Type II Staff Report and Decision
Notice to Parties of Record

Project Name: 82nd Street Apartments

Case Number: PSR-2019-00122

The attached decision is final unless an appeal is filed with the Department of Community Development.

An **appeal** of any aspect of this decision may be appealed to the Clark County Hearing Examiner by a party of record only. A Party of Record includes the applicant and those individuals who submitted written testimony or a written request to be a "party of record," prior to the issuance of the decision.

The appeal shall be filed with the Department of Community Development within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the county;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
  - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
  - The specific aspect(s) of the decision being appealed;
  - The reasons why each aspect is in error as a matter of fact or law;
  - The evidence relied on to prove the error; and,
- The appeal fee.

See the *Appeals* handout for more information and fees.

Mailed on: August 6, 2020

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

Type II Site Plan and Environmental Review
Staff Report and Decision

Project Name:	82nd Street Apartments
Case Number(s):	PSR-2019-00122
Request:	The applicant requests Type II Site Plan and Boundary Line Adjustment Approval for the construction of an apartment complex to contain 52 new units with associated infrastructure. The 2.5acre site is comprised of 3 separate tax lots, all zoned R-22, and contains an existing single-family residence which will retained on its own reconfigured lot.
Address:	3413 & 3501 NE 82nd Street
Parcel number(s):	144500000, 144520000, & 144523000
Applicant:	Engineering Northwest Paul Williams, contact 7504 NW 10th Avenue Vancouver, WA 98685 360.931.3122 paulwilliamspe@gmail.com
Owner:	Paradise Property Management, Inc. Ken Cornelison, contact 2014 NW Douglas Street Camas, WA 98607 425.457.2022 kencornelison500@gmail.com
Contact Person:	Same as applicant
Staff contact:	Amy Wooten, Planner III 564.397.5683 amy.wooten@clark.wa.gov

Decision
Approved subject to Conditions

Land Use Review Manager's Initials: SE **Date issued:** **August 6, 2020**

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County Review Staff

Department/Program	Name	Phone	Email Address
Community Development			
Land Use Review Manager	Susan Ellinger	564.397.5122	susan.ellinger@clark.wa.gov
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Fire Marshal's Office	Dan Young	564.397.3318	dan.young@clark.wa.gov
Environmental Services			
Biologist	Brent Davis	564.397.4152	brent.davis@clark.wa.gov
Public Works			
Transportation and Stormwater Engineering Supervisor	Greg Shafer, P.E.	564.397.4064	tom.grange@clark.wa.gov
Engineering Team Leader	Ali Safayi, P.E.	564.397.4102	greg.shafer@clark.wa.gov
Engineer	David Bottamini, P.E.	564.397.4881	david.bottamini@clark.wa.gov
Concurrency Engineer	David Jardin	564.397.4354	david.jardin@clark.wa.gov

Comp Plan Designation: UM (Urban Medium Density Residential)

Applicable Laws

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.020 (Residential & Office Residential District), Chapter 40.260 (Special Uses & Standards), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.330 (Crime Prevention & Safety), Chapter 40.340 (Parking & Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.040 (Site Plan Review), Section 40.540.010 (Boundary Line Adjustments), 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.

Neighborhood Association and Contact

NE Hazel Dell NA
Doug Ballou, president
360.573.3314
dougballou@comcast.net

Vesting

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary

approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report. Contingent vesting does not apply to stormwater or concurrency standards.

A pre-application conference on this matter was held on December 27, 2018. The pre-application was determined not contingently vested. This pre-application conference expired after one year so a pre-application waiver was submitted and later approved on January 22, 2020.

The fully complete application was submitted on February 12, 2020 and determined to be fully complete on February 26, 2020. Given these facts, the application is vested to land use and concurrency standards on February 12, 2020. This vesting does not apply to stormwater standards.

There are no disputes regarding vesting.

Time Limits
The application was determined to be fully complete on February 26, 2020. The applicant was asked to submit additional information which extended the deadline by 62 days. Therefore, the code requirement for issuing a decision within 78 days lapses on July 15, 2020. The state requirement for issuing a decision within 120 days lapses on August 26, 2020.

Public Notice
Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the NE Hazel Dell Neighborhood Association and property owners within 300 feet of the site on April 9, 2020.

Public Comments
The notice for the proposed project generated comment from the Sunrise Place HOA (See Exhibit 11), residents in the Sunrise Place Subdivision (See Exhibits 8 through 18, 20 through 26, and 28 through 29), and the Department of Ecology (See Exhibit 27).

The neighbors raised quality of life issues that included loss of privacy, loss of trees and natural screening, parking, increased traffic, access, stormwater treatment and proposed grading, construction noise, and proposed recreation space. Neighbors also communicated concerns about survey accuracy and review process timing standards.

The applicant provided a response to the neighbors' concerns, which are attached hereto. (See Exhibit 33)

Staff considered all of the neighbors' concerns as they related to the subject application. Staff has noted that the subject property, and properties to the east and west, have carried a comprehensive plan designation of UM (urban medium density residential) since at least 1994. And, as neighboring parcels have developed, they did so in conformance with R-22 district standards. The application proposes a use that is permitted outright in the R-22 zone. Primary access is proposed from NE 82nd Street, and an emergency only access from NE 80th

Street. Additionally, the applicant is required to provide open space for use by residents at a rate of 200sf per unit.

The applicant submitted a complete application that addresses criteria contained within Clark County's Development Code, including uses and density in the urban residential districts, transportation and circulation, sewer and water, stormwater and erosion control, procedures, land divisions, road modifications and the state environmental policy act. All of the issues above have been addressed through mitigation or design, and the proposal has been reviewed for code compliance by county review staff as discussed in more detail below. Additionally, the applicant is required to contribute funds to impact fee programs for traffic, schools and parks.

There were other concerns shared in the comment letters that are not provided consideration under the authority of the Clark County Development Code.

Agency SEPA comments were also received from the Department of Ecology (ECY) (See Exhibit 27). Ecology suggested, based on aerial photography, that there may be wetlands of the subject site. The County Biologist subsequently visited the site and determined there were not, in fact, any on-site wetlands. (See Exhibit 30)

ECY also noted that there is a known contaminated site within ½ mile of the proposed project and required, if environmental contamination is discovered at the site of the proposed action, it must be reported to Ecology's Southwest Regional Office by contacting the Environmental Report Tracking System Coordinator at (360) 407-6300. [See Condition G-6]

Project Overview

The subject development is located at 3413 and 3501 NE 82nd Street, is zoned R-22, and intended for urban medium density residential development. The subject site is comprised of three (3) parcels, totaling approximately 2.43 acres. Parcel 3501 NE 82nd Street is currently improved with a single-family structure, which will be retained on a slightly reconfigured lot. Available GIS mapping indicates that the site is located within a Category 2 Recharge Area but does not appear to be encumbered with any additional critical areas.

The project is served by the Vancouver School District, Fire District 5, Clark Regional Wastewater Sewer District and Clark Public Utilities.

The applicant proposes 52-unit apartment complex in three (3) buildings.

Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	UM	R-22	Existing residence
North	UL	R1-6	Existing residence
East	UM	R-22	Existing Residential Development
South	C	CC	Private Church/School
West	UM	R-22	Private Church/School & Existing residence

Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

1. Earth
2. Air
3. Water
4. Plants
5. Animals
6. Energy and Natural Resources
7. Environmental Health
8. Land and Shoreline Use
9. Housing
10. Aesthetics
11. Light and Glare
12. Recreation
13. Historic and Cultural Preservation
14. Transportation
15. Public Services
16. Utilities

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues

Only the major issues, errors in the development proposal, or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements and, therefore, are not discussed below.

Land Use

Finding 1 - Uses

According to Table 40.220.020-1, multifamily dwellings are permitted outright in the R-22 zone, subject to Special Uses Standards contained in CCC 40.260.150.

The applicant proposes to remove all existing structures on parcel 144500-000. Therefore, prior to site construction the applicant shall procure all required permits pursuant to criteria established in Title 14, Buildings and Structures. [See Condition B-1.b]

Finding 2 - Boundary Line Adjustment

According to the legal lot determination completed with the fully complete review, the subject site is comprised of three (3) legal lots: 144520-000, 144523-000, and 144500-000. The applicant proposes to reduce parcel 144520-000 in size from 9,583sf to 6,641sf, and combine parcels 144523-000 and 144500-000. The plan indicates that the existing home on parcel 144520-000 will maintain setbacks in accordance with Table 4.220.020-5, which prescribes the following minimum standards for detached single family homes:

R-22 Zone Setbacks, Lot Coverage and Building Height Standards					
Min. Lot Area		Min. Lot Width		Min. Lot Depth	
2,800sf		35 feet		50 feet	
Minimum Setbacks (feet)				Maximum Lot Coverage	Maximum Building Height
Front[1]	Side		Rear		
	Street	Interior			
10[2]	10	10	20	50%	50 feet

The proposed change will maintain the existing structure on 144520-000 and create a 97,731sf (2.24acre+/-) parcel to contain all of the new improvements. Therefore, prior to final site plan approval, the applicant shall file an application for lot consolidation / boundary line adjustment with the Clark County Assessor, establishing two (2) lots in conformance with the approved plan (See Exhibit 40). [See Condition A-1.a]

Finding 3 - Lot Requirements

Table 40.220.020-2 prescribes residential density standards for multifamily developments in the R-zones. Minimum density for the R-22 district is established with a range of 15 to 22 dwelling units per acre.

Since the single-family home will be retained on its own lot, and could be further divided or developed, the dwelling unit and lot area of 6,641sf have been removed from the following density calculations.

The development proposes a net[3] developable area of .97acres, for calculation of minimum density, and a gross[4] developable area of 2.37acres. Therefore, this development in allowed a minimum density of 14 units and a maximum density of 48 units. The development proposes 52 units, which exceeds maximum density limitations. Therefore, prior to final site plan, four (4) units shall be removed from the plan. [See Condition A-1.b]

Additional dimensional standards are prescribed in Table 40.220.020-3, as follows:

R-22 Zone Setbacks, Lot Coverage and Building Height Standards						
Minimum Setbacks (feet)					Maximum Lot Coverage	Maximum Building Height
Front[5]	Side		Rear	Between Bldgs. on Site		
	Street	Interior				
10[6]	10	10	20	8	50%	50 feet

[1] Front setbacks shall be measured from the edge of any street right-of-way, street tract, street easement, or driveway easement that provides access to the lot, including any separate pedestrian easement that may exist between a street and the front setback line.
[2] 18 feet to garage front, 10 feet to living space.
[3] See 40.220.020.C.6.c
[4] See 40.220.020.C.6.d
[5] Front setbacks shall be measured from the edge of any street right-of-way, street tract, street easement, or driveway easement that provides access to the lot, including any separate pedestrian easement that may exist between a street and the front setback line.
[6] 18 feet to garage front, 10 feet to living space.

The applicant's site plan meets the minimum 10-foot setbacks around front and side yards, provides the required 20-foot setback at the rear yard, and building separation which meets dimensional standards as prescribed in the R-22 zone. Therefore, setbacks and building separation proposed on the preliminary site plan shall be retained as portrayed. Building elevations were not provided with the application documents and compliance with building height limitations has not been confirmed. In order to ensure compliance with lot standards prescribed for multifamily dwellings in the R-22 zone, a note shall be placed on the face of the site plan denoting the setback, lot coverage and building height standards put forth in Table 40.220.020-3. [See Condition A-1.c]

Finding 4 - Recreation Space

In accordance with Special Uses Standards (Section 40.260.150), multifamily developments shall provide both private residential outdoor areas and shared outdoor recreation areas for the residents. Each ground-level residential living unit shall have an outdoor private area (patio, terrace porch, yard) containing at least forty-eight (48) square feet and a width of at least four (4) feet. The application did not include architectural drawings or plans that depict how this standard is being met. However, the narrative indicates that each ground floor unit will have a private 8'x8' patio (totaling 64sf). Prior to final site plan approval, the applicant shall provide architectural drawings that depict the described outdoor private areas for each ground floor unit. [See Condition A-1.d]

Additionally, private outdoor areas are required to be screened from view from other residential units, abutting land uses, and public or private streets. Screening can be accomplished with building position, placement of windows, landscaping and screening or natural features. The applicant has not provided plans depicting how the development meets these standards. Therefore, prior to final site plan approval, the applicant shall provide architectural drawings meeting these standards, as contained in Section 40.260.150(B)(2). [See Condition A-1.e]

Shared recreation space shall be provided in residential developments for the shared or common use of all residents for developments proposing two (2) bedroom units and smaller, at two hundred (200) square feet per unit. This application is limited to 48 units (See Finding 2); therefore, a minimum of 9,600sf of shared recreation space is required. Site data tables as portrayed on the applicant's plan indicate four (4) open space tracts that provide a minimum of 15,130sf of shared open space, which meets this criterion.

Recreation space shall be improved and maintained for its intended use. Examples of usable recreation space include swimming pools, community buildings, interior gyms, picnic areas, tennis courts, community gardens, improved playgrounds, paths and passive seating areas.[7] Therefore, prior to final site plan approval, the site plan shall be revised to indicate recreation facilities that meet this recreational standard. [See Condition A-1.f]

Finding 5 - Landscaping

Section 40.220.020(C)(9) requires that a minimum of twenty percent (20%) of the site be landscaped to an L1 standard. For this development, a minimum of twenty percent (20%)

[7] See CCC 40.100.070, Definitions

landscaping (for the apartment site only) equates to 19,546sf. Site statistics data provided on site plan indicates that a minimum of .91acres (39,640sf) of landscaped area is provided with this development, which meets this standard. However, site statistics shall be updated on the plans to differentiate landscaping provided for the apartments from the single-family lot. [See Condition A-1.g]

The L1 standard is for open areas. It is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. There are two (2) ways to provide trees and shrubs to comply with an L1 standard:

(1) Where the area to be landscaped is less than ten (10) feet deep, one (1) tree shall be provided per thirty (30) linear feet of landscaped area; and,

(2) Where the area is ten (10) feet deep or greater, one (1) tree shall be provided per eight hundred (800) square feet and either two (2) high shrubs or three (3) low shrubs shall be provided per four hundred (400) square feet of landscaped area.

The plan does not indicate compliance with the L1 standard in areas that are 10 feet deep or greater. Therefore, prior to final site plan approval, the landscape plan shall be revised to indicate plantings that meet requirements put forth in CCC 40.320.010(B)(1)(b)(2). [See Condition A-2.a]

Pursuant to Table 40.320.010-1, the following landscape buffers are required:

Abutting Parcels:	Buffer Type:	Buffer Width:
North (R1-6)	L2	10 feet
South (CC)	L3	10 feet
East (R-22)	L1	5 feet
West (R-22)	L1	5 feet

L1 general landscaping is comprised principally of groundcover plans, trees, and shrubs. In cases where the planting area is less than ten (10) feet deep, one (1) tree shall be provided per thirty (30) linear feet of landscaped area. The landscape plan indicates Pacific Dogwood[8] planted every eighty (80) feet on-center and black twinberry[9] (a shrub) planted one (1) every 20 (twenty) feet on center along the west and east property boundaries, which does not meet the L1 standard. Therefore, prior to final site plan approval, the landscape plan shall be revised to portray vegetation meeting L1 standards along the west and east property boundaries. [See Condition A-2.a]

The L2 standard requires enough low shrubs to form a continuous screen three (3) feet high and ninety-five percent (95%) opaque year-round. In addition, one (1) tree is required per thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area with the exception of energy dissipation points at the locations of stormwater inlets. The plan

[8] Pacific Dogwood is a deciduous tree that can grow to a mature height and width of over 50 feet, and blooms typically in April and extends into early June.
[9] Black Twinberry is a woody, branching honeysuckle shrub semi-evergreen to fully deciduous in the Pacific Northwest. It is a deciduous shrub that grows to 6' tall and 10' wide.

indicates a 5-foot landscape strip along NE 82nd Street, which does not meet minimum standards. Therefore, prior to final site plan approval, the landscape plan shall be revised to denote a 10-foot wide buffer along NE 82nd Street, planted to the L2 standard pursuant to Section 40.320.010(B)(2). [See Condition A-2.b]

The L3 standard requires enough high shrubs to form a screen six (6) feet high and ninety-five percent (95%) opaque year-round. In addition, one (1) tree is required per thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. The plans indicate Pacific Dogwood trees, spaced a minimum of every 30 feet interspersed with Oregon Grape shrubs along the southerly site boundary, within a 5-foot wide buffer. The buffer width does not meet minimum standards; therefore, prior to final site plan approval the landscape plan shall be revised to denote a 10-foot wide buffer, planted to the L3 standard along the southerly boundary pursuant to Section 40.320.010(B)(3). [See Condition A-2.c]

Parking areas that contain at least seven (7) spaces shall contain landscape islands equally distributed at a ratio of one (1) island for every seven (7) parking spaces. The landscape islands shall contain at least twenty-five (25) square feet, shall be at least four (4) feet wide, and contain at least one (1) tree[10]. The plans indicate landscaped islands as required, planted with Pacific Dogwood. However, according to the Washington State University Clark County Extension PNW Plants database, the Pacific Dogwood tree "The principal disease of Pacific Dogwood is anthracnose which is spread by a foliar fungus which results in leaf spotting and defoliation. If spring weather is wet, there will be a much greater incidence of anthracnose during the summer. While the leaf disease will not kill the tree, it does make it look unattractive." Therefore, the applicant shall depict on the landscape plan a different tree species, one that will reach a mature height of thirty (30) feet or more, cast moderate to dense shade in the summer, live at least sixty (60) years, and require little maintenance (such as by being insect-, disease- and drought-resistant and not producing fruit), and be tolerant of pollution and direct and reflected heat for planting within the landscape islands, prior to final site plan approval. [See Condition A-2.d]

Rooftop and ground-level exterior equipment shall be screened from abutting property used or zoned for residential purposes or from an abutting public road right-of-way to at least an F2 or L3 standard if visible at grade from the property or right-of-way. Architectural drawings have not been provided confirming that exterior equipment will not be visible from neighboring residential uses to the east. Therefore, prior to final site plan approval, plans shall be provided that ensure exterior equipment will be adequately screened, or the landscape buffer along the east property line shall be improved to meet the L3 standard. [See Conditions A-1.h & A-2.e]

Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced with in-kind materials unless otherwise authorized by the responsible official. Vegetation shall be controlled by pruning, trimming or otherwise so that it will not interfere with the maintenance or repair of any public utility, restrict pedestrian or vehicular access, or obstruct sight distance at intersections as provided in Section 40.320.020. [See Condition H-2]

[10] The trees shall reach a mature height of thirty (30) feet or more, cast moderate to dense shade in the summer, live at least sixty (60) years, require little maintenance (such as by being insect-, disease- and drought-resistant and not producing fruit), and be suited for use in the proposed location (such as by being tolerant of pollution and direct and reflected heat).

Finding 6 - Parking
In accordance with Table 40.340.010-4(3), multifamily dwellings containing more than four (4) units are required to provide one and one-half (1 ½) on-site parking spaces per unit. This development is limited to a maximum density of forty-eight (48) units, requiring seventy-two (72) spaces. The applicant's site plan indicates a total of 104 on-site parking spaces, which meets this numerical standard.

Up to thirty percent (30%) of required parking spaces and all parking spaces in excess of minimum requirements may comply with the standards for compact cars pursuant to Table 40.340.010-5. For this development, fifty-three (53) of the parking spaces may be compact. The plan indicates thirteen (13) compact spaces and is in conformance with this allowance.

A parking lot that provides between 101 and 150 parking spaces is required to provide a minimum of five (5) accessible parking spaces, one (1) of which is required to be van accessible. The applicant's site plan depicts four (4) accessible spaces, which does not meet this federal requirement. However, formal review for compliance with accessible standards, including parking and access will be performed at the time of civil plan approval and/or building permit review. [See Conditions A-3 & E-1]

Section 40.340.010(A)(10) requires that wheel stops or curbs shall be provided at least four (4) inches high and located three (3) feet back from the front of each perimeter parking space. The wheel stop/curb functions to prevent vehicles from extending over property lines or sidewalks, and to protect required landscaping from damage. Sheet C020 does not portray wheel stops as required. Therefore, prior to final site plan approval, the site plan shall be revised to include wheel stops, located three (3) feet back from the front of each visitor parking space in order to prevent vehicles from overhanging the sidewalk; or, the curb placement shall be pulled back an additional three (3) feet to accommodate the overhang. Any landscaped area that will be infringed upon by vehicle overhang cannot be included in overall site landscaped area calculations. [See Condition A-1.i]

Pursuant to Section 40.340.010(A)(11), required parking and loading spaces and associated access and maneuvering drives shall be maintained in good repair at all times. [See Condition H-3]

Finding 7 - Safe Pedestrian Routes
Pursuant to 40.220.020(C)(10) safe pedestrian routes, including sidewalks and other planning features shall be provided for students who only walk to and from school.

The subject development is located within the Vancouver School District, and specifically within the boundaries of Hazel Dell Elementary, Gaiser Middle and Skyview High Schools. According to GIS information, the project site is located within 1 (one) mile of Gaiser Middle School. The applicant did not provide verification from the School District that student's will be bused from this location; therefore, the applicant shall submit a letter from the School District stating that students will be bused. Should the school district indicate that students from this development will be required to walk, a 'safe-walking' exhibit shall be provided. [See Condition A-1.j]

Finding 8 - Solid Waste & Recycling
Pursuant to 40.360.020(C), this application is required to provide a minimum storage area of fifty (50) square feet, plus an additional five (5) square feet per unit for each unit above ten (10). Therefore, based on a maximum allowed density of forty-eight (48) units, this application is required to provide a minimum of 240sf for solid waste and recycling. Sheet C020 indicates one storage area, sized 26 feet by 13 feet along the easterly property boundary, which meets this numerical standard.

Design standards for solid waste storage areas are put forth in Section 40.360.030(B), which prescribes screening to at least an F2 standard, a gate that shall allow access to users and haulers that is capable of being secured in a closed and open position. The applicant's plan set did not include any plan or narrative details that would ensure compliance with this standard. Therefore, prior to final site plan approval, a plan detail shall be provided, portraying compliance with design standards contained within CCC 40.360.030(B). [See Condition A-1.k] Building permits for the trash enclosure are required. [See Condition E-2]

Conclusion (Land Use)
Staff concludes that the proposed preliminary plan, subject to conditions contained herein, meets land use requirements of the Clark County Code.

Archaeology
Finding 9 - Applicability
The development site is located within a moderate to moderate-high probability area for the discovery of archaeological resources, as designated on the Archaeological Predictive Model Map of the Clark County. Therefore, an Archaeological Predetermination is required.

Finding 10 - Pre-determination
The Department of Archaeology confirmed receipt of an archaeological pre-determination to on February 11, 2020. The DAHP was mailed the public notice and a copy of the SEPA checklist and has not provided comment. A note on the final construction plans will require that if resources are discovered during construction, work shall stop and DAHP and the county will be contacted. A note on the final plans will require that if resources are discovered during construction, work shall stop and DAHP and the county will be contacted. [See Condition A-1.l]

Transportation
Finding 11 - Pedestrian/Bicycle Circulation Plan
Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. The applicant has submitted a maximum extent feasible document for review dated May 13, 2020. Per the applicant:

"Clark County codes requires a public temporary ADA ramps where sidewalk dead ends for future extension. The temporary ADA ramps must match the existing public street grade to provide smooth transition into the public street. The existing slope along NE 82nd Street is 4.5% thus exceeding the allowable cross-slope for the temp ADA ramp. If the temp ADA ramp was designed at 2% cross-slopes this would create a lip at the transition from the ramp to the public street. ADA requires smooth transition at grade break (no lips or other changes in level)."

"This request is to allow the project to deviate from the 2% cross slope standard and match existing grades along NE 82nd Street."

The applicant must demonstrate that the proposed maximum extent feasible proposal can be supported during final construction plan review or shall adhere to the maximum slopes as required by ADA standards (See Exhibit 36). [See Condition A-4.a]

Finding 12 - Road Circulation
Relief from the circulation standards has been proposed as part of the road modification. [See Finding 15]

Finding 13 - Roads/Frontage Improvements
NE 82nd Street is an "Urban Neighborhood Circulator". The minimum half-width requirements include 27 feet of right-of-way, 18 feet of paved width, curb, gutter, and sidewalk. A public turnaround is required for NE 82nd Street. This could be in the form of a temporary one or a permanent one at the terminus of the road if feasible. A temporary turnaround has been proposed by the applicant (See Exhibit 36). [See Conditions A-4.b & A-4.c]

Finding 14 - Access and Internal Circulation
The design of the commercial access shall adhere to Standard Detail F17 or equivalent. The applicant shall submit diagrams of sufficient on-site turning movement opportunities for prevalent vehicles. [See Conditions A-4.d & A-4.e]

Finding 15 - Technical Road Modification
The applicant has submitted a Technical Road Modification, dated December 24th, 2019 (stamp date May 13th, 2020), which requests relief from the requirement to extend existing NE 80th St. that is stubbed to the property line from the southeast (See Exhibit 35).

CCC 40.550.010(C)(2) - Approval Criteria
Modifications to the standards contained in Chapter 40.350 may be granted when the applicant demonstrates at least one (1) of the following:

a. *Topography, right-of-way, existing construction or physical conditions, or other geographic conditions make compliance with standards clearly impractical for the circumstances;*
b. *A minor change to a specification or standard is required to address a specific design or construction problem which, if not enacted, will result in an unusual hardship;*
c. *An alternative design is proposed which will provide a plan that is functionally equivalent or superior to the standards;*
d. *Application of the standards of Chapter 40.350 to the development would be grossly disproportional to the impacts created;*
e. *A change to a specification or standard is required to ensure consistency with existing features adjacent to or affected by the site where those existing features are not expected to change over time.*

Applicant's Discussion

The applicant in a narrative, dated December 24th, 2019, provided the following justifications for the requested road modification:

"The 82nd Street Apartments project is comprised of three parcels with the R-22 zone that total 2.4 acres in size. The proposed site plan will consolidate lots 14 and 35 into a single lot for the proposed 52 apartment units and boundary line adjust the south line of lot 38 for the existing home to remain. The existing home and shed on lot 14 will be removed. The project will comply with the R-22 zoning regulations and standards. The project proposes a private parking lot with aisles that will connect approaches on both NE 80th St to the east and NE 82nd St to the north. The project will construct public frontage improvements along NE 82nd St to meet or exceed Urban Neighborhood Circulator standards (Drawing 12). The project will generate 336 new average vehicle daily trips that will access onto NE 82nd St."

"As shown herein, county staff should grant a modification for cross-circulation requirements as outlined in CCC 40.350.030(B)(2)(c). No alternative cross circulation plan through this project will meet Clark County's block perimeter requirements or block length requirements without requiring the redevelopment of neighboring parcels to the South and West. The existing track and field, church, private school, and associated parking lot and infrastructure create a barrier to extending public street circulation south and west from the project site."

"The project proposes two new commercial approaches on NE 82nd St and NE 80th St. The approach on NE 82nd St will be constructed approximately 65 ft west of the existing driveway to lot 38. This approach will be constructed approximately opposite the driveway access to the north to minimize potential hazards."

"The approach on NE 80th St will be constructed centered on the stubbed street and will serve as a street termination. This approach is approximately 95 ft from the existing intersection of NE 80th St and NE 35th Ave. The west leg of this intersection serves 4 homes. As such, a turnaround at the street termination is not required following the standards set out in CCC 40.350.030 (B)."

"The preliminary plan includes the widening the south half of NE 82nd St. (Urban Neighborhood Circulator) to 18 ft from centerline to curb and constructing attached sidewalks. 7 ft of public right-of-way will be dedicated to Clark County with this project to meet the road standards along the northern frontage."

"Existing construction adjacent to the site includes the following: To the south exists private aisles and parking lots, a retaining wall along the project's entire south boundary, a private school, and a private church with associate stormwater facilities. To the west exists a stormwater facility serving the aforementioned church, private school, and associated parking lots. To the north and northwest are undeveloped single-family homes. To the east exists a subdivision (Sunrise Place)."

"The County should grant a road modification because the existing facilities to south and west create conditions where meeting standards are clearly impractical."

"This road modification has demonstrated at least one (1) of the above conditions, thus the County should grant approval based on the following:"

> *"a. Topography, right-of-way, existing construction or physical conditions, or other geographic conditions make compliance with standards clearly impractical for the circumstances;"*
>
> - *Extension of NE 80th St through the project and onward west would require the existing construction (parking lots, stormwater facility(ies), athletic facilities) to redevelop/relocate."*

Staff's Evaluation
The proposed access to NE 80th Street shall be constructed as an emergency access only. The emergency access will need to include bollards and be unavailable for passenger vehicle ingress and egress. All development related passenger vehicle ingress and egress shall come from NE 82nd Street.

Staff's Recommendation
Staff recommended Approval, subject to a condition, of the road modification per approval criterion CCC 40.550.010(C)(2)(a). The Development Engineering Division Manager has approved the road modification, subject to the condition (See Exhibit 38). [See Condition A-4.f]

Finding 16 - Sight Distance
The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Vegetation, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at all proposed driveway approach. Per the applicant engineer's sight distance analysis, dated December 19, 2019, indicates that sight distance of greater than 250 feet can be achieved at the proposed driveway approach, both to the east and west along NE 82nd Ave., which meets the standard for a 25mph speed limit along this road. [See Conditions A-4.g & C-1]

Conclusion (Transportation)
Staff concludes that the proposed preliminary plan, subject to the conditions contained herein, meets the transportation requirements of the Clark County code.

Transportation Concurrency
Finding 17 - Trip Generation
County concurrency staff has reviewed the proposed 82nd Street Apartments development. The traffic study submitted indicates that the proposed development will construct a 52 unit apartment complex on 2.4 acres. The applicant's traffic study has estimated the a.m. peak hour trip generation at 25, the p.m. peak-hour trip generation at 31 trips and an average daily trip generation (ADT) of 336 trips. The trip generation was estimated using the nationally accepted data published by the *Institute of Transportation Engineers Trip Generation Manual*. The proposed development site is located on parcels numbered 144520-000, 144523-000, and 144500-000 in Vancouver.

The applicant has submitted a traffic study under the provisions of Clark County Code section 40.350.020 (D)(1).

Finding 18 - Site Access
Traffic conditions are usually expressed using a scale that quantifies the ability of a facility to meet the needs and expectations of the driver. This scale is graded from A to F and is referred to as level-of-service (LOS). A driver who experiences a LOS A condition would expect little delay. A driver who experiences a LOS E condition would expect significant delay, but the traffic facility would be just within its capacity to serve the needs of the driver. A driver who experiences a LOS F condition would expect significant delay with traffic demand exceeding the capacity of the facility with the result being growing queues of traffic.

Congestion, or concurrency, level of service (LOS) standards are not applicable to accesses that are not regionally significant; however, the LOS analysis provides information on the potential congestion and safety problems that may occur in the vicinity of the site.

The applicant's plan and narrative indicate that there will be two driveways constructed for access to the development. One proposed driveway with direct access onto NE 82nd Street and the second access location, as proposed, is from the public right-of-way stub street, NE 80th Street, at the south end of the development. Both NE 82nd Street and NE 80th Street are classified as Urban Residential Local Access roads.

The plan and narrative also indicate that the existing home and associated driveway for parcel number 144520-000 will remain as a part of the development.

The applicant's study evaluated the level of service at the public intersection of NE 82nd Street/NE St. Johns Road. This intersection provides direct access to this residential area. The applicant's study indicates that the intersection of NE 82nd Street/NE St. Johns Road will operate at a LOS C, or better in the 2023 build-out horizon. The study also shows that the LOS was evaluated during the a.m. and p.m. peak hour traffic conditions in existing and build-out scenarios. County Staff concurs with the traffic study findings.

Finding 19 - Clark County Concurrency
The proposed development is required to meet the standards established in CCC 40.350.020(G) for corridors and intersections of regional significance within 1 miles of the proposed development.

Signalized Intersections
The County's model evaluated the operating levels, travel speeds and delay times for the regionally significant signalized intersections. This analysis showed that individual movements during peak hour traffic conditions had approach delays that did not exceed the maximum 240 seconds, or 2 cycles, of delay in the build-out year.

Therefore, County Staff has determined that this development will comply with adopted Concurrency standards for signalized intersections.

Unsignalized Intersections
County Staff has evaluated the operating levels and standard delays represented in the County's

model. The County's model yielded operating levels and standard delay times with a LOS better than the minimum allowable LOS E for unsignalized.

The County has determined that this development can comply with adopted Concurrency Standards for unsignalized intersections.

Concurrency Corridors
Evaluation of the concurrency corridor capacity levels represented in the County Code yielded capacity at acceptable levels.

Summary
The County has determined that this development can comply with adopted Concurrency Standards for corridors, signalized and unsignalized intersections under County jurisdiction.

SAFETY:

Where applicable, a traffic study shall address the following safety issues:
- traffic signal warrant analysis,
- turn lane warrant analysis,
- crash history analysis,
- roadside safety (clear zone) evaluation,
- vehicle turning movements, and
- any other issues associated with highway safety.

Mitigation for off-site safety deficiencies may only be a condition of approval on development in accordance with CCC 40.350.030(B)(6) The code states that "nothing in this section shall be construed to preclude denial of a proposed development where off-site road conditions are inadequate to provide a minimum level of service as specified in Section 40.350.020 or a *significant* traffic or safety hazard *would be caused or materially aggravated* by the proposed development; provided, that the applicant may voluntarily agree to mitigate such direct impacts in accordance with the provisions of RCW 82.02.020."

Finding 20 - Turn Lane Warrants
Turn lane warrants are evaluated at unsignalized intersections to determine if a separate left or right turn lane is needed on the uncontrolled roadway.

The applicant's traffic study indicates that turn lanes are not warranted at the driveway access onto NE 82nd Street. Staff used the applicant's traffic study information and found that due to low turning movement volumes turn lanes are not warranted on NE 82nd Street at the site access. Therefore, staff concurs with the applicant's findings.

Finding 21 - Historical Accident Situation
The applicant's traffic study did not analyze the crash history at, and along the development frontage. The crash history was not analyzed because there are no reported/documented crashes.

The applicant's study did not recommend any safety mitigations as a part of this development. Staff concurs with the applicant's finding.

Finding 22 - Roadside Safety *(Clear Zone)* Evaluation
The *Institute of Transportation Engineers (ITE) Traffic Engineering Handbook 6th Edition*, states that "The *clear roadside concept*...is applied to improve safety by providing an un-encumbered roadside recovery area that is as wide as practical...". Further, this concept "allows for errant vehicles leaving the roadway for whatever reason and supports a roadside designed to minimize the serious consequences of roadway departures."

Further, as adopted by Clark County Code (CCC) 40.350.030(C)(1)(b), the *Washington State Department of Transportation (WSDOT) Design Manual, Chapter 1600* states that "A clear roadside border area is a primary consideration when analyzing potential roadside and median features. The intent is to provide as much clear, traversable area for a vehicle to recover as practicable given the function of the roadway and the potential tradeoffs. The Design Clear Zone is used to evaluate the adequacy of the existing clear area and proposed modifications of the roadside. When considering the placement of new objects along the roadside or median, evaluate the potential for impacts and try to select locations with the least likelihood of an impact by an errant vehicle."

"For managed access state highways within an urban area, it might not be practicable to provide the Design Clear Zone distances shown in Exhibit 1600-2. Roadways within an urban area generally have curbs and sidewalks and might have objects such as trees, poles, benches, trash cans, landscaping and transit shelters along the roadside."

The applicant shall consider the WSDOT Design Manual – Roadside Safety Mitigation Guidance (Section 1600.04) in the final engineering design of all proposed roadways and frontage improvements. [See Condition A-5.b]

Finding 23 - Vehicle Turning Movements
The applicant's narrative does not indicate the types of vehicles that may serve the proposed development. Curb return radii will need to comply with County requirements.

It shall be noted that, the curb return radii listed in the Clark County Code are minimum criteria and are intended for normal conditions, per CCC 40.350.030 (C)(3). CCC 40.350.030 (C)(3) also states, "The responsible official may require higher standards for unusual site conditions."

The applicant will need to submit construction plans that show the design of the intersection geometry will accommodate all applicable design vehicles for review and approval. The plans will also need to show that all applicable design vehicles have the ability to enter and exit the development while minimizing the turning movement impacts to opposing or adjacent travel lanes, which may result in no parking and/or maneuvering areas near the driveway intersection with NE 82nd Street. [See Condition A-5.c]

Finding 24 - Sight Distance
Sight distance issues are addressed by other Development Engineering Staff; therefore, this issue will not be addressed here.

Conclusion (Concurrency)
In summary, Concurrency Staff recommends approval of the development application as conditioned herein.

Stormwater
Finding 25 - Stormwater Applicability
The provisions of Clark County Code Chapter 40.386 shall apply to all new development, redevelopment, and drainage projects consistent with the 2015 Clark County Stormwater Manual. Since the applicant proposes more than 5,000 square feet of impervious surface, quantity and quality control for the runoff generated shall comply with minimum requirements 1 through 9 per the manual. [Condition A-7.a]

Finding 26 - Stormwater Proposal
The applicant provided a stormwater technical information report dated January 25th, 2017. The applicant has proposed enhanced treatment in the form of bioretention and detention while meeting the LID Performance Standard of the 2015 Clark County Stormwater Manual. The geotechnical engineering analysis, dated December 1st, 2019, indicates that groundwater was not detected to a depth of 20 feet below the surface. The tested infiltration rates ranged from 1.25 to 18 inches per hour. The preliminary stormwater report states that the stormwater facilities will be privately owned and maintained. [Condition A-7.b]

The area to the south of the site is within a closed depression. Closed depression analysis in compliance with CCSM, Book 2, Section 1.3.6. is required. Detention facilities shall comply with the design criteria of Chapter 6 of Book 2 of the Clark County Stormwater Manual. Additionally, an offsite analysis shall be performed. [See Conditions A-7.c & A-7.d]

Bioretention shall be designed according to all of the design criteria of BMP T5.14B, including the required modeled BSM infiltration rates, in Chapter 2 of Book 2 of the 2015 Clark County Stormwater Manual. [See Condition A-7.e]

In accordance with the 2015 Clark County Stormwater Manual, Book 1, Section 2.5.4.3, for a bioretention system or a rain garden that would serve a drainage area that is 1) less than 5,000 sq. ft. of pollution-generating impervious surface, and 2) less than 10,000 sq. ft. of impervious surface; and 3) less than ¾ acres of pervious surface, the minimum vertical separation of one foot to seasonal high water table, bedrock or other impervious layer is required to be achieved below the facility.

For a bioretention system that would 1) serve a drainage area that is a) 5,000 sq. ft. or more of pollution-generating impervious surface, or b) 10,000 sq. ft. or more of impervious surface; or c) ¾ acres or more of pervious surface; and 2) cannot reasonably be broken down into amounts smaller than indicated in (1), the minimum vertical separation of three feet to seasonal high water table, bedrock or other impervious layer is required to be achieved below the facility.

The required minimum vertical separation to seasonal high water table and both tested and design infiltration rates for bioretention facilities shall be shown on the final construction plans. [See Conditions A-7.f, C-2.a, & C-2.b]

Conclusion (Stormwater)
Staff concludes that the proposed preliminary stormwater plan is feasible subject to the conditions. Therefore, the requirements of the preliminary plan review criteria are satisfied.

Fire Protection
Finding 27 - Fire Marshal Review
This application was reviewed by Donna Goddard in the Fire Marshal's Office. Donna can be reached at (360) 397-2186 x3323, or e-mail at donna.goddard@clark.wa.gov. Information can be faxed to Donna at (360) 759-6505. Where there are difficulties in meeting these conditions or if additional information is required, contact Donna in the Fire Marshal's office immediately.

Finding 28 - Building Construction
Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. [See Condition G-5]

Finding 29 - Fire Flow
Fire flow in the amount of 1000 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. Since no square footage was provided, fire flow was based on the maximum square foot of 23,300 for a building of Type VB construction with a sprinkler system. A water review letter from Clark PUD dated 10/14/19 states that fire flow of 1500 gpm is available. [See Conditions A-11.a, E-4.a & E-4.b]

Finding 30 - Fire Hydrants
Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of the building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. [See Condition A-11.b]

Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Fire District # 5 via the Vancouver Fire Department at (360) 487-7260 to arrange for location approval. Provide and maintain a three (3) -foot clear space around the entirety of every fire hydrant. [See Conditions A-11.c, A-11.d, & E-4.c]

Finding 31 - Fire Apparatus Access
Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Any fire apparatus access road with a slope of

15% or greater shall be constructed with Portland cement concrete, with grooved surfacing. [See Conditions A-11.e & H-4]

Finding 32 - Fire Apparatus Turnarounds
Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.

Finding 33 - Fire Sprinklers
An automatic fire sprinkler is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. [See Condition F-2.a]

Finding 34 - Fire Alarms
An approved fire alarm system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. [See Condition F-2.b]

Finding 35 - No Parking
Parking is prohibited on access roads that are less than twenty-four (24) feet wide. Roads that are less than twenty-four (24) feet wide shall be posted "NO PARKING-FIRE LANE". No-parking signs are identified on the site plan. [See Conditions A-11.f, F-2.c, & H-4.b]

Finding 36 - Radio Coverage
The building must have approved radio coverage for emergency responders as outlined by Section 510 of the Fire Code and may require the installation of an Emergency Responder Radio Coverage System. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact CRESA Radio Department at 360-992-9222. [See Condition E-4.d]

Conclusion (Fire Protection)
Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the fire protection requirements of the Clark County Code.

Water and Sewer Service
Finding 37 - Services
The site will be served by Clark Public Utilities for potable water and Clark Regional Wastewater District for public sewer service. Letters from the above districts confirm that services are available to the site.

Records indicate that the home being retained at 3501 NE 82nd Street is presently connected to public sewer and water services; therefore, no conditions are warranted.

Finding 38 - Public Health
County records indicate that there are existing and operational on-site sewage system(s) and water well(s) located on parcel 144500-000, which are required to be abandoned. Therefore, final approval is required from Clark County Public Health prior to the issuance of grading and/or building permits. [See Condition B-1.a]

Conclusion (Water and Sewer Service)
Staff finds that the proposed preliminary plan, subject to conditions identified above, meets water and sewer service requirements of the Clark County Code.

Impact Fees
Finding 39 - Applicability
The additional residential units created by this development will produce impacts on schools, parks, and traffic, and are subject to School (SIF), Park (PIF), and Traffic Impact Fees (TIF) in accordance with CCC 40.610. The subject site is located within the following districts: Hazel Dell TIF, Vancouver SIF and Park District #8.

Finding 40 - Impact Fee Calculations
A total of $393,105.60 in impact fees has been *estimated* for this development, based on the fee districts and number of multifamily units proposed.

Fees are estimated / unit	
Hazel Dell (TIF)	$2,752.77
Park District #8 (PIF)	$ 3,055.00
Vancouver School District (SIF)	$ 2,381.93
Total Due (per unit)	$ 8,189.70
Total Due (@ 48 units)	$393,105.60

The amounts listed above are *estimated* using the current impact fee rate and are subject to change. As found in CCC 40.610.040, impact fees are calculated using the rates in effect at the time of building permit issuance. [See Condition E-3]

SEPA Determination

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, require 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.

The likely SEPA determination of Non-Significance (DNS) in the Notice of Development Review Application issued on April 9, 2020 is hereby final.

SEPA Appeal Process
An **appeal** of this SEPA determination and any required mitigation must be filed with the Department of Community Development within fourteen (14) calendar days from the date of this notice.

A **procedural appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Both the **procedural and substantive appeals** must be filed within fourteen (14) calendar days of this determination. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

SEPA Appeals must be in writing and contain the following information:

1. The case number designated by the county and the name of the applicant;

2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Community Development Director. All contact with the Community Development Director regarding the petition, including notice, shall be with this contact person;

3. A brief statement describing why the SEPA determination is in error.

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

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

Staff Contact Person: Amy Wooten, 564.397.5683

Responsible Official: Dan Young, Community Development Director

Decision

Based upon the proposed plan known as Exhibit 40, and the findings and conclusions stated above and within the attached reports and decisions, the Land Use Review Manager hereby **APPROVES** this request, subject to the following conditions of approval.

Conditions of Approval

A	**Final Construction/Site Plan Review** **Review and Approval Authority: Development Engineering**

Prior to construction, a Final Construction Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

A-1 **Final Site Plan -** The applicant shall submit and obtain county approval of a final site plan in conformance to CCC 40.520.040 and the following conditions of approval:

a. The applicant shall provide a copy of the application filed with the Clark County Assessor for lot consolidation / boundary line adjustment in conformance with the approved plan. [See Finding 2]

b. The development shall remove a minimum of four (4) units from the site plan. [See Finding 3]

c. A note shall be placed on the face of the site plan denoting the setback, lot coverage and building height standards put forth in Table 40.220.020-3. [See Finding 3]

d. The applicant shall provide architectural drawings that depict the described outdoor private areas for each ground floor unit. [See Finding 3]

e. Architectural drawings meeting screening standards put forth in Section 40.260.015(B)(2) shall be provided for review and approval. [See Finding 3]

f. The site plan shall be revised to portray recreation facilities that meets the definition for "Recreation Space" put forth in CCC 40.100.070. [See Finding 4]

g. Site statistics on Sheet C020 shall be revised to differentiate landscaping provided on for the apartments from the single-family lot. [See Finding 5]

h. Architectural plans shall be provided that ensure exterior mechanical equipment is screened from neighboring uses to the east, or the landscape buffer shall be improved to meet the L3 standard. [See Finding 5]

i. The site plan shall be revised to include wheel stops, located three (3) feet back from the front of each visitor parking space in order to prevent vehicles from overhanging the sidewalk; or, the curb placement shall be pulled back an additional three (3) feet to accommodate the overhang. Any landscaped area that will be infringed upon by vehicle overhang shall not be included in overall site landscaped area calculations. [See Finding 6]

j. The applicant shall provide proof from the Vancouver School District that students residing in this development will be bused to school. Should the letter indicate that they will be required to walk, a 'safe-walking' exhibit shall be provided. [See Finding 7]

k. A plan detail depicting compliance with trash enclosure design requirements put forth in CCC 40.360.030(B) shall be provided. [See Finding 8]

l. A note shall be placed on the face of the final construction plans as follows (Archaeology):

"If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia shall be notified. Failure to comply with these state requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

A-2 **Final Landscape Plan -** The applicant shall submit and obtain county approval of final landscape plan consistent with the approved preliminary landscape plan and conditions listed below (CCC 40.320).

a. The landscape plan shall be revised to portray L1 plantings in all open spaces where the area is ten (10) feet deep or greater, and shall include one (1) tree per eight hundred (800) square feet and either two (2) high shrubs or three (3) low shrubs per four hundred (400) square feet of landscaped area. In addition, the landscape plan shall be revised to portray vegetation meeting L1 standards along the west and east property boundaries. [See Finding 5]

b. The landscape plan shall be revised to denote a 10-foot wide buffer along NE 82nd Street, planted to the L2 standard, pursuant to CCC 40.320.010(B)(2). [See Finding 5]

c. The landscape plan shall be revised to denote a 10-foot wide buffer, planted to the L3 standard along the southerly boundary pursuant to CCC 40.320.010(B)(3). [See Finding 5]

d. The applicant shall choose a different tree species for planting in the landscape islands that meets criteria established in CCC 40.320.010(E)(4). [See Finding 5]

e. If mechanical equipment is unscreened along the easterly boundary, the buffer shall be improved to meet the L3 standard. [See Finding 5]

A-3 **Accessibility -** Formal review for compliance with accessible standards, including parking and access will be performed at the time of civil plan approval and/or building permit review. [See Finding 6]

A-4 **Final Transportation Plan/On-Site -** The applicant shall obtain county approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

a. The applicant must demonstrate that the proposed maximum extent feasible proposal can be supported during final construction plan review or shall adhere to the maximum slopes as required by ADA standards. [See Finding 11]

b. NE 82nd Street is an "Urban Neighborhood Circulator" which requires half-width improvements including 27 feet of right-of-way, 18 feet of paved width, curb, gutter, and sidewalk. [See Finding 13]

c. A public turnaround is required for NE 82nd Street. [See Finding 13]

d. The driveway approach shall be designed according to Standard Detail F17 or equivalent. [See Finding 14]

e. The applicant shall submit diagrams of sufficient on-site turning movement opportunities for prevalent vehicles. [See Finding 14]

f. The proposed access to NE 80th Street access shall be constructed as an emergency access only. The emergency access will need to include bollards and be unavailable for passenger vehicle ingress and egress. The emergency access plan shall be reviewed and approved by Clark County Fire Marshal. All development related passenger vehicle ingress and egress shall come from NE 82nd Street. [See Finding 15]

g. Sight distance triangles for the driveway onto NE 82nd Street shall be shown on the final construction plans. [See Finding 16]

A-5 Final Transportation Plan/Off Site (Concurrency) - The applicant shall submit and obtain county approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

a. The applicant shall submit a signing and striping plan for review and approval. This plan shall show signing and striping and all related features for required frontage improvements and any off-site improvements, if necessary. The applicant shall obtain a work order with Clark County to reimburse the County for required signing and striping.

b. The applicant shall consider the WSDOT Design Manual – Roadside Safety Mitigation Guidance (Section 1600.04) in the final engineering design of all proposed roadways and frontage improvements. [See Finding 22]

c. The applicant shall submit construction plans that show all applicable design vehicles have the ability to enter and exit the development while minimizing the turning movement impacts to opposing or adjacent travel lanes, which may result in no parking and/or maneuvering areas near the driveway intersection with NE 82nd Street. [See Finding 23]

A-6 Transportation -

a. Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This

plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.

A-7 **Final Stormwater Plan -** The applicant shall obtain county approval of a final stormwater plan designed in conformance to CCC 40.386 and the following conditions of approval:

a. The applicant shall submit final construction plan and a final Technical Information Report that addresses Minimum Requirements #1 through #9. [See Finding 25]

b. The stormwater proposal shall meet the LID Performance Standard of the 2015 Clark County Stormwater Manual. [See Finding 26]

c. Closed depression analysis in compliance with CCSM, Book 2, Section 1.3.6. is required. Detention facilities shall comply with the design criteria of Chapter 6 of Book 2 of the Clark County Stormwater Manual. [See Finding 26]

d. An offsite analysis shall be performed as a result of the detention proposal. [See Finding 26]

e. Bioretention shall be designed according to all of the design criteria of BMP T5.14B, including the required modeled BSM infiltration rates, in Chapter 2 of Book 2 of the 2015 Clark County Stormwater Manual. [See Finding 26]

f. The required minimum vertical separation to seasonal high water table and both tested and design infiltration rates for bioretention facilities shall be shown on the final construction plans. [See Finding 26]

A-8 **Erosion Control Plan** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.386.

A-9 **Excavation and Grading** - Excavation/grading shall be performed in compliance with CCC14.07.

A-10 **Other Required Documents -** The following documents shall be submitted with the Final Construction/Site Plan:

a. Developer's Covenant: A "Developer Covenant to Clark County" shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. An access easement to the

private facilities for the purpose of inspection shall be granted to the county. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

A-11 Fire Marshal Requirements -

a. The applicant shall submit plans showing the location of water lines for review and approval. [See Finding 29]

b. Plans shall be submitted for review and approval showing fire hydrants such that maximum spacing between hydrants does not exceed 300 feet and such that nor portion of the building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. [See Finding 30]

c. The fire district chief shall sign the engineering construction mylar indicating that the fire hydrant locations have been reviewed and approved. [See Finding 30]

d. Plans showing a 3-foot clear space around the circumference of all fire hydrants shall be submitted for review and approval. [See Finding 30]

e. Plans showing roadways and maneuvering areas that meet the Clark County standards with an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet shall be submitted for review and approval. [See Finding 31]

f. Roads that are less than 24 feet wide shall be Roads that are less than twenty-four (24) feet wide shall be posted "NO PARKING-FIRE LANE". [See Finding 35]

B	**Prior to Construction of Development** **Review and Approval Authority: Development Inspection**

Prior to construction, the following conditions shall be met:

B-1 Pre-Construction Conference - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the county; and,

a. Prior to site construction, abandonment of septic systems, water wells and underground tanks shall be decommissioned in accordance with the procedures of the Clark County Public Health.

b. Prior to site construction, structures slated for demolition shall be demolished in accordance with the procedures of the Southwest Clean Air Agency and the Clark County demolition permit.

B-2 **Traffic Control Plan -** Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.

B-3 **Erosion Control -** Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

B-4 **Erosion Control -** Erosion control facilities shall **not** be removed without County approval.

C	**Provisional Acceptance of Development** **Review and Approval Authority: Development Inspection**

Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/site plan and the following conditions of approval:

C-1 **Sight Distance -** The applicant shall submit a sight distance certification letter signed and stamped by a licensed engineer in the state of Washington indicating the sight distance at the driveway onto NE 82nd Street complies with the county code. [See Finding 16]

C-2 **Stormwater -**

a. In accordance with Book 2, Section 5.1.2, of the Clark County Stormwater Manual, if the tested coefficient of permeability determined at the time of construction is at least 95 percent of the uncorrected coefficient of permeability used to determine the design rate, construction may proceed. If the tested rate does not meet this requirement, the applicant shall submit a plan to the county that follows the requirements in Book 1, Section 1.8.5. This plan shall address steps to correct the problem, including additional testing and/or resizing of the facility to ensure that the system will meet the minimum requirements of the manual. [See Finding 26]

b. During installation of bioretention facilities, the applicant shall demonstrate that:

   The required minimum vertical separation to seasonal high water table for each facility as shown on the final construction plans shall be met. The systems shall be redesigned if the required separation is not achieved. [See Finding 26]

D	**Final Plat Review & Recording** **Review and Approval Authority: Development Engineering**

Prior to final plat approval and recording, the following conditions shall be met:

D-1 Not applicable

E	**Building Permits** **Review and Approval Authority: Permit Services**

Prior to issuance of a building permit, the following conditions shall be met:

E-1 **Accessibility** - Formal review for compliance with accessible standards, including parking and access will be performed at the time of civil plan approval and/or building permit review. [See Finding 6]

E-2 **Trash Enclosure** - Building permits are required for the trash enclosure. [See Finding 8]

E-3 **Impact Fees** - Prior to issuance of a building permit impact fees for the following districts shall be paid: Hazel Dell (TIF), Park District #8 (PIF), and Vancouver School District (SIF). As found in CCC 40.610.040, impact fees are assessed per dwelling unit, using the rates in effect at the time of building permit issuance. [See Finding 40]

E-4 **Fire Marshal Requirements -**

a. The applicant shall submit a current utility review letter from the water purveyor indicating that the required fire flow remains available at the site. [See Finding 29]

b. The applicant shall demonstrate that water mains supplying fire flow have been installed, approved and operational prior to the commencement of combustible building construction. [See Finding 29]

c. Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection prior to above-ground combustible construction. [See Finding 30]

d. The building must have approved radio coverage for emergency responders as outlined by Section 510 of the Fire Code and may require the installation of an Emergency Responder Radio Coverage System. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact CRESA Radio Department at 360-992-9222. [See Finding 36]

F	**Occupancy Permits** **Review and Approval Authority: Building**

Prior to issuance of an occupancy permit, the following conditions shall be met:

F-1 **Land Use (Landscaping)** - Prior to the issuance of an approval of occupancy for final site plan, the applicant shall submit a copy of the approved landscape plan(s) with a letter signed and stamped by a landscape architect licensed in the state of Washington certifying that the landscape and irrigation (if any) have been installed in accordance

with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site.

F-2 Fire Marshal Requirements -

a. Prior to occupancy the monitored automatic fire sprinkler system shall be reviewed, approved, installed, and operational. [See Finding 33]

b. Prior to occupancy, the monitored automatic fire alarm system shall be reviewed, approved, installed, and operational. [See Finding 34]

c. "NO PARKING-FIRE LANE" signs shall be posted pursuant to the approved final site plan. [See Finding 35]

G	**Development Review Timelines & Advisory Information** **Review and Approval Authority: None - Advisory to Applicant**

G-1 Site Plans and Other Land Use Approvals - Within seven (7) years of preliminary plan approval, a Fully Complete application for a building permit shall be submitted.

G-2 Department of Ecology Permit for Construction Stormwater - A permit from the Department of Ecology (ECY) is required if:

- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
- There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion (less than one acre) of the larger project planned over time. **The applicant shall contact ECY for further information**.

G-3 Building and Fire Safety - Building and fire, life, and safety requirements must be addressed through specific approvals and permits. This decision may reference general and specific items related to structures and fire, life, and safety conditions, but they are only for reference in regards to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to insure that Building Safety and Fire Marshal requirements are in compliance or brought into compliance. Land use decisions do not waive any building or fire code requirements.

G-4 Building Elevation Approvals - Approval of building elevations submitted for preliminary plan review does not ensure compliance with other requirements (such as building setbacks) under other construction codes. Compliance with other construction codes is the responsibility of the applicant at the time of building permit issuance.

G-5 **Fire Protection** - Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. [See Finding 28]

G-6 **Department of Ecology** - There is a known contaminated site within ½ mile of the proposed project. If environmental contamination is discovered at the site of the proposed action, it must be reported to Ecology's Southwest Regional Office by contacting the Environmental Report Tracking System Coordinator at (360) 407-6300.

H	**Post Development Requirements** **Review and Approval Authority: As specified below**

H-1 **Outdoor Lighting** - Exterior lighting shall be located, shielded, and directed to prevent significant off-site glare, in accordance with CCC 40.340.010(A)(7) and RCW 47.36.180.

H-2 **Landscaping** - Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced with in-kind materials unless otherwise authorized by the responsible official. Vegetation shall be controlled by pruning, trimming or otherwise so that it will not interfere with the maintenance or repair of any public utility, restrict pedestrian or vehicular access, or obstruct sight distance at intersections as provided in Section 40.320.020. [See Finding 5]

H-3 **Parking** - Pursuant to Section 40.340.010(A)(11), required parking and loading spaces and associated access and maneuvering drives shall be maintained in good repair at all times. [See Finding 6]

H-4 **Fire Protection** -

a. Access roads shall maintain an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than13.5 feet with an all-weather driving surface capable of supporting the imposed loads of fire apparatus to within 150 feet of all portions of the building exterior. [See Finding 31]

b. Parking is prohibited on access roads that are less than twenty-four (24) feet wide. Roads that are less than twenty-four (24) feet wide shall be posted "NO PARKING-FIRE LANE". [See Finding 35]

Note: The Community Development Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Decision Appeal Process

An **appeal** of any aspect of this decision may be appealed to the Clark County Hearing Examiner by a party of record only. A Party of Record includes the applicant and those

individuals who submitted written testimony or a written request to be a "party of record," prior to the issuance of the decision.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on August 6, 2020. Therefore any appeal must be received in this office by the close of business on August 20, 2020.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
  - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
  - The specific aspect(s) of the decision being appealed;
  - The reasons why each aspect is in error as a matter of fact or law;
  - The evidence relied on to prove the error; and,
- The appeal fee

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

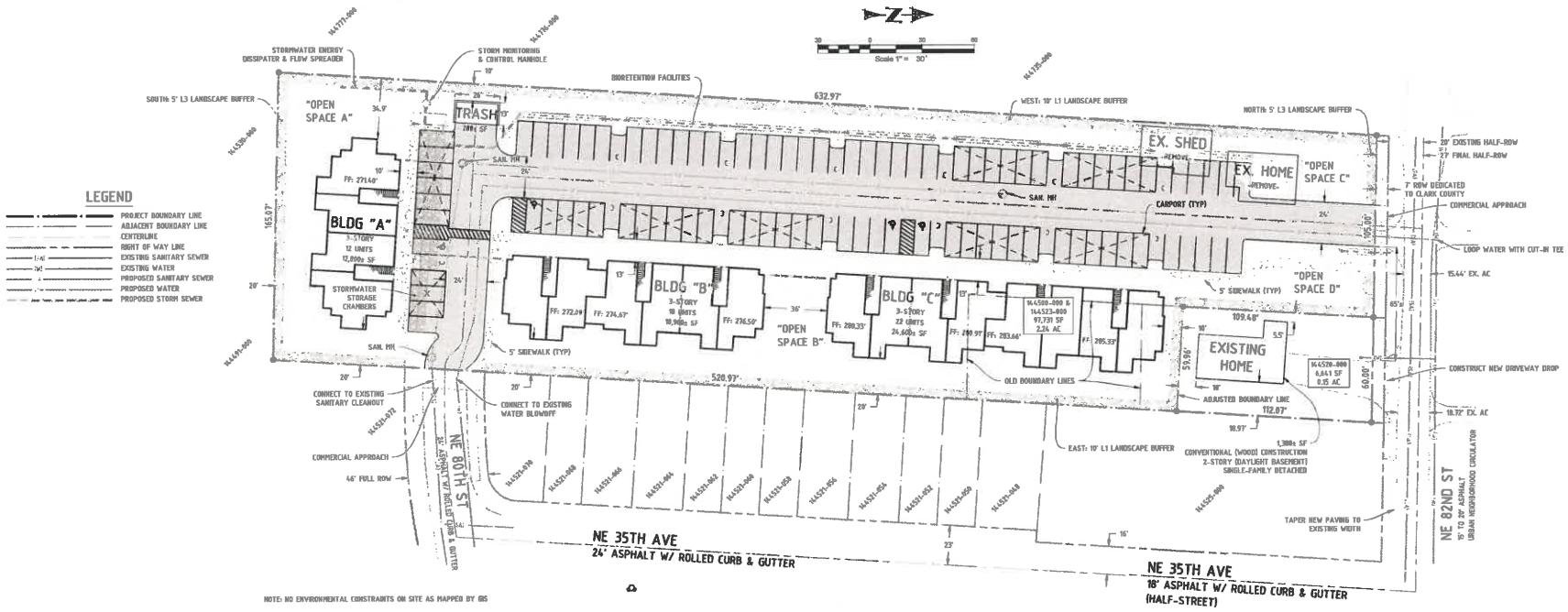
An appeal of any aspect of the Hearing Examiner's decision, *except* the SEPA determination (i.e., procedural issues), may be appealed to the Superior Court or reconsidered by the Hearing Examiner only by a party of record pursuant to Ordinance 10-19, adopted 10/27/2009 by the Board of County Councilors.

Attachments

- Preliminary Site Plan
- Exhibit 33

82ND STREET APARMENTS

A SITE PLAN APPLICATION FOR A 52-UNIT APARTMENT COMPLEX INVOLVING A LOT CONSOLIDATION, A BOUNDARY LINE ADJUSTMENT, AND A REMAINING SINGLE-FAMILY HOME.



NOTE: NO ENVIRONMENTAL CONSTRAINTS ON SITE AS MAPPED BY GIS

VICINITY MAP
NTS

SITE INFORMATION

ADDRESS: 3413 AND 3501 NE 82ND ST, VANCOUVER, WA 98665
PARCEL NUMBERS: LOT 14 (14.4500) SW 1/4 S01 T2N R1E WM.
LOT 35 (14.4520)
LOT 38 (14.4523)
CURRENT USE: SINGLE FAMILY HOMES & VACANT
ZONE: R-22
PLANNING: URBAN MEDIUM DENSITY RESIDENTIAL (UM)

SITE AREA (EXISTING): 2.43 AC

SEWER & WATER ARE AVAILABLE AT NE 80TH ST AND NE 82ND ST. THE SITE IS NOT SERVED BY PUBLIC TRANSPORTATION.

APPLICANT/OWNER

KEN CORNELISON
2014 NW DOUGLAS STREET
CAMAS, WA 98607
EMAIL: KENCORNELISON500@GMAIL.COM

ENGINEER/CONTACT

ENGINEERING NORTHWEST PLLC
7504 NW 10TH AVE
VANCOUVER, WA 98665
CONTACT: PAUL WILLIAMS, P.E.
PHONE: (360) 931-3122
EMAIL: PAULWILLIAMSPE@GMAIL.COM

DENSITY

ROW DEDICATION (ENTIRE FRONTAGE): 1,155 SF (0.03 AC)
GROSS SITE AREA (3 ORIGINAL LOTS): 104,373 SF (2.40 AC)
NET DEVELOPABLE (LESS LANDSCAPE): 83,490 SF (1.92 AC)

MINIMUM DENSITY 15 UNITS/AC: 15 UNITS/AC x 1.92 AC = 29 (28.75)
MAXIMUM DENSITY 22 UNITS/AC: 22 UNITS/AC x 2.40 AC = 53 (52.71)

PROVIDED 53 UNITS
(EXISTING SINGLE-FAMILY HOME AND 52 APARTMENT DWELLING UNITS)

UTILITY PROVIDERS

SANITARY SEWER: CLARK REGIONAL WASTE WATER DEPARTMENT

WATER: CLARK PUBLIC UTILITIES

ELECTRICAL: CLARK PUBLIC UTILITIES

STORM: CLARK COUNTY STANDARDS

STORMWATER

STORMWATER RUNOFF FROM THE PARKING LOTS WILL BE COLLECTED AND TREATED BY BIO-RETENTION FACILITIES. THE TREATED WATER WILL INFILTRATE AT THE FACILITIES OR FLOW TO STORAGE CHAMBERS UNDER THE PARKING LOT. ROOF RUN-OFF WILL FLOW DIRECTLY TO THE STORAGE CHAMBERS. THE STORAGE VOLUME OF THE CHAMBERS WILL INFILTRATE WITH OVERFLOW CONTROLLED AND DISPERSED ALONG THE SOUTHWEST PROPERTY LINE.

OPEN SPACE & LANDSCAPING

REQUIRED LANDSCAPING: 20% NET DEVELOPABLE = 1.92 AC x 0.20 = 0.38 AC
PROVIDED LANDSCAPING: 0.91 AC

REQUIRED OPEN SPACE: 200 SF PER 1 OR 2 BED UNIT
300 SF PER 3+ BED UNIT
200 SF x 34 UNITS + 300 SF x 18 UNITS = 12,200 SF

PROVIDED OPEN SPACE: 15,130 SF
A: 96' x 30' = 2,880 SF
B: 390' x 15' + 55' x 30' = 7,830 SF
C: 34' x 65' = 2,210 SF
D: 34' x 65' = 2,210 SF

SANITARY SEWER & WATER

A WATER MAIN WILL BE EXTENDED THROUGH THE APARTMENT DEVELOPMENT FROM THE STUB AT NE 80TH ST AND LOOPED TO A NEW TEE AT NE 82ND ST. A MINIMUM 15 FT WATER EASEMENT WILL BE PROVIDED TO CLARK PUBLIC UTILITIES ABOUT THE PROPOSED MAIN. THE EXISTING HOME ON A SEPARATE PARCEL WILL MAINTAIN THE EXISTING WATER SERVICE.

SANITARY SEWER IS STUBBED AT NE 82ND STREET WITH A CLEANOUT. THIS LINE WILL SERVE THE THREE PROPOSED APARTMENT BUILDINGS. THE EXISTING HOME WILL RETAIN THE EXISTING SANITARY SERVICE.

PUBLIC IMPROVEMENTS

NE 82ND STREET IS AN URBAN NEIGHBORHOOD CIRCULATOR REQUIRING 18' HALF-WIDTH PAVEMENT, CURB & GUTTER, AND SIDEWALKS (ATTACHED OR DETACHED). EXISTING ASPHALT PAVEMENT WIDTH VARIES FROM APPROXIMATELY 15' TO 20'. THE PROJECT WILL CONSTRUCT THE 18' HALF-WIDTH PAVING, CURB & GUTTER, AND ATTACHED SIDEWALK ALONG THE EXISTING HOME AND PROPOSED APARTMENTS FRONTAGE. A SUFFICIENT TAPER FROM THE 18' WIDTH TO EXISTING PAVEMENT WILL BE CONSTRUCTED ON THE SOUTHBOUND LANE OF NE 82ND ST.

THE EXISTING HALF-ROW AT NE 82ND ST IS 20 FT. AN ADDITIONAL 7 FT WILL BE DEDICATED TO CLARK COUNTY ALONG THE PROJECT FOR A FINAL HALF-WIDTH OF 27 FT.

NE 80TH ST WILL BE TERMINATED WITH A COMMERCIAL APPROACH TO THE APARTMENT DEVELOPMENT.

NO SLOPES 15% OR GREATER WITHIN 500 FT OF PROJECT SITE USED FOR ACCESS.

TRASH ENCLOSURE

12 UNITS: 50 SF + 2 x 5 SF = 60 SF
18 UNITS: 50 SF + 8 x 5 SF = 90 SF
22 UNITS: 50 SF + 12 x 5 SF = 110 SF

260 SF REQUIRED
280± SF PROVIDED

PARKING STALLS

PARKING STALLS REQUIRED AT 1.50 STALLS PER DWELLING UNIT.
52 DWELLINGS x 1.50 STALLS/DWELLING = 78 STALLS
104 STALLS PROVIDED FOR 2.00 STALLS PER DWELLING.
4 VAN-ACCESSIBLE STALLS PROVIDED.
13 COMPACT STALLS PROVIDED (12.5%).

CURB STOPS SHALL BE PLACED 3 FT FROM THE CURB IN STALLS ABUTTING SIDEWALKS.

STANDARD STALLS 9' x 20'
COMPACT STALLS 9' x 15'

BOUNDARY LINES

BOUNDARY LINES SHOWN (PROPERTY, CENTERLINES, RIGHT-OF-WAY, ETC.) ARE PRELIMINARY AND SUBJECT TO CHANGE. A BOUNDARY SURVEY HAS NOT BEEN COMPLETED AT THIS TIME.

A LOT CONSOLIDATION WILL BE FILED TO COMBINE TWO OF THE THREE EXISTING LOTS. THE EXISTING HOME TO REMAIN, SHOWN ABOVE, WILL LAY ON ONE OF THE REMAINING LOTS. A BOUNDARY LINE ADJUSTMENT WILL BE FILED TO SET THE REAR BOUNDARY LINE FOR THE REMAINING HOME 10 FT FROM THE STRUCTURE.

EXHIBIT #40

Engineering Northwest
Consulting Engineers & Planners | 7504 NW 10th Avenue, Vancouver, WA 98665 | PH (360) 931-3122
A life in Clark County, Washington

PROPOSED PLAN
82ND STREET APARTMENTS

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555
"It's the Law"
NORTHWEST UTILITY NOTIFICATION CENTER

REVISIONS:

SEAL:
PRELIMINARY NOT FOR CONSTRUCTION
43131
REGISTERED PROFESSIONAL ENGINEER

PROJECT NO: 2019002SP
DESIGNED BY: PCW
DRAWN BY: NVS
DATE: 10/4/2019

SHEET NO.
C020

3 OF 6

Role	Company Name	Name	Address 1	Address 2	City	State	Zip Code	Email Address
Planner	Clark County	Amy Wooten						
Applicant/Conatct	Engineering Northwest	Paul Williams	7504 NW 10th Ave		Vancouver	WA	98685	paulwilliamspe@gmail.com
Owner	Paradise Property Management, Inc.	Ken Cornelison	2014 NW Douglas St		Camas	WA	98607	kencornelison500@gmail.com
N/H Association	NE Hazel Dell Nbhd Assoc							dougballou@comcast.net
Utility Contact								
	Clark County	Desiree de Monye						desiree.demonye@clark.wa.gov
	City of Vancouver	Kristin Lehto						Kristin.Lehto@cityofvancouver.us
		Nicole Daltoso						nicole.daltoso@vansd.org
		Jeff Roberts						jeff@crandallgroup.com
POR		Stephanie Crowley & Mark Guidi						stephmdsc@aol.com
POR		David Kleinschmidt						davidklein224@gmail.com
POR		Sunrise Place HOA						sunriseplacehoa@gmail.com
POR		Daniel Bartlett	3407 NE 82nd Street		Vancovuer	WA		rcktmn62@yahoo.com
POR		Shawn Parks						parksshawn2000@yahoo.com
POR		Brandon Kessler						brandon.kessler1@gmail.com
POR		Michelle Martinez						mmalohaevents@yahoo.com
POR		Donald Heideman						anetheid1@gmail.com
POR		Brad Burmester						coach_brad@msn.com
POR		Heather Hunt						foxhunt28@hotmail.com
POR		Tracey Tsihlakis						traceyt@outlook.com
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POR		Marge Swearer						marge.swearer@yahoo.com
POR		April Delaney						getfitwithaprild@gmail.com
POR		Leo Kan						leokan168@yahoo.com
POR		Barbara Richards						barric@colmac.com
POR		Jennifer Fierro						jennfierro@comcast.net
POR		Roger Nowicki						roger.nowicki@gmail.com
POR		Dahlia Swearer						mi_amor046@yahoo.com

EXHIBIT LIST

Project Name: **82ND STEET APARTMENTS**

Case Number: **PSR-2019-00122**

EXHIBIT NUMBER	DATE	SUBMITTED BY	DESCRIPTION
1		Applicant	Application Package
2		CC Land Use	Legal Lot Determination
3		CC Land Use	Fully Complete
4	4/9/20	CC Land Use	Notice of Type II Application
5	4/9/20	CC Land Use	Affidavit of Mailing - Exhibit 4
6	4/7/20	CC Developmnt Engineeri	Concurrency Early Issues
7	4/8/20	CC Fire Marshal	FM Staff Report
8	4/17/20	CC Land Use	PCL_SCrowley
9	4/20/20	CC Land Use	PCL_DBartlett
10	4/20/20	CC Land Use	PCL_DKleinschmidt
11	4/20/20	CC Land Use	PCL_Sunrise Place HOA
12	4/21/20	CC Land Use	PCL_DHeideman
13	4/21/20	CC Land Use	PCL_TTsihlakis
14	4/21/20	CC Land Use	PCL_SParks
15	4/21/20	CC Land Use	PCL_MMartinez
16	4/21/20	CC Land Use	PCL_Hhunt
17	4/21/20	CC Land Use	PCL_BKessler
18	4/21/20	CC Land Use	PCL_BBurmester
19	4/21/20	CC Land Use	Early Issues Memo
20	4/23/20	CC Land Use	PCL_EGamino
21	4/23/20	CC Land Use	PCL_ADelaney
22	4/24/20	CC Land Use	PCL_RNorwicki
23	4/24/20	CC Land Use	PCL_MSwearer
24	4/24/20	CC Land Use	PCL_LKan
25	4/24/20	CC Land Use	PCL_JFierro
26	4/24/20	CC Land Use	PCL_BRichards
27	4/24/20	CC Land Use	Ecology Comments
28	4/25/20	CC Land Use	PCL_NSwearer
29	4/27/20	CC Land Use	PCL_DSwearer
30	4/28/20	CC Land Use	Wetland Site Visit
31	5/1/20	CC Land Use	Email_Pwilliams

Copies of these exhibits can be viewed at:
Department of Community Development
Development Services Division
1300 Franklin Street
Vancouver, WA 98666-9810

EXHIBIT NUMBER	DATE	SUBMITTED BY	DESCRIPTION
32	5/1/20	Applicant	Revised Stormwater TIR
33	5/1/20	Applicant	Response to Neighbor Comments
34	5/4/20	Applicant	Revised Traffic Study
35	5/13/20	Applicant	Stamped Road Mod Narrative
36	5/13/20	Applicant	MEF Deviation Request
37	5/13/20	CC Land Use	Email_Mswearer
38	6/22/20	CC Land Use	Road Mod Recommendation
39	6/22/20	CC Land Use	DE SR Comments
40	NO DATE	CC Land Use	Proposed Plans
41	7/14/20	CC Land Use	Concurrency SR
42	8/5/20	CC Land Use	Type II Staff Report and Decision
43	8/5/20	CC Land Use	Affidavit - Exhibit 42

Copies of these exhibits can be viewed at:
Department of Community Development
Development Services Division
1300 Franklin Street
Vancouver, WA 98666-9810