

NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308)



The Community Development Department has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 40.510.030 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **April 23, 2009 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 6pm.

At the hearing, the Examiner will consider the following:

- Project Name:** **MO HOLLOW TIER II INFILL SUBDIVISION**
- Case Number:** **PLD2009-00007; SEP2009-00010; GEO2009-00002**
- Location:** 4407 NE 114th Street
- Request:** Subdivide 2.5 acres into 21 single-family attached residential lots using the Tier 2 Infill standards in the R1-6 zone district
- Applicant:** Troy Johns
14801 NE 13th Circle
Vancouver, WA 98684
(360)600-4452
troyajohns@gmail.com
- Contact Person:** Minister & Glaeser Surveying, Inc.
David Rosenberger, Planner
2200 E. Evergreen Blvd.
Vancouver, WA 98661
(360)694-3313; (360)694-8410 fax
dwr@mgsurvey.com
- Property Owner:** Troy & Allison Johns
14801 NE 13th Circle
Vancouver, WA 98684

Zoning: R1-6

Comp Plan Designation: UL

Parcel Numbers: 189774-000

Township: 3N **Range:** 1E **¼ of Section:** NE ¼ of Sec 36,

Hearing Examiner: Daniel Kerns

Staff Contact: Richard Daviau (360) 397-2375, ext. 4895
E-mail: richard.daviau@clark.wa.gov

Neighborhood Contact: **Sherwood Hills Neighborhood Association**
Dick Durland, President
10525 NE Sherwood Drive
Vancouver, WA 98686
576-0981
E-mail: dickdurland@hotmail.com

Date this Public Notice Issued: March 4, 2009

Approval Standards/Applicable Law:

Clark County Code: 15 (Fire Prevention), 40.220.010 (Single-family Residential), 40.260.110 (Infill), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.380 (Stormwater & Erosion Control), 40.500 & 40.510 (Procedures), 40.540 (Land Division), 40.570 (SEPA), 40.570 (SEPA Archaeological), 40.610 (Impact Fees), 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan

Application & Fully Complete Date:

Application Filing date: January 28, 2009
Fully Complete Date: February 18, 2009

Comments may be submitted to the Responsible Official by:
March 18, 2009

Please email SEPA comments to:
rosie.hsiao@clark.wa.gov

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1st floor.

SEPA Appeal Process:

In accordance with the State Environmental Policy Act (SEPA) and Clark County Code 20.50.030, the County must determine if there are significant environmental impacts associated with this request. The County will review the applicant's submitted SEPA checklist and make a determination in the combined Development Review Staff Report and SEPA Checklist Review to be issued at least fifteen (15) calendar days prior to the hearing.

A Determination of Non-significance (DNS) indicates that identified impacts can be adequately addressed with the application of existing County Codes and development standards. A Mitigated Determination of Non-significance (MDNS) indicates that identified impacts can be adequately addressed with conditions of approval.

Procedural or substantive appeals of a Determination of Non-Significance (DNS) or a Mitigated determination of Non-Significance (MDNS) must be filed in writing with the County within fourteen (14) calendar days of the date the SEPA Determination is issued. There is no SEPA appeal fee for Type III reviews. SEPA appeals will be considered by the Hearings Examiner at the scheduled public hearing noted above, and decided in the subsequent written decision.

Issues of compliance with existing adopted approval standards and criteria can be addressed in the public hearing without an appeal of the SEPA determination.

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. Information regarding this application may be obtained by contacting **Richard Daviau at (360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
<http://www.clark.wa.gov/commdev/active-landuseN.html>
- Pre-Application Conferences and Public Land Use Hearing Agendas:
<http://www.clark.wa.gov/commdev/agendasN.asp>
- Applications and Information Handouts for each Type of Land Use Permit:
<http://www.clark.wa.gov/commdev/applicationsN.html>

Public Testimony Process:

Any person wishing to present testimony should arrive by **6:00 p.m.** at the Public Service Center, 6th floor, 1300 Franklin Street, Vancouver, Washington.

Faxed & Written Testimony

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Rosie Hsiao. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Permit Services Center by **12:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal Process:

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 40.510.030(H), appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision. Hearings Examiner decisions on any SEPA appeal cannot be further appealed to the Board of County Commissioners. Such appeals must pursue judicial review.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the amount of **\$303**. Checks shall be made payable to the Board of County Commissioners.

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) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

**Public Service Center
Community Development Department
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**