

Notice of Type II Application

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code, Section 40.510.020 and applicable code sections as listed below.

Closing date for public comments: January 14, 2019

Project Name: SIFTON ELEMENTARY REPLACEMENT

Case Numbers: PSR2018-00044; EVR2018-00084 and CRA2018-00010

Request: The applicant is proposing to construct a two-story 61,000 square foot school building and add two (2) future modular classrooms to replace an existing elementary school on approximately 10.71 acres located in a PF (Public Facilities) zoning district.

Location: 7301 NE 137th Avenue

Applicant: Susan Steinbrenner
Evergreen Public Schools
13501 NE 28th Street
Vancouver, WA 98668
360.604.4081
susan.steinbrenner@evergreenps.org

Contact: Jaclyn Smith
MacKay Sposito
1325 SE Tech Center Drive, Suite 140
Vancouver, WA 98663
360.823-1320
jwsmith@mackaysposito.com

Property owner: Evergreen Public Schools
13501 NE 28th Street
Vancouver, WA 98668

Staff contact: Vicki Kirsher, Planner III
564.397.4178
vicki.kirsher@clark.wa.gov

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
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

Neighborhood contact:	Sifton Neighborhood Association Christie BrownSilva, President Email: siftonneighborhood@gmail.com
Legal description of property:	Lot 89 (158663) and Lot 92 (158666) located in the Northwest Quadrant of Section 11; Township 2 North; Range 2 East of the Willamette Meridian
Plan/Zone designation:	PF (Public Facilities)/PF (Public Facilities)

Approval Standards/Applicable Laws

Clark County Code Sections 40.200 (General Provisions); 40.230.090 (Public Facilities); 40.220.010 (Single Family Residential Districts); 40.260.070 (Special Uses and Standards); 40.320.010 (Landscaping and Screening); 40.340 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.386 (Stormwater and Erosion Control); 40.410 (Critical Aquifer Recharge Area); 40.550.040 (Road Modification); 40.500 40.510 (Procedures); 40.510.020 (Type II Process); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.570.080 (Archaeological); 40.310 (Signs); 40.330 (Crime Prevention and Safety); Title 14 (Buildings and Structures); Title 15 (Fire Prevention); and Title 24 (Public Health).

Application and Fully Complete Date

Application date: November 6, 2018

Fully Complete date: December 13, 2018

Timelines/Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling 564.397.4319, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

Community Development Web site - 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

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below 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.

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: Vicki Kirsher
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810
Email: vicki.kirsher@clark.wa.gov

Date of this notice: December 28, 2018

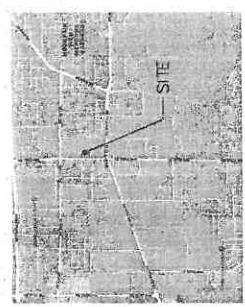
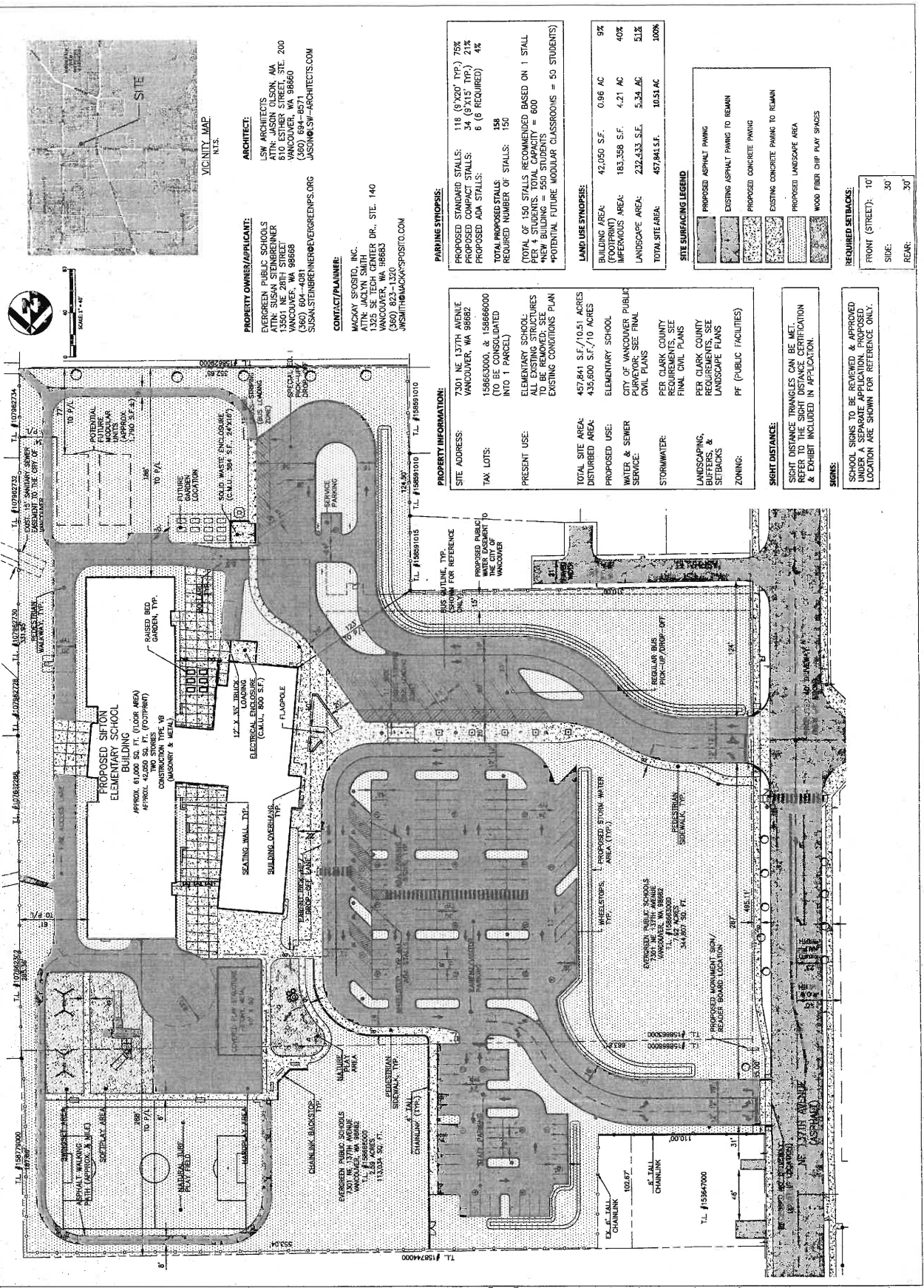


SIFTON ELEMENTARY REPLACEMENT
VANCOUVER, WASHINGTON
PRELIMINARY SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/17/2015	ISSUED FOR PERMIT
2	11/17/2015	DESIGNED BY: J.S.
3	11/17/2015	DRAWN BY: J.S.
4	11/17/2015	CHECKED BY: J.S.

PERMIT SET
NO. 1 of 11
LU100



PROPERTY OWNER/APPLICANT:
EVERGREEN PUBLIC SCHOOLS
ATTN: JASON OLSON, WA
13501 NE 28TH STREET
VANCOUVER, WA 98668
(360) 694-4081
SUSAN.STEINBRENER@EVERGREENPS.ORG

ARCHITECT:
LSK ARCHITECTS
ATTN: JASON OLSON, WA
610 ESTHER STREET, STE. 200
VANCOUVER, WA 98660
(360) 694-8571
JASON@LSK-ARCHITECTS.COM

CONTACT/PLANNER:
MACKAY SPOSTO, INC.
ATTN: JACLYN SMITH
1325 SE TECH CENTER DR., STE. 140
VANCOUVER, WA 98663
JSMITH@MACKAY-SPOSTO.COM

PARKING SYNOPSIS:

PROPOSED STANDARD STALLS:	118 (9'X20' TYP.)	75%
PROPOSED COMPACT STALLS:	34 (9'X15' TYP.)	21%
PROPOSED ADA STALLS:	6 (6' REQUIRED)	4%
TOTAL PROPOSED STALLS:	158	
REQUIRED NUMBER OF STALLS:	150	

TOTAL OF 150 STALLS RECOMMENDED BASED ON 1 STALL PER 100 STUDENTS
*NEW BUILDING = 500 STUDENTS
*POTENTIAL FUTURE MODULAR CLASSROOMS = 50 STUDENTS

LAND USE SYNOPSIS:

BUILDING AREA:	42,050 S.F.	0.96 AC	8%
IMPERVIOUS AREA:	183,358 S.F.	4.21 AC	40%
LANDSCAPE AREA:	232,433 S.F.	5.34 AC	51%
TOTAL SITE AREA:	457,841 S.F.	10.51 AC	100%

SITE SURFACING LEGEND:

[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	EXISTING ASPHALT PAVING TO REMAIN
[Symbol]	PROPOSED CONCRETE PAVING
[Symbol]	EXISTING CONCRETE PAVING TO REMAIN
[Symbol]	PROPOSED LANDSCAPE AREA
[Symbol]	WOOD FIBER CHIP PLAY SPACES

REQUIRED SETBACKS:

FRONT (STREET):	10'
SIDE:	50'
REAR:	30'

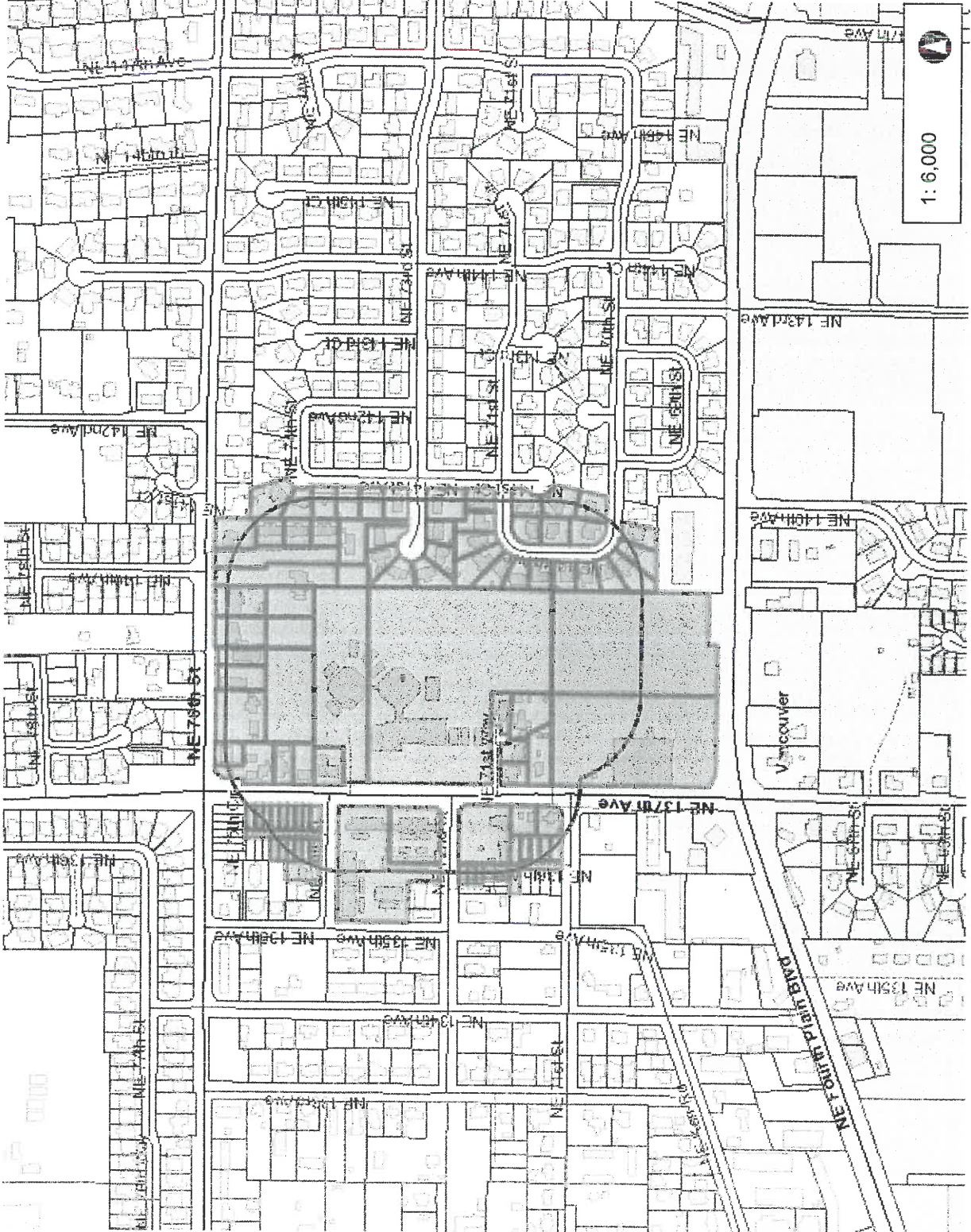
PROPERTY INFORMATION:
SITE ADDRESS: 7301 NE 137TH AVENUE
VANCOUVER, WA 98662
TAX LOTS: 158663000, & 158666000
(TO BE CONSOLIDATED INTO 1 PARCEL)
PRESENT USE: ELEMENTARY SCHOOL
ALL EXISTING STRUCTURES TO BE REMOVED. SEE EXISTING CONDITIONS PLAN

TOTAL SITE AREA: 457,841 S.F./10.51 ACRES
DISTURBED AREA: 435,600 S.F./10 ACRES
PROPOSED USE: ELEMENTARY SCHOOL
CITY OF VANCOUVER PUBLIC WATER & SEWER SERVICE. SEE FINAL CIVIL PLANS
STORMWATER: PER CLARK COUNTY REQUIREMENTS, SEE FINAL CIVIL PLANS
LANDSCAPING, BUFFERS, & SETBACKS: PER CLARK COUNTY REQUIREMENTS, SEE LANDSCAPE PLANS
ZONING: PF (PUBLIC FACILITIES)

SIGHT DISTANCE:
SIGHT DISTANCE TRIANGLES CAN BE MET. REFER TO THE SIGHT DISTANCE CERTIFICATION & EXHIBIT INCLUDED IN APPLICATION.
SIGNS:
SCHOOL SIGNS TO BE REVIEWED & APPROVED UNDER A SEPARATE APPLICATION. PROPOSED LOCATION ARE SHOWN FOR REFERENCE ONLY.



Sifton Elementary Replacement 300' List

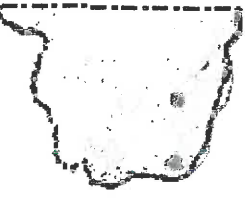


1,000.0
500.00
1,000.0 Feet

1 : 6,000

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.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>



Legend

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

Notes:

Parcels within 300 foot radius of the project.