

Notice of Type III Application and Public Hearing

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code Section 40.510.030 and applicable code sections as listed below.

Hearing date, time, and location

Due to the ongoing public health threat posed by COVID-19, the associated statewide and local orders, and social distancing guidelines, Clark County has modified the hearing and public testimony procedures relating to this matter. The hearing will be held via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone. See below for additional information.

You must contact staff no later than noon on May 14 , 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.

At the hearing, the Hearing Examiner will consider the following:

Project Name: Henry Meadows Moratorium Waiver

Case Number: FPA-2020-00004

Request: Lifting of 6 Year Development Moratorium due to logging on DNR FPA#2928927; Dated 07/23/2014 prior to the approval of any development permits.

Location: Parcel 986042700. Located in the SE Quarter of Section 1, Township 4, Range 1 East of the Williamite Meridian

Applicant: RVHB LLC
C/O Ron Veach
Post Office Box 1683
Brush Prairie, WA 98606
Phone - (360) 883-2506
E-mail – Ronveach@hotmail.com

Revised 7/15/13



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

Contact person: Minister-Glaeser
 Chris Avery
 2200 E Evergreen Blvd.
 Vancouver, WA 98661
Phone – (360)-694-3313
E-mail – CSA@mgsurvey.com

Property owner: RVHB LLC
 C/O Ron Veach
 Post Office Box 1683
 Brush Prairie, WA 98606

Hearing Examiner Daniel Kearns

Staff contact: Planner, Melissa Curtis
 564.397.5870
Melissa.curtis@clark.wa.gov

Forester, Hunter Decker
 564.397.4852
Hunter.decker@clark.wa.gov

Neighborhood contact: East Fork Alliance Neighborhood
Phone – (564) 397-2316
E-mail - EastForkAllianceNA@gmail.com

Date this Public Notice issued: April 9, 2020

Legal description of property: Parcel 986042700. Located in the SE Quarter of Section 1, Township 4, Range 1 East of the Williamite Meridian

Approval Standards/Applicable Laws:

Clark County Code Section: 40.510.030 (Procedures); Chapter 40.260.080 (Forest Practices); Revised Code of Washington 76.09 (Forest Practices); Washington Administrative Code 222 (Forest Practices Board).

Application and Fully Complete Date

Application date: January 1, 2020
 Fully Complete date: February 18, 2020

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: April 24, 2020

An accurate mailing address must be included to qualify as a "Party of Record" and, therefore, have standing to appeal the decision.

You can provide testimony by:

- a. Submitting testimony via email
Please send an email to Melissa Curtis Melissa.curtis@clark.wa.gov
Or Hunter Decker Hunter.decker@clark.wa.gov with the case name and number and your testimony.
- b. Submitting testimony via U.S. Mail
Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred (See above). You may also submit written testimony to Melissa Curtis, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Date of this notice: April 9, 2020

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 emailing Melissa Curtis at melissa.curtis@clark.wa.gov or Hunter Decker Hunter.decker@clark.wa.gov. Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred.

You may obtain additional information by checking the status of the application online at www.clark.wa.gov/development or calling 564.397.4483.

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 Testimony

You can provide testimony by:

- a. Connecting to the hearing via phone or a web-based meeting at 6 pm on May 14 (date of hearing), 2020. The hearing will be conducted on-line via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone.

You must contact staff no later than noon on May 14 (date of hearing), 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.

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

b. Submitting testimony via email

Please send an email to Melissa.curtis@clark.wa.gov or Hunter.Decker@clark.wa.gov with the case name and number and your testimony.

c. Submitting testimony via U.S. Mail

Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred (See above). You may also submit written testimony to Melissa Curtis, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Accommodation of physical Impairments

If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email ADA@clark.wa.gov.

Appeal of Hearing Examiner Decision

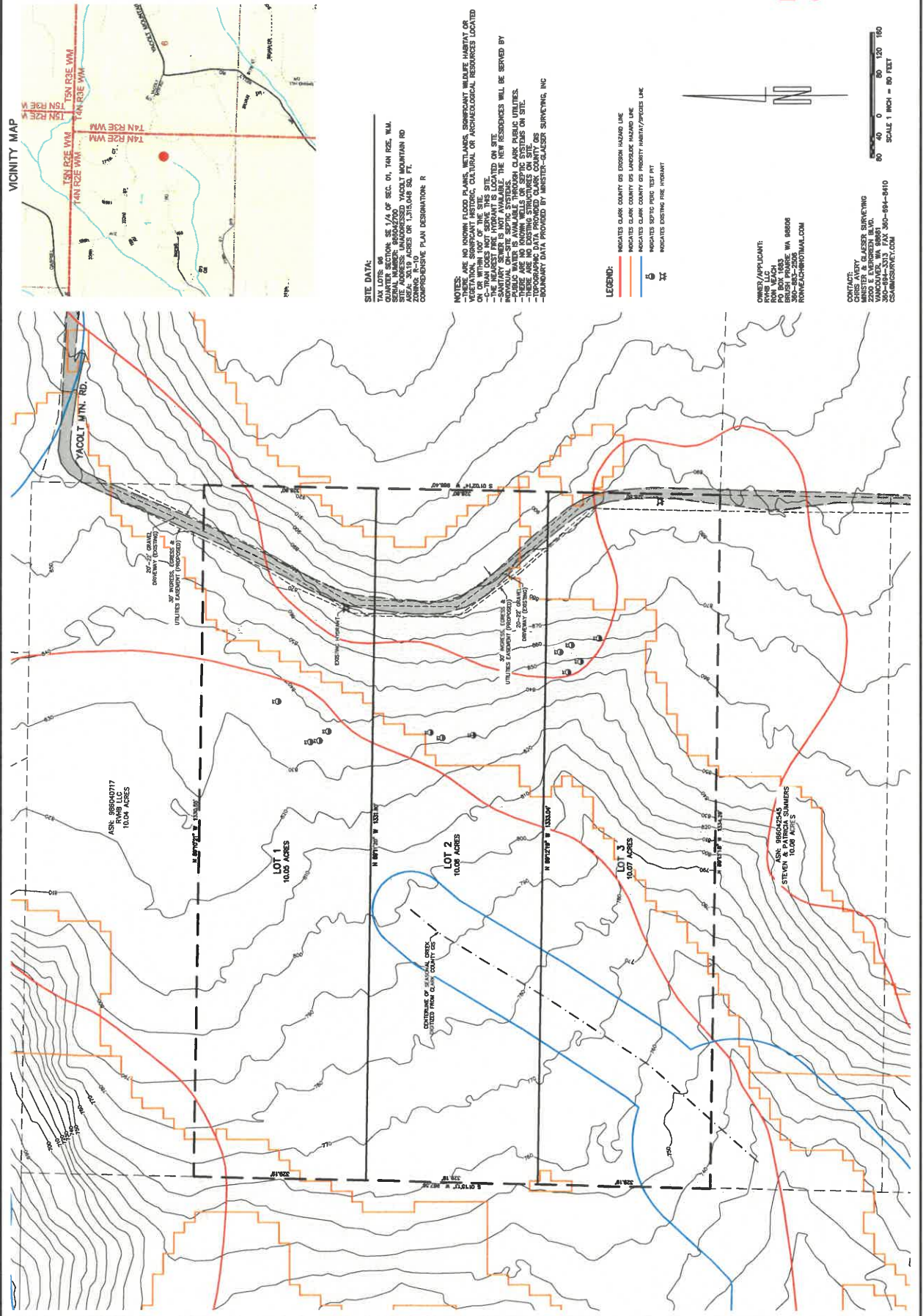
The Hearing Examiner normally issues a decision within two weeks after the close of the record. The decision of the Hearing Examiner is final unless:

- 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.

Due to remote working conditions necessitated by COVID-19 public health threat, applications are currently being accepted on-line. To submit an appeal, email planningtech@clark.wa.gov . If you do not have access to email, call 465-397-4483. Refer to the *Appeals* handout for more information and fees.

PROJECT DESCRIPTION:
 SHORT PLAT PARCEL #886042700
 (30 ACRES) INTO THREE (3) 10-ACRE LOTS
 UTILIZING THE DEVELOPMENT STANDARDS
 OF THE R10 ZONE, CLARK COUNTY WA.

MINISTER-GLASSER SURVEYING INC.
 2200 E EVERGREEN BLVD.
 WAACORNER WA 98011
 (360) 894-3313



SITE DATA:
 TAX LOTS: 88
 SEC. 17 OF SEC. 01, T4N R2E, W1E
 SMALL TOWN SUBDIVISION
 SITE ADDRESS: UNADDRESSED YACOLT MOUNTAIN RD
 ACRES OR LOTS: 30.10
 ZONING: R-10
 COMPREHENSIVE PLAN DESIGNATION: R

NOTES:
 -THERE ARE NO KNOWN FLOOD PLAINS, WETLANDS, SIGNIFICANT WILDLIFE HABITAT OR VEGETATION, SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES LOCATED ON THIS SITE.
 -C-TITLE DOES NOT SERVE THIS SITE.
 -ADJACENT LOTS ARE NOT MAINTAINED OR SERVICED BY THE PROPERTY OWNER.
 -INDIVIDUAL ON-SITE SEPTIC SYSTEMS OR CLARK PUMPS UTILITIES.
 -THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON SITE.
 -HYDROLOGIC DATA PROVIDED BY CLARK COUNTY.
 -BOUNDARY DATA PROVIDED BY MINISTER-GLASSER SURVEYING, INC.

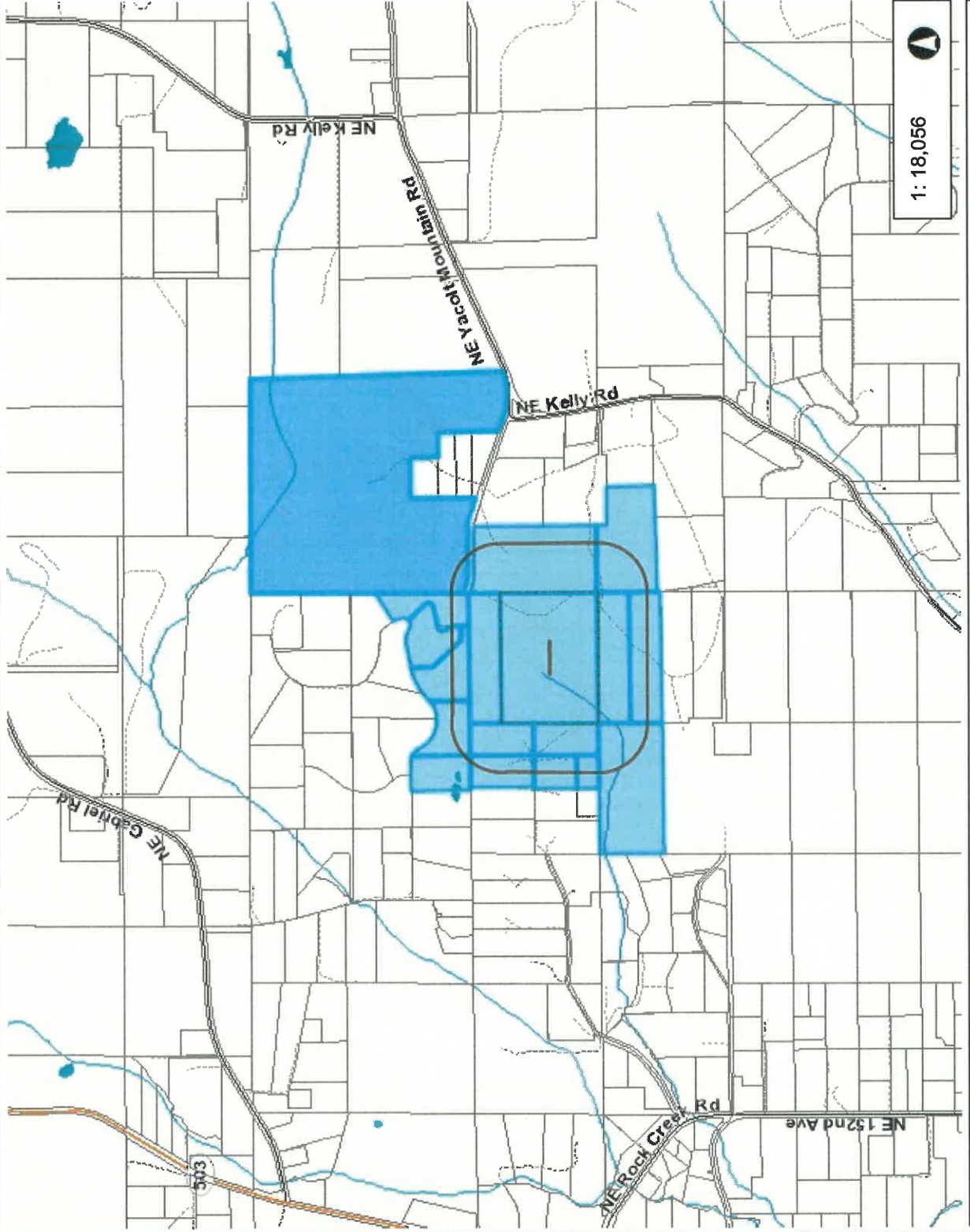
- LEGEND:**
- INDICATES CLARK COUNTY GIS FLOOD HAZARD LINE
 - INDICATES CLARK COUNTY GIS LARGER MAPLE LINE
 - INDICATES CLARK COUNTY GIS PRIORITY HABITAT/POSSIBLE LINE
 - INDICATES 30710 PERM TEST PIT
 - INDICATES EXISTING FIRE HYDRANT

OWNER/APPLICANT:
 RENE LLC
 10000 10TH AVE SW
 PO BOX 1883
 SPOKANE WASH WA 99208
 RENE@RENEHOMES.COM

CONTACT:
 MINISTER & GLASSER SURVEYING
 2200 E EVERGREEN BLVD.
 WAACORNER WA 98011
 360-894-3313 FAX 360-894-8410
 CS@MINISTERSURVEY.COM



Henry Meadows Moratorium Waiver 500' List



1: 18,056



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.



- Legend**
- Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
Parcels within 500 foot radius of the project.