NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION, OPTIONAL SEPA DETERMINATION OF NON-SIGNIFICANCE & PUBLIC HEARING

(Form DS1302A)

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:
October 23, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on December 10, 2009 **at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680**. Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

Project Name: **SKYVIEW HEIGHTS WEST**

Case Number: **PLD2009-00039; SEP2009-00064; GEO2009-00016; HAB2009-00052**

Location: 2319 NE 144th Street

Request: Approval to subdivide a 2.45 acre parcel located in the Single-

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.

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: June 30, 2009
Fully Complete Date: September 24, 2009
Date of this notice: October 8, 2009

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 mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:
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.

Appeal Process:
The Hearing Examiner's decision on the application may be appealed to the Board or County Commissioners 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. 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. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeal Process:
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 County Code or other law.

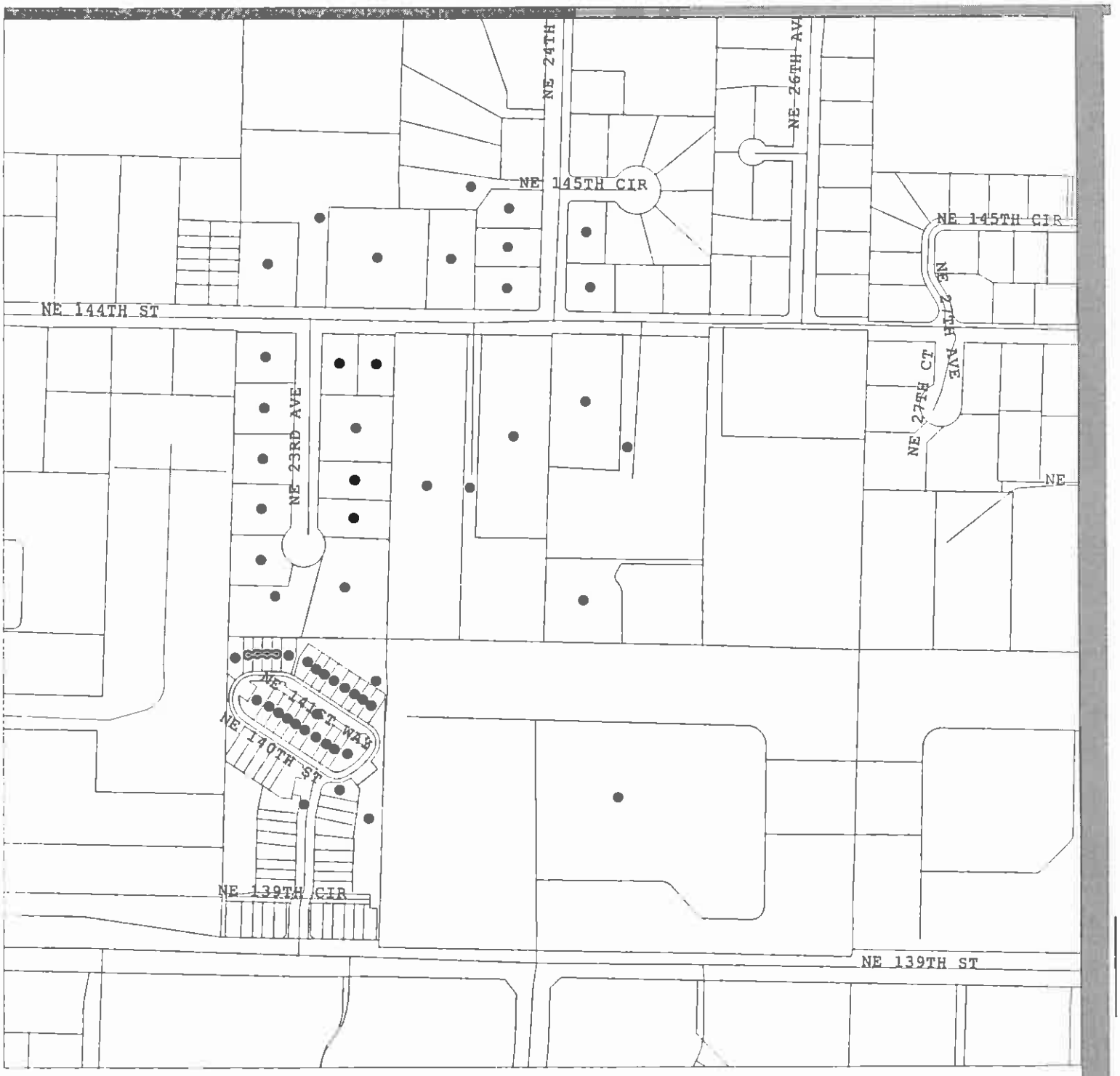
- Pre-Application Conferences and Public Land Use Hearing Agendas: (http://www.clark.wa.gov/commdev/agendasN.asp)

- Applications and Information Handouts for each Type of Land Use Permit: (http://www.clark.wa.gov/commdev/applicationsN.html) (*Land use*)

Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: http://www.clark.wa.gov

Attachments:

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


NE 24TH
NE 26TH AV
NE 145TH CIR
NE 145TH CIR
NE 144TH ST
NE 27TH AVE
NE 27TH CT
NE
NE 23RD AVE
NE 141ST WAY
NE 140TH ST
NE 139TH CIR
NE 139TH ST
(Scale 1:3477.3)
100 0 100 200 300 400 Feet

Skyview Heights West Tier II Infill Subdivision

Located in SE 1/4 of Section 23, T3N, R1E, W.M.
Clark County, Washington

PROJECT NOTES:

Applicant & Owner:
Jim & Tarbert Kirsten
21713 NW 51st Avenue
Ridgefield, WA 98642
Ph. (360) 887-4532
e-mail: tarbertkirsten@msn.com

Project Contact:
PLS Engineering
Travis Johnson
1014 Franklin St. Atrium Suite
Vancouver, WA 98660
Ph. (360) 944-6516
Fax (360) 944-6539
e-mail: travis@plsengineering.com

Project Notes:
The site address is 2318 NE 144th Street Vancouver, WA. The parcel is identified as tax lot 3/12, serial number 117895-124.

This project is within the R-1-7.5 zone of Clark County, a Single-family Residential zone. The comprehensive plan designation for the site is UL.

Lot Setbacks:
Front = 10'
Front (Garage) = 18'
Side = 5'
Street Side = 10'
Rear = 10'

Site Area - 2.45 acres (106,830 sq ft).
Total Number of Lots = 12
*Minimum Lot Size = 6,025 sq ft
*Maximum Lot Size = 6,594 sq ft
*Average Lot Size = 6,225 sq ft
*All lot areas exclude existing 60' access easement.
Area Encompassed by existing and proposed access easement = 0.73 acres (31,757 sq ft)
Right-of-way Dedication to Clark County = 0.008 acres (357 sq ft)

NE 144th Street is classified as an Urban Neighborhood Circulator
NE 144th Street half-width improvements will be constructed per Clark County Drawing 13.

NE 24th Court is proposed as a private road with 20' of pavement within a 30' easement. The Private road will end with a cul-de-sac per Clark County Drawing 28.

Clark County has no responsibility to improve or maintain the private street(s) contained within or private street(s) providing access to the property described in this plat.

Public Water Purveyor = Clark Public Utilities

Public Sewer Purveyor = Clark Regional Wastewater District

There are severe slopes on a small portion of the south property boundary.

There are no known wells or septics on site. If any should be found during site development they will be properly abandoned.

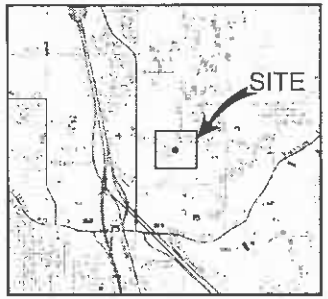
There is one existing house on site that will be removed.

Pedestrian facilities will be provided onsite in the way of a 5' sidewalk on the west side of proposed NE 24th Court and will end at the east side of the proposed cul-de-sac. Frontage improvements to NE 144th Street including a 5' sidewalk will be constructed.

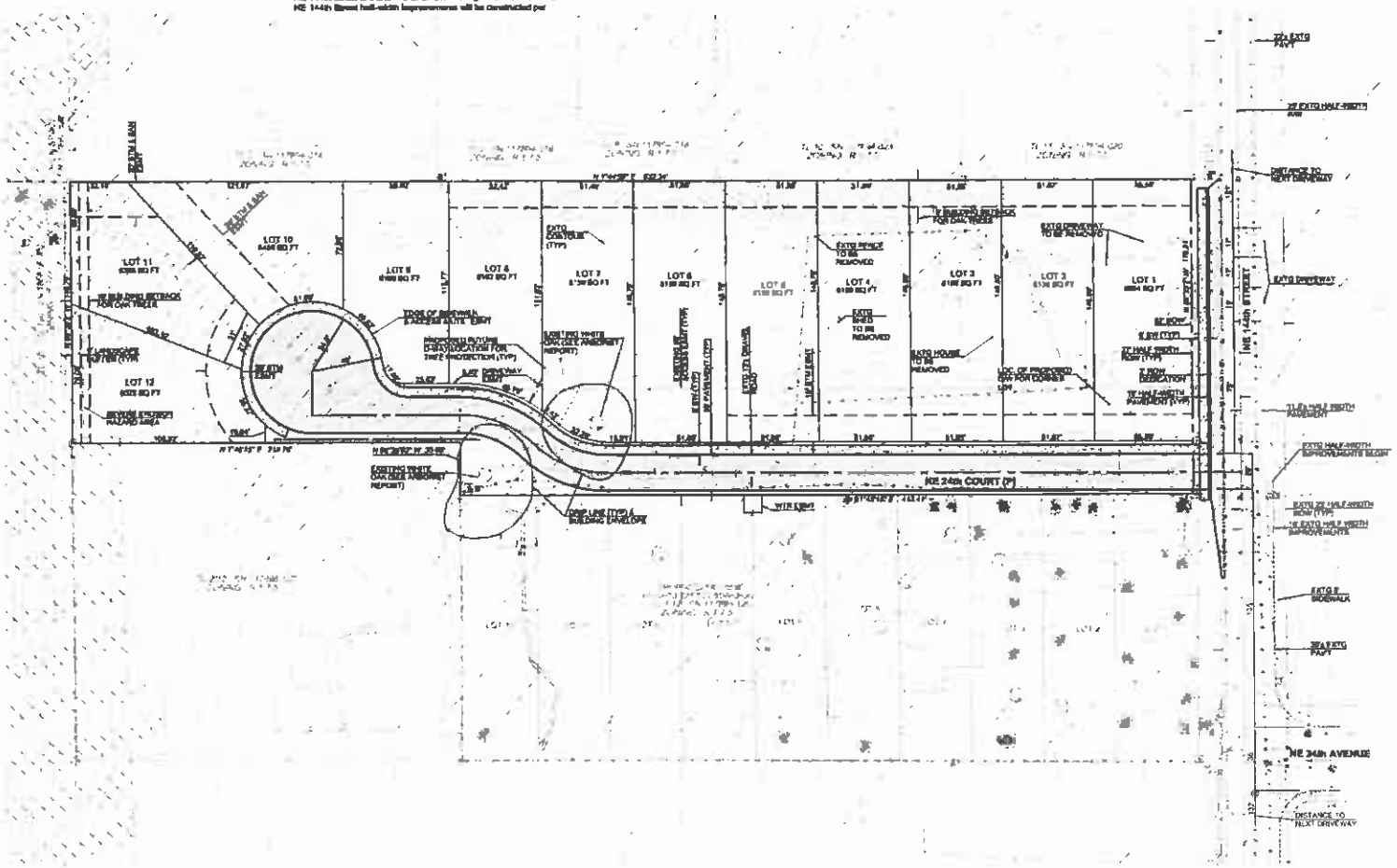
The nearest transit stop is at the intersection of NE 20th Avenue and NE 139th Street, approximately 2,490 feet south west from the proposed development.

The nearest hydrant is located at the intersection of NE 144th Street and NE 24th Avenue. One hydrant is proposed to meet the requirements of the Fire Marshal.

Contour data shown on the existing conditions plan are from topographical survey data prepared by Lawson Land Services and from the GIS Department of Clark County.



VICINITY MAP
NOT TO SCALE



Scale 1" = 30'

Preliminary Plat & Existing Conditions Plan For
Skyview Heights West Tier II Infill Subdivision
A Subdivision Located in Clark County, Washington

PLS ENGINEERING

Revisions

A	June 30, 2021	Submitted For Review	TGJ
B			
C			
D			
E			
F			

Project No. 2021
SCALE 1" = 30'
V. WA
DESIGNED BY TGJ
DRAFTED BY TGJ
REVIEWED BY AJG

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