The applicant proposes to construct a manager's office, 11 buildings for self-storage, two enclosed storage buildings for boat and RV storage, and ten related structures for local and RV storage on a 4.43-acre site. The project is in the CC zone of Clark County, a Community Commercial zone. The comprehensive plan designation is C. Self-storage buildings are anticipated to range in size from approximately 7,500 square feet to 15,000 square feet. Office buildings are planned for approximately 5,460 square feet to 6,600 square feet, and are anticipated to be 15,000 square feet to 20,000 square feet in size. The project anticipate up to 71,000 total square feet of non-storage, 17,000 square feet of which would be management. All stormwater management would be handled by a new commercial infiltration roadway will be constructed along the east property boundary. Extending the road from the south where it is currently under construction in association with adjacent development.

It is possible the building construction may be phased. If so, all paving and utility infrastructure and several of the buildings will be constructed with Phase 1. Buildings C I and C II, D I and D II, and E I and E II would then be constructed in subsequent phases. All stormwater infrastructure including ponds and facilities and all street improvements will be constructed with Phase 1.

The site contains four Oregon white oak trees. These tree are proposed to be removed with mitigation provided through purchase of credits from the Terrace Oregon White Oak Woodland Mitigation Bank.

The nearest pedestrian facilities are sidewalks along NE 72nd Ave. fronting the proposed project on its west boundary.

Based on the critical areas predetermination by Clark County, there are no wetlands on the site. The site is mapped in Category 2 Critical Aquifer Recharge Area. There are no proposal to be receiving with mitigation provided through purchase of credits from the Terrace Oregon White Oak Woodland Mitigation Bank.

Per GIS records, there is an existing well and septic system on site. Location of the septic systems is east of the corner house. Both the existing well and septic will be abandoned per Clark County Health Department requirements.

The existing buildings shown have recently been demolished. The nearest pedestrian facilities are sidewalks along NE 72nd Ave. fronting the proposed project on its west boundary.

C-Tran does not have a service stop within 1 mile of the proposed project. However, bus lanes are provided along NE 72nd Ave.

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