

## REVISED, 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: October 26, 2016**

### Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on Thursday December 8, 2016 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:** KACI HEIGHTS SUBDIVISION

**Case Number:** PLD2016-00018 / SEP2016-00045 / GEO2016-00015  
BLA2016-00050

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 subdivide 16.94 acres into 53 single family residential lots located in the R1-7.5 zoning district

**Location:** 14101 NE 50<sup>th</sup> Avenue

**Applicant/Contact:** Krippner Homes, LLC  
Mason Wolfe  
6715 NE 63<sup>rd</sup> Street ~ Suite 166  
Vancouver, WA 98661  
**Phone:** 360-907-9588  
**Email:** [mason@krippnerinc.com](mailto:mason@krippnerinc.com)

**Property owner:** Richard and Kay Tapper  
14101 NE 50<sup>th</sup> Avenue  
Vancouver, WA 98686

James and Judith Youde  
14201 NE 50<sup>th</sup> Avenue  
Vancouver, WA 98686

**Hearing Examiner:** Dan Kearns

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

**Neighborhood contact:** Pleasant Highlands Neighborhood Association  
Stephan B. Abramson, Ph.D.  
**Phone:** (360) 574-3363  
**Email:** [abramson@lifescipartners.net](mailto:abramson@lifescipartners.net)

**Date this Public Notice issued:** October 11, 2016

**Legal description of property:** Parcels 196174-000, 196303-000, 196307-000, 196250-000 and 196245-000 located in the SW Section 19, Township 3 North, Range 2 East of the Willamette Meridian

**Approval Standards/Applicable Laws:**

Clark County Code Section: Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.320 (Landscaping), (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

**Application and Fully Complete Date**

Application date: September 2, 2016  
Fully Complete date: September 23, 2016

**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: October 26, 2016**

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  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

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:

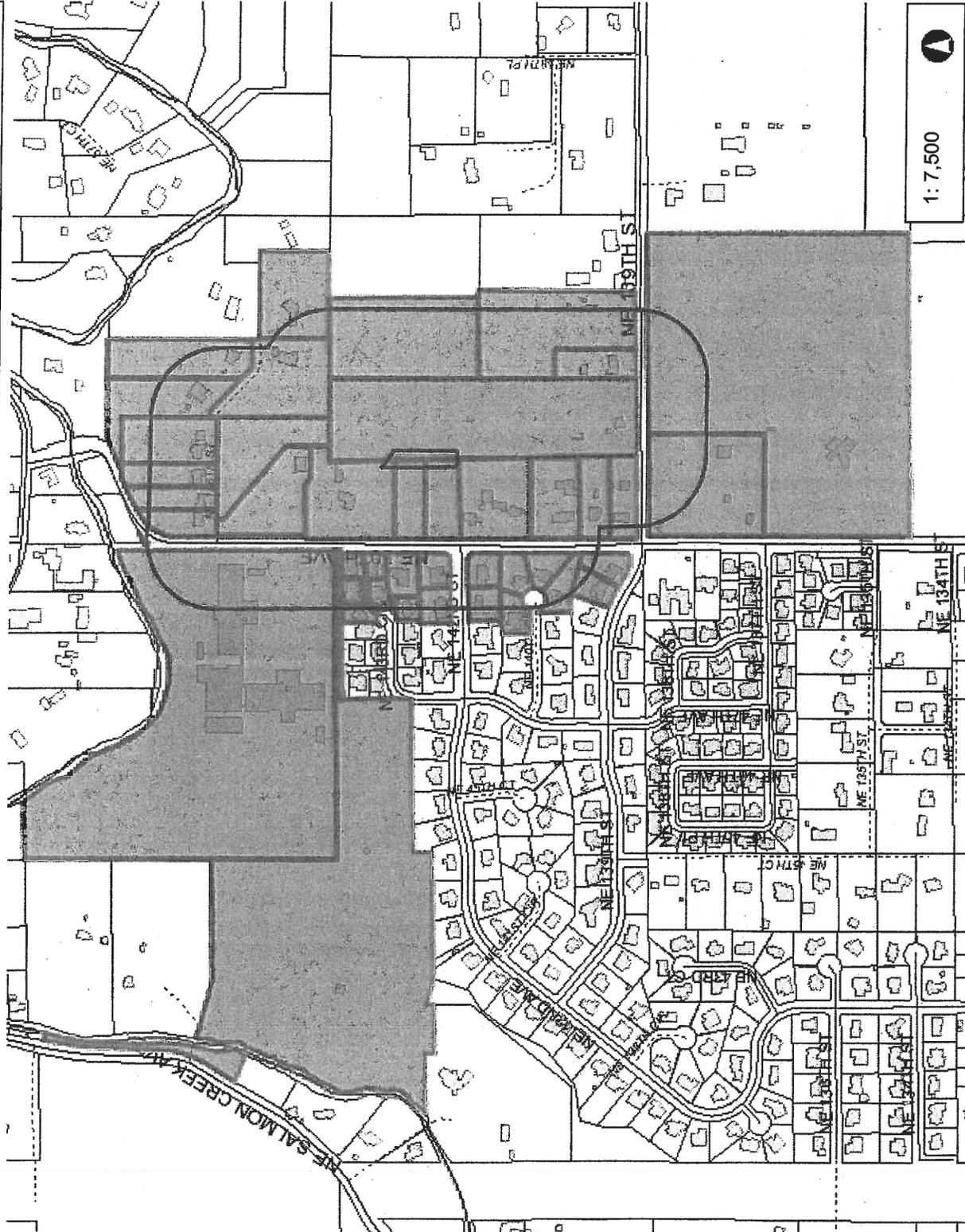
- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

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





# Kaci Heights Subdivision 300' List



### Legend

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

### Notes:

1: 7,500



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.

**A. Background**

1. Name of proposed project, if applicable:  
Kaci Heights
2. Name of applicant:  
Krippner Homes, LLC
3. Address and phone number of applicant and contact person:  
6715 NE 63 rd St Suite 166 Vancouver WA 98661  
Mason Wolfe 360.907.9588
4. Date checklist prepared:  
Aug 29, 2016
5. Agency requesting checklist:  
Clark County
6. Proposed timing or schedule (including phasing, if applicable):  
Construction summer 2017
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:  
Approval of Preliminary Plat and Civil Engineering Plans
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.)  
Propose 53 residential lot subdivision on 17 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.  
14101 & 14201 NE 50th Ave Vancouver WA SW 1/4 of Sec 19, T3N, R2E, WM

**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?  
Approx 20%
  - 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. No prime farmland.
  - d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.  
None known
  - e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.  
Normal grading procedures for subdivision construction. Quantities are undetermined at present.
  - f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.  
Yes, some erosion could occur during construction.
  - g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?  
Approx 25%
  - h. Proposed measures to reduce or control erosion, or other impacts to the earth include:  
Contractor shall comply with all erosion control methods.
- 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 may occur from equipment.  
After completion: some emissions may occur from vehicles.
  - 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

**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.  
Not applicable
- 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.  
None

## 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. Agency use only  
Runoff from streets and lots will be collected and piped to a treatment and detention facility prior to infiltration.
- 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 cherry, walnut,
  - 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?  
Most vegetation will be removed for streets and homesites.
- 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 new landscaping.

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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,
  - Fish: bass, salmon, trout, herring, shellfish, other.

- b. List any threatened or endangered species known to be on or near the site.  
None known
- 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:  
Refer to 4. d. above

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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 and 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:  
None at this time.

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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:  
None
- b. Noise
- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?  
Some traffic noise
- 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 from construction equipment.

Long term: some noise from automotive vehicles.

During daytime hours.

Agency use only

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## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
2 residences, some outbuildings & vacant.
- b. Has the site been used for agriculture? If so, please describe.  
Not recently.
- c. Describe any structures on the site.  
2 homes & several outbuildings.
- d. Will any structures be demolished? If so, please describe.  
Yes, all 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?  
Urban Low Density
- 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 140 people will reside.
- j. How many people would the completed project displace?  
Approx 6
- 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:  
Proposal will comply with all county and state regulations.

## 9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.  
53 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.  
2
- 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 story homes. Exterior materials are undetermined 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 known
- 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?  
School grounds at Pleasant Valley Schools
- 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.  
NE 50th Ave & NE 139th St, refer to Preliminary Plat
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
No, distance to nearest stop is unknown.
- 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, driveway & 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.  
Yes, new public streets & improvements to existing public streets.
- e. Will the project use water, rail, or air transportation? If so, please describe.  
No

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.  
Approx 530 trips per day

Agency use only

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

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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 amount in all services.
- b. Proposed measures to reduce or control direct impacts on public services:  
Builder will pay impact fees due at the time.

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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:  
Electricity & water: Clark Public Utilities; Gas: NW Natural Gas;  
Sewer: Clark Regional Wastewater Dist; Telephone: CenturyLink.

**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: 9-2-2016