

Notice of Public Hearing Date Change

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

The date of the scheduled hearing has changed.

NOTICE IS HEREBY GIVEN that the public hearing date on this development proposal has been changed to: **Thursday, July 9, 2020.**

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. Interested parties can get directions for participating in the hearing by emailing landuse@clark.wa.gov or calling 360-397-4483. Due to remote work conditions, e-mail is strongly preferred.

Due to the modified format, the record will be left open for two weeks following the hearing to allow for additional testimony. Testimony supplied via e-mail or in writing must be received by Community Development by 5 p.m. on July 9, 2020. Please see “public testimony” section below.

You must contact staff no later than noon on July 9, 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.

The hearing will be broadcast live on Clark Vancouver Television (CMTV). Watch online at cmtv.org or on channel 23. The hearings may be re-broadcast after the live program, check listings at cmtv.org.

Project Name:	North Haven Subdivision
Case Number(s):	PLD-2020-00019, FPA-2020-00037, WHR-2020-00048
Request:	The applicant requests approval to divide 3 separate parcels totaling approximately 38.11 acres

Revised 6/11/2020



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

into 329 lots pursuant to planned unit development (PUD) standards. The subject site is zoned R-12.

Address: 807 NW 179th Street

Parcel number(s): 182170-000, 182168-000, & 182164-000

Applicant: BTMC, LLC
 Terry Wollam, contact
 7701 SE Greenwood Drive, Suite 100
 Vancouver, WA 98662
 360.798.5820
terry@wollamassociates.com

Owner: Rominger Homeplace, LLC
 Skeet Rominger, contact
 12112 NW 31st Avenue
 Vancouver, WA 98665
 360.608.9556
grominger@wclib.com

Staff contact: Amy Wooten, Planner III
amy.wooten@clark.wa.gov

Public Testimony

You can provide testimony by:

- a. Connecting to the hearing via phone or a web-based meeting at 6 pm on July 9, 2020. change this date 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 July 9, 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.

- b. Submitting testimony via email
 Please send an email to Amy Wooten at amy.wooten@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 Amy Wooten, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

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 Amy Wooten at amy.wooten@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

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential Districts), Section 40.250.060 (Mill Creek Overlay District), Chapter 40.260.155 (Narrow Lots Standards), Chapter 40.320 (Landscaping), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrence), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.080 (Planned Unit Developments), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

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:

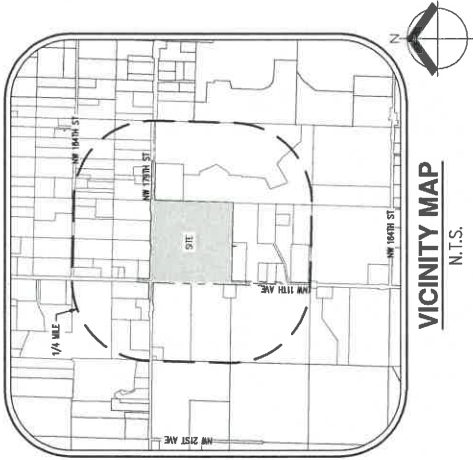
- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

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.



PHASE 1	
# SINGLE FAMILY LOTS	80
# TOWNHOME LOTS	20
# PUMP STATION TRACTS	1
# STORMWATER TRACTS	2
# OPEN SPACE TRACTS	2
FRONTAGE IMPROVEMENT AREA	0.02 AC
PHASE 2A	
# SINGLE FAMILY LOTS	57
# TOWNHOME LOTS	2
# STORMWATER TRACTS	1
# OPEN SPACE TRACTS	2
FRONTAGE IMPROVEMENT AREA	0.02 AC
PHASE 3	
# SINGLE FAMILY LOTS	80
# ACCESS TRACTS	1
PHASE 4	
# SINGLE FAMILY LOTS	32
# TOWNHOME LOTS	54
# OPEN SPACE TRACTS	2
# ACCESS TRACTS	1
FRONTAGE IMPROVEMENT AREA	1.72 AC
PHASE 5	
# SINGLE FAMILY LOTS	4
# OPEN SPACE TRACTS	1

SINGLE FAMILY DETACHED	
MINIMUM LOT WIDTH	35 FT.
MINIMUM LOT DEPTH	50 FT.
FRONT YARD SETBACK	19 FT.
REAR YARD SETBACK	8 FT. BUILDING SEPARATION, 5 FT. TO FORESTED, 5 FT. TO FENCED, 5 FT. TO FENCED
SIDE YARD SETBACK	5 FT.
CHARGE SETBACK	18 FT.
STREET SIDE SETBACK	19 FT.
ALLEY SIDE SETBACK	5 FT.
MAXIMUM LOT COVERAGE	50%
SINGLE FAMILY ATTACHED	
MINIMUM LOT WIDTH	19 FT.
MINIMUM LOT DEPTH	70 FT.
FRONT YARD SETBACK	19 FT.
REAR YARD SETBACK	9 FT. OR 5 FT.
SIDE YARD SETBACK	9 FT. OR 4 FT.
CHARGE SETBACK	19 FT.
STREET SIDE SETBACK	19 FT.
ALLEY SIDE SETBACK	5 FT.
MAXIMUM LOT COVERAGE	60%



VICINITY MAP
 N.T.S.

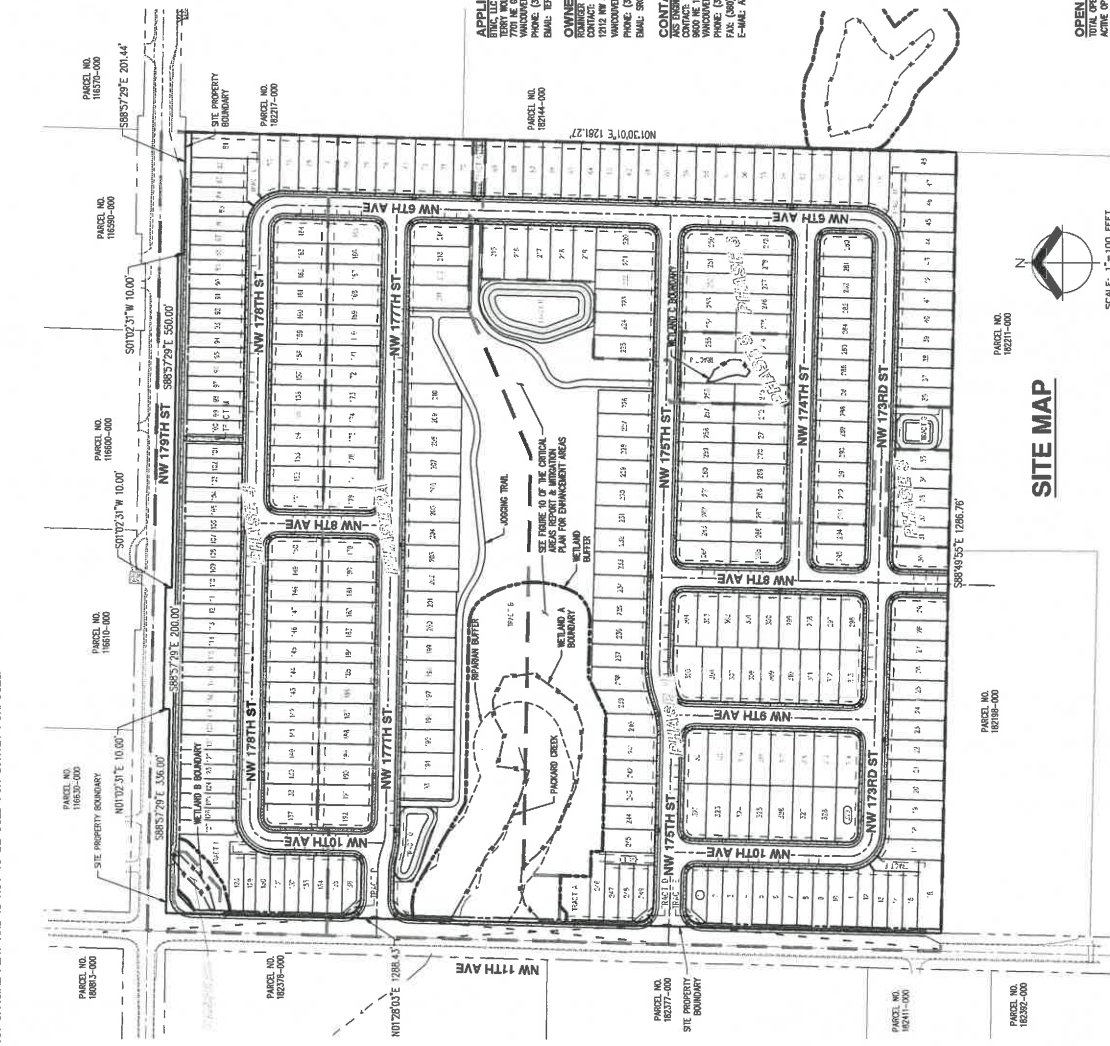
GENERAL NOTES
 1. SEE DRAWING FOR DIMENSIONS OF PROPOSED LOTS, TRACTS,
 2. REFER TO SHEETS P11 THRU P14 FOR DIMENSIONS OF PROPOSED LOTS, TRACTS,
 3. ALL PROPOSED INTERNAL ROADS ARE TO BE PAVED WITH ASPHALT.
 4. STORMWATER TO BE RETAINED ON SITE PRIOR TO DISCHARGE TO RETAINERS OR
 5. TYPICAL ROAD CROSS-SECTIONS ARE SHOWN ON SHEETS P11 AND P12.
 6. THERE ARE NO EXISTING OR PROPOSED ROADS PROVIDING ACCESS TO THE SITE
 7. TYPICAL ROAD CROSS-SECTIONS ARE SHOWN ON SHEETS P11 AND P12.
 8. THERE ARE NO EXISTING OR PROPOSED ROADS PROVIDING ACCESS TO THE SITE
 9. SHARED DRIVEWAYS LOCATED WITHIN A PRIVATE EASEMENT.
 10. NW 107TH STREET AND NW 117TH AVENUE ARE PAVED WITH ASPHALT. FRONTAGE
 11. THERE ARE NO EXISTING OR PROPOSED TRAVEL FACILITIES ON SITE.
 12. THERE ARE NO EXISTING OR PROPOSED TRAVEL FACILITIES ON SITE.
 13. THERE ARE NO EXISTING OR PROPOSED TRAVEL FACILITIES ON SITE.
 14. THERE ARE NO EXISTING OR PROPOSED TRAVEL FACILITIES ON SITE.
 15. THERE ARE NO EXISTING OR PROPOSED TRAVEL FACILITIES ON SITE.
 16. THERE ARE NO EXISTING OR PROPOSED TRAVEL FACILITIES ON SITE.

APPLICANT
 BTMC, LLC
 1700 N. 100TH AVENUE, SUITE 100
 VANCOUVER, WA 98682
 PHONE (206) 790-8650
 EMAIL: BTMC@BTMC.COM

OWNER
 AKS ENGINEERING & FORESTRY, LLC
 1405 ENGINEERING & FORESTRY, LLC
 4500 N. 12TH AVE. STE. 202
 VANCOUVER, WA 98662
 PHONE (206) 835-6119
 EMAIL: AEF@AKS-ENG.COM

CONTACT
 MICHAEL ARBUTHNOT, LIC
 1405 ENGINEERING & FORESTRY, LLC
 4500 N. 12TH AVE. STE. 202
 VANCOUVER, WA 98662
 PHONE (206) 835-6119
 EMAIL: MARB@AKS-ENG.COM

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



SITE MAP

SCALE: 1" = 100 FEET
 ORIGINAL PLAT SIZE: 24" x 36"

TRACT	AREA	OWNERSHIP
TRACT A	3,052 SF	CLARK COUNTY, WASHINGTON
TRACT B	20,248 SF	HOA
TRACT C	1,041 SF	HOA
TRACT D	1,041 SF	HOA
TRACT E	1,041 SF	HOA
TRACT F	6,490 SF	COUNTY
TRACT G	1,041 SF	HOA
TRACT H	1,041 SF	HOA
TRACT I	1,041 SF	HOA
TRACT J	1,041 SF	HOA
TRACT K	1,041 SF	HOA
TRACT L	1,041 SF	HOA
TRACT M	1,041 SF	HOA
TRACT N	11,225 SF	HOA
TRACT O	4,100 SF	COUNTY
TRACT P	3,052 SF	COUNTY
TRACT Q	3,052 SF	COUNTY

OPEN SPACE AREAS
 TOTAL OPEN SPACE: 27,025 SF (6.20 AC) (24.8%)
 PAVED OPEN SPACE: 43,841 SF (1.00 AC)
 STORMWATER NOT INCLUDED IN OPEN SPACE AREA.

DENSITY CALCULATIONS
 TOTAL AREA: 27,025 SF (6.20 AC)
 NET AREA: 23,605 SF (5.42 AC)
 DEVELOPABLE AREA: 1,070 SF (0.02 AC)
 UNDEVELOPABLE AREA: 1,070 SF (0.02 AC)
 TOTAL PROPOSED LOTS: 324 BU
 324 BU / 5.42 AC = 60.00 BU/AC

SIGHT DISTANCE CERTIFICATION
 THE SIGHT DISTANCE AT THE PROPOSED INTERSECTIONS LOCATIONS NW 11TH AVENUE MEETS OR EXCEEDS THE 60-FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN RCW 47.10.020. THE SIGHT DISTANCE REQUIREMENT IS MET WITHIN THE DEVELOPMENT WILL BE MET AS SHOWN ON SHEETS P11-P14.



North Haven PUD 300' List

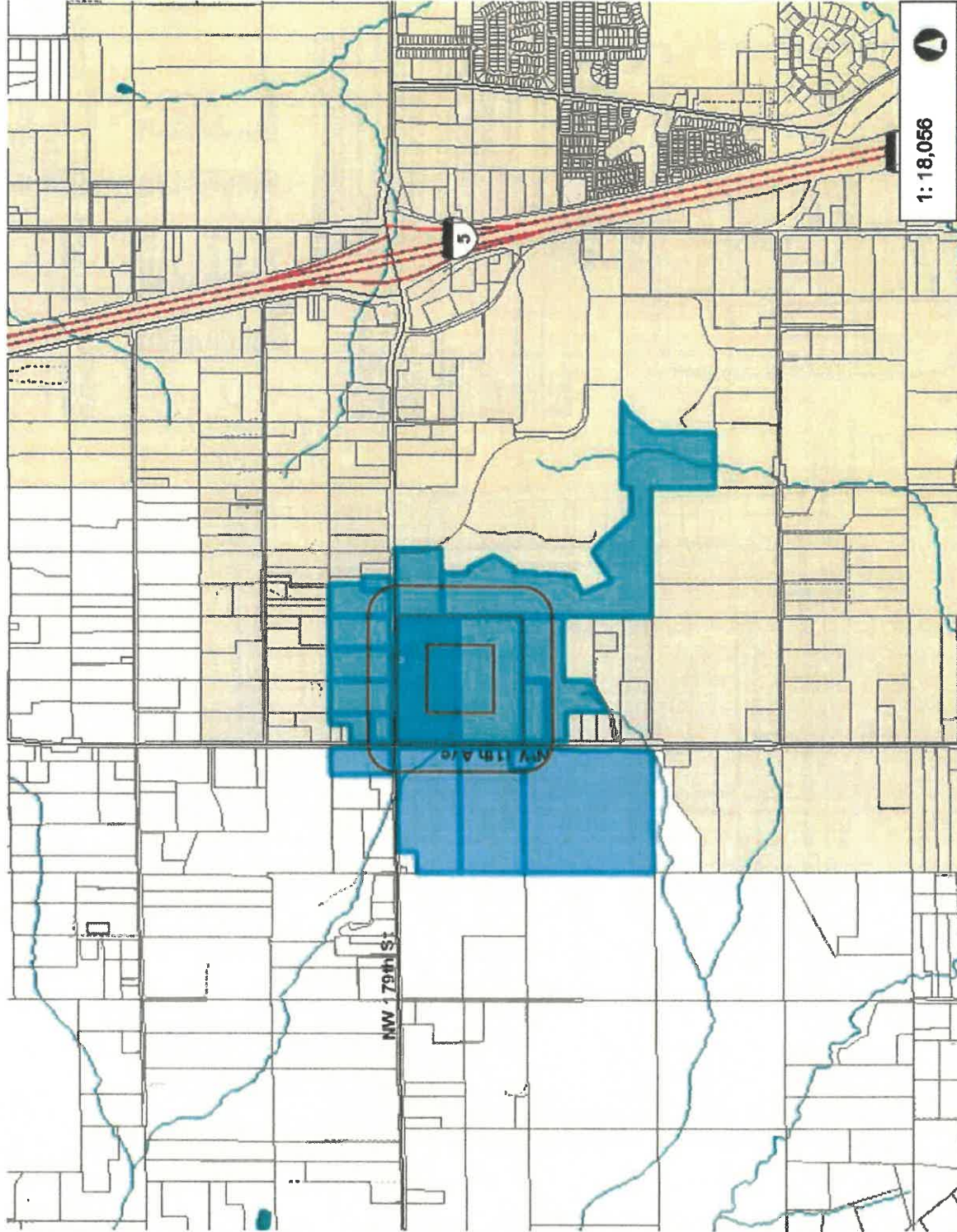


Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300 foot radius of the project.



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.

3,009.3 Feet

1,504.67

0

-3,009.3

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