Notice of Type III Application, Non-SEPA

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: September 9, 2020

Project Name:	72nd Avenue Self Storage Site Plan
Case Number(s):	PSR-2020-00113
Request:	The applicant requests approval to construct a self-storage facility containing 11 buildings for boat and RV and mini-storage, and a separate manager office.
Address:	11405 NE 72nd Avenue, Vancouver, WA 98662
Parcel number(s):	199400-000
Applicant/Owner:	John Kwon 1310 NE 148th Place Vancouver, WA 98664 johnuaii@hotmail.com
Contact Person:	Andrew Gunther/PLS Engineering 604 W Evergreen Blvd Vancouver, WA 98660 andrew@plsengineering.com
Staff contact:	Bryan Mattson, Planner II (564) 397-4319 bryan.mattson@clark.wa.gov
Neighborhood Association/Contact:	Sunnyside Neighborhood Association Judy Bumbarger-Enright, President sunnysidenava@yahoo.com
Date this Public Notice issued:	August 25, 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

Legal description of property:	Tax lot 30, located in the NW ¼ of Section 32, Township 3 North, Range 2 East, Willamette Meridian

Approval Standards/Applicable Laws:
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.230.010 (Commercial Districts), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Section 40.520.040 (Site Plan Review), Chapters 40.500 and 40.510 (Procedures), 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.

Application and Fully Complete Date
Application date: June 22, 2020
Fully Complete date: July 21, 2020

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: Bryan Mattson
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810
Email: bryan.mattson@clark.wa.gov

Date of this notice: August 25, 2020

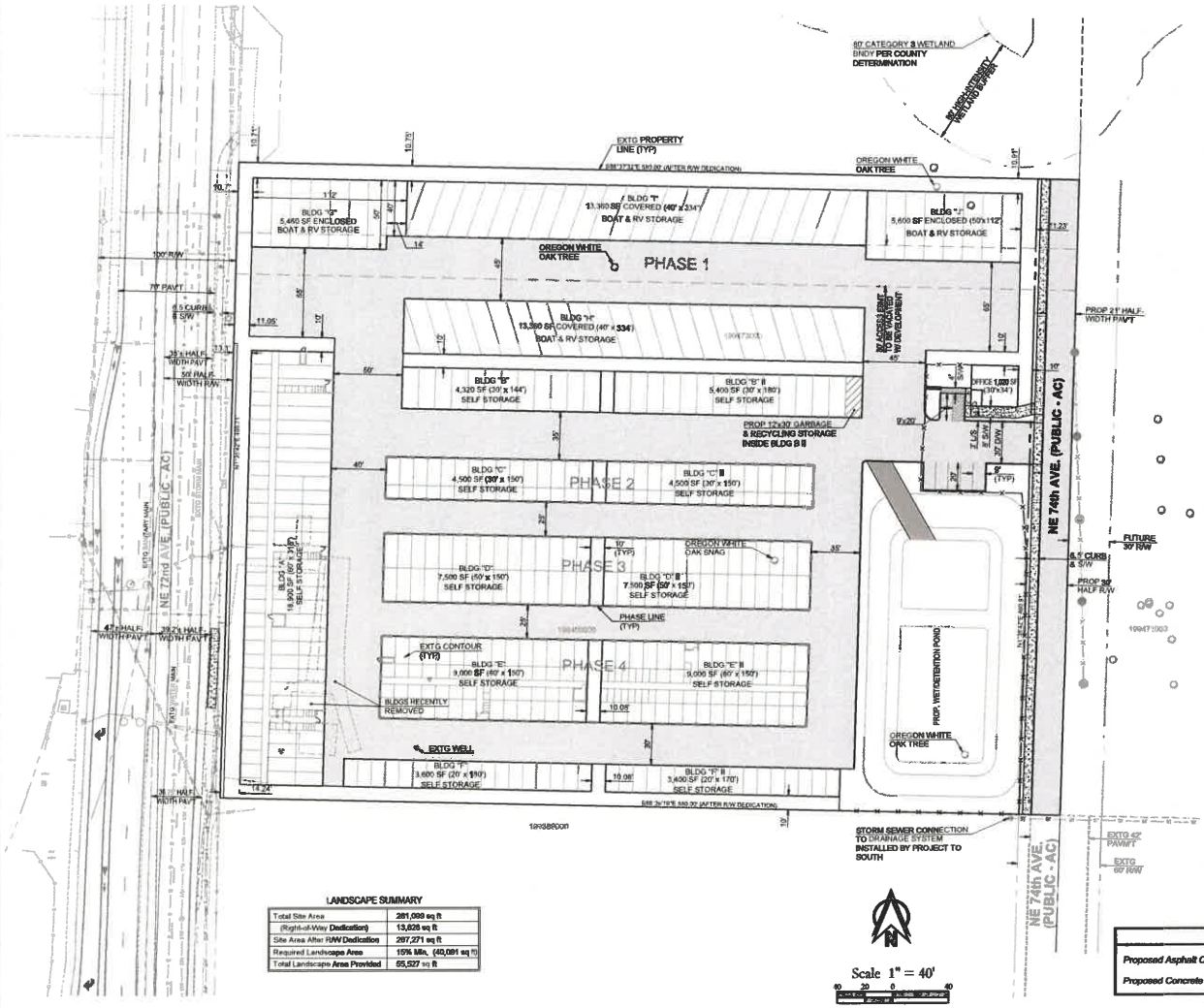
72nd Ave. Self Storage Site Plan

Located in the NW 1/4 of Section 32, T3N, R2E, W.M.
Clark County, Washington

OWNER/APPLICANT INFORMATION:

Applicant/Owner:
John Kwon
1310 NE 146th Pl
Vancouver, WA 98684
Ph. (360) 771-5513
e-mail: johnusli@hotmail.com

Project Engineer / Contact:
PLS Engineering
Andrew Gunther
604 W. Evergreen Blvd.
Vancouver, WA 98663
Ph. (360) 944-6519
Fax (360) 944-6539
e-mail: andrew@plsengineering.com



LANDSCAPE SUMMARY

Total Site Area	281,099 sq ft
(Right-of-Way Dedication)	13,828 sq ft
Site Area After R/W Dedication	267,271 sq ft
Required Landscape Area	15% Min. (40,091 sq ft)
Total Landscape Area Provided	55,527 sq ft

Legend	
Proposed Asphalt Concrete	
Proposed Concrete	

VICINITY MAP
NOT TO SCALE

GENERAL INFORMATION:

Site Address/Parcel Info:
Parcel 199400-000
11405 NE 72nd Ave.
Vancouver, WA 98662

The applicant proposes to construct a manager's office, 11 buildings for self storage, two enclosed buildings for boat and RV storage, and two covered structures for boat and RV storage on a 6.45 acre site. The property is in the CC zone of Clark County, a Community Commercial zone. The comprehensive plan designation is C. Self-storage buildings are anticipated to range in size from approximately 3,400 square feet to 18,900 square feet while the enclosed boat and RV storage buildings are anticipated to be approximately 5,460 and 5,600 square feet in size and the covered boat and RV structures are anticipated to be 13,360 square feet in footprint. The project anticipates approximately 77,620 total square feet of mini-storage, 11,060 square feet of enclosed boat and RV storage, 26,720 square feet of covered boat and RV storage, and an office of about 1,010 square feet. A new commercial/industrial local roadway will be constructed along the east property boundary, extending the road from the south where it is currently under construction in association with adjacent development.

It is possible the building construction may be phased. If it is, all paving and utility infrastructure and several of the buildings will be constructed with Phase 1. Buildings C I and C II, D I and D II, and E I and E II would then be constructed in subsequent phases. All stormwater infrastructure including piping and facilities and all street improvements will be constructed with Phase 1.

Gross Site Area = 6.45 acre (281,099 sq ft) (Excludes extg right-of-way)
Right-of-Way Dedication to Clark County- 0.32 acres (13,828 sq ft)
Net Site Area after R/W dedication = 6.14 ac. (267,271 sq ft)
Public Water Purveyor - Clark Public Utilities
Public Sewer Purveyor - Clark Regional Wastewater District

Per GIS records, there is an existing well and septic system on site. Location of the septic system is east of the former house. Both the existing well and septic will be abandoned per Clark County Health Department requirements.

The existing buildings shown have recently been demolished.

The nearest pedestrian facilities are sidewalks along NE 72nd Ave. fronting the proposed project on its west boundary.

C-Tran does not have a service stop within ½ mile of the proposed project. However, bike lanes are provided along NE 72nd Ave.

Based on the critical areas predetermination by Clark County, there are no wetlands on the site. The site is mapped in a Category 2 Critical Aquifer Recharge Area. Finally, the site contains four Oregon white oak trees. These tree are proposed to be removed with mitigation provided through purchase of credits from the Terrace Oregon White Oak Woodland Mitigation Bank.

Based on environmental review by Ecological Land Services, there are no wetlands on the site. Determination review by Clark County confirmed no wetlands on the site but did find a Category 3 wetland north of the northeast corner of the site. Location digitized from the County's determination map along with associated 80' high-intensity land use buffer is shown on this plan. The site is mapped in a Category 2 Critical Aquifer Recharge Area. Finally, the site contains four Oregon white oak trees. These tree are proposed to be removed with mitigation provided through purchase of credits from the Terrace Oregon White Oak Woodland Mitigation Bank.

Boundary and topographic data shown based on survey by PLS Engineering.

A 360 square foot storage unit at the east end of Building B II will be used to meet the site's garbage and recycling needs.

All storage buildings on the site will be constructed of metal. The office will have a mix of metal and masonry block construction. All buildings will be single-story. See preliminary floor plans and elevation views for each building included with the Site Plan application.

PLS ENGINEERING

Preliminary Site Development Plan For:
72nd Ave. Self Storage Site Plan
A Site Located In Clark County, Washington

Engineering • Surveying • Planning | 604 W. Evergreen Blvd. Vancouver, WA 98660 | PH: (360) 944-6519 | Fax: (360) 944-6539

Revisions

Project No.	2906
SCALE:	H: 1" = 40' V: N/A
DESIGNED BY:	AJG
DRAFTED BY:	RLS
REVIEWED BY:	AJG

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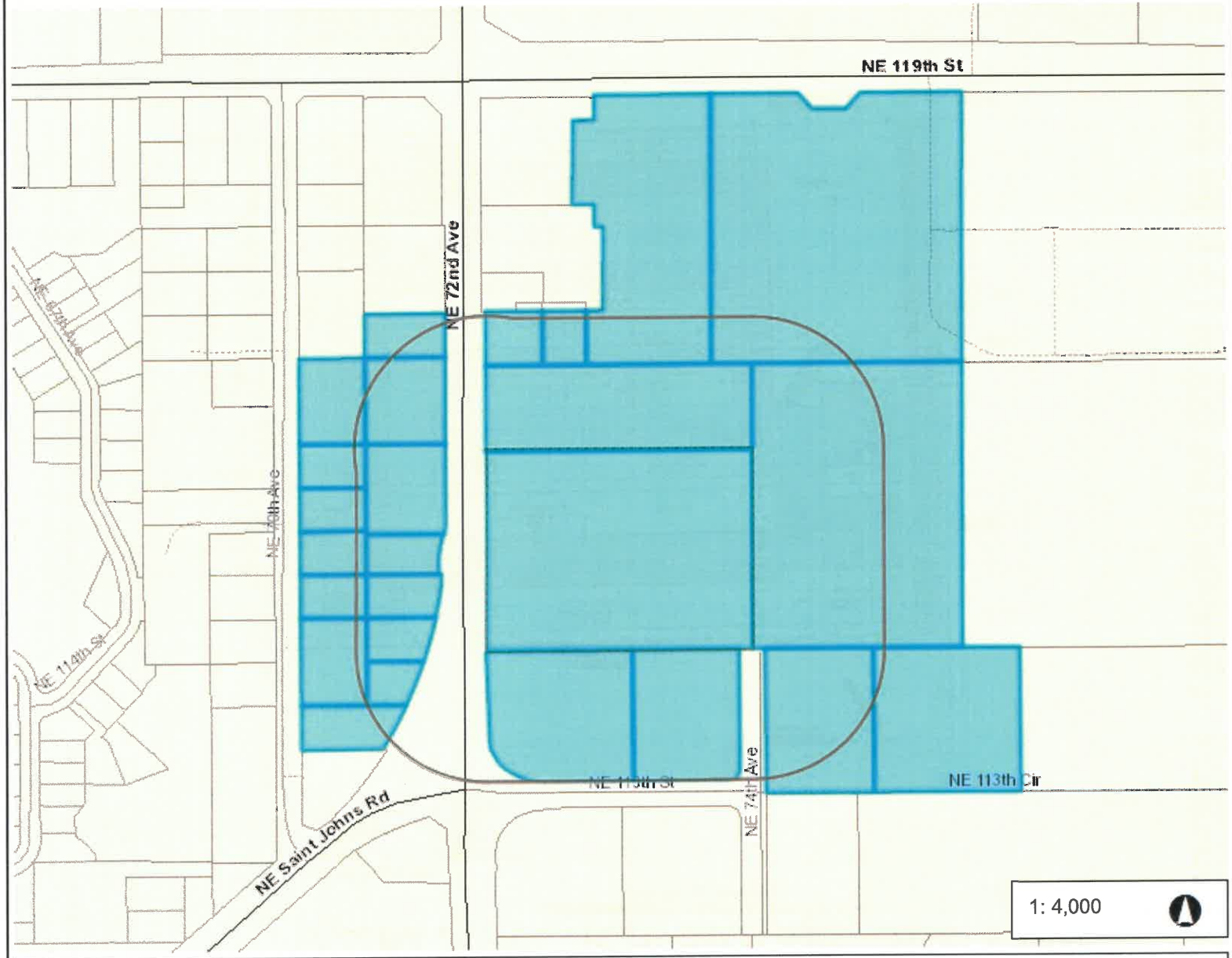
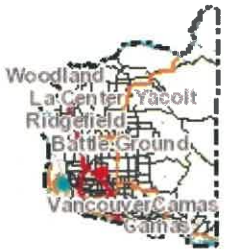
72nd Avenue Self Storage 300' List





Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

1: 4,000

666.7 0 333.33 666.7 Feet

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

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.

Notes:

Parcels within 300 foot radius of the project.