

## REVISED Notice of Type III Application and Public Hearing

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

### Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on Thursday September 10, 2020 at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680.

The doors to the Public Service Center will open between 5:45 and 7:00 p.m. for those attending the hearing on this matter. Parking is available in the parking garage on the north side of the Public Service Center, access off Franklin Street.

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

<b>Project Name:</b>	Lake River Estates
<b>Case Number(s):</b>	PLD-2020-00053
<b>Request:</b>	The applicant proposes to subdivide a 5.05-acre parcel into 8 single-family residential lots with an existing home remaining on lot 4. The proposal includes a request to change the zoning from the current R1-20 zone to R1-10.
<b>Address:</b>	13010 NW 50 <sup>th</sup> Avenue
<b>Parcel number(s):</b>	183305-000
<b>Applicant/Owner:</b>	Gecho Construction, Inc. 5107 NE 81 <sup>st</sup> Avenue Vancouver, WA 98662 <a href="mailto:gechoconstruction@gmail.com">gechoconstruction@gmail.com</a>
<b>Contact Person:</b>	Scott Taylor (SGA Engineering) 2005 Broadway Street Vancouver, WA 98663 <a href="mailto:staylor@sgaengineering.com">staylor@sgaengineering.com</a>
<b>Staff contact:</b>	Bryan Mattson <a href="mailto:Bryan.mattson@clark.wa.gov">Bryan.mattson@clark.wa.gov</a>

Revised 8/12/2020



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: 564.397.2375 Fax: 360.397.2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: 564.397.2322  
Relay: 711 or 800.833.6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Neighborhood Association/Contact:** Felida Neighborhood Association  
Milada Allen, President  
[Timberline713@gmail.com](mailto:Timberline713@gmail.com)

**Date this Public Notice issued:** 8/13/2020

**Approval Standards/Applicable Laws:**

Clark County Code Section: 40.510.030 (Procedures), Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Section 40.550.010 (Road Modifications), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

**Application and Fully Complete Date**

Application date: 5/8/2020  
Fully Complete date: 6/25/2020

**Public Comment**

The public is encouraged to comment on this proposal. Comments received by the closing date noted above will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

**Closing date for public comments: Thursday, August 28, 2020**

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

**In Person:** The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

**Mail:** Attn: Bryan Mattson  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

**Email:** [Bryan.mattson@clark.wa.gov](mailto:Bryan.mattson@clark.wa.gov)

**Date of this notice: Wednesday, August 13, 2020**

**Staff Report Timelines/Process**

Staff reports and agendas will be available for review at least fifteen (15) calendar days before the hearing date.

Information regarding this application can be obtained by calling 564.397.4319, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

**Community Development Web site - [www.clark.wa.gov/development](http://www.clark.wa.gov/development)**

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

**Public Testimony**

Faxed, mailed or delivered testimony must be received at the Community Development Permit Center by 12:00 noon the day of the hearing. Other written or verbal testimony may be presented and considered at the public hearing.

**Testifying in person**

Any person wishing to present testimony at the Public Hearing should arrive by 6:00 p.m. at the Public Service Center, sixth floor, 1300 Franklin Street, Vancouver, Washington.

For more information, see *The land use hearing process and how to provide effective testimony* handout on the Web site at [www.clark.wa.gov/development/how.html](http://www.clark.wa.gov/development/how.html)

**Written testimony**

Written testimony must arrive by 12:00 noon on the day of the hearing.

Hand-deliver: Community Development  
Public Service Center  
1300 Franklin, first and third floors  
Vancouver WA 98660

Mail: Attn: Bryan Mattson  
Land Use Review, Community Development  
PO Box 9810  
Vancouver, WA 98666-9810.

Fax: 564.397.2011, Attn: Bryan Mattson

**Accommodation of physical impairments**

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 546.397.2322; Relay 711 or 800.833.6384; Email [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).

**Appeal of Hearing Examiner Decision**

The Hearing Examiner normally issues a decision within two weeks of the public hearing. The decision of the Hearing Examiner is final unless:

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

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



