

## Notice of Type III Application, Optional SEPA Determination of Non-Significance, and Public Hearing

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing date for public comments: August 20, 2020**

### Hearing date, time, and location

Due to the ongoing public health threat posed by COVID-19, the associated statewide and local orders, and social distancing guidelines, Clark County has modified the hearing and public testimony procedures relating to this matter. The hearing will be held via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone. See below for additional information.

**You must contact staff no later than noon on September 10, 2020 to sign up to testify at [landuse@clark.wa.gov](mailto:landuse@clark.wa.gov) (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.**

Revised 8/3/2020



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)

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

<b>Project Name:</b>	OALC Lewisville Cemetery
<b>Case Number(s):</b>	PSR-2020-00097
<b>Request:</b>	The applicant proposes to plat 3,281 cemetery plots, parking lot revisions that will result in a net loss of 95 parking spaces, and a new stormwater facility at the existing OALC Lewisville church campus. The proposed development will occur in 13 phases, with the construction of the first phase anticipated to begin in the Fall of 2020, once all permits are obtained. The subject site is zoned R-5.
<b>Address:</b>	32320 NE Lewisville Highway
<b>Parcel number(s):</b>	221537-000
<b>Applicant:</b>	Old Apostolic Lutheran Church (OALC) Lewisville Dave Halme, contact PO Box 1510 Battle Ground, WA 98604 360.607.5595 <a href="mailto:dave@hficonsultants.com">dave@hficonsultants.com</a>
<b>Owner:</b>	Old Apostolic Lutheran Church (OALC) Lewisville PO Box 1510 Battle Ground, WA 98604
<b>Contact Person:</b>	AKS Engineering & Forestry Seth Halling, contact 9600 NE 126 <sup>th</sup> Avenue, Suite 2520 Vancouver, WA 98682 360.882.0419 <a href="mailto:sethh@aks-eng.com">sethh@aks-eng.com</a>
<b>Staff contact:</b>	Amy Wooten, Planner III (564) 397-5683 <a href="mailto:amy.wooten@clark.wa.gov">amy.wooten@clark.wa.gov</a>
<b>Neighborhood Association/Contact:</b>	Neighborhood Associations Council of Clark County (NACCC) Stephan Abramson, Chair 360.574.3363 <a href="mailto:abramson@lifescipartners.net">abramson@lifescipartners.net</a>
<b>Date this Public Notice issued:</b>	August 5, 2020

<b>Legal description of property:</b>	#85 #86 #87 #99 SEC 2-4-2EWM 21.4A
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**Approval Standards/Applicable Laws:**

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking & Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.030 (Conditional Use Permits), Section 40.520.040 (Site Plan Review), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health).

**Application and Fully Complete Date**

Application date: May 29, 2020  
Fully Complete date: June 19, 2020

**Public Comment**

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

**Closing date for public comments: August 20, 2020**

An accurate mailing address must be included to qualify as a "Party of Record" and, therefore, have standing to appeal the decision.

You can provide testimony by:

- a. Submitting testimony via email  
Please send an email to Amy Wooten at [amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov) with the case name and number and your testimony.
- b. Submitting testimony via U.S. Mail  
Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred (See above). You may also submit written testimony to Amy Wooten, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

**Staff Report Timelines/Process**

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Information regarding this application can be obtained by emailing Amy Wooten at [amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov). Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred.

You may obtain additional information by checking the status of the application online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development) or calling 564.397.4483.

### 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

### SEPA Options

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, requiring 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.

### SEPA Appeal

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

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

- 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 40.510.020(H) or 40.510.030(H)

- The reasons why the SEPA determination is in error
- The appeal fee

Please refer to the *Appeals* handout for more information and fees.

Due to remote working conditions necessitated by COVID-19 public health threat, applications are currently being accepted on-line. To submit an appeal, email [planningtech@clark.wa.gov](mailto:planningtech@clark.wa.gov). If you do not have access to email, call 465-397-4483.

### Public Testimony

You can provide testimony by:

- a. Connecting to the hearing via phone or a web-based meeting at 6 pm on June 11, 2020. The hearing will be conducted on-line via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone.

**You must contact staff no later than noon on September 10, 2020 to sign up to testify at [landuse@clark.wa.gov](mailto:landuse@clark.wa.gov) (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.**

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

- b. Submitting testimony via email  
Please send an email to Amy Wooten at [amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov) with the case name and number and your testimony.
- c. Submitting testimony via U.S. Mail  
Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred (See above). You may also submit written testimony to Amy Wooten, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

### Accommodation of physical impairments

If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).

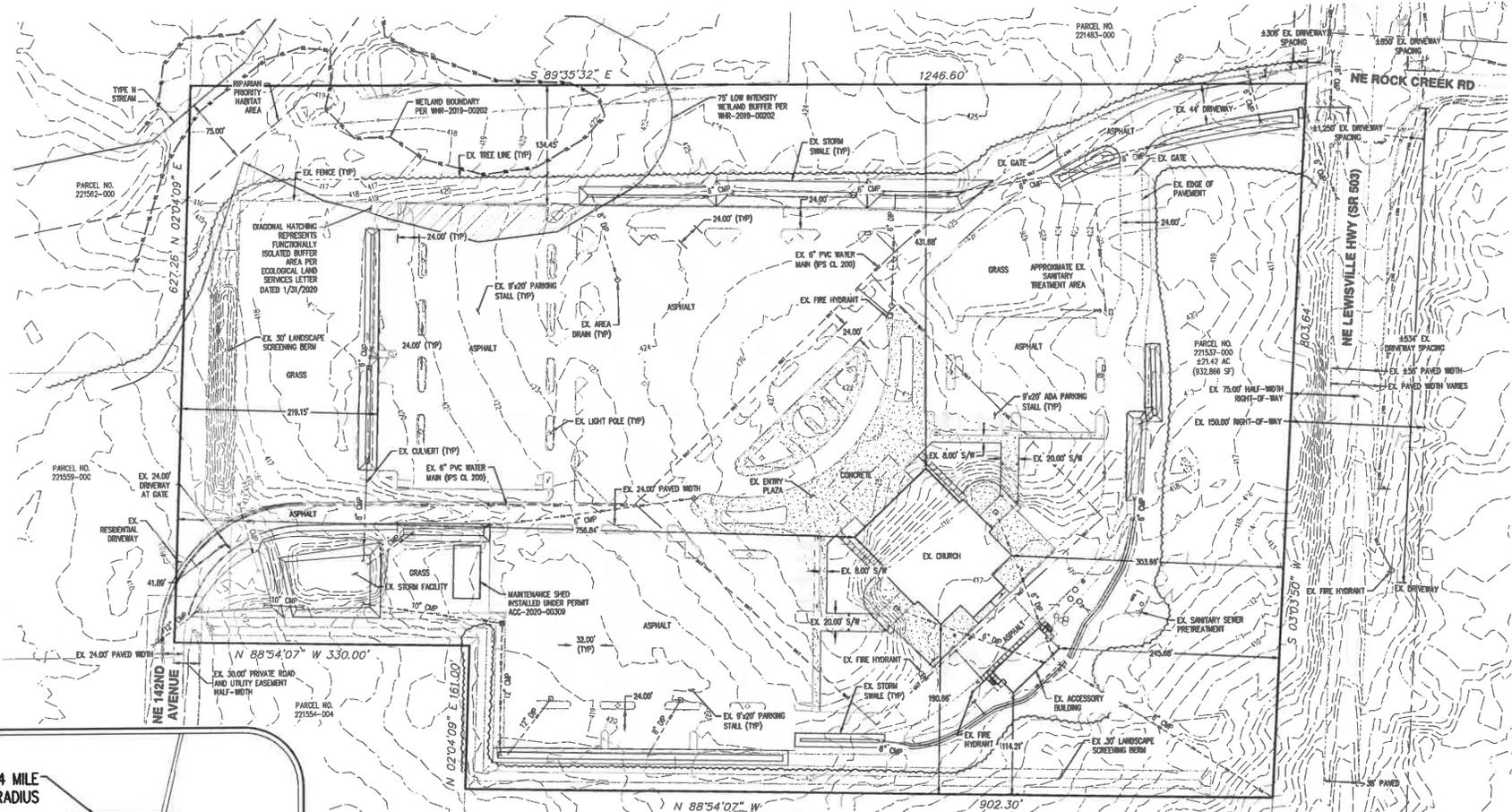
### Appeal of Hearing Examiner Decision

The Hearing Examiner normally issues a decision within two weeks after the close of the record. The decision of the Hearing Examiner is final unless:

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

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





**VICINITY MAP**  
N.T.S.

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 101 ---
EXISTING GROUND CONTOUR (5 FT)	--- 100 ---

**GENERAL NOTES**

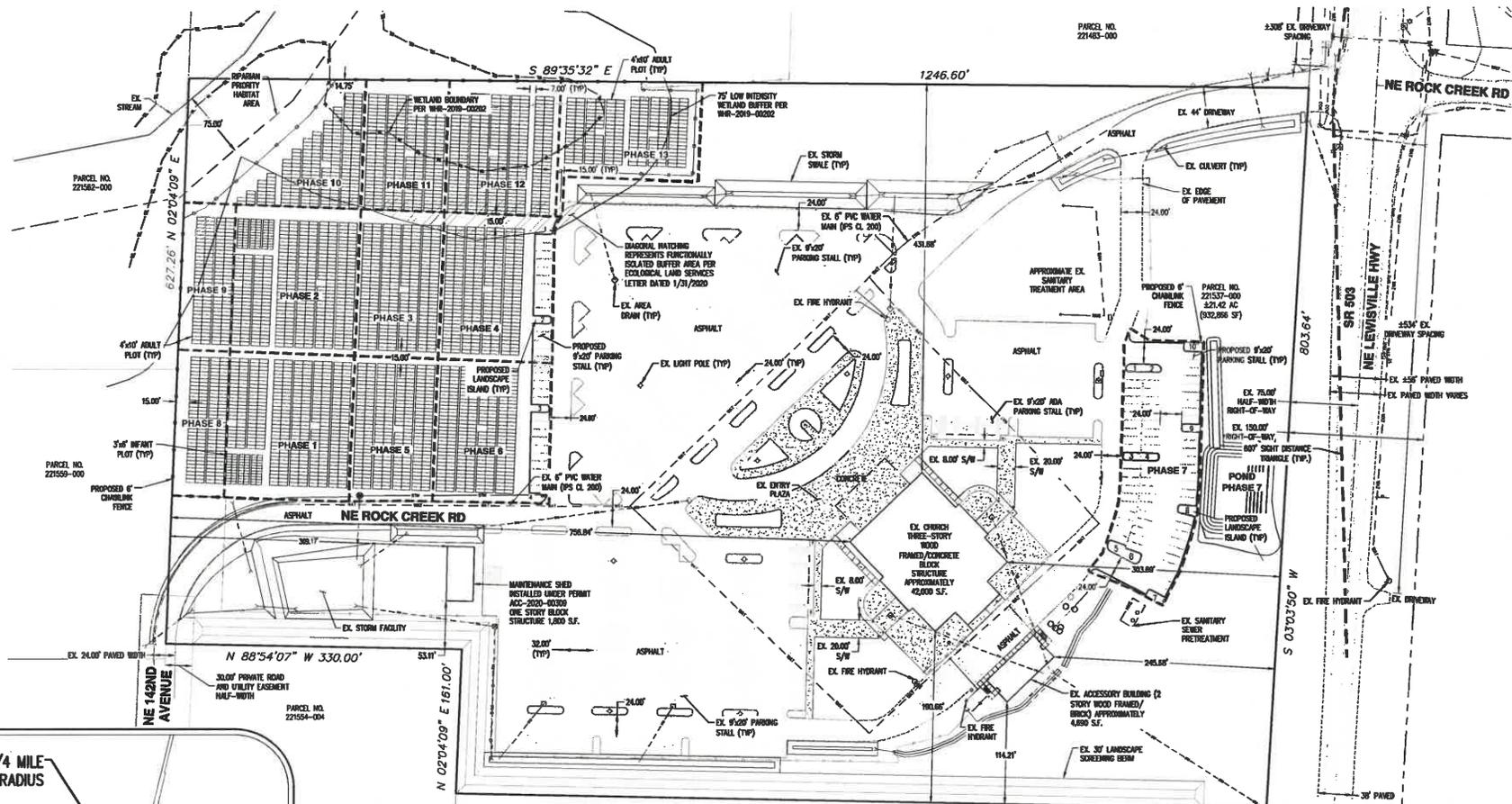
1. THE SITE IS COMPRISED OF PARCEL NUMBERS 221537-000 AND 221537-001.
2. EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY NORTHERN LAND SURVEYING, LLC AND WAS ENGINEERING BY FORESTRY, LLC.
3. SITE AREA IS 832,886 SF (21.42 AC).
4. CONTOUR INTERVAL IS 1'.
5. THERE ARE NO TRAVEL ROUTES OR STOPS WITHIN 800 FEET OF THE SITE.
6. THERE IS AN EXISTING SEPTIC SYSTEM ON THE SITE SERVING THE EXISTING CHURCH LOCATION OF EXISTING SEPTIC IS SHOWN ON THE PLAN.
7. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO WELLS ON SITE.
8. PUBLIC WATER IS PROVIDED TO THE SITE BY CLARK PUBLIC UTILITIES.
9. EXISTING SURFACE MATERIAL FOR NE LEWISVILLE HWY, NE ROCK CREEK ROAD, AND NE 142ND AVENUE IS ASPHALT.
10. ACCORDING TO CLARK COUNTY GIS, THE SITE IS LOCATED WITHIN A CATEGORY TWO CRITICAL AQUIFER RECHARGE AREA.
11. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO WATER BODIES, 100-YEAR FLOODPLAINS, DESIGNATED SHORELINE AREAS, UNSTABLE SLOPES, LANDSLIDE HAZARDOUS AREAS, OR SIGNIFICANT HISTORIC OR CULTURAL RESOURCES EXISTING ON THE SITE OR WITHIN 100-FEET OF THE SITE.
12. ACCORDING TO CLARK COUNTY GIS, THERE IS A NON-FISH-BEARING STREAM THAT CROSSES THE NORTHWEST CORNER OF THE SITE.
13. THERE IS A 100-FOOT RIPARIAN BUFFER IN THE NORTHWEST CORNER OF THE SITE. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO OTHER HABITAT OR SPOCS BUFFERS ON SITE.
14. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO ROADS WITHIN 500' PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 15% GRADE.
15. EXISTING ZONE DESIGNATION IS B-3.
16. EXISTING STORMWATER IS COLLECTED AND CONVEYED TO MULTIPLE STORMWATER SPOALES. STORMWATER IS TREATED ON SITE AND THEN RELEASED OFF SITE AFTER TREATMENT.
17. THERE ARE NO EXISTING BIOTRACK FACILITIES ON SITE OR WITHIN 100-FEET OF SITE.
18. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
19. THREE FIRE HYDRANTS EXIST ON SITE AS SHOWN.
20. LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE.
21. WETLANDS AND BUFFERS SHOWN PER W88-2019-00202.



**EXISTING CONDITIONS PLAN**  
**OALC LEWISVILLE CEMETERY**  
**OLD APOSTOLIC LUTHERAN CHURCH**  
**CLARK COUNTY, WASHINGTON**



JOB NUMBER: 7388  
DATE: 06/19/2020  
DESIGNED BY: JRS  
DRAWN BY: JRS  
CHECKED BY: SSM



**VICINITY MAP**  
 N.T.S.

**STATISTICS PARKING**

PARKING STALLS REMOVED (PHASE 3): 28  
 PARKING STALLS REMOVED (PHASE 4): 64  
 PARKING STALLS REMOVED (PHASE 5): 27  
 PARKING STALLS REMOVED (PHASE 6): 65  
 PARKING STALLS REMOVED (PHASE 7): 8

TOTAL PARKING STALLS REMOVED: 193

PARKING STALLS ADDED (PHASE 1): 14  
 PARKING STALLS ADDED (PHASE 2): 14  
 PARKING STALLS ADDED (PHASE 3): 20  
 PARKING STALLS ADDED (PHASE 4): 20  
 PARKING STALLS ADDED (PHASE 5): 20  
 PARKING STALLS ADDED (PHASE 6): 20  
 PARKING STALLS ADDED (PHASE 7): 20

TOTAL PARKING STALLS ADDED: 98

**STATISTICS PLOTS**

PHASE 1 ADULT PLOTS:	376
PHASE 1 INFANT PLOTS:	68
PHASE 2 ADULT PLOTS:	376
PHASE 2 INFANT PLOTS:	68
PHASE 3 ADULT PLOTS:	278
PHASE 3 INFANT PLOTS:	278
PHASE 4 ADULT PLOTS:	278
PHASE 4 INFANT PLOTS:	278
PHASE 5 ADULT PLOTS:	278
PHASE 5 INFANT PLOTS:	278
PHASE 6 ADULT PLOTS:	140
PHASE 6 INFANT PLOTS:	140
PHASE 7 ADULT PLOTS:	254
PHASE 7 INFANT PLOTS:	326
PHASE 8 ADULT PLOTS:	218
PHASE 8 INFANT PLOTS:	218
PHASE 9 ADULT PLOTS:	314
PHASE 9 INFANT PLOTS:	132
PHASE 10 ADULT PLOTS:	328
PHASE 10 INFANT PLOTS:	132
PHASE 11 ADULT PLOTS:	132
PHASE 11 INFANT PLOTS:	132
PHASE 12 ADULT PLOTS:	132
PHASE 12 INFANT PLOTS:	132
PHASE 13 ADULT PLOTS:	132
PHASE 13 INFANT PLOTS:	132
TOTAL ADULT PLOTS:	3148
TOTAL INFANT PLOTS:	132
TOTAL PLOTS:	3280

**SIGHT DISTANCE CERTIFICATION:**  
 THE SIGHT DISTANCE AT THE EXISTING DIVERGENT METERS OR EXCEEDS THE 807 FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN THE 807' FOOT DESIGN MANUAL EXHIBIT 13A-15A.

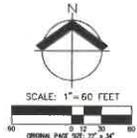
**APPLICANT / OWNER**  
 OLD APOSTOLIC LUTHERAN CHURCH LENOVALE  
 CONTACT: DAVE HAHME  
 PO BOX 1510  
 BATTLE GROUND, WA 98044  
 PH: 360-807-5595  
 E-MAIL: DAVE@OLDAPOSTOLIC.COM

**CONTACT**  
 AKS ENGINEERING & FORESTRY, LLC  
 CONTACT: SETH HALLING, P.E.  
 9000 NE 128TH AVENUE, SUITE 2520  
 VANCOUVER, WA 98042  
 PH: 360-808-0419  
 FAX: 360-808-0418  
 E-MAIL: SETH@AKS-INC.COM

**SITE AREA**  
 221.42 AC (932,856 SF)

**GENERAL NOTES**

- NO CHANGES ARE PROPOSED TO THE EXISTING SANITARY SEWER SYSTEMS ON SITE.
- NO NEW SEPTIC SYSTEMS ARE PROPOSED WITH THIS DEVELOPMENT.
- NO NEW FIRE HYDRANTS ARE PROPOSED.
- SEE SHEET PLS FOR LANDSCAPE PLAN. FINAL LANDSCAPE PLAN WILL MEET CLARK COUNTY REQUIREMENTS.
- THERE ARE NO NEW BIKE FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- EROSION CONTROL WILL BE ADDRESSED IN FINAL ENGINEERING PLANS AND THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.
- LANDSCAPE HAZARD AREAS, OR SIGNIFICANT HISTORIC OR CULTURAL RESOURCES EXISTING ON THE SITE OR WITHIN 100 FEET OF THE SITE.
- ACCORDING TO CLARK COUNTY GIS, THERE IS A NON-FISH-BEARING STREAM THAT CROSSES THE NORTHWEST CORNER OF THE SITE.
- WETLAND BUFFER ENHANCEMENT/RESTORATION POSITIONING TO OCCUR PRIOR TO EACH INDIVIDUAL PHASE PLAT RECORDING.
- THERE ARE NO TRAVEL ROUTES OR STOPS WITHIN 800 FEET OF THE SITE.
- NO NEW ROADWAYS ARE PROPOSED WITH THIS DEVELOPMENT.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO ROADS WITHIN 500' PROVISIONS ACCESS TO THE SITE THAT ARE IN EXCESS OF 10% GRADE.
- EXISTING SURFACE MATERIAL FOR NE LENOVALE HWY, NE ROCK CREEK ROAD, AND NE 142ND AVENUE IS ASPHALT.
- NO HARD LANDSCAPING FEATURES ARE PROPOSED WITH THIS DEVELOPMENT.
- NO LANDSCAPING AREAS ARE PROPOSED WITH THIS DEVELOPMENT.
- NO SOLID WASTE STORAGE OR RECYCLING AREAS ARE PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO NEW STRUCTURES PROPOSED WITH THE DEVELOPMENT.
- LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE.
- NO SHIMS ARE PROPOSED WITH THIS DEVELOPMENT.
- NO OUTDOOR LIGHTING IS PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO NEW SIGNAGES PROPOSED WITH THE DEVELOPMENT.
- THE SITE WILL CONTAIN AN ACCESS AND INSPECTION EXHIBIT TO CLARK COUNTY FOR STORMWATER PURPOSES.
- NO NEW TRAVEL FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- WETLANDS AND BUFFERS SHOWN PER WA-2010-02002.

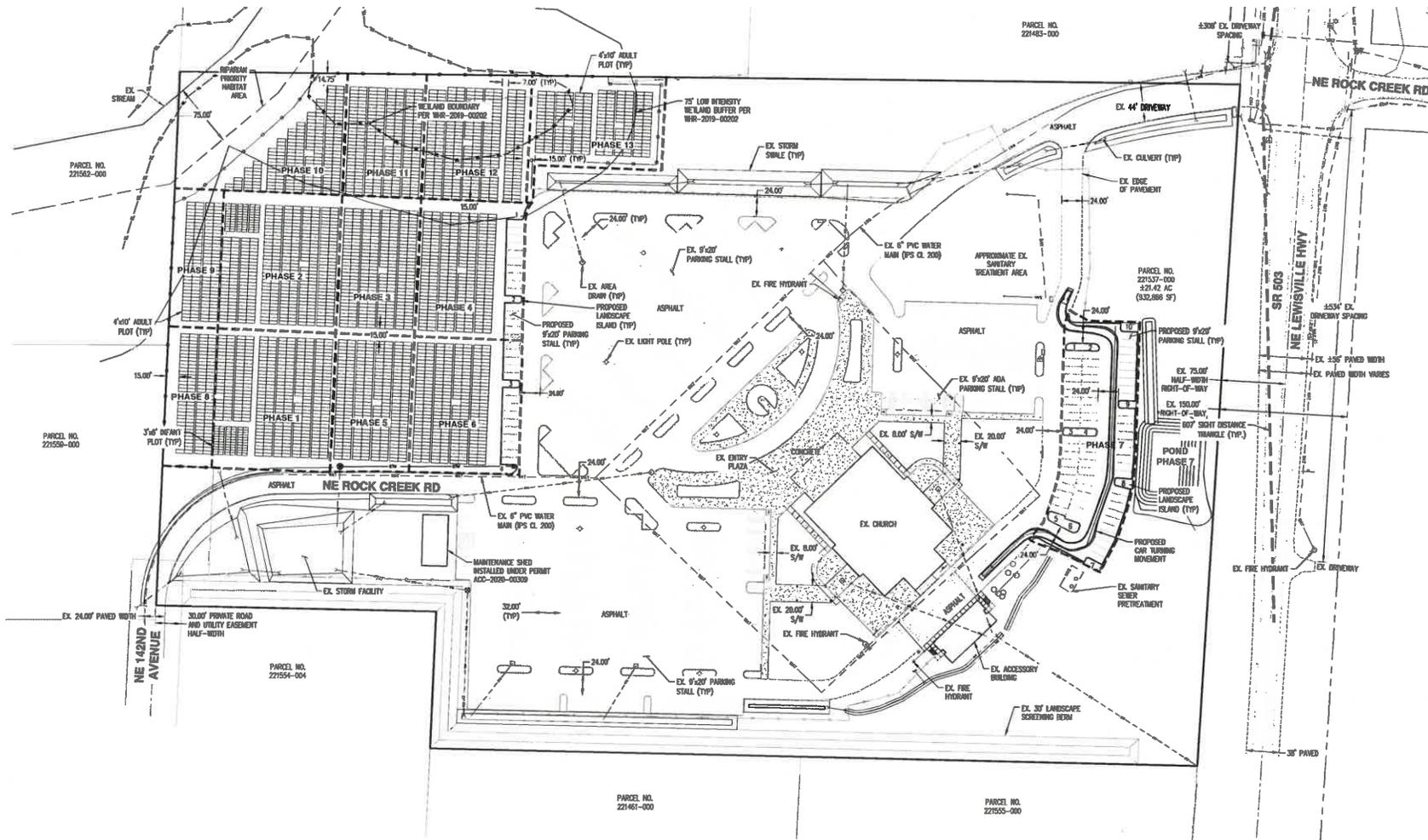


**PRELIMINARY DEVELOPMENT PLAN**  
**OALC LEWISVILLE CEMETERY**  
**OLD APOSTOLIC LUTHERAN CHURCH**  
**CLARK COUNTY, WASHINGTON**



DATE:	7/29
SCALE:	AS SHOWN
DESIGNED BY:	AKS
CHECKED BY:	SMH





**SIGHT DISTANCE CERTIFICATION:**  
 THE SIGHT DISTANCE AT THE EXISTING DRIVEWAY MEETS OR EXCEEDS THE 600 FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN THE 19500 DESIGN MANUAL, EXHIBIT 1310-19A.

**GENERAL NOTES**

1. THERE ARE NO NEW BICYCLE FACILITIES PROPOSED WITH THIS DEVELOPMENT.
2. THERE ARE NO TRAVEL ROUTES OR STOPS WITHIN 600 FEET OF THE SITE.
3. NO NEW ROADWAYS ARE PROPOSED WITH THIS DEVELOPMENT.
4. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO ROADS WITHIN 500' PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 10% GRADE.
5. EXISTING SURFACE MATERIAL FOR NE LEWISVILLE HIGHWAY, NE ROCK CREEK ROAD, AND NE 142ND AVENUE IS ASPHALT.
6. LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE.



**PRELIMINARY TRANSPORTATION PLAN  
 OALC LEWISVILLE CEMETERY  
 OLD APOSTOLIC LUTHERAN CHURCH  
 CLARK COUNTY, WASHINGTON**

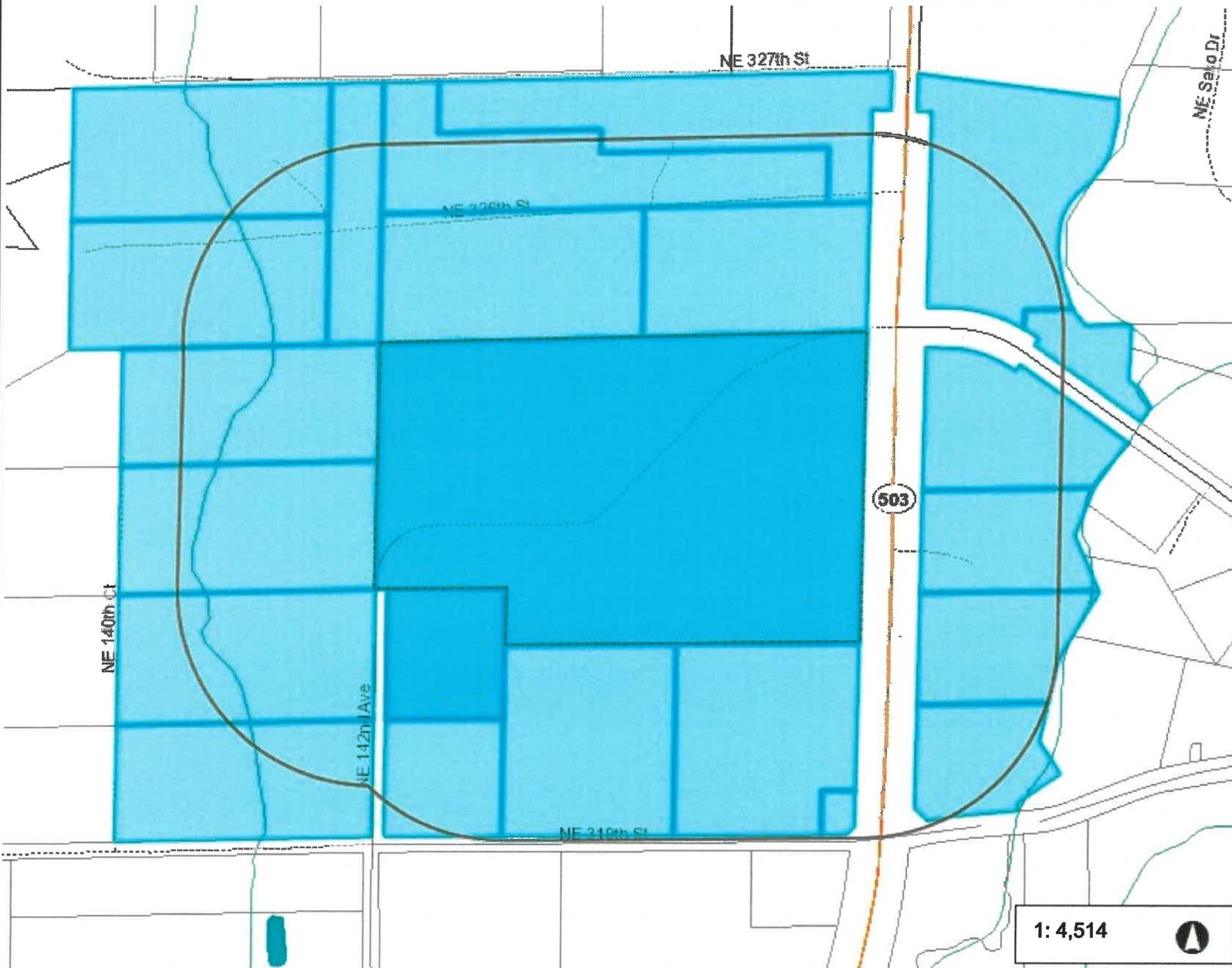


JOB NAME: 7388  
 DATE: 05/27/2020  
 DESIGNED BY: JES  
 DRAWN BY: JES  
 CHECKED BY: JES





# OALC Lewisville Cemetery 500' List



### Legend

-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

### Notes:

Parcels within 500' radius of the project

1: 4,514



752.3      0      376.17      752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.