

Notice of Cancelled and Rescheduled/Continued Public Hearing Date

The Clark County Department of Community Development received an application for development review, as described below and previously issued notice of application on July 1, 2020. A notice of preliminary SEPA Determination and Public Hearing was issued on March 24, 2021. A final SEPA determination and staff report/recommendation to the Examiner was issued April 23, 2021.

Two SEPA appeals were filed, three public hearings have been held (the last on May 27, 2021), and over 275 public comments have been submitted on this proposal. However, the hearing proceedings were not completed. After the last hearing, the applicant placed the project on hold.

Hearing date, time, and location

On December 6, 2022, staff sent public notice of a January 26, 2023 public hearing; this hearing is hereby cancelled.

The Clark County Hearing Examiner will conduct a public hearing on **March 1, 2023 at 6:00 p.m.** The purpose of the public hearing is to continue and complete the hearing proceedings for the case described below.

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.

Additional public testimony on this application can be provided to the staff contact by noon of the March 1, 2023 hearing. Also, the record will be left open for at least one week following the hearing to allow for additional written testimony. The record may be left open for more than one week as determined by the hearing examiner. The final date for submitting testimony into the record will be announced at the March 1, 2023 hearing.

Please see “public testimony” section below

You must contact staff no later than noon on March 1, 2023 to sign up to testify at CommDevOALandUse@clark.wa.gov (preferred) or 564-397-4489. Staff will provide you information on participating in the hearing.

Revised 1/10/2023



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



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

Project Name: **Washougal Pit**

Case Number(s): **SLR-2020-00009; WHR-2020-0040**

Request: Site plan, conditional use, and gorge permit approval for surface mining and material processing, including rock crushing in the GLSA 40 zoning district within the Columbia River Scenic Area

Address/Parcels: 6303 SE 356th Avenue, Parcels 133044000, 134202000, 134219000, 134201000, 134200000 and 986031308 in the Southeast and the Southwest Quarters of Section 10 and the Northeast and Northwest Quarters of Section 15, Township 1, Range 4 East of the Willamette Meridian

Applicant: Jordan Ramis PC
Attn: James D Howsley
1499 SE Tech Center Place, Suite 380
Vancouver, WA 98683
Phone - 360.567.3913
Email - jamie.howsley@jordanramis.com

Owner: ZP#5 LLC
19304 NW 61st Avenue
Ridgefield WA, 98642

Staff contact: Richard Daviau - richard.daviau@clark.wa.gov

Neighborhood: Washougal River Neighborhood Association - Inactive

Date this Public Notice issued: January 19, 2023

Approval Standards/Applicable Laws:

Clark County Code (CCC) Sections: Title 14 (Building), Title 24 (Public Health), Title 15 (Fire), 40.100 (General Provisions), 40.240 (Gorge), 40.250.022 (Surface Mining Overlay), 40.320 (Landscaping), 40.340 (Parking), 40.350, (Transportation), 40.350.020 (Concurrency), 40.385 (Stormwater & Erosion), 40.410 (CARA), 40.430 (Geologic Hazards), 40.440 (Habitat), 40.450 (Wetland), 40.500 (Procedures), 40.510.030 (Type III Process), 40.520.030 (Conditional Uses), 40.520.040 (Site Plan Review), 40.550.010 (Road Modification); 40.570 (SEPA), 40.570 (Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan

Public Testimony

The public is encouraged to testify on this proposal and participate in the public hearing. This notice is intended to inform potentially interested parties about the application and invite testimony regarding any concerns.

There will be time limits set for testimony at the public hearing. Individuals will be limited to three minutes and applicants/appellants will be limited to 20 minutes with extensions only granted by the hearing examiner.

The Hearing Examiner is requiring the applicant to submit any new evidence no later than February 8, 2023 and opponents to submit written responses/new evidence by February 22, 2023. This requirement ensures all parties will have time to review the new information prior to the hearing.

An accurate mailing address must be included to qualify as a "Party of Record" and, therefore, receive a copy of the decision and/or have standing to appeal the decision. You can provide testimony by:

- Connecting to the hearing via phone or a web-based meeting at 6 pm on March 1, 2023. The hearing will be conducted on-line via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone. There will be a time limit for individual public testimony of three minutes. Applicant and appellant

You must contact staff no later than noon on March 1, 2023 to sign up to testify at CommDevOALandUse@clark.wa.gov (preferred) or 564-397-4489. Staff will provide you information on participating in the hearing.

- Submitting testimony via email please send an email to Richard Daviau at richard.daviau@clark.wa.gov with the case name and number and your testimony.
- 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 Richard Daviau, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Staff Report Timelines/Process

The staff report, agendas, SEPA reviews/determinations, and all exhibits in the record are available for review through the staff contact. Decisions on Type III applications are generally 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 Richard Daviau at richard.daviau@clark.wa.gov. Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred.

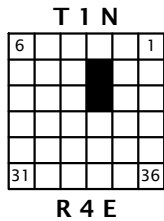
You may obtain additional information by checking the status of the application online at www.clark.wa.gov/development or calling 564.397.4489.

Community Development Web site - www.clark.wa.gov/development

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

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.

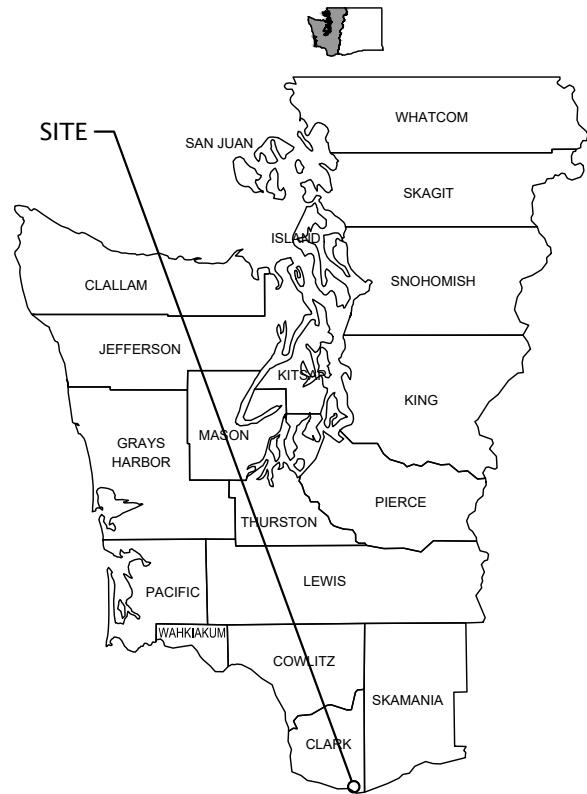


SITE COORDINATES:

LATITUDE: 45° 34' 51 " N

LONGITUDE: 122° 18' 03" W

WESTERN WASHINGTON



DIRECTIONS TO SITE

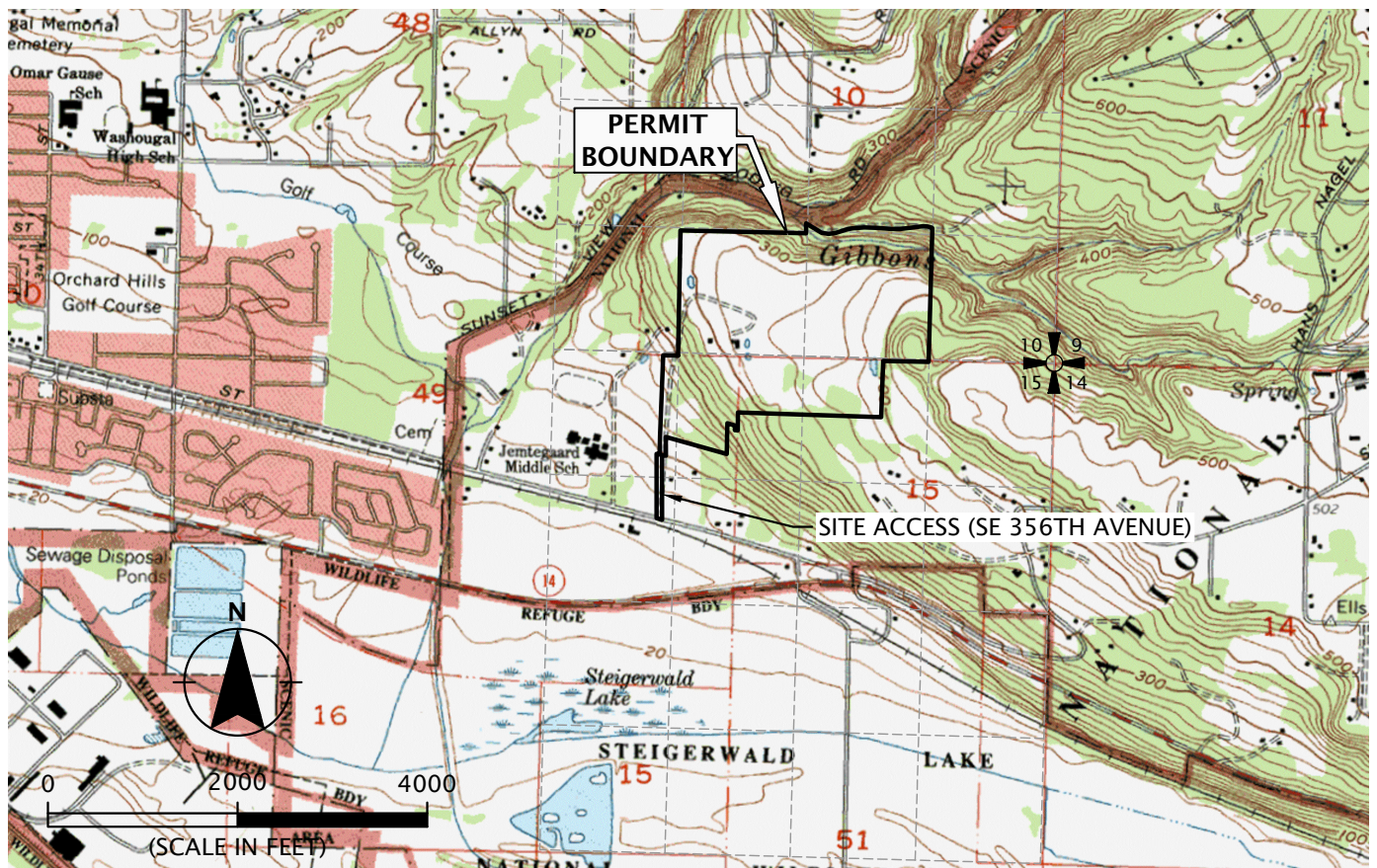
WASHOUGAL PIT IS LOCATED EAST OF WASHOUGAL, WA. FROM WASHOUGAL, DRIVE EASTBOUND ON SE EVERGREEN HIGHWAY. TURN LEFT (NORTH) ONTO SE 356TH AVENUE. THIS IS THE SITE ACCESS ROAD TO WASHOUGAL PIT. SITE OFFICE IS LOCATED APPROXIMATELY ½ MILE FROM INTERSECTION TO SE EVERGREEN HIGHWAY AND SE 356TH AVENUE.

LEGAL DESCRIPTION

THE PERMIT BOUNDARY IS LOCATED IN PORTIONS OF THE FOLLOWING QUARTER-QUARTER SECTIONS:

- SW QUARTER OF THE SW QUARTER OF SECTION 10
- SE QUARTER OF THE SW QUARTER OF SECTION 10
- SW QUARTER OF THE SE QUARTER OF SECTION 10
- NE QUARTER OF THE NW QUARTER OF SECTION 15
- NW QUARTER OF THE NW QUARTER OF SECTION 15
- SW QUARTER OF THE NW QUARTER OF SECTION 15
- NW QUARTER OF THE NE QUARTER OF SECTION 15

NOTE: USGS TOPOGRAPHIC QUADRANGLE MAP (WASHOUGAL, 1994) REPRODUCED USING MAPTECH TERRAIN NAVIGATOR PRO®.



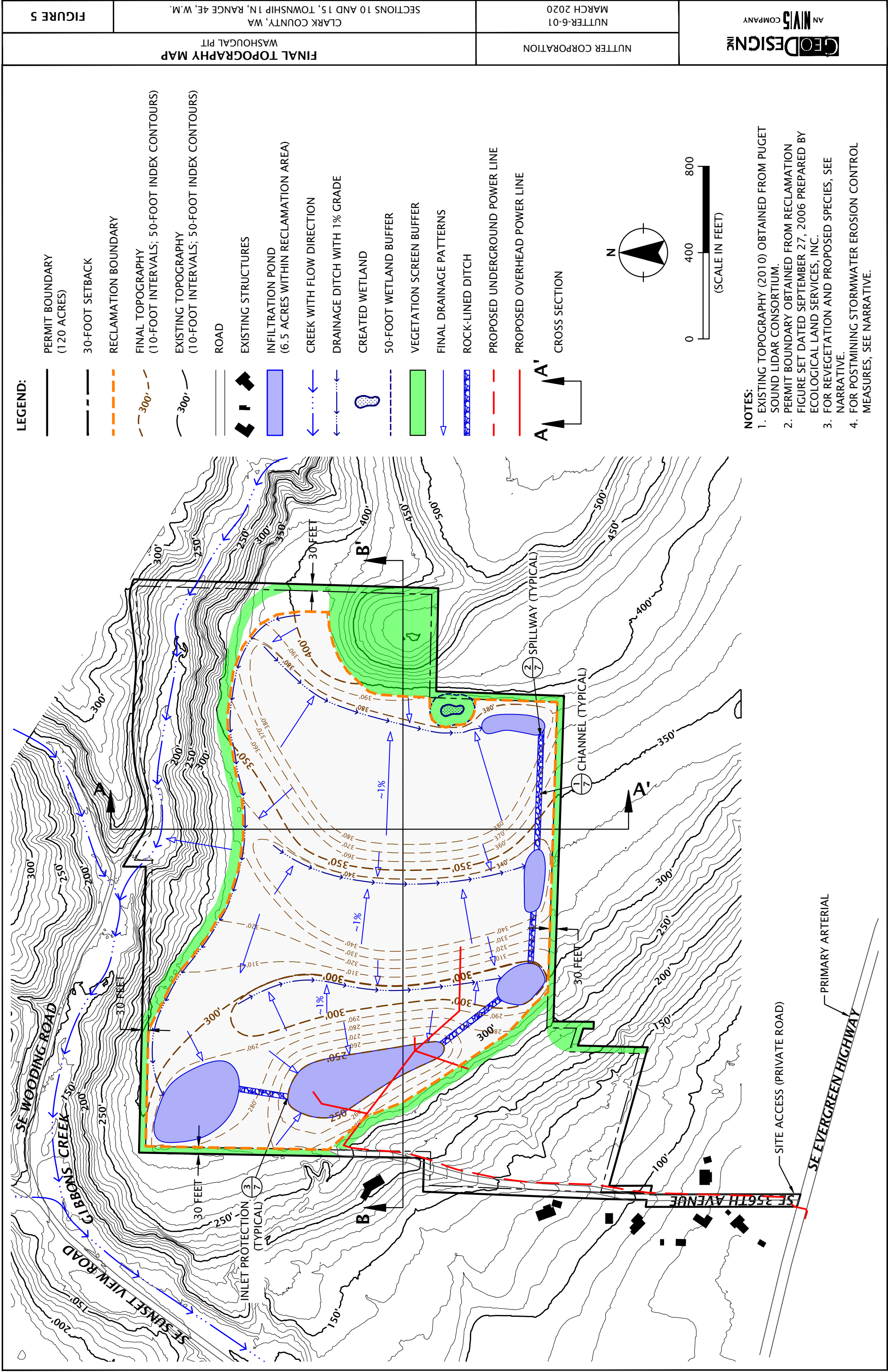
NUTTER CORPORATION

NUTTER-6-01
MARCH 2020

VICINITY MAP
WASHOUGAL PIT

CLARK COUNTY, WA
SECTIONS 10 AND 15, TOWNSHIP 1N, RANGE 4E, W.M.

FIGURE 1



Note: Parcels within 1 mile radius of the project.