

## Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

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, 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 and 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.

**Date of this notice: Tuesday, December 01, 2015**

**Closing date for public comments: December 16, 2015**

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

**Project Name:** Parkridge 2

**Case Number:** PLD2015-00043, SEP2015-00060, EVR2015-00051

**Request:** The applicant requests approval of a nine (9) lot short plat on a 2.3 acre parcel in the R1-7.5 zone. The request includes an application for technical road modification for the following deviations: intersection spacing, hammerhead turnaround design, and the elimination of the left turn only medians and striping along NE Hazel Dell Avenue.

Revised 7/9/13



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)

**Location:** 10912 NE Hazel Dell Avenue, Vancouver, WA 98685

**Applicant:** Hinton Development Corp  
Joe Melo, contact  
14010 NE 3<sup>rd</sup> Court, Suite 106  
Vancouver, WA 98685  
Phone: (360) 546-1220  
Email: [joe@hintondevelopment.com](mailto:joe@hintondevelopment.com)

**Contact Person:** Land Use Planning & Designs  
Ed Greer, contact  
8002 NE highway 99, #546  
Vancouver, WA 98665  
Phone: (360) 904-4964  
Email: [ed@ed-greer.net](mailto:ed@ed-greer.net)

**Property Owner:** Joan H. Gates  
8911 Fox Ridge Lane SE  
Olympia, WA 98513

**Comp Plan / Zoning Designation:** Urban Low Density Residential (UL) / R1-7.5

**Parcel numbers:** 117899-174

**Township: 3N**                      **Range: 1E**                      **NE ¼ of Section 34**

**Neighborhood Contact:** Felida Neighborhood Association  
Milada Allen, president  
P.O. Box 61552  
Vancouver, WA 98666  
(360) 573-4030  
Email: [timberline713@gmail.com](mailto:timberline713@gmail.com)

**Staff Contact:** Amy Wooten  
(360) 397-2375 ext. 5683  
[amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov)

**Applicable code sections**

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrence), Chapter 40.370 (Sewer and Water), Chapter 40.385 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

**Application Filing date:** November 2, 2015  
**Fully Complete date:** November 16, 2015

### Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

**Public Comment Deadline:** December 16, 2015

**In person:** The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

**Mail:** Attn: Amy Wooten  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

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.

**Email:** amy.wooten@clark.wa.gov

### 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.

**Responsible Official:** Marty Snell, Community Development Director

### Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

### 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

## Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

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

## 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.

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.

## Attachments

- Proposed project site/land division plan
- Map of property owners receiving notice

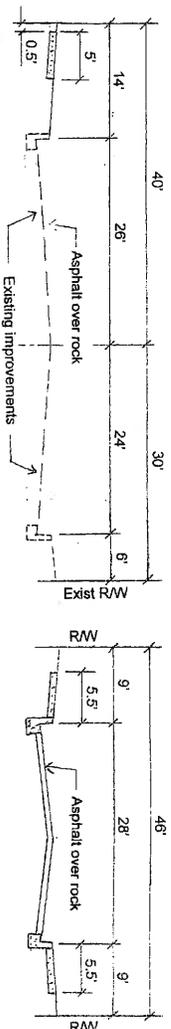
**Distribution**

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 # 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 Neighborhood Association

**Additional attachment for agencies:**

- SEPA checklist



Urban Minor Arterial (M-2cb)  
NE Hazel Dell Ave

Urban Local Residential Access  
Proposed Street

**Notes**

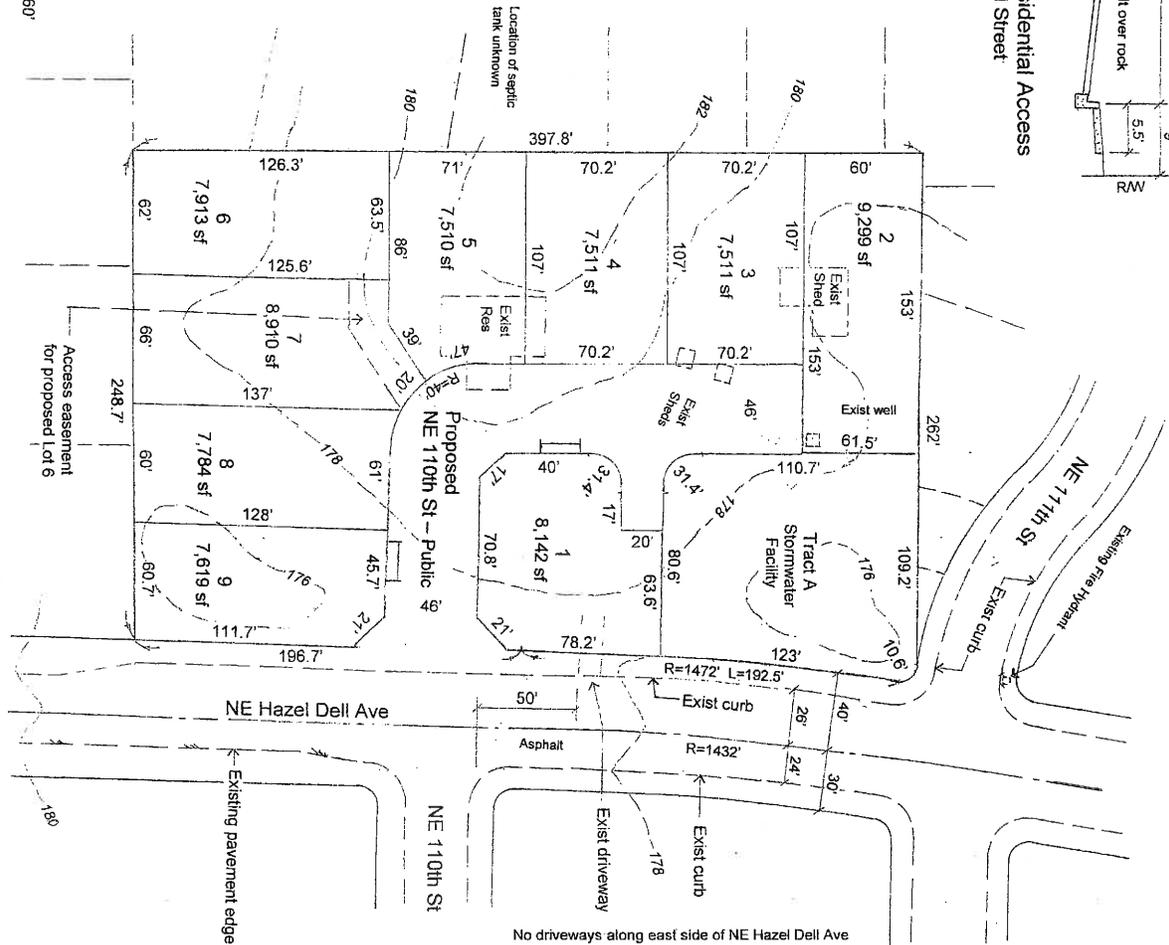
1. Project location: 10912 NE Hazel Dell Ave, Vancouver WA 98665, tax lot 117899-174.
2. Project proposal: Divide 2.3 acres into 9 residential lots in the R1-7.5 zoning district. All lots comply with the minimum width and the minimum & maximum lot areas.
3. Property owner: Joan H. Gates, 8911 Fox Ridge Lane SE, Olympia WA 98513.
4. The existing residence & outbuilding will be removed.
5. Sidewalks are existing along NE 111th St and along NE 110th St, none along NE Hazel Dell Ave. Sidewalks are existing from the site to Sacajawea Elementary School to provide a safe walking route to and from the school. A letter from the Vancouver School District confirms that students would be bused to Thomas Jefferson Middle School and Columbia River High School. Bicycle lanes are existing on both sides of NE Hazel Dell Ave.
6. All site distance triangles can be met.
7. The site contains no wetlands, water courses, streams, floodplains, flood fringes, floodways, designated hazard areas, unstable slopes, wildlife habitat, significant historic sites, driveways across NE Hazel Dell Ave, transit routes or stops within 600' of the site, or road segments in excess of 15% grade within 500' of the site.
8. There are no plans for enhancement areas, wetland buffers, streams, steep banks, or open space.
9. Any existing well or septic system will be properly abandoned or removed.

Site Area = 100,890 sq ft



Vicinity Map  
Scale: 1" = 500'

Revised Date: 11.12.15  
Date: 10.29.15  
Scale: 1" = 60'



<p>Preliminary Short Plat</p>	<p><b>Parbridge-2</b> A Residential Short Plat Clark County WA</p>	<p>Applicant: Hinton Development Corp 14010 NE 3rd Court Suite 106 Vancouver WA 98665 360.546.1220 joe@hintondevelopment.com</p>	<p><b>ED GREER</b> Land Use Planning &amp; Designs 8002 NE Hwy 99 #546 Vancouver WA 98665 360.904.4964 ed@ed-greer.net</p>
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**A. Background**

1. Name of proposed project, if applicable:  
Parkridge -2
2. Name of applicant:  
Hinton Development Corp. 360.546.1220  
14010 NW 3rd Ct Suite 106 Vancouver WA 98685
3. Address and phone number of applicant and contact person:  
Ed Greer 360.904.4964  
8002 NE Hwy 99 #546 Vancouver WA 98665
4. Date checklist prepared:  
9.23.15
5. Agency requesting checklist:  
Clark County
6. Proposed timing or schedule (including phasing, if applicable):  
Early summer 2016
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.  
No
8. List any environmental information that has been or will be prepared related to this proposal.  
None
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.  
None known
10. List any government approvals or permits needed for your proposal:  
Preliminary Short Plat, Civil Engineering Plans, Final Short Plat.
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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.)  
Create 9 residential lots on 2.3 acres
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.  
10912 NE Hazel Dell Ave Vancouver WA 98665 Tax lot no. 117899-174.

**B. Environmental Elements**

Agency use only

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.
- b. What is the steepest slope on the site and the approximate percentage of the slope?  
7%, less than 10% of site. Site average, 2%.
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.  
Hillsboro silt loam, not farm land.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.  
No
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.  
Normal grading for lots and streets, quantities unknown at present.  
Site will balance earth work, not import required.
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.  
Yes, some erosion could occur during clearing and grading.
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?  
Approx 30%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:  
Contractors shall comply with all erosion control regulations.
- 2. Air**
- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.  
During construction: some emissions from equipment may occur.  
After completion: some emissions from automobiles may occur.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.  
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air:  
None proposed.

**3. Water**

Agency use only

## a. Surface:

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

No

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

No

- 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.

None

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

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.

No

## b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

No

## c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Runoff from streets & driveways to be collected in catch basins & piped to a treatment & detention facility.

- 2) Could waste materials enter ground or surface waters? If so, please describe.

No

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

Refer to c. 1) above.

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#### 4. Plants

- a. Check or circle types of vegetation found on the site

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- 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?

All vegetation will be removed.

- c. List threatened or endangered species on or near the site.

None known.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

New homeowners will provide landscaped yards.

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#### 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and, *none*
- Fish: bass, salmon, trout, herring, shellfish, other. *none*

- b. List any threatened or endangered species known to be on or near the site.  
None
- c. Is the site part of a migration route? If so, please explain.  
Yes, the Pacific Flyway.
- d. List proposed measures to preserve or enhance wildlife:  
New homeowners will provide landscaped yards.

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## 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.  
Electricity & natural gas for general household uses.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.  
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:  
New homes will utilize the latest energy saving features.

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## 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, please describe.  
No
- 1) Describe special emergency services that might be required.  
None
  - 2) Proposed measures to reduce or control environmental health hazards, if any:  
Not applicable.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?  
Traffic along NE Hazel Dell Ave,
  - 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction,

operation, other)? Indicate what hours the noise would come from the site.

Short term: some noise may occur from construction equipment.

Long term: some noise may occur from automotive vehicles.

3) Proposed measures to reduce or control noise impacts:

None proposed.

Agency use only

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## 8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Site: residence & vacant. Adjacent: single family detached homes.

b. Has the site been used for agriculture? If so, please describe.

No

c. Describe any structures on the site.

Residence and shed.

d. Will any structures be demolished? If so, please describe.

Both structures will be removed.

e. What is the current zoning classification of the site?

R1-7.5

f. What is the current comprehensive plan designation of the site?

UL

g. What is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

No

i. How many people would reside or work in the completed project?

Approx 24 people will reside.

j. How many people would the completed project displace?

One

k. Please list proposed measures to avoid or reduce displacement impacts:

None

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Project will comply with all applicable codes & regulations.

**9. Housing**

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.  
9 new homes for middle income buyers.
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.  
One.
- c. List proposed measures to reduce or control housing impacts:  
None

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**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?  
2 stories in height. Exterior materials unknown at present.
- b. What views in the immediate vicinity would be altered or obstructed?  
None
- c. Proposed measures to reduce or control aesthetic impacts:  
None

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**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
None
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts:  
None

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**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Salmon Creek

- b. Would the project displace any existing recreational uses? If so, please describe. Agency use only  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:  
None

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### 13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.  
None known.
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
None known.
- c. Proposed measures to reduce or control impacts:  
None

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### 14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
Proposed street to connect to existing NE Hazel Dell Ave.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
No. Nearest route is half mile to the south.
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
New homes will have 2 or 3 car garages, driveways & street parking.
- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.  
Improved new public street & sidewalks along NE Hazel Dell Ave.
- e. Will the project use water, rail, or air transportation? If so, please describe.  
No

Agency use only

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.  
Approx 80 new ATD. Peak hours: 7-9 am 4-6 pm.

g. Proposed measures to reduce or control transportation impacts:  
Builder will pay transportation impact fees.

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**15. Public services**

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.  
Yes, a slight increase in all services.

b. Proposed measures to reduce or control direct impacts on public services:  
Builder will pay required impact fees with building permits.

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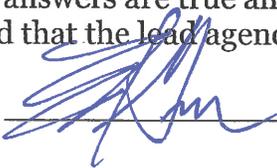
**16. Utilities**

a. Circle the utilities currently available at the site: 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 or near the site: Sewer: Clark Regional; Water & Power: Clark Public Utilities; Natural Gas: Northwest Natural, Refuse: Waste Connections.

**C. Signature**

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:  Date Submitted: 10.27.15