

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 July 23, 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:	TYPE 3 MORATORIUM WAIVER
Case Number:	FPA-2020-00064
Request:	Lifting of 6 Year Development Moratorium due to logging on DNR FPA#2934682 and FP2935538; Dated 07/23/2014 prior to the approval of any development permits.
Location:	35316 NE Gable Avenue
Applicant:	Trevor and Angie Wantaja Po Box 496 Brush Prairie WA 98606 Phone - (360) 952-0237 E-mail - trevorw@mp-electric.com
Contact person:	Same applicant
Property owner:	Same as Applicant

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

Hearing Examiner Joe Turner

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: Neighborhood Associations Council of Clark County (NACCC)
Phone - (360) 5574-3363
E-mail - abramson@lifescipartners.net

Date this Public Notice issued: June 23, 2020

Legal description of property: Parcel 266578000. Located in the NW Quarter of Section 33, Township 5, Range 2 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: May 6, 2020
Fully Complete date: May 7, 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: July 8, 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: June 23, 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 July 23 (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 July 23 (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.

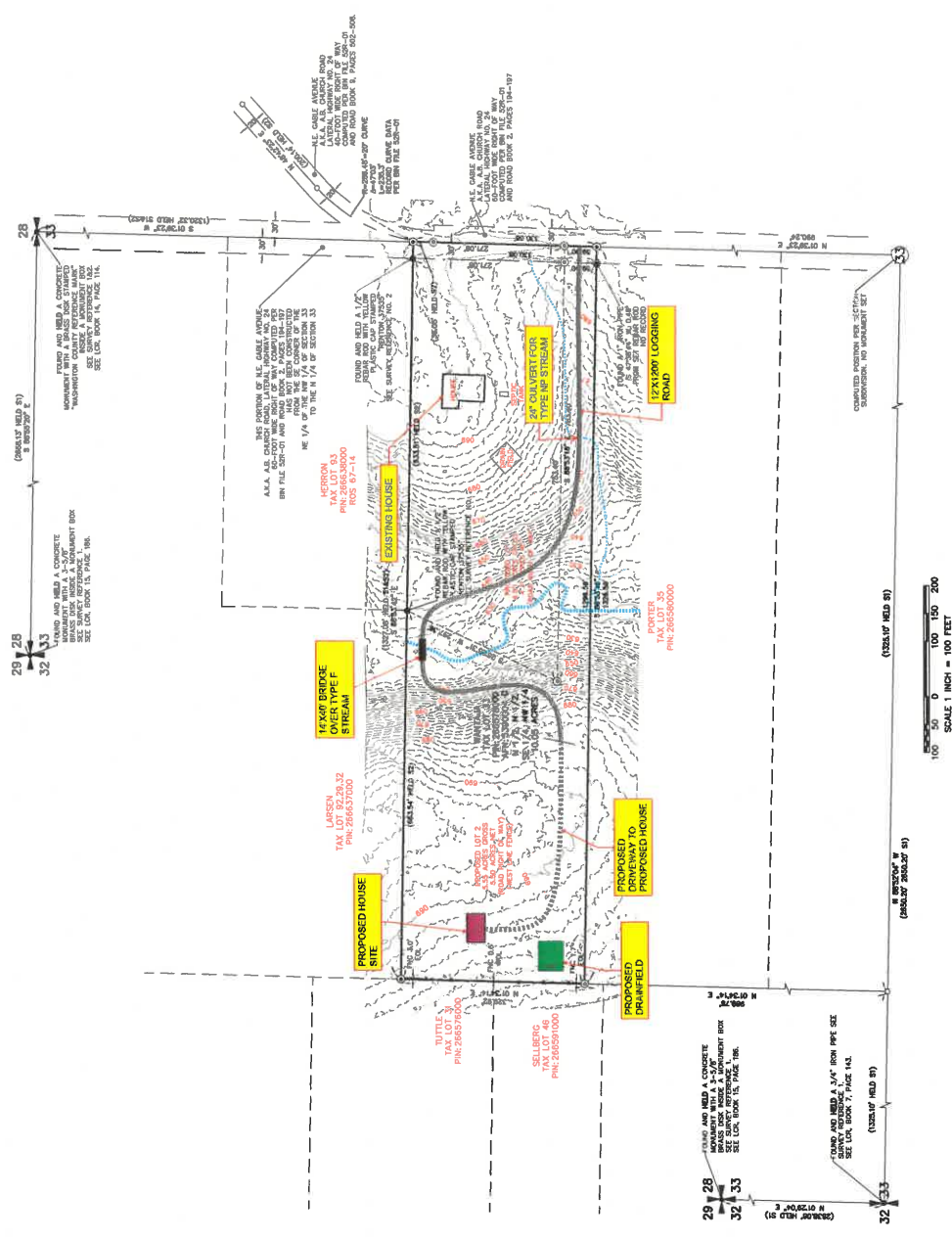
Appeal of Hearing Examiner Decision

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.

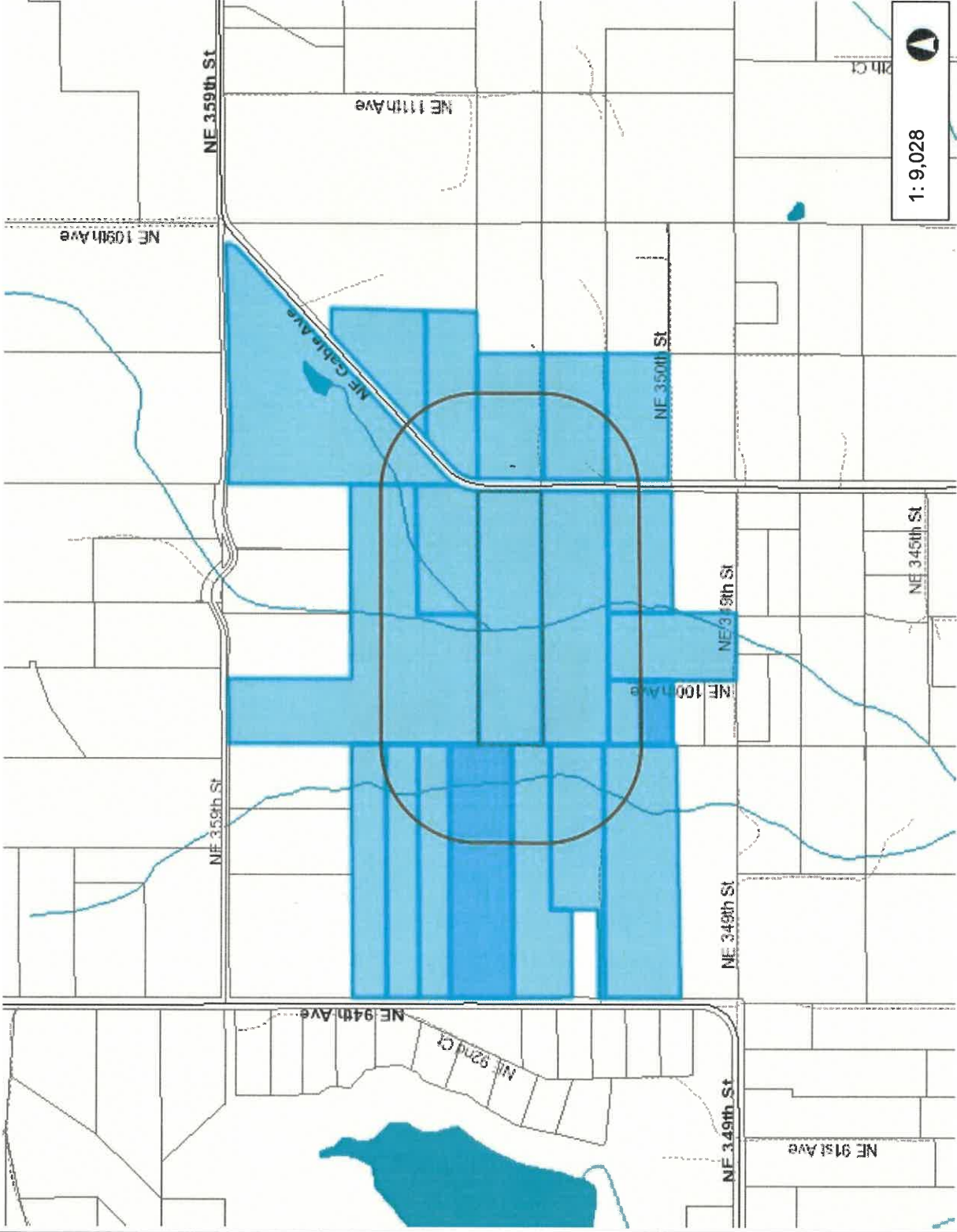
Due to remote working conditions necessitated by COVID-19 public health threat, applications are currently being accepted on-line. To submit an appeal, email planningtech@clark.wa.gov . If you do not have access to email, call 465-397-4483. Refer to the *Appeals* handout for more information and fees.

WANTAJA PROPERTY



SCALE 1 INCH = 100 FEET

Type III Moratorium Waiver 500' List

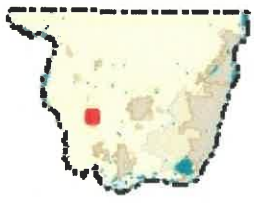


1: 9,028

1,504.7 0 752.33 1,504.7 Feet

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

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



Notes:
Parcels within 500 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.