, SANITATION, AND/OR POWER TO BE PROVIDED TO THE PROPOSED DEVELOPMENT.
  2. THERE ARE NO OTHER PROPOSED IMPROVEMENTS LOCATED ON OR WITHIN THE SITE OF THE SITE.
  3. ACCORDING TO CLARK COUNTY, THERE ARE NO EXISTING UTILITIES WITHIN THE BOUNDARIES OF THE SITE.
  4. THE SITE IS A PAVED STREET, 30' WIDE.
  5. PROPOSED IMPROVEMENTS TO BE PROVIDED TO THE SITE ARE AS FOLLOWS:
  6. NO STREET IMPROVEMENTS TO BE PROVIDED TO THE SITE ARE IN EXCESS OF THE
  7. THERE ARE NO PROPOSED OFF-STREET PARKING SPACES, OTHER THAN LOCAL LOTS (RESIDENTIAL).
  8. THERE ARE NO PROPOSED OFF-STREET LOADING AREAS.
  9. CHANGING RESIDENTIAL AND ROAD WIDTH SPACES IS NOT PROHIBITED.
  10. ALL PROPOSED IMPROVEMENTS ARE TO BE PROVIDED BY THE DEVELOPER.
  11. PROPOSED IMPROVEMENTS TO BE PROVIDED TO THE SITE ARE AS FOLLOWS:
  12. REFER TO SHEET #10 FOR PRELIMINARY PLAT OVERVIEW AND SEE THE
  13. REFER TO SHEET #11 FOR PRELIMINARY PLAT OVERVIEW AND SEE THE
  14. EXISTING UTILITIES ON THE SITE TO BE DEMONSTRATED.



**APPLICANT**  
 DENZIT CONSTRUCTION LLC  
 CONTACT: PETE DENZIT  
 800 NE DENNY ROAD  
 DENZIT CONSTRUCTION LLC AND  
 CONTACT: PETE DENZIT  
 800 NE DENNY ROAD  
 DENZIT CONSTRUCTION LLC AND  
 CONTACT: PETE DENZIT  
 800 NE DENNY ROAD

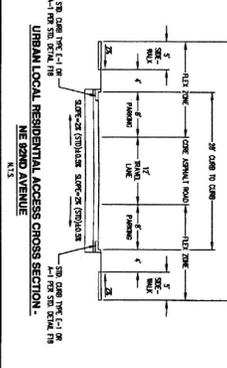
**ENGINEERING/SURVEYING FIRM**  
 AKS ENGINEERING & FORESTRY WACOMER, LLC  
 CONTACT: JOHN WIEBE, P.E.  
 19 LOT SUBDIVISION  
 SMOKE FAMILY RESIDENCES  
 1901 NE 125th AVE, SUITE 2020  
 WACOMER, WA 98682  
 PH: 360-887-0419 FAX: 360-882-0026  
 E-MAIL: pete.denzit@denz.com

**PROPOSED LAND USE**  
 19 LOT SUBDIVISION  
 SMOKE FAMILY RESIDENCES  
**SITE AREA**  
 220,023 SF (20,023 ST)  
 41,486 SF (5,05 AC)  
 178,536 SF (4,10 AC)  
 17 23  
 19

**OWNERS**  
 DENZIT CONSTRUCTION LLC AND  
 CONTACT: PETE DENZIT  
 800 NE DENNY ROAD  
 DENZIT CONSTRUCTION LLC AND  
 CONTACT: PETE DENZIT  
 800 NE DENNY ROAD

**PROPERTY DESCRIPTION**  
 LOCATED IN THE SOUTHWEST QUARTER OF  
 SECTION 33, TOWNSHIP 3 NORTH, RANGE 2  
 COUNTY WASHINGTON  
 CLARK COUNTY, WA 98682  
 PH: 360-887-0419  
 199841-1-000

**DENSITY CALCULATIONS (ZONE R1-7.5)**  
 GROSS AREA: 220,023 SF (5,05 AC)  
 NET AREA: 41,486 SF (0.95 AC)  
 MINIMUM LOTS ALLOWED: 17  
 MAXIMUM LOTS ALLOWED: 23  
 PROPOSED LOTS: 19



**PRELIMINARY PLAT AND PROPOSED IMPROVEMENT PLAN**

**NE 105TH ST SUBDIVISION TYPE III SUBDIVISION PLANS CLARK COUNTY WASHINGTON**

AKS ENGINEERING & FORESTRY WACOMER, LLC  
 1000 1/2 AVENUE, SUITE 100  
 WACOMER, WA 98682  
 PH: 360-887-0419  
 FAX: 360-882-0026  
 E-MAIL: john.wiebe@aks.com

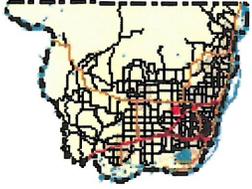
AKS ENGINEERING & FORESTRY WACOMER, LLC  
 1000 1/2 AVENUE, SUITE 100  
 WACOMER, WA 98682  
 PH: 360-887-0419  
 FAX: 360-882-0026  
 E-MAIL: john.wiebe@aks.com

DATE: 11/13/2024  
 SHEET: 4134  
 OF: 4134

**P3.0**

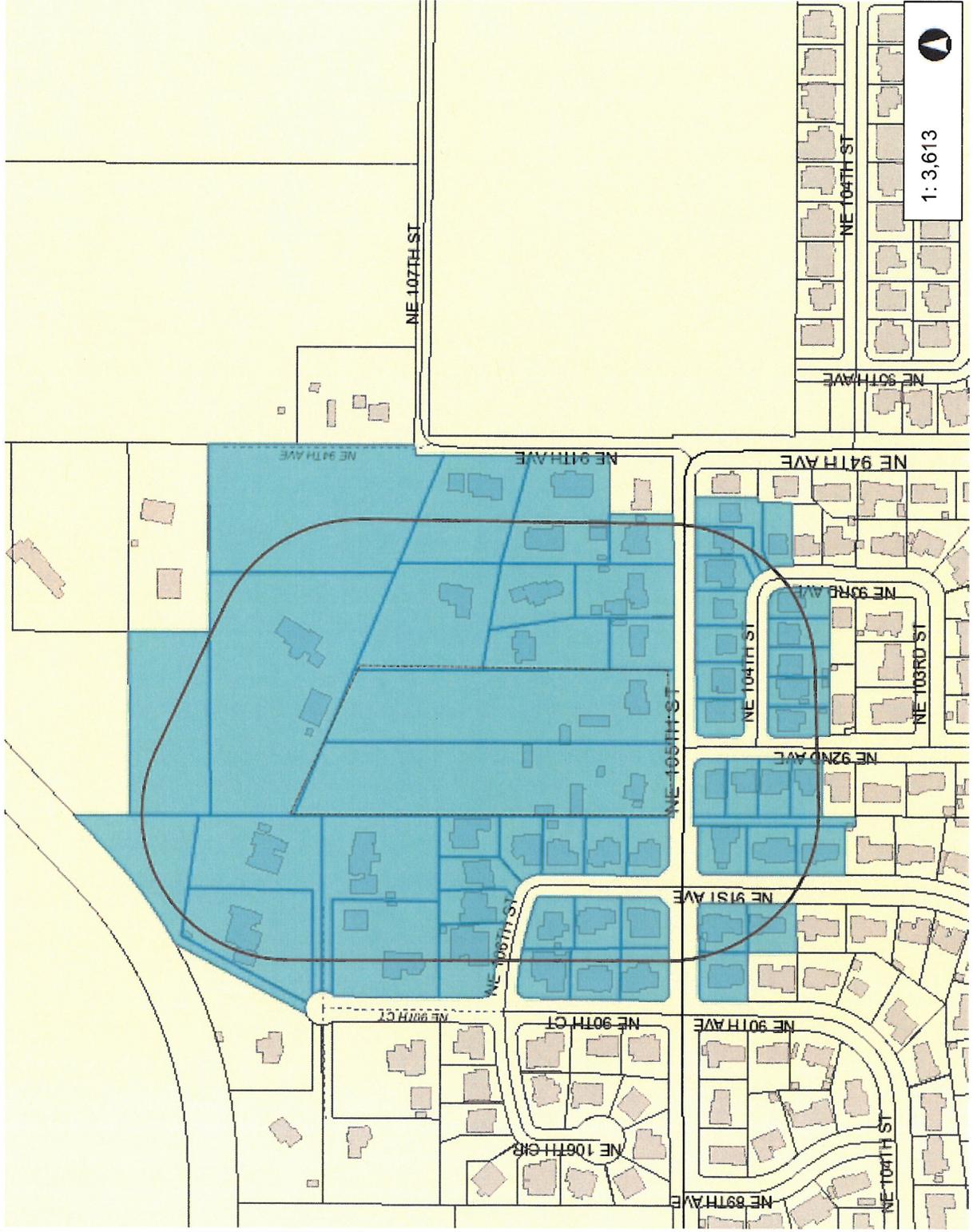


# NE 105th Street Subdivision 300' List



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

Notes:



1:3,613

602.1 Feet

301.04

0

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 information.

# SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

## **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## **Instructions for applicants:** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## **Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## **Use of checklist for nonproject proposals:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

**NE 105<sup>th</sup> Street Subdivision**

2. Name of applicant: [\[help\]](#)

**Dewitz Construction LLC.**

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Applicant: Dewitz Construction LLC. – 1404 NE 134<sup>th</sup> Street, Vancouver, WA 98665 PH: 360-907-5746**

**Contact: AKS Engineering & Forestry – Seth Halling, P.E. 9600 NE 126th Ave. Suite 2520 Vancouver, WA 98682 PH: 360-882-0419**

4. Date checklist prepared: [\[help\]](#)

**11/6/15**

5. Agency requesting checklist: [\[help\]](#)

**Clark County**

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**The applicant intends to begin construction of this development in the Summer of 2016.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

**No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

**No environmental information has or will be prepared for this project.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

**None known**

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

**Subdivision approval, SEPA Determination, and Archaeological Predetermination.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

**This application is to subdivide the 5.05 acre subject site into 19 lots. Proposed improvements include frontage improvements to NE 105<sup>th</sup> Street, constructing a street on site (NE 92<sup>nd</sup> Avenue), stormwater facilities, and a street stub to the north.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The subject site is located at 9204 & 9300 NE 105<sup>th</sup> Street, in Clark County, Washington. SW 1/4,S33,T3N,R2E

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

a. General description of the site [\[help\]](#)  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

**Site is generally Flat.**

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
**0-5% across the subject site.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

**According According to the USDA NRCS web soil survey, soils onsite consist of Wind River gravelly loam (WrB).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

**No surface indications or history of unstable soils on site or in immediate vicinity**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

**Grading is necessary to construct roads, lots, and utilities. The total area of grading activity is 1.25. Cut quantities are 353 C.Y. and fill quantities are 420 C.Y. 1,500 C.Y. of strippings will be redistributed. Any required fill will come from an approved source.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Yes, erosion is possible during work, mainly in the form of silt transfer and dust blowoff. Erosion potential will be minimized by utilizing best management practice for erosion control.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

**Project construction, not including future homes will create impervious surfaces estimated to comprise 20% of the site.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
**Applicant proposes to utilize best management practices to minimize soil erosion.**

### 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

**During site development and building construction there will be exhaust emission from construction equipment. Once construction is completed, air emissions will be limited to automobile exhaust from vehicles entering and leaving the site.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

**None known**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
**If necessary during construction activities, the site will be sprinklered to combat dust. All construction equipment used on site will meet appropriate Washington emissions standards.**

### **3. Water**

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

**No**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

**NA**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

**NA**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**No**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

**No**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

**No**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

NA

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

**Stormwater generated by impervious surfaces will be collected, treated, and infiltrated at rates allowed per Clark County Code 40.385.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
**No waste water will enter the ground or surface waters as part of this application.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**On-site stormwater was previously infiltrated and dispersed within the vegetation onsite and the proposed stormwater generated by impervious surfaces will be collected, treated, and infiltrated at rates allowed per Clark County Code 40.385.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Stormwater generated by impervious surfaces will be collected, treated, and infiltrated at rates allowed per Clark County Code 40.385.**

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

**Several trees, shrubs, grass, and pasture will be removed with this development.**

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

**Proposed landscaping includes street trees along NE 105<sup>th</sup> Street. Individual yards will be landscaped by future lot owners and is not included with this application.**

- e. List all noxious weeds and invasive species known to be on or near the site.

None known

## 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

**Songbirds, rodents, and rabbits**

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**Yes, Pacific Flyway**

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

**Street trees are proposed on NE 105<sup>th</sup> Street.**

- e. List any invasive animal species known to be on or near the site.

None known

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

**Natural gas and electricity will be available for the energy needs of future residents.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

**No**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

**None are proposed with construction of this development. Future homes may include energy conservation features.**

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

**Environmental hazards are limited to standard risks associated with construction and occupancy of the development.**

- 1) Describe any known or possible contamination at the site from present or past uses.

**None known**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None known**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**Typical construction materials such as: gas, diesel, oil, etc.**

- 4) Describe special emergency services that might be required.

**No special emergency services are anticipated.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**As no impacts are anticipated, no such measures are proposed.**

## **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

**Typical neighborhood noise from nearby traffic and adjacent properties. There is also train tracks located approximately 400 feet to the north.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

**Short term: construction and traffic noises (construction hours); Long term: traffic (all hours).**

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**Require all construction equipment to have muffled exhaust. Restrict construction to hours allowed by Clark County (7am – 10pm).**

## **8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

**The site currently has a two single family residences located on it. Uses of adjacent properties is also single family residential. The proposed development will not affect the current adjacent land uses.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

**The subject site is not believed to have been used as working farmlands in recent history.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**The proposed project is not anticipated to affect or be affected by adjacent properties.**

- c. Describe any structures on the site. [\[help\]](#)

**There are two single family residences and several outbuildings, including a barn on site. All of the existing structures are proposed to be removed with this application.**

- d. Will any structures be demolished? If so, what? [\[help\]](#)

**Yes, all on-site structures are proposed to be removed with this application.**

- e. What is the current zoning classification of the site? [\[help\]](#)

**R1-7.5**

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

**UL**

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**NA**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

**No**

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

**Assuming two people per dwelling unit, approximately 38 people will reside in the development.**

- j. Approximately how many people would the completed project displace? [\[help\]](#)

**Assuming two people per dwelling unit, approximately 4 people.**

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

**This development will provide more housing for the residents of Clark County.**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**Proposed measures include approval through the Clark County Subdivision Review process. The proposed development meets the minimum and maximum density requirements of the underlying zone.**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

**Proposed measures include approval through the Clark County Subdivision Review process.**

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**Approximately 19 middle income single-family dwelling units will be provided by the proposed project.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**Two middle income single-family dwelling units are proposed to be eliminated with this project.**

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

**The project will result in more middle income single-family dwelling units than are being eliminated by this proposed project.**

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

**Future homes shall have a maximum height of 35 feet, as allowed per Clark County Code for Single-Family Residential Districts.**

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

**No known views will be obstructed.**

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**No additional measures outside of Clark County Municipal Code.**

## 11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

**No impacts are anticipated in excess of normal residential lighting and glare.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

**No**

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

**None known**

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

**No additional measures outside of the Clark County Municipal Code.**

## 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

**None known**

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

**No**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

**No recreational activities are being removed or proposed. This development will be responsible to pay a Park Impact Fee on 17 of the proposed lots.**

## 13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

**There are structures in the project area that are more than 45 years of age. These structures were not nor are required to be formally documented or evaluated as part of the required archaeological predetermination.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

**An Archaeological Predetermination was completed for each of the subject parcels. The applicants archaeologist recommended no additional studies to be conducted on site. The predetermination was submitted to DAHP for review.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

**The applicant proposes to follow the recommendations of the predetermination report and DAHP.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**The applicant will follow the recommendations of the predetermination report and DAHP.**

## 14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

**The proposed lots will be served by proposed NE 92<sup>nd</sup> Avenue, which will take access from existing NE 105<sup>th</sup> Street.**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

**No, according to the C-Tran website and Clark County GIS, the site does not have a transit stop nearby.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

**The project does not propose any parking spaces, other than those provided with each residence and on-street parking.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

**Yes, this project includes the construction of an on-site public street and frontage improvements to the portion of NE 105<sup>th</sup> Street which fronts the subject site.**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

**There are railroad tracks approximately 400 feet north of the subject site. This project does not propose to use said tracks.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

**Based on ITE 9<sup>th</sup> Edition this development is expected to generate 181 trips per day and 19 pm peak trips. The majority of these trips will be passenger trips since the development is a residential subdivision.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**No**

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**Traffic impact fees will be paid at the time of issuance of building permits on 17 of the 19 lots.**

## 15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

**An additional 17 residential dwelling units will cause an incremental increase in the need for all public services.**

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

**The appropriate impact fees (e.g. traffic, school, park, sewer, water) will be paid.**

## 16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service,  
and the general construction activities on the site or in the immediate vicinity which might  
be needed. [\[help\]](#)

**Electricity: Clark PUD. Natural Gas: NW Natural. Cable: Comcast, Qwest. Refuse: Waste  
Management. Telephone: Century Link. Sanitary: CRWWD. Water: City of Vancouver.**

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the  
lead agency is relying on them to make its decision.

Signature: John Meier

Name of signee: John Meier, P.E.

Position and Agency/Organization: Project Manager/AKS Engineering & Forestry

Date Submitted: 11-6-15

**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 #5  
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  
Sunnyside Neighborhood Association

**Additional attachment for agencies:**

- SEPA checklist