

Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

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, 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 and 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.

Date of this notice: September 27th, 2017

Closing date for public comments: October 12th, 2017 – fifteen days from notice

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

- Project Name:** Wells Short Plat
- Case Number:** PLD2017-00044, SEP2017-00063, GEO2017-00021, & HAB2017-00063
- Request:** The applicant is requesting Short Plat Approval to subdivide 23 acres into two (2) single-family residential lots using the AG-10 zoning standards.
- Location:** 21505 NE 67th Avenue

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
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

Owner Donald Wells
 21505 NW 67th Avenue
 Ridgefield, WA 98642

Applicant: Chris Avery
 Minister and Glaeser Surveying, Inc.
 2200 E. Evergreen Blvd.
 Vancouver, WA 98661
CSA@mgsurvey.com

Comp Plan Designation/Zoning: Agriculture/AG-10

Parcel number: 220435-000

Township: 3 North **Range: 1 East and 1 West, WM** **Section: NE 1/4 6 and NE 1/4 1**

Neighborhood Contact: Fairgrounds Neighborhood Association
 Bridget Schwarz, president
 Email: bridget@bridge-i-t.com

Staff Contact: Bryan Mattson
 (360) 397-2375 ext. 4319
Bryan.mattson@clark.wa.gov

Applicable code sections

CCC 40.540.030 Short Plats, Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.010 (Forest, Agriculture and Agricultural-Wildlife Districts), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.440 (Habitat Conservation), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application Filing date: 7/18/2017
Fully Complete date: 8/29/2017

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.

Public Comment Deadline: October 12th, 2017

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Bryan Mattson
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

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.

Email: Bryan.mattson@clark.wa.gov

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.

Responsible Official: Marty Snell, Community Development Director

Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

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

Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner 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.

An accurate mailing address for those submitting comments must be included or 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.

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

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.

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.

Attachments

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

Distribution

This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

- Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division
- Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe
- State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation
- Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation
- Local Agencies: Clark County Community Development
Land Use Review
Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Development Engineering
Transportation Division
Clark County Conservation District
Clark County Water Resource Council
City of Vancouver Transportation
- Special Purpose Agencies: Fire Protection District #
Clark Public Utilities
Clark Regional Wastewater District/City of Vancouver Water/Sewer
- The Media: The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record
- Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran
Neighborhood Association

Additional attachment for agencies:

- SEPA checklist

MINISTER-GAESER SURVEYING INC.
 2200 E EVERGREEN BLVD.
 VANCOUVER, WA 98681
 (360) 894-2313



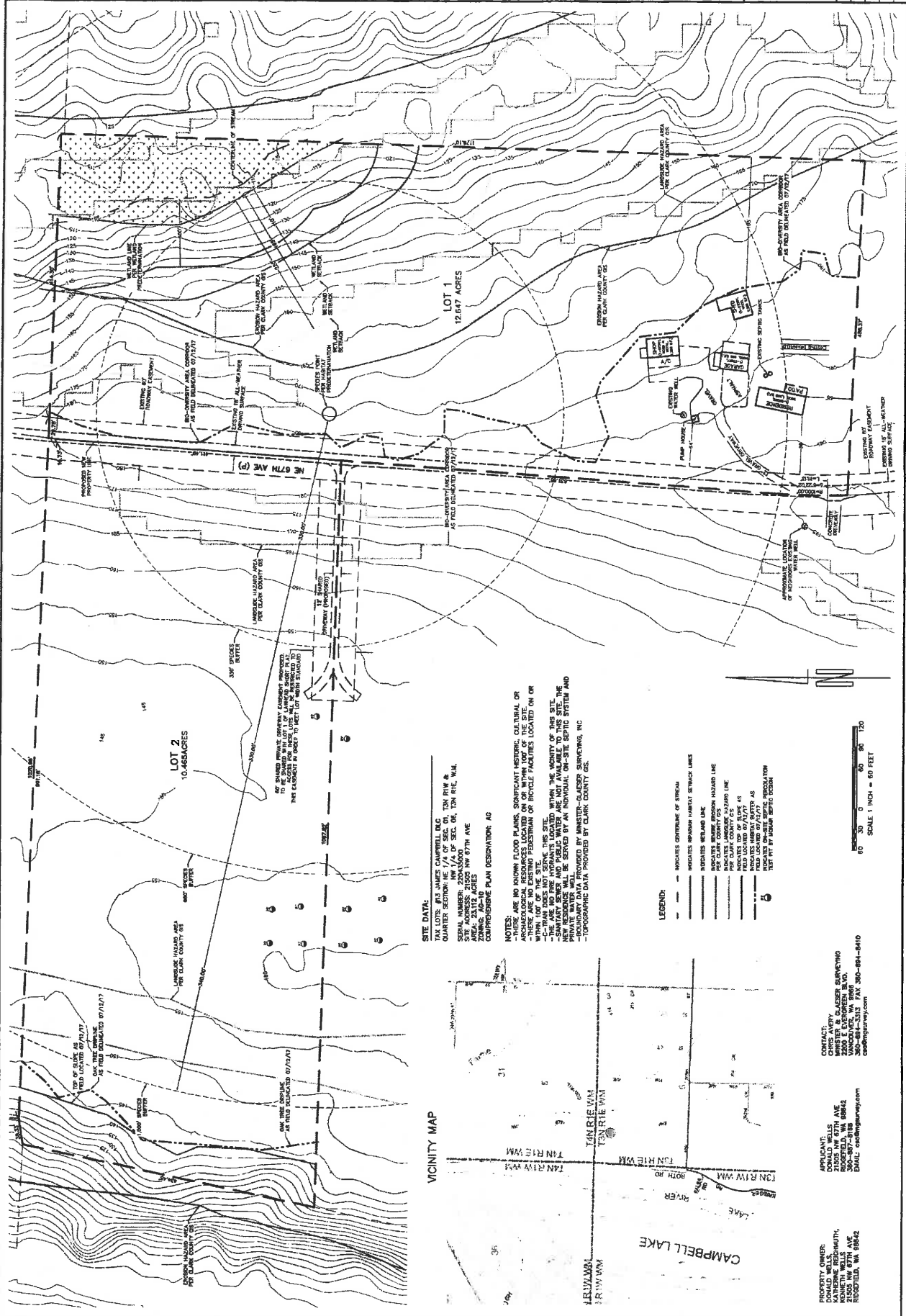
PROJECT DESCRIPTION:
 SHORT PLAT PARCEL #220436000 - 23
 ACRES INTO TWO (2) LOTS, UTILIZING THE
 DEVELOPMENT STANDARDS OF THE AG-10
 ZONE, CLARK COUNTY WASHINGTON.

WELLS SHORT PLAT

PROPOSED DEVELOPMENT PLAN WITH
 EXISTING CONDITIONS FOR:



JOB #: 16-560
 FILE: 16500PR2
 DATE: 09/14/17
 DRAWN BY: CSA
 SHEET 1 OF 1



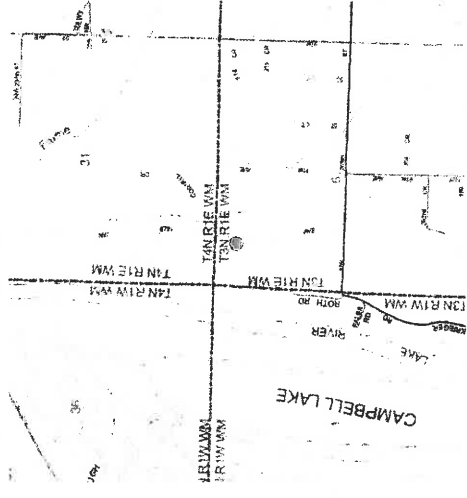
SITE DATA:
 -OWNER: MINISTER-GAESER, INC.
 -QUARTER SECTION: NE 1/4 OF SEC. 03, T3N R1W E.
 -SERIAL NUMBER: 2000 NW 07TH AVE.
 -SITE ADDRESS: 2000 NW 07TH AVE.
 -AREA: 23.112 ACRES
 -COMPREHENSIVE PLAN DESIGNATION: AG

NOTES:
 -AREAS WITH UNKNOWN FLOOD PLANS, SIGNIFICANT HISTORY, CULTURAL OR
 ARCHAEOLOGICAL RESOURCES LOCATED ON OR WITHIN LOT OF THE SITE,
 WITHIN LOT OF THE SITE,
 -C-TRAIL DOES NOT SERVE THIS SITE.
 -SANITARY SEWER AND PUBLIC WATER ARE NOT AVAILABLE TO THIS SITE.
 -PRIVATE WATERS WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEPTIC SYSTEM AND
 -BOUNDARY DATA PROVIDED BY MINISTER-GAESER SURVEYING, INC.
 -TOPOGRAPHIC DATA PROVIDED BY CLARK COUNTY GIS.

- LEGEND:**
- INDICATES COVERAGE OF STREAM
 - INDICATES SEWER/STORM SEWER LINES
 - INDICATES WELLS
 - INDICATES WELLS FOR 1500 GPD
 - INDICATES WELLS FOR 2000 GPD
 - INDICATES WELLS FOR 3000 GPD
 - INDICATES WELLS FOR 4000 GPD
 - INDICATES WELLS FOR 5000 GPD
 - INDICATES WELLS FOR 6000 GPD
 - INDICATES WELLS FOR 7000 GPD
 - INDICATES WELLS FOR 8000 GPD
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 - INDICATES WELLS FOR 10000 GPD
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 - INDICATES WELLS FOR 18000 GPD
 - INDICATES WELLS FOR 19000 GPD
 - INDICATES WELLS FOR 20000 GPD



VICINITY MAP

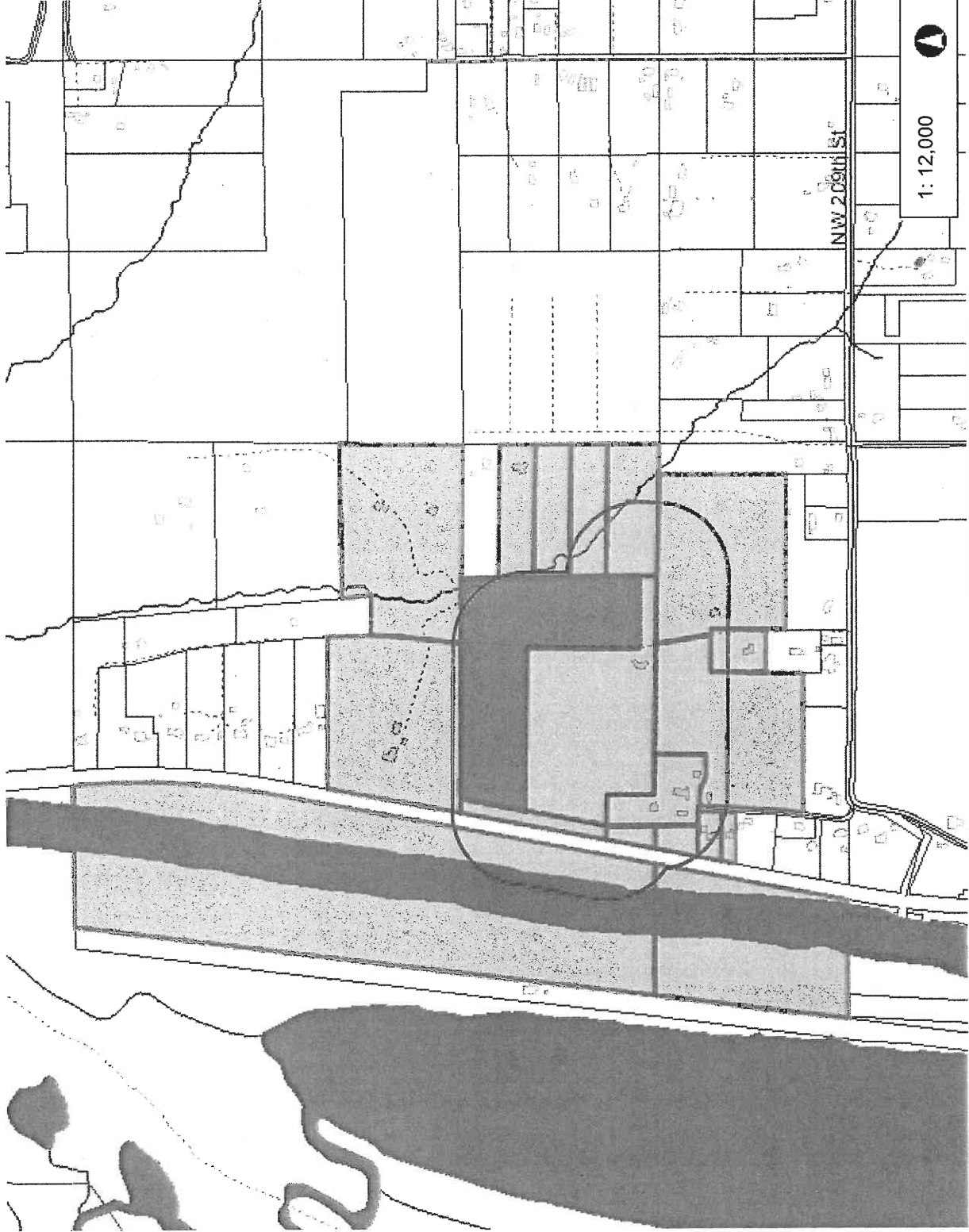


CONTACT:
 CHUCK GAY
 MINISTER-GAESER SURVEYING
 2200 E EVERGREEN BLVD.
 VANCOUVER, WA 98681
 360-894-2313 FAX 360-894-8410
 chuck@minister-gaeser.com

APPLICANT:
 WELLS
 21005 NW 07TH AVE
 BOZEMAN, WA 98642
 360-894-2313 FAX 360-894-8410
 email: wells@minister-gaeser.com

PROPERTY OWNER:
 WELLS
 21005 NW 07TH AVE
 BOZEMAN, WA 98642

Wells Short Plat 500' List



Legend

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

Notes:

Parcels within 500 foot radius of the project.

1:12,000

2,000.0 0 1,000.00 2,000.0Feet

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.

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