Type II Staff Report and Decision  
Notice to Parties of Record  

Project Name: Heritage High School Field Lights  
Case Number: PSR-2019-00027  

The attached decision is final unless an appeal is filed with the Department of Community Development.  

An appeal of any aspect of this decision may be appealed to the Clark County Hearing Examiner by a party of record only. A Party of Record includes the applicant and those individuals who submitted written testimony or a written request to be a “party of record,” prior to the issuance of the decision.  

The appeal shall be filed with the Department of Community Development within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record.  

Any appeal of the final land use decisions shall be in writing and contain the following:  
- 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 40.510.030(H);  
  - The specific aspect(s) of the decision being appealed;  
  - The reasons why each aspect is in error as a matter of fact or law;  
  - The evidence relied on to prove the error; and,  
- The appeal fee.  

See the Appeals handout for more information and fees.  

Mailed on: July 16, 2019
Type II Site Plan and Environmental Review
Staff Report and Decision

Project Name: HERITAGE HIGH SCHOOL FIELD LIGHTS
Case Number: PSR-2019-00027
Location: 7825 NE 130th Avenue
Request: The applicant is requesting site plan approval to install field lights to the football field at an existing high school on a 40.28 acre parcel located in the PF (Public Facilities) zoning district.

Applicant: Evergreen School District #114
Patrick O'Day
P.O. Box 8910
Vancouver, WA 98668

Contact Person: John Baldwin
Robertson Engineering, PC
610 Esther Street, #201
Vancouver, WA 98660
360.831.0068
john@robertsonengineering.us

Property Owner: Same as Applicant

Decision
Approved subject to Conditions

Land Use Review Manager’s Initials: 86 Date issued: July 16, 2019

County Review Staff

<table>
<thead>
<tr>
<th>Department/Program</th>
<th>Name</th>
<th>Phone</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Land Use Review Manager</td>
<td>Susan Ellinger</td>
<td>564.397.5122</td>
<td><a href="mailto:susan.ellinger@clark.wa.gov">susan.ellinger@clark.wa.gov</a></td>
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<td>Land Use Review Planner</td>
<td>Vicki Kirsher</td>
<td>564.397-4178</td>
<td><a href="mailto:vicki.kirsher@clark.wa.gov">vicki.kirsher@clark.wa.gov</a></td>
</tr>
</tbody>
</table>

Revised 2/5/15

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 564.397.2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov
Comp Plan Designation: PF (Public Facilities)

Parcel Number: Lot 105 (154527) located in the southwest quarter of Section 2, the southeast quarter of Section 3 and the northwest quarter of Section 11; Township 2 North; Range 2 East of the Willamette Meridian.

Applicable Laws
Clark County Code Sections 40.200 (General Provisions); 40.230.090 (Public Facilities Districts); 40.320.010 (Landscaping and Screening); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.040 (Site Plan Review); and Title 14 (Buildings and Structures).

Neighborhood Association and Contact
Neighborhood Associations Council of Clark County (NACCC)
Christie BrownSilva, President
Email: siftonneighborhood@gmail.com

Vesting
An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report. Contingent vesting does not apply to stormwater or concurrency standards.

A pre-application conference was not held on this matter; a waiver was approved on May 10, 2019. Pre-application conference waivers do not provide contingent vesting.

The fully complete application was submitted on May 13, 2019, and determined to be fully complete on June 3, 2019. Given these facts, the application is vested on May 13, 2019. This vesting does not apply to stormwater standards. There are no disputes regarding vesting.

Time Limits
The application was determined to be fully complete on June 3, 2019. Therefore, the code requirement for issuing a decision within 78 days lapses on August 20, 2013.

Public Notice
Notice of application was mailed to the applicant, Neighborhood Associations Council of Clark County and property owners within 300 feet of the site on June 17, 2019.

Public Comments
No written comments were received in response to public notice.

Project Overview
The subject property is located on the southeast corner of NE 130th Avenue and SR 500. A high school with associated parking and outdoor sports facilities received conditional use and site
plan approval in 1997 (CUP96013 and SPR96091). There have several subsequent approvals for the placement of modular classrooms.

At this time, the applicant is requesting approval to install field lights for an existing football field which will allow extended hours of use. "The proposal consists of four 70-foot tall field light poles (two on the north side of the field and two on the south side). The lights will consist of LED fixtures that are aimed and shielded to minimize light and glare to surrounding properties."

The comprehensive plan designation, zoning, and uses of both the subject and surrounding properties are noted in the following table:

<table>
<thead>
<tr>
<th>Compass</th>
<th>Comp Plan</th>
<th>Zoning</th>
<th>Current Land Use</th>
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<tbody>
<tr>
<td>Site</td>
<td>Public Facilities</td>
<td>PF</td>
<td>Heritage High School</td>
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<tr>
<td>North</td>
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<td>R1-6</td>
<td>Single family residential subdivision across SR 500</td>
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<tr>
<td>Northeast</td>
<td>Commercial</td>
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<td>Retail Center across SR 500</td>
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<td>Single family residences</td>
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<td>East</td>
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<td>R1-6</td>
<td>Single family residential subdivision</td>
</tr>
<tr>
<td>South</td>
<td>Urban Low Density Residential</td>
<td>R1-6</td>
<td>Single family residential subdivision</td>
</tr>
</tbody>
</table>

**Staff Analysis**

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

1. Earth
2. Air
3. Water
4. Plants
5. Animals
6. Energy and Natural Resources
7. Environmental Health
8. Land and Shoreline Use
9. Housing
10. Aesthetics
11. Light and Glare
12. Recreation
13. Historic and Cultural Preservation
14. Transportation
15. Public Services
16. Utilities

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

**Major Issues**

Only the major issues, errors in the development proposal, or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements and, therefore, are not discussed below.
Land Use

Finding 1 – Zoning
The proposed development site is located within a PF (Public Facilities) zone designation. These districts are intended to provide for already developed publicly owned parks, open space, and public facilities that are located permanently in a specific location, such as schools, and other governmental facilities. In accordance with Table 40-230.900(4)(b), 6 - 12 secondary schools are identified as a conditional use within this zoning district. Per CCC 40.230.090(C) of the PF zone, the proposed field lighting will be reviewed under development standards of the R1-6 zoning district.

As previously noted, the high school received conditional use approval in 1997. CCC 40.520.030(I)(1) allows an existing permitted conditional use to be modified by site plan approval if the modification complies with other applicable regulations and is not expressly prohibited by the approved conditional use for the site. A football field was included but field lighting was not proposed as part of the original conditional use application. Therefore, the current request will be evaluated through site plan review.

Finding 2 – Setbacks
In accordance with Table 40.230.050-3, minimum setbacks applicable to this proposal are as follows:

Front: 10 feet
Street Side: 10 feet
Side and Rear: 30 feet

The submitted site plan [Exhibit 2, Sheet C2] indicates the proposed field light poles will be situated approximately 240 feet from residential properties to the east. Dimensions to other property boundaries are not identified. Based on scale, however, the light fixtures will be at least 275 feet from all other property lines.

Finding 3 – Lighting
As previously noted, the applicant is proposing to install field lights for the existing football field. The proposed location of four poles upon which the lighting fixtures will be placed are in excess of approximately 240 feet from the nearest residential properties. The applicant has submitted site photometric plans [Exhibit 1, Tab 8 and Exhibit 2, Sheet L1]. These plans “show less than one foot candle well before any adjacent property line.” Based on this information, the proposed field lights will not cast significant light or glare to properties and roadways off-site. A condition, however, will be imposed to ensure on-going compliance (See Condition 1).

1 Side and rear setbacks required for schools per CCC 40.260.070.
Finding 4 – Environmental Review
Vancouver Public Schools, as lead State Environmental Policy Act (SEPA) review agency, issued a Determination of Non-Significance (DNS) for this project on March 11, 2019 [Exhibit 1, Section 5].

Finding 5 – Original Decision
Except as explicitly modified with this site plan review, applicable findings and conditions included in the original decision (CUP96013 and SPR96091) shall remain in effect (See Condition 3).

Conclusion (Land Use): Staff concludes that the proposed plan, subject to conditions identified above, meets land use requirements of the Clark County Code.

Building Safety

Finding 1 – Building Permit
A building permit must be obtained for installation of the four (4) field light poles. Engineering calculations and plans will be required (See Condition 2).

Conclusion (Building Safety): Staff finds that the proposed preliminary plan, subject to conditions identified above, meets building requirements of the Clark County Code.

DECISION

Based upon the proposed plan [Exhibit 2, Sheet C2] and the findings and conclusions discussed above, the Land Use Review Manager hereby APPROVES this request, subject to the following conditions of approval.

Conditions of Approval

1. Lighting: Football field lighting shall be continually shielded and directed to prevent significant off-site glare, in accordance with CCC 40.340.010(A)(7) and RCW 47.36.180. (See Land Use Finding 3)

2. Building Permit: Prior to installation of the proposed field lights, the applicant shall obtain a building permit from the county. (See Building Safety Finding 1)

3. Original Decision: Except as explicitly modified with this site plan review, applicable findings and conditions included in the original decision (CUP96013 and SPR96091) shall remain in effect. (See Land Use Finding 5)

4. Site Plan Approval: Within seven (7) years of preliminary plan approval, a Fully Complete application for a building permit shall be submitted.
Note: The Community Development Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Decision Appeal Process
An appeal of any aspect of this decision may be appealed to the Clark County Hearing Examiner by a party of record only. A Party of Record includes the applicant and those individuals who submitted written testimony or a written request to be a “party of record,” prior to the issuance of the decision.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on July 16, 2019. Therefore any appeal must be received in this office by the close of business on July 30, 2019.

Any appeal of the final land use decisions shall be in writing and contain the following:
- 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 40.510.030(H);
  - The specific aspect(s) of the decision being appealed;
  - The reasons why each aspect is in error as a matter of fact or law;
  - The evidence relied on to prove the error; and,
- The appeal fee

Refer to the Appeals handout for more information and fees.

An appeal of any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), may be appealed to the Superior Court or reconsidered by the Hearing Examiner only by a party of record pursuant to Ordinance 10-19, adopted 10/27/2009 by the Board of County Councilors.

Attachments
- Proposed Site Plan [Exhibit 1, Sheet C2]
<table>
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<tr>
<th>Role</th>
<th>Company Name</th>
<th>Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
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<td>Clark County</td>
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<tr>
<td>Applicant / Owner</td>
<td>Evergreen School District #114</td>
<td>Patrick O'Day</td>
<td>P.O. Box 8910</td>
<td></td>
<td>Vancouver</td>
<td>WA</td>
<td>98668</td>
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<tr>
<td>N/H Association</td>
<td>NACCC</td>
<td>Christie BrownSilva</td>
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<td><a href="mailto:siftonneighborhood@gmail.com">siftonneighborhood@gmail.com</a></td>
</tr>
<tr>
<td>Contact Person</td>
<td>Robertson Engineering, PC</td>
<td></td>
<td></td>
<td>610 Esther Street, #201</td>
<td>Vancouver</td>
<td>WA</td>
<td>98660</td>
<td><a href="mailto:john@robertsonengineering.us">john@robertsonengineering.us</a></td>
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<tr>
<td>Utility Contact</td>
<td>Clark County</td>
<td>Desiree DeMonye</td>
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<td></td>
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<td><a href="mailto:Desiree.DeMonye@clark.wa.gov">Desiree.DeMonye@clark.wa.gov</a></td>
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<tr>
<td></td>
<td>City of Vancouver</td>
<td>Kristin Lehto</td>
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<td><a href="mailto:Kristin.Lehto@cityofvancouver.us">Kristin.Lehto@cityofvancouver.us</a></td>
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<td>Jennifer Halleck</td>
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<td></td>
<td>Jeff Roberts</td>
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<td></td>
<td><a href="mailto:jeff@crandallgroup.com">jeff@crandallgroup.com</a></td>
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<tr>
<td>Interested Party</td>
<td>Educational Service District 112</td>
<td>Marnie Allen</td>
<td>2500 NE 65th Avenue</td>
<td></td>
<td>Vancouver</td>
<td>WA</td>
<td>98661</td>
<td><a href="mailto:marnie.allen@esd112.org">marnie.allen@esd112.org</a></td>
</tr>
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</table>
## EXHIBIT LIST

**Project Name:** HERITAGE HIGH SCHOOL FIELD LIGHTS  
**Case Number:** PSR-2019-00027

<table>
<thead>
<tr>
<th>EXHIBIT NO.</th>
<th>DATE</th>
<th>SUBMITTED BY</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>
| 1           | 5/13/19| Applicant: Evergreen School District #114 | Application Package  
  - Cover Sheet  
  - Table of Contents  
  - Application Form  
  - Narrative  
  - GIS Information  
  - PAC Waiver Decision  
  - SEPA Checklist  
  - Public Health Department Waiver  
  - Title Information  
  - Lighting Info |
| 2           | 5/13/19| Applicant: Evergreen School District #114 | Plans  
  - Cover Sheet [Sheet C1]  
  - Site and Existing Conditions Plan [Sheet C2]  
  - Photometrics Plan [Sheet L1] |
| 3           | 6/3/19 | CC Land Use              | Fully Complete Determination                                                 |
| 4           | 06/17/19 | CC Land Use             | Notice Of Type II Application                                               |
| 5           | 06/17/19 | CC Land Use             | Affidavit of Mailing – Staff Report Exhibit # 4                            |
| 6           | 7/3/19 | CC Land Use              | Email Advising No Public Comments Received                                 |
| 7           | 7/16/19 | CC Land Use              | Staff Report and Decision                                                   |
| 8           | 7/16/19 | CC Land Use              | Affidavit of Mailing – Exhibit 7                                            |

Copies of these exhibits can be viewed at:  
Department of Community Development  
Development Services Division  
1300 Franklin Street  
Vancouver, WA 98666-9810