



**CLARK COUNTY**  
WASHINGTON

**COMMUNITY DEVELOPMENT**  
LAND USE REVIEW

# Pre-application Final Report

*Working together. Securing your safety. Protecting your investment.*

**Project Name:** DSHS 48 Bed Behavioral Health Community

**Case Numbers(s):** PAC-2021-00044

**Location:** Parcel: 16015 NE 50TH AVE, VANCOUVER, WA 98686

**Parcel Number(s):** 195925000

**Request:** This project proposes a 90/180 day residential treatment facility comprised of three single-story buildings each with 16-beds at approximately 16,600 square feet per building, and a garage maintenance building of approximately 1144 SF.

**Review Type:** III

**Applicant:** BCRA  
Christine Phillips, contact  
2106 Pacific Avenue, Suite 300  
Tacoma, WA 98402  
(253) 627-4367  
cphillips@bcradesign.com

**Property Owner:** BROCKMANN ROBERT E ETAL  
BROCKMANN FAMILY FARM  
TUMWATER, WA 98512

**Contact:** DSJS  
Larry Covey, contact  
PO Box 45848  
Olympia, WA 98504  
(360) 664-6181  
[coveylg@dshs.wa.gov](mailto:coveylg@dshs.wa.gov)

**Current Zoning:** BP

**Comp Plan**

**Designation:** I

**Neighborhood**

**Association:** Fairgrounds

**Staff Name(s):**

<u>Name</u>	<u>Email</u>	<u>Phone</u>	<u>Title</u>
Allister Dawson	allister.dawson@clark.wa.gov	(564) 397-6118	Engineer
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Donna Goddard	donna.goddard@clark.wa.gov	(564) 397-2186	Fire Marshal
Hunter Decker	hunter.decker@clark.wa.gov	(564) 397-4852	Forester

Conference Date: 03/04/2021

Report Issued: 3/12/2021

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Email address
<b>Applicant participants:</b>	Christine Phillips <CPhillips@bcradesign.com>; Larry Covey <Larry.Covey@dshs.wa.gov>; Jim Wolch <JWolch@bcradesign.com>; Greg Heath <gheath@heathtraffic.com>; Aaron Van Aken <avanaken@heathtraffic.com>; Ben Larson <Ben-Larson@Hoffmancorp.com>; Brenda Alexander <Brenda-Alexander@Hoffmancorp.com>
<b>Staff participants:</b>	Amy Wooten <Amy.Wooten@clark.wa.gov>; Allister Dawson <Allister.Dawson@clark.wa.gov>; Ariel Whitacre <Ariel.Whitacre@clark.wa.gov>; Donna Goddard <Donna.Goddard@clark.wa.gov>; David Jardin <David.Jardin@clark.wa.gov>; Ali Safayi <Ali.Safayi@clark.wa.gov>;

## **Applicant Questions**

Questions or issues listed in the submittal by the applicant

Q: Discuss changes due to revised layout of site plan.

A: Staff comments are provided that reflect the reconfigured layout.

Q: Frontage improvement requirements to NE 50th Avenue and NE 159th Street per UDC 40.350.030?

A: See Transportation comments.

Q: Location of utilities: in road or in parcel?

A: Please contact the applicable utility purveyor.

Questions, issues, agreements identified at the conference

a. All discussion issues should be addressed in the report.

## **Applicable Regulations**

The following identifies the applicable titles of the Clark County Code that must be addressed upon submittal of a full application for the subject development proposal.

14 (Building Safety)  
15 (Fire Prevention)  
40.200 (General Provisions)  
40.230.085 (Employment Districts)  
40.320 (Landscaping)  
40.330 (Crime Prevention and Safety)  
40.340 (Parking and Loading)  
40.350 (Transportation & Circulation)  
40.350.015 (Pedestrian/Bicycle Circulation Standards)  
40.350.020 (Transportation Concurrency)  
40.360 (Solid Waste and Recycling)  
40.370 (Sewer and Water)  
40.386 (Storm Water & Erosion Control)  
40.450 (Wetland Protection)  
40.500 and 40.510 (Procedures)  
40.520.010 (Legal Lot Determination)  
40.520.030 (Conditional Use Permits)  
40.520.040 (Site Plan Review)  
40.540 (Boundary Line Adjustments & Land Divisions)  
40.550.010 (Road Modifications)  
40.570 (SEPA)  
40.570.080 (SEPA Archaeological)  
40.610 (Impact Fees)  
24 (Public Health)

## Reviewer Comments

LUR = Land Use Review Program

ENG = Engineering Program

WSH = Water, Soil, Habitat Program

FOR = Forestry Program

FIRE = Fire Marshal Program

Code Section	Findings
Proposal	<p>The applicant revised the site layout for the proposed behavioral health campus to be located at 16015 NE 50th Avenue. The revised plan indicates three new buildings, each containing approximately 16,600sf and 16 beds. Treatment offered at the facilities includes secure and court-ordered behavioral health services to adults for terms ranging from 90 to 180 days. The campus will be constructed on one 20acre parcel that is zoned BP.</p> <p>The plan also indicates a boundary line adjustment that will result in the three (3) revised parcels with the behavioral health facility on its own lot, in the easterly-most portion of the site.</p>
LUR-40.230.085.C Employment Districts Permitted Uses	<p>Pursuant to Table 40.230.085-1, residential mental retardation, mental health, and substance abuse facilities (See category 6232) are permitted in the BP zone, subject to approval of a conditional use permit.</p>
LUR-40.230.085.D Employment Districts Development Standards	<p>Minimum setbacks and lot coverage are established in Table 40.230.085-2, which prescribes the following:</p> <p>Lot Standards:            Min. lot area: None            Min. lot width: None            Max. building height: 100 feet (For buildings exceeding thirty-six (36) feet in height, the building setback shall be equal to the height of the building, up to a maximum setback of fifty (50) feet.)</p> <p>Setbacks:            Front/Street Side 20 feet            Side (Interior): 0 feet            Rear: 0 feet            Min. site landscaping: 10%</p> <p>Maximum lot coverage is determined by compliance with screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, the Stormwater and Erosion Control Ordinance (Chapter 40.386), and all other applicable standards.</p> <p>The plan indicates compliance with these standards.</p>
LUR-40.230.085.E Employment Districts	<p>The applicant is required to show that uses will comply with Performance Standards put forth in Section 40.230.085(E), such as noise, venting, major</p>

Code Section	Findings
Performance Standards	odor sources, light and glare, outdoor storage, vibration, and electromagnetic interference.
LUR-40.320 Landscaping & Screening on Private Property	<p>According to Table 40.320.010-1, the following landscape buffers will apply:</p> <p>West (BP zone, abutting):           None  North (BP zone, abutting):           None  East (R-5 &amp; UR-10 zone, abutting):   L3, 10-foot buffer  South (R-5 &amp; UR-10 zone, adjacent):   L2, 10-foot buffer</p> <p>A plan that portrays landscaping in conformance to standards put forth in Chapter 40.320 will be required for preliminary approval.</p>
LUR-40.340 Parking and Loading Standards	<p>Standards for parking, loading and access and circulation are contained in CCC 40.340 and includes criteria for: joint use facilities; lighting; surfacing; drainage; wheel stops and curbs; maintenance; calculation of parking requirements; and, parking design standards.</p> <p>Standards for the minimum required number of parking spaces by use are set forth in Table 40.340.010-4. Residential care facilities are required to provide 1 parking space for every 4 residents served aged 18 years and older. The proposed 48-bed facility, therefore, is required to provide 12 on-site parking spaces. The conceptual plan indicates 90+ parking spaces for staff and patients, which appears to be sufficient for this development.</p> <p>Design standards for parking spaces are put forth in Table 40.340.010-5, which prescribes minimum dimensions of 9x20 feet for a standard parking space and 24 feet for a drive aisle. Compact spaces, sized 7.5x15 feet, can comprise up to 30% of the required spaces.</p> <p>Section 40.340.010(A)(10) requires that wheel-stops or curbs shall be provided at least 4 inches high and located 3 feet back from the front of each perimeter parking space that will prevent vehicle overhang from encroaching on required walkways or landscaped areas. Additionally, parking areas that contain at least 7 spaces shall contain landscape islands equally distributed at a ratio of 1 island for every 7 parking spaces and shall contain at least 1 tree. The landscaped islands are included, but require landscaping; and, wheel stops shall be provided.</p> <p>Hospitals and institutions shall provide loading space pursuant to Table 40.340.010-2. Buildings smaller than 30,000sf are not required to provide a loading berth. Based on the plan provided, a loading berth is not required for this development.</p>
LUR-40.360 Solid Waste & Recycling	<p>Provisions for the storage of solid waste and recyclables are set forth in CCC 40.360. Institutional uses are required to provide a minimum of 10sf of storage plus 4sf/1,000sf of gross floor area. In this case, each 16,600sf building is required to provide a minimum of 78sf for enclosed outdoor garbage/recycling storage. Storage for the buildings can be proposed in a shared location (at 234sf total) or provided for each building individually.</p> <p>The proposed plan depicts outdoor storage locations that can meet this</p>

Code Section	Findings
	standard. Plan details meeting minimum standards put forth in Section CCC 40.360.030 shall be included in the preliminary plan set.
LUR-40.520 Legal Lot Determination	Application for legal lot determination is not required for this development. A legal lot determination was completed for this lot in 2005 (MZR2005-00087) confirming legal lot status for 20 acres and 3 separate parcels, in accordance to the survey recorded in Book 13, Page 18 of the Auditor's records.
LUR-40.520.030 Conditional Use Permits	<p>Pursuant to Table 40.500.010-1, applications for conditional use permit approval can be considered as either a Type II-A or Type III application, subject to standards put forth in Section 40.520.030.</p> <p>Pursuant to 40.510.025.C.4, a public hearing is required for an application for conditional use permit if:</p> <ol style="list-style-type: none"> <li>(1) The applicant requests the application be processed as a Type III review;</li> <li>(2) The responsible official refers the proposal to the Hearing Examiner; or</li> <li>(3) A hearing is requested by anyone within twenty-one (21) days from when the public comment period began.</li> </ol> <p>Based on the proposed use, staff believes it is appropriate to process the application as a Type III, which includes a public hearing.</p> <p>The hearing examiner is the review authority for Type III application. The formal application will require counter complete review, fully complete review, public notice, staff report and recommendation. The public hearing shall be held within 78 days of the fully complete determination.</p>
LUR-40.540.010 Boundary Line Adjustment	<p>This applicant proposes to re-establish and boundary line adjust the three lots identified in MZR2005-00087. There are two methods that could accomplish this effort.</p> <ol style="list-style-type: none"> <li>1) Boundary line adjustment through the County Assessor's office. Should this be the chosen method, a legal lot determination will be required at preliminary application in order to recognize the new boundaries.</li> <li>2) Boundary line adjustment through Community Development. Should this be the chosen method, the application should be completed prior to application for preliminary site plan approval for the development in order to avoid transportation improvements along the full length of NE 159th Street and 50th Avenue. Should this be the desired approach, legal lot determination will not be required as part of the preliminary application for the conditional use permit.</li> </ol>
FOR-Forestry	Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the forestry requirements of the Clark County Code and does not require a Forest Practice Application.
WSH-Wetland/Habitat Review	Stormwater dispersion facilities that comply with the standards of Chapter 40.385 shall be allowed in all wetland buffers provided the outfalls comply with the standards of subsection C.4.b of the wetland protection ordinance (CCC 40.450.040.C.4). Enhancement of wetland buffer vegetation to meet

Code Section	Findings
	<p>dispersion requirements may also be considered as buffer enhancement for the purpose of meeting the buffer averaging or buffer reduction standards. Other stormwater facilities are only allowed in buffers of wetlands with low habitat function (5 points or less on the habitat section of the rating form), provided the facilities shall be built on the outer edge of the buffer and not degrade the existing buffer function and are designed to blend with the natural landscape. Any proposed stormwater impacts to wetlands and wetland buffers should be accounted for and indicated on the plans.</p> <p>The Department of Ecology and the U.S. Army Corps of Engineers regulate wetland impacts at the state and federal levels, respectively through the 401-water quality certification process and/or a 404 Clean Water permit. Typically, these agencies are involved in projects with over 1/10th of an acre or wetland fills. Wetland impacts over 1/10th of an acre in size would require a Type II Wetland Permit.</p>
WSH-Wetland/Habitat Review	<p>The previous wetland comments provided under PAC-2020-00491 still apply. Wetland indicators (hydric soils, National wetland inventory) are present on the subject parcel (195925000). Analysis of historic aerial imagery additionally suggests wetland signatures on the subject parcel.</p> <p>Wetland delineation is required as wetlands and/or wetland buffers may be impacted by the proposed project (CCC40.450.030 (C)). Delineation will determine the presence, category, score and buffers required to protect wetland habitat and water quality functions. Staff have noted that a wetland predetermination has been applied for (WHR-2021-00035) but the staff report has yet to be issued.</p> <p>If wetlands are present (on or off-site), the location of any wetlands on the subject parcel require mapping on new plans and must show proposed impacts to wetlands and/or wetland buffers. If a wetland is located off-site and is inaccessible, the best available information shall be used to determine the wetland boundary and category. Wetland and buffer boundary data must be submitted in digital form (refer to CCC 40.450.030.D.3 for requirements and file specifications) in order to update the wetland layers in the County's GIS database.</p> <p>The Wetland Protection Ordinance follows a hierarchy of impacts, first being avoidance of all impacts within a wetland or wetland buffer. If avoidance is not possible, County staff shall determine if the proposed development meets the reasonable use Exception (CCC 40.450.010.B.4). The applicant shall provide documentation that any impacts have been minimized. Any unavoidable wetland or wetland buffer impacts shall require a wetland permit with applicable mitigation. Impacts within the water quality buffer may be considered indirect wetland impacts (CCC 40.450.040.D.5) and would be mitigated at the appropriate wetland mitigation ratios (Table 40.450.040-3). Any proposed indirect wetland impacts must not exceed one-quarter (1/4) acre in area. If buffer averaging is proposed to mitigate for potential wetland impacts, then a maximum of twenty-five percent (25%) of the total required buffer area on the site (after all reductions are applied) may be averaged as required under CCC 40.450.040(C)(3)(a). It has also come to the attention of the County that the Terrace Wetland Mitigation Bank is facing a shortage</p>

Code Section	Findings
	<p>of available Bank Credits. Therefore if wetland impacts are proposed and the intended mitigation is to purchase credits from the Terrace Bank, then a full mitigation contingency plan should also be provided to account for mitigation in the case that mitigation bank credits are not available unless the applicant is able to provide verification that the necessary credits are reserved.</p> <p>The responsible official may waive the requirements of Sections 40.450.030 (D) and (F) in certain cases where it is determined that all development is clearly separated from the wetlands and wetland buffers.</p> <p>a) Development envelopes shall be required for a fully complete preliminary application;</p> <p>b) Development envelopes shall be shown on the final site plan; and</p> <p>c) A note referencing the development envelopes shall be placed on the final site plan.</p>
<p>ENG-14.07 Grading Applicability</p>	<p>The Grading, Excavation, Fill and Stockpile ordinance applies to all land-disturbing earthwork activities unless exempted by Section 14.07.040(2). The purpose of this chapter is to safeguard property, minimize water quality degradation, prevent excessive sedimentation or erosion by surface waters, and prevent the creation of public nuisances such as the fouling of surface or groundwater.</p>
<p>ENG-40.350 Transportation Major Issues</p>	<ol style="list-style-type: none"> <li>1. The project shall comply with the Clark County Transportation and Circulation Ordinance, CCC 40.350.</li> <li>2. The following half-width frontage improvements are required as follows: <ul style="list-style-type: none"> <li>• NE 50th Ave = Urban Minor (2) lane Arterial with center turn lane and bike lane (Drawing 4)</li> <li>• NE 159th Street = Urban (2) lane Collector with center turn lane and bike lane (Drawing 5)</li> </ul> </li> <li>3. Cross-circulation shall be provided in a manner that meets these standards and, where possible, that will allow subsequent developments to meet these standards: block lengths shall be between one hundred (100) to eight hundred (800) feet.</li> <li>4. On collectors and arterials, the dedication of right-of-way on corners shall include the chord of the radius.</li> <li>5. Sight distance requirements must be met at all proposed driveways and intersections. Refer to CCC 40.350.030(B)(8)(A). A sight distance certification letter is required.</li> <li>6. If the applicant desires to gain approval of any proposal that does not meet code, including but not limited to the item(s) specifically mentioned in this report, a road modification must be justified and approved per CCC 40.550.010. The Road Modification Narrative Guideline Format for guidance in preparing the Road Modification(s) can be found at the following link: <a href="https://www.clark.wa.gov/sites/default/files/dept/files/public-works/Development_Engineering/RoadMod.pdf">https://www.clark.wa.gov/sites/default/files/dept/files/public-works/Development_Engineering/RoadMod.pdf</a></li> </ol>



Code Section	Findings
ENG-40.350.015 Pedestrian/Bicycle Circulation Standards Applicability	The County may require additional circulation in order to provide safe, convenient, and appropriate levels of access for pedestrians, bicyclists, and persons with disabilities. All sidewalks, driveway aprons, and road intersections shall comply with the Americans with Disabilities Act.
ENG-40.350.020 Transportation Concurrency Applicability	<p>A traffic (transportation) impact study shall be required for all development applications in which the proposed development is projected to have an impact upon any affected transportation corridor or intersection of regional significance. Unless waived or modified, a review shall address the issues in the Concurrency Administrative Manual.</p> <p>Traffic Impact Study: Any development generating 10 or more peak hour trips is required to complete a transportation impact study. A general outline is provided in the concurrency administrative manual. A traffic impact study shall analyze impacts according to the following:</p> <ul style="list-style-type: none"> <li>- 50 or less new peak hour trips; one mile from site</li> <li>- 51-250 new peak hour trips; two miles from the site</li> <li>- 251 or more new peak hour trips; three miles from the site</li> </ul> <p>If a traffic impact study is required, then a hard copy of the study, along with a CD with all of the hard copy submittals, including all of the figures, exhibits, and addendums shall be included. The files shall be in pdf format. If the CD is not submitted, along with the hard copy, the application will be fully incomplete. If a traffic impact study is required for a proposed development, the County will need to conduct a concurrency analysis for the proposed development. This analysis is done by outside consultants. The applicant will be required to reimburse the county for the cost of any outside (consultant) analysis.</p> <p>If a major traffic impact study is required, the applicant is encouraged to have the trip generation, distribution, pass-by, and assignment assumptions reviewed by the County, prior to the full traffic study submittal to the County.</p> <p>Traffic Profile: Where the proposed development will generate less than ten 10 peak hour trips, a traffic profile is required. A traffic profile shall include a summary of the development and the anticipated number of trips.</p>
ENG-40.350.020 Transportation Concurrency Traffic Study	<p>A traffic study is required to construct a 48-bed behavioral facility on 20 acres. The development is located at 16015 NE 50th Avenue in Vancouver.</p> <p>The applicant's traffic study shall include trip generations and analysis for the development as a whole.</p> <p>The applicant's traffic study will need to analyze the site access(es) onto the public street network for operations, safety, turn lane warrants, clear zone, and queuing deficiencies along the site frontage. Regionally significant intersections and corridors shall be analyzed for weekday AM and PM peak hour(s), unless otherwise noted.</p>

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	<p>The applicant's traffic study will also need to analyze the operations of the site access, including the adequacy of vehicular turning movements.</p> <p>The applicant is required to provide trip distributions contributing to Concurrency corridors and intersections within a 1-mile radius of the development site. The applicant shall follow the requirements of the Concurrency Ordinance 40.350.020.</p> <p>Provide volume counts in each traveled direction and provide volume to capacity analysis and Peak Hour Trip Impact information on the corridors segment(s) to comply with CCC 40.350.020. Here are some regionally significant corridors within the 1-mile study radius:  NE 159th Street Corridor segments between:  NE 50th Avenue and NE 72nd Avenue  NE 50th Avenue corridor segments between:  NE 179th Street and NE 174th Street  NE 174th Street and NE 159th Street  NE 159th Street and NE Salmon Creek Street  NE 134th Street corridor segments between:  NE 29th Avenue and NE Salmon Creek Avenue  NE Salmon Creek Avenue corridor segment between:  NE 134th Street and Washington State University (WSU) Entrance  WSU Entrance and NE 50th Avenue (N)</p> <p>Regionally significant unsignalized intersections that are not modeled may need to be analyzed for signal warrants. Staff has identified unsignalized intersections that may meet this need due to current traffic levels and subsequent long delays on the minor approach(s).</p> <ul style="list-style-type: none"> <li>o NE 159th Street/NE 50th Avenue</li> <li>o NE 159th Street/NE 72nd Avenue</li> </ul> <p>Provide traffic counts and analyze the intersections to comply with CCC 40.350.020. Here are some regionally significant and/or directly impacted intersections in the 1-mile study area:</p> <ul style="list-style-type: none"> <li>o NE 134th Street/NE 29th Avenue</li> <li>o NE 139th Street/NE 29th Avenue</li> <li>o NE 134th Street/NE 23rd Avenue</li> <li>o NE 159th Street /NE 50th Avenue</li> <li>o NE 159th Street/NE 72nd Avenue</li> <li>o NE Salmon Creek Street/NE 50th Avenue (N)</li> <li>o NE 134th Street/NE Salmon Creek Avenue</li> </ul> <p>The applicant shall be responsible for mitigations necessary for any safety issue that is exacerbated by the proposed development.</p> <p>A signal warrant analysis shall be performed on any regionally significant unsignalized intersection within the concurrency study area that is determined to have a LOS E with, or without the proposed development of each parcel. Any signal warrant analysis shall be performed in compliance with the guidance found in the MUTCD.</p>

Code Section	Findings
	Traffic Impact Fees (TIF) will be assessed at the time of building permit.
ENG-40.350.030.B.1 Transportation Impact Study	<p>These issues are managed by Public Works. Their comments are in a separate section of this report, CCC 40.350.020 Transportation Concurrency. Call 564-397-4354 if there are any questions or concerns regarding the following:</p> <ul style="list-style-type: none"> <li>- Transportation concurrency issues</li> <li>- Traffic impact studies</li> <li>- Traffic impact fees</li> <li>- Off-site safety issues</li> <li>- Requirements to construct raised medians, turning lanes, etc.</li> <li>- Frontage road improvement agreements</li> <li>- Signal participation agreements</li> <li>- Transportation “latecomer” agreements</li> <li>- County road projects</li> </ul>
ENG-40.350.030.B.2 Circulation Plan	<p>The purpose of a circulation plan is to ensure adequate cross-circulation in a manner which allows subsequent developments to meet these standards, and to provide a mechanism for integrating various streets into an efficient and safe transportation network. Developments that are required to construct frontage improvements or submit a traffic study shall submit a cross-circulation plan. The plan shall show block length and block perimeter dimensions. Provide a narrative with the plan that describes why the circulation plan is, or is not, in compliance with the standards.</p>
ENG-40.350.030.B.3 Transportation Design Criteria	<p>The design criteria set out in Tables 40.350.030-2 and 40.350.030-3 are adopted as a portion of the Clark County standard specifications. Such criteria are applicable to roads located within and adjacent to a development. These criteria are intended for normal conditions. The responsible official may require higher standards for unusual site conditions.</p> <p>All urban roads except alleys consist of a core road section and a flex zone section.</p> <p>1. The core road consists of the traveled way portion of the road, as well as medians and turning lanes on higher classification roads. Core road features as shown on the Standard Detail Drawings allow little, if any, variation unless a road modification request is approved.</p> <p>a. Travel and turning lanes require impervious pavement on all rural roads, and urban arterials, collectors, industrial/commercial, and neighborhood circulator roads.</p> <p>b. Permanent median areas may utilize stormwater low impact development features including, but not limited to, bioretention swales and permeable pavement. Such features shall be subject to approval by the Public Works Director and shall be designed to ensure adequate public safety.</p> <p>2. The flex zone consists of that portion of the roadway outside of the core road. Flex zone features can include stormwater best management practice features, parking and bike lanes, sidewalks, and planter and utility strips,</p>

Code Section	Findings
	<p>depending on the road classification. These features may be designed with considerable flexibility subject to engineering approval by the county; however, all features applicable to the road classification shall be provided. Some flex zone features may require more right-of-way than is noted in Table 40.350.030-2.</p>
<p>ENG-40.350.030.B.4.c Access Management (Collectors)</p>	<p>All driveways shall comply with the Transportation Standards and the requirements of the Fire Marshal.</p> <p>Access to collectors:</p> <ul style="list-style-type: none"> <li>-A residential road intersecting with a collector shall be classified as a local residential access road or higher classification.</li> <li>-No residential driveways will be permitted to access onto collectors unless no other access to the site exists or can be provided.</li> <li>-When driveways on a collector are permitted, they shall be spaced in accordance with Table 40.350.030-4.</li> <li>-The number of driveways and driveway lanes on a collector shall be based upon an estimate of site traffic generation in accordance with Table 40.350.030-5.</li> </ul>
<p>ENG-40.350.030.B.4.d Access Management (Arterials)</p>	<p>All driveways shall comply with the Transportation Standards and the requirements of the Fire Marshal.</p> <p>Access to arterials:</p> <ul style="list-style-type: none"> <li>-A residential road intersecting with an arterial shall be classified as a local residential access road or higher classification.</li> <li>-The minimum full-width of a roadway intersecting with an arterial shall be 36 feet at the intersection and may taper back as approved.</li> <li>-Driveways will not be permitted to access onto arterials unless no other access to the site exists or can be provided.</li> <li>-When driveways on an arterial are permitted, they shall be spaced in accordance with Table 40.350.030-4.</li> <li>-The number of driveways and driveway lanes on an arterial shall be based upon an estimate of site traffic generation in accordance with Table 40.350.030-6.</li> <li>-The County's Median and Channelization Policy applies to all driveways and intersections onto an arterial that are not designated on the Arterial Atlas.</li> </ul>
<p>ENG-40.350.030.B.5 Frontage Roads/Improvement</p>	<p>Exceptions and Deferrals for Frontage Roads/Improvements</p> <p>Exception – urban area: Urban or rural centers developments that the County Engineer finds, based on an engineering traffic study, will not result in an increase of total site trip generations during the PM peak hour of more than 10 percent are exempt from half-width frontage roadway improvements; PROVIDED, that such otherwise exempted developments shall be required to make frontage improvements in accordance with CCC 40.350.030(B)(7) (intersection design requirements) and CCC 40.350.030(B)(8) (sight distance requirements) and such frontage road improvements as are necessary in order to provide minimally safe access to the development. Dedication of the minimum right-of-way shall still be required.</p>

Code Section	Findings
	<p>Exception - rural area: Rural developments located outside Rural Centers are exempt from half-width frontage roadway improvements; PROVIDED, that such otherwise exempted developments shall be required to make frontage improvements in accordance with CCC 40.350.030(B)(7) (intersection design requirements) and CCC 40.350.030(B)(8) (sight distance requirements) and such frontage road improvements as are necessary in order to provide minimally safe access to the development. Dedication of the minimum right-of-way shall still be required.</p> <p>Deferral: Urban frontage road improvements may be deferred, in whole or in part, if the development proposes urban single family residential lots larger than one acre, and a covenant running with the land is recorded requiring such improvements when re-division is proposed at urban density. Dedication of the minimum right-of-way shall still be required.</p> <p>Deferral: Frontage improvement agreements with Clark County are permitted if those improvements are part of a County project to be constructed within six years. For information concerning the Clark County Annual or Six-year Transportation Improvement Programs, please contact Public Works, 564-397- 4444.</p> <p>For information concerning the County 20-year Transportation Program, please contact Public Works Transportation Planning, 564-397-4343.</p> <p>Deferral: Frontage road improvements, in whole or in part, may be deferred were the development is located in a rural center, and a covenant running with the land is recorded requiring the owner to contribute their share to a larger road or frontage improvement project when undertaken by the county. Dedication of the minimum right-of-way shall still be required.</p>
ENG-40.350.030.B.5 Frontage Roads/Improvement	<p>Partial-width right-of-way dedications and improvements are required as follows:</p> <p>Street Name: NE 50th Ave Classification: Urban Minor 2 lane Arterial w/center turn and bike lanes Right-of-Way (ft): 36 Paved Width (ft): 24 Sidewalk Width (ft): 5 (detached) Std. DWG # 4</p> <p>Street Name: NE 159th St Classification: Urban 2 lane Collector w/center turn and bike lanes Right-of-Way (ft): 35 Paved Width (ft): 23 Sidewalk Width (ft): 5 (detached) Std. DWG # 5</p> <p>- Sidewalk shall be detached on all roads except Commercial/Industrial</p>

Code Section	Findings
	<p>roadways</p> <ul style="list-style-type: none"> <li>- Landscaping is required on Collectors and Arterials per Section G of Standard Details Manual</li> </ul> <p>Additional requirements:</p> <ul style="list-style-type: none"> <li>- A traffic study is required for partial-width roads in commercial, office park, or industrial developments in order to verify the adequacy of the roadway for clearance and turning movements.</li> <li>- See "Right-of-way Standards" for minimum road standards in urban planned unit developments, multifamily developments, or commercial, office park, and industrial areas.</li> <li>- The minimum width for any roadway shall be 20 feet.</li> <li>- Parking shall be prohibited along partial-width roads</li> <li>- Minimally safe access includes safe and adequate vehicular passing clearance, turning movements, emergency vehicle access, and pedestrian safety - particularly the safety of children. The developer has the burden to consider potential hazards, evaluate their significance, and propose mitigation measures, as needed.</li> <li>- Pedestrian and traffic hazards frequently are brought to our attention by neighbors late in the review process. Approval of the development may be seriously delayed or the development may be denied if the applicant cannot address these hazards as perceived by the neighborhood.</li> <li>- Where frontage improvements are required, the County will perform pavement deflection testing to determine the adequacy of the existing pavement. Where remaining life of the pavement is less than five years, the road shall be reconstructed to current standards to the centerline or 22 feet, whichever is less. If remaining life is greater than five years, the road shall be cut back to a location where the structure is sound and the widening constructed. However, in no case, shall the reconstruction be less than four feet in width from the existing edge of pavement to the new edge of pavement or face of curb. The County may require reconstruction to the centerline or 22 feet, whichever is less, if the County Engineer determines the geometrics or other existing features are inadequate.</li> <li>- Sufficient right-of-way and easement for any road must be provided to accommodate all necessary appurtenances required for construction including, but not limited to, cut or fill slopes or retaining structures, as needed. If sufficient right-of-way is not available, slope easements from neighboring properties may be an acceptable alternative. Such easements, as approved, shall be recorded with the final plat.</li> <li>- The County may require road cross-sections be submitted showing neighboring topography in order to determine if the road can be constructed as required.</li> </ul>
ENG-40.350.030.B.7 Intersection Design	<p>For the intersections, show, identify, and dimension the following on the plan:</p> <ul style="list-style-type: none"> <li>- Separations from other road intersections (existing and proposed).</li> <li>- The angle of the intersecting centerlines, if not 90 degrees.</li> <li>- Centerline offset, if proposed.</li> <li>- Minimum curb return radii.</li> <li>- Minimum right-of-way chords.</li> <li>- Additional right-of-way for turning lanes, if required by Public Works.</li> <li>- Where connecting to a paved urban street, public or private, the connecting</li> </ul>

Code Section	Findings
	<p>road or driveway shall be paved 25 feet back from the edge of the nearest travel lane or shall be equal to the minimum intersection radii, whichever is greater.</p> <ul style="list-style-type: none"> <li>- Rural driveways connecting with paved public roads shall be paved from the edge of the public road to the right-of-way or to 20-feet from the edge, whichever is greater.</li> <li>- Separations between road intersections shall be measured from centerline to centerline.</li> <li>- Separations between road intersections and driveways shall be measured from the point of tangency at the roadway curb-return to the nearest edge of the driveway.</li> <li>- Separations between driveways shall be measured from near edge to near edge of the driveways.</li> </ul>
<p>ENG-40.350.030.B.8 Sight Distances</p>	<p>The materials submitted for this pre-application conference do not provide sufficient information for staff to determine if the proposed development can comply with sight distance standards. Additional evidence shall be submitted with the proposed preliminary plan that shows the development complies with sight distance standards. Approval of a preliminary plan does not relieve the development from compliance with sight distance requirements.</p> <p>A written declaration by an engineer licensed in the State of Washington stating that the development complies with sight distance standards is acceptable evidence. The declaration shall be stamped with a valid seal of professional registration.</p> <p>Show and note on the preliminary plan any driveway or road intersection that does not comply with sight distance requirements.</p>
<p>ENG-40.350.030.B.15 Right-of-Way Standards</p>	<p>Additional right-of-way or easement may be required where necessary to accommodate slopes, sight distances, or other features necessary for maintenance or to enhance safety.</p> <p>Urban planned unit and multifamily developments:</p> <ul style="list-style-type: none"> <li>- Parking may be deleted if 4 non-tandem off-street parking spaces per unit are provided and distinct signs and markings show that no parking is permitted.</li> <li>- Internal sidewalks may be replaced by approved public walkways that comply with Section 40.350.010.</li> </ul> <p>Commercial, office park, and industrial areas: Roads in these areas shall comply with the following minimum requirements:</p> <ul style="list-style-type: none"> <li>- 32-foot width roadway.</li> <li>- 6-foot width sidewalks (urban) or approved alternate walkways.</li> <li>- Structural section to comply with minor arterial standards.</li> </ul>
<p>ENG-40.550.010 Road Modifications Applicability</p>	<p>Purpose: In cases where unusual topographic conditions, nature of existing development, unique or innovative development design or similar factors make strict adherence to the road standards undesirable, or cause undue hardships, or serve no useful purpose, the requirements of these standards</p>

Code Section	Findings
	<p>may be modified.</p> <p>Classification: Modification requests shall be classified as either a minor deviation, technical road modification, or major road modification. Acceptance of a request under one category shall not preclude the county from reclassifying the request upon further review.</p> <p>Approval Criteria: In reviewing a modification request, the county shall consider the applicable factors that include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Public safety, durability, cost of maintenance, function, and appearance;</li> <li>b. Advancing the goals of the comprehensive plan as a whole;</li> <li>c. Any modification shall be the minimum necessary to alleviate the hardship or disproportional impact;</li> <li>d. Potential benefits of low impact development or innovative concepts;</li> <li>e. Self-imposed hardships shall not be used as a reason to grant a modification request.</li> </ul> <p>Modifications to the standards contained in Chapter 40.350 may be granted when the applicant demonstrates at least one (1) of the following:</p> <ul style="list-style-type: none"> <li>a. Topography, right-of-way, existing construction or physical conditions, or other geographic conditions make compliance with standards clearly impractical for the circumstances;</li> <li>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;</li> <li>c. An alternative design is proposed which will provide a plan that is functionally equivalent or superior to the standards;</li> <li>d. Application of the standards of Chapter 40.350 to the development would be grossly disproportional to the impacts created;</li> <li>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.</li> </ul> <p>Procedures: Modifications Requested with an Associated Preliminary Land Use Application.</p> <ul style="list-style-type: none"> <li>a. Minor deviations are reviewed and approved through the transportation review findings of the underlying land use application and do not require a separate application.</li> <li>b. Technical and major road modification requests shall be proposed under a separate application in conjunction with an application for the underlying development proposal in accordance with Chapter 40.500.2.</li> </ul> <p>Modifications Requested after the Preliminary Land Use Decision.</p> <ul style="list-style-type: none"> <li>a. Minor deviations may be approved during the engineering construction plan review process without a separate application.</li> <li>b. Technical or major road modifications requested after the preliminary land use decision shall be submitted with an application for post-decision review under Section 40.520.060 if the responsible official finds that the proposed modification has the potential to affect land use aspects of the original</li> </ul>



Code Section	Findings
	<p>decision or has the potential for off-site impacts. If no post-decision review is required under Section 40.520.060, the modification shall be processed as a separate road modification application with the applicable fee listed in Title 6.</p>
<p>ENG-40.386 Stormwater Major Issues</p>	<ol style="list-style-type: none"> <li>1. The project shall comply with the Clark County Stormwater and Erosion Control Ordinance, CCC 40.386.</li> <li>2. To determine applicable stormwater minimum requirements, refer to page 19 of Book 1 of the 2015 Clark County Stormwater Manual. This development will result in greater than 5,000 square feet of new hard surface and must meet Stormwater Minimum Requirements (MR) #1 through #9.</li> <li>3. Per page 9 of Book 1 of the 2015 Clark County Stormwater Manual: Resurfacing by upgrading from dirt to gravel, asphalt, or concrete; upgrading from gravel to asphalt, or concrete; or upgrading from a bituminous surface treatment ("chip seal") to asphalt or concrete: These are considered new impervious surfaces and are subject to the minimum requirements that are triggered when the thresholds identified for new or redevelopment projects are met.</li> <li>4. In addition, replaced impervious surface per page 14 of Book 1 of the 2015 Clark County Stormwater Manual is defined for structures as "the removal and replacement of impervious surfaces down to the foundations" and for other impervious surfaces as "the removal down to bare soil or base course and replacement."</li> <li>5. No new development or redevelopment shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots.</li> <li>6. For projects proposing infiltration, refer to bullets 7, 8 and 9 on page 151, Book 1 of the 2015 CCSM for groundwater separation and monitoring requirements.</li> <li>7. Since there is a stream designated with aquatic life less than 1/4 mile away, enhanced treatment may apply.</li> </ol>
<p>ENG-40.386 Stormwater Preliminary Plan &amp; TIR</p>	<p>A. General.</p> <ol style="list-style-type: none"> <li>1. An applicant proposing any new development, redevelopment, land-disturbing activity or drainage project governed by this chapter shall submit to Clark County the plans, studies, and information described in the Clark County Stormwater Manual. The purpose of the stormwater plan is to determine whether a proposal can meet the requirements set forth in this chapter.</li> <li>2. All plans, studies, and reports submitted pursuant to this chapter must be stamped, signed and dated by an engineer, and other licensed professionals if appropriate, responsible for their preparation.</li> <li>3. Stormwater site plans are exempt from the requirement to be prepared by an engineer for projects that only apply minimum requirements No. 1 through No. 5 for construction of agricultural or residential buildings and their appurtenances on an existing lot. Alterations to an existing site plan prepared by a licensed engineer are not exempt.</li> </ol>

Code Section	Findings
	<p>B. Preliminary Stormwater Plan.</p> <p>1. As part of a land-use application, the applicant shall submit a preliminary stormwater plan meeting the requirements of the Clark County Stormwater Manual for all new development, redevelopment, land-disturbing activities or drainage projects not exempted by Section 40.386.010(C).</p> <p>2. The preliminary stormwater plan submittal shall consist of a preliminary development plan and a preliminary technical information report (TIR). The engineer shall include a statement that all required information is included and that the proposed stormwater facilities are feasible.</p> <p>C. Final Stormwater Plan.</p> <p>1. The applicant shall submit a final stormwater plan and shall obtain approval of the final stormwater plan from the responsible official prior to beginning construction related to any new development, redevelopment, land-disturbing activity or drainage project not exempted by section 40.386.010(C). The final stormwater plan provides final engineering design and construction drawings in accordance with the Clark County Stormwater Manual.</p> <p>2. The final stormwater plan must include a construction stormwater pollution prevention plan (SWPPP) prepared in accordance with the Clark County Stormwater Manual for any new development, redevelopment, land-disturbing activity or drainage project not exempted by Section 40.386.010(C)</p> <p>3. If a Final Stormwater Plan differs from the approved Preliminary Stormwater Plan in a manner that, in the opinion of the Responsible Official, raises significant water quality or quantity control issues, it shall require another SEPA determination (if subject to the State Environmental Policy Act [SEPA]) and a post-decision review, in accordance with CCC Section 40.520.060.</p>
<p>ENG-40.386 Stormwater MR Definitions</p>	<p>“Minimum requirements” (MRs) means the nine (9) sets of requirements that are part of the SMMWW, as follows:  Minimum requirement No. 1: Preparation of stormwater site plans;  Minimum requirement No. 2: Construction stormwater pollution prevention;  Minimum requirement No. 3: Source control of pollution;  Minimum requirement No. 4: Preservation of natural drainage systems and outfalls;  Minimum requirement No. 5: On-site stormwater management;  Minimum requirement No. 6: Runoff treatment;  Minimum requirement No. 7: Flow control;  Minimum requirement No. 8: Wetlands protection; and  Minimum requirement No. 9: Operation and maintenance</p>
<p>ENG-40.386 Stormwater Applicability</p>	<p>The Stormwater and Erosion Control Ordinance shall apply to all new development, redevelopment, land disturbing activities, and drainage projects consistent with the Clark County Stormwater Manual. Exemptions to the requirements of this chapter shall be granted for the specific activities listed in Section 40.386.010(C). The purpose of this chapter is to safeguard public health, safety and welfare by protecting the quality of surface and groundwaters for drinking water supply, recreation, fishing and other</p>

Code Section	Findings
	beneficial uses through the application of best management practices (BMPs) for stormwater management and erosion control.
ENG-40.386 Stormwater DOE Permit for Construction Stormwater	<p>Department of Ecology Permit for Construction Stormwater - A permit from the Department of Ecology (DOE) is required for any land disturbing activities such as clearing, grading, excavating, stockpiling of fill material, and/or demolition that:</p> <ul style="list-style-type: none"> <li>• Disturbs one or more acres of land.; OR</li> <li>• Are part of a common plan of development or sale that will ultimately disturb one or more acres of land. A common plan of development or sale is an area where multiple, separate, and distinct construction activities may be taking place on different schedules under one plan. In a common plan of development, the disturbed area of the entire plan is used to determine if a permit is required.; AND</li> <li>• Discharge stormwater from the site into surface water(s) of the state or into storm drainage systems, including ditches, which discharge to state surface waters. Surface waters of the state: Include wetlands, ditches, rivers, unnamed creeks, rivers, lakes, estuaries, and salt water.</li> </ul> <p>The applicant shall Contact the DOE for further information.  <a href="https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit">https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit</a></p>
SEWER AND WATER Health Dept Review Letter	The applicant will be required to submit a 'Public health project review evaluation letter' at the time of preliminary application submittal. The Public health project review evaluation and will be required for Counter Complete (CC) determination.
SEWER AND WATER Water Purveyor Letter	<p>New structures constructed within the urban growth area are required to connect to public sewer and water services.</p> <p>The subject site is served by Clark Public Utilities and will be required to connect each of the new buildings to the public water system. A 'Water district utility review letter' will be required at the time of formal submittal and will be required for Counter Complete (CC) determination.</p>
SEWER AND WATER Sewer District Letter	The subject site is located within the Clark Regional Wastewater District for public sewer service. A 'utility review' letter from this district will be required to be submitted with the preliminary application and will be required for Counter Complete (CC) determination.
FIRE Building Construction	<p>This application was reviewed by Donna Goddard in the Fire Marshal's Office. Donna can be reached at (564) 397-3323 or e-mail at <a href="mailto:donna.goddard@clark.wa.gov">donna.goddard@clark.wa.gov</a>. Where there are difficulties in meeting these conditions or if additional information is required, contact Donna in the Fire Marshal's office immediately.</p> <p>Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes.</p>

Code Section	Findings
	Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.
FIRE 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. Fire flow is based on a 17,000 square foot, fully sprinklered building of Type VB construction. Fire flow data from Clark Public Utilities dated 10/11/2018 shows a flow rate of 2405 gallons per minute @ 20 psi from fire hydrant # 2706.
FIRE Fire Hydrants	<p>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.</p> <p>The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Clark Cowlitz Fire Rescue at 360-887-4609 to arrange for location approval. Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. Provide and maintain a three-foot clear space around the entirety of every fire hydrant.</p>
FIRE Fire Apparatus Access	<p>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. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.</p> <p>Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.</p>
FIRE Fire Apparatus Access	<p>No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required. Split gates with a divided entry and exit side will need 15 feet on either side for a total gate width of 30 feet.</p> <p>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".</p>
FIRE Fire Alarm System	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.

Code Section	Findings
FIRE Fire Sprinkler System	<p>Buildings provided with automatic fire sprinkler systems shall be provided with a minimum of two fire hydrants. One fire hydrant shall be within 100 feet of approved fire department connections to the sprinkler systems. Clark Cowlitz Fire Rescue requires a remote fire department connection with a 5-inch Storz adapter on a 30 degree return bend.</p> <p>An automatic sprinkler system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by our office. Sprinkler system indicating valves for sprinkler systems consisting of fewer than 100 heads shall be wall or post indicating valves unless the control valves are located in a room with direct access to the exterior of the building within five feet of the sprinkler riser.</p>
FIRE Emergency Responder Radio Coverage	<p>New and existing buildings 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 (ERRCS). Proof of adequate radio coverage will be required. 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.</p>
IMPACT FEES-40.610	<p>The proposed development will have an impact on traffic in the area and is subject to Traffic Impact Fees (TIF) in accordance with CCC 40.610 and 40.620. The site is located within the Mt. Vista (TIF) Sub-area, which currently assesses a fee of \$930 per trip. Based on the number of beds proposed, impact fees of \$332,389.44 have been estimated for this development.</p> <p>In accordance with CCC 40.610.040.B, impact fees shall be calculated at the time of building permit issuance.</p>

## SEPA

Code Section	Findings
SEPA-40.570.080	<p>Pursuant to exemption levels established in Section 40.570.090.C.4, service uses proposing up to thirty thousand (30,000) square feet of gross floor area and up to ninety (90) associated or stand-alone parking spaces shall be exempt within unincorporated urban areas designated by the comprehensive plan; unless the site is found to be encumbered with wetlands, or grading activity will exceed 1,000 cubic yards. Based on the aforementioned, this application is subject to SEPA review.</p>
SEPA-40.570.080.C.3.k Archaeological Resources	<p>The county has adopted the statewide Archaeological Predictive Model and associated probabilities maps. According to GIS information, the subject site is located within an area of High archaeological probability and within a known archaeological site buffer; therefore, an archaeological predetermination is required.</p> <p>The predetermination shall be completed by a professional archaeologist and submitted to the Department of Archaeological and Historic Preservation (DAHP) for their review and approval. As part of a counter complete</p>

	development application, the applicant shall submit proof via an e-mail confirmation or other conclusive method that the DAHP has received the site-specific document for review. Any DAHP required additional archaeological studies that result from the predetermination shall be completed, and proof shall be submitted that the DAHP has received the study prior to the submittal of a development application.
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## Process Summary

Category	Findings
1. Submittal Requirements	<p>The following list of applications must be submitted in order for the subject development proposal to be considered Counter Complete:</p> <ol style="list-style-type: none"> <li>a. Type III CUP</li> <li>b. Type II Site Plan review</li> <li>c. Legal lot determination (Or BLA Decision)</li> <li>d. SEPA</li> <li>e. Development Engineering Master Application (Road Modification, if applicable)</li> <li>f. Wetland Determination</li> <li>g. Type I Wetland Permit</li> </ol> <p>The items listed below will not be required in order for the application to be determined Counter or Fully Complete because they are not applicable or are not required given the specifics of the development proposal:</p> <ol style="list-style-type: none"> <li>a. A legal lot determination is required if a boundary line adjustment is completed in the Assessor's office; otherwise, submit approved BLA from CDD.</li> </ol> <p>The additional submittal items listed below will be required given the specifics of the development proposal and site. These items will be required in order for the application to be determined Counter Complete.</p> <ol style="list-style-type: none"> <li>a. Proof of submitting Archaeological Predetermination to DAHP</li> <li>b. Request for utility review (Clark Public Utilities)</li> <li>c. Request for utility review (Clark Regional Wastewater District)</li> <li>d. Development review evaluation (CCPH)</li> <li>e. Transportation Plan</li> <li>f. Circulation Plan</li> <li>g. Stormwater Plan and TIR</li> <li>h. Sight Distance Certification</li> <li>i. Road Modification Narrative (if applicable)</li> <li>j. Traffic Study</li> </ol>
2. Preliminary Review Process for Type II, II-A and III Applications	<p>A detailed outline of the preliminary review process is included in the Clark County Code in 40.520.010 for Type II applications, 40.520.202 for Type II-A applications and 40.520.030 for Type III applications. In addition to the process outlined in the code, an "Early Issues Meeting" is held within 30 days of the application being determined fully complete. This provides the opportunity for staff and the applicant to discuss the application and identify possible plan review issues. Within a few days of this meeting, the applicant will be notified in writing or by email of the findings and whether there is any need for additional information or supplemental applications (e.g., road modification).</p>

Category	Findings
	<p>For Type III applications, a public hearing date is assigned when the application is deemed fully complete. A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid.</p> <p>Once contacted, the applicant will have 14 days to submit any requested information and/or supplemental applications. Please note: supplemental applications will not be accepted beyond this 14-day submittal deadline unless an application hold, with payment of fee, is approved.</p> <p>This application requires Type III review.</p>
<p>3. Project vesting status</p>	<p>An application which is subject to pre-application review shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues the Pre-Application Conference Report.</p> <p>This pre-application conference application was not sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or 030(G) as applicable, because the pre-application submittal was missing the following:</p> <ol style="list-style-type: none"> <li>1. Conceptual Stormwater Plans</li> </ol> <p>An appeal of the contingent vesting decision above must 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 Pre-Application Conference Report is mailed to the applicant.</p> <p>All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application.</p>
<p>4. Additional Information</p>	<p>Many application(s) can be submitted on-line at <a href="https://clark.wa.gov/community-development/clark-county-land-management-system">https://clark.wa.gov/community-development/clark-county-land-management-system</a> or in person at:</p> <p>Permit Center Public Service Center 1300 Franklin Street, first floor Vancouver, WA 98660</p> <p>Phone: 564.397.2375 Email: <a href="mailto:landusereview@clark.wa.gov">landusereview@clark.wa.gov</a> Web: <a href="http://www.clark.wa.gov/development">www.clark.wa.gov/development</a></p> <p>For informational handouts with submittal requirements for development applications, please visit our website at <a href="http://www.clark.wa.gov/development">www.clark.wa.gov/development</a> For additional information about the next steps in the development and building process, please visit the county web pages listed below. Final construction plan review and development inspections: <a href="http://www.clark.wa.gov/publicworks/engineering/index.html">www.clark.wa.gov/publicworks/engineering/index.html</a> Building permits: <a href="http://www.clark.wa.gov/development/fees/building.html">www.clark.wa.gov/development/fees/building.html</a></p>

Category	Findings
5. Attachments	a. Proposed plan b. Fee estimate c. Clark County Public Health standard letter d. Memo: Pivotal

**Other fees**

For fees and information about the next steps in the development and building process, please visit these county web pages.

Final construction plan review and development inspections:

[www.clark.wa.gov/publicworks/engineering/index.html](http://www.clark.wa.gov/publicworks/engineering/index.html)

Building permits:

[www.clark.wa.gov/development/fees/building.html](http://www.clark.wa.gov/development/fees/building.html)

Application(s) can be submitted at:

Permit Center  
 Public Service Center  
 1300 Franklin Street, first floor  
 Vancouver, WA 98660

For informational handouts with submittal requirements for development applications, please visit our website at [www.clark.wa.gov/development](http://www.clark.wa.gov/development). For additional information about the next steps in the development and building process, please visit the county web pages listed below.

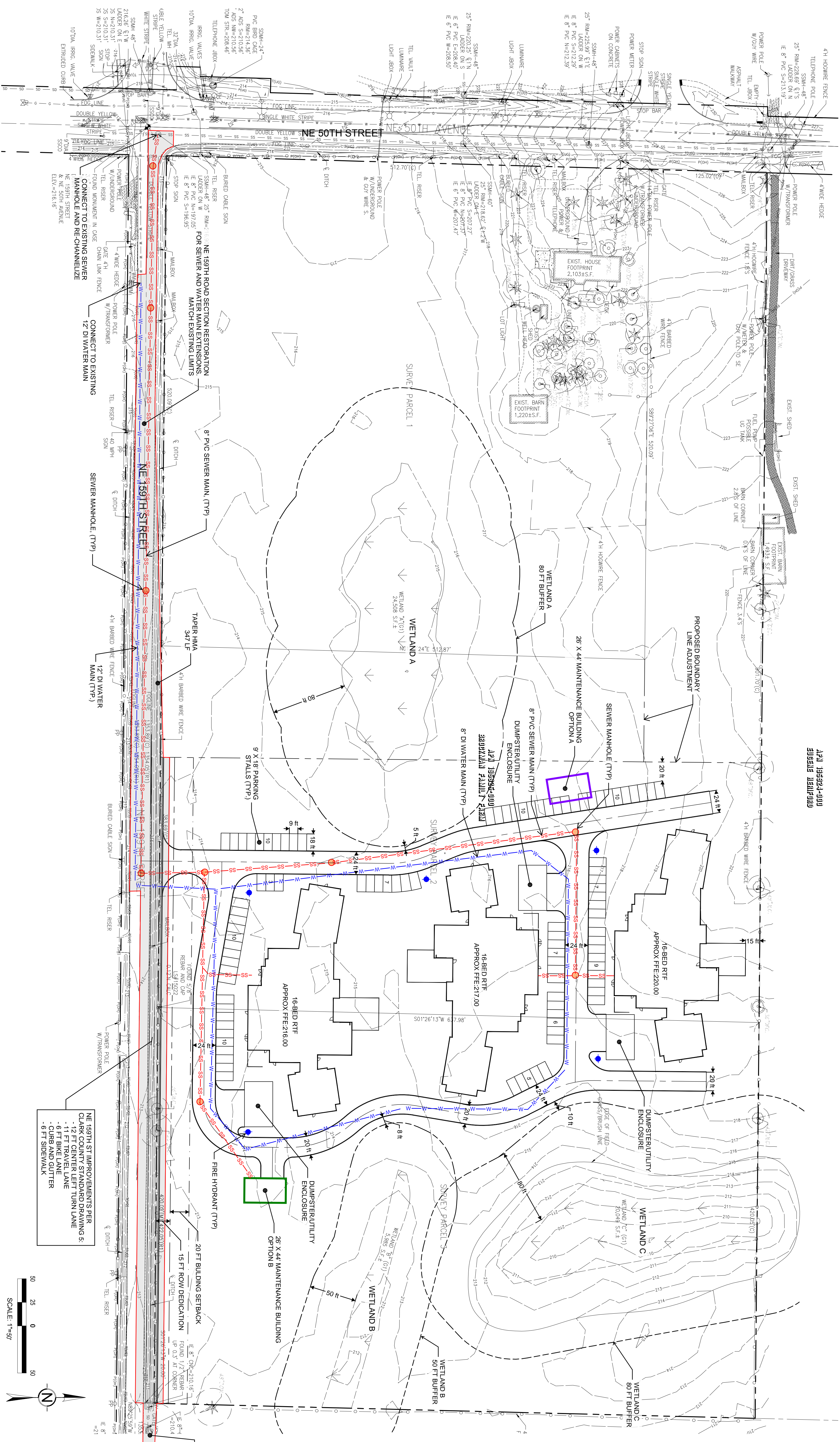
Final construction plan review and development inspections:

[www.clark.wa.gov/publicworks/engineering/index.html](http://www.clark.wa.gov/publicworks/engineering/index.html)

Building permits: [www.clark.wa.gov/development/fees/building.html](http://www.clark.wa.gov/development/fees/building.html)

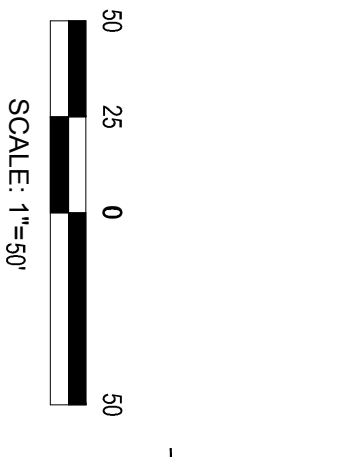


# Pre-App Site Plan



APN 199324-000  
EUBS15 1181F000

NE 159TH ST IMPROVEMENTS PER  
CLARK COUNTY STANDARD DRAWING 5:  
- 12 FT CENTER LEFT TURN LANE  
- 6 FT BIKE LANE  
- CURB AND GUTTER  
- 6 FT SIDEWALK





**CLARK COUNTY**  
WASHINGTON

**COMMUNITY DEVELOPMENT**  
LAND USE REVIEW

# Pre-Application Conference Fee Sheet

PAC-2021-00044

DSHS 48 Bed Behavioral Health Community

*Working together. Securing your safety. Protecting your investment.*

## Fee Estimate

The following list of preliminary plan review fees (i.e., those items marked to the left) must be submitted with the development proposal to be considered Fully Complete.

A \$632 application submittal fee is required for the application to be considered counter complete. During fully complete review, staff will confirm whether the fees listed are accurate based on the application and provide the applicant a final list of fees due prior to a fully complete determination.

## Land Use Review

	Application	Base Fee	Issuance Fee
<input checked="" type="checkbox"/>	<b>Boundary Line Adjustment</b> (in lieu of LLD?)		
<input checked="" type="checkbox"/>	Base fee-first 2 lots	\$355	\$53
<input checked="" type="checkbox"/>	Per lot over 2	\$124	
<input type="checkbox"/>	<b>Conditional Use Permit</b>		
<input type="checkbox"/>	CUP alone	\$5,678	\$53
<input checked="" type="checkbox"/>	CUP with Site Plan Review application	\$2,839	\$53
<input type="checkbox"/>	Add for public hearing, if required	\$1,490	
<input checked="" type="checkbox"/>	<b>Legal Lot Determination</b> (If BLA by Assessor)		
<input checked="" type="checkbox"/>	Type I base fee	\$350	\$53
<input checked="" type="checkbox"/>	Per lot <u>each</u> additional lot	\$150	N/A
<input type="checkbox"/>	Type II base fee (includes innocent purchaser)-first 2 lots	\$883	\$53
<input type="checkbox"/>	Per lot <u>over 2</u> lots	\$150	N/A
<input type="checkbox"/>	Public Interest exception	\$3,628	\$53
<input checked="" type="checkbox"/>	<b>SEPA</b>		
<input checked="" type="checkbox"/>	Project review	\$1,222	\$53
<input type="checkbox"/>	Non-projects (includes annual review applications)	\$1,987	\$53
<input type="checkbox"/>	EIS review	Cost recovery	\$53
<input type="checkbox"/>	<b>Site Plan Review</b>		
<input type="checkbox"/>	Type I base fee for up to 20 lots or up to 10,000 s.f.	\$1,621	\$94
<input checked="" type="checkbox"/>	Type II base fee for up to 20 lots or up to 10,000 s.f.	\$4,033	\$94
<input type="checkbox"/>	<b>Per lot/square foot charges ( Type I and II)</b>		
<input type="checkbox"/>	Residential-fee per unit for 21 units and greater	\$30	N/A
<input type="checkbox"/>	Commercial/Industrial etc.-fee per building square foot for 10,001 square feet to 50,000 square feet	\$0.10	N/A
<input checked="" type="checkbox"/>	Commercial/Industrial etc.-fee per building square foot for 50,001 square feet and greater	\$0.05	N/A
<input type="checkbox"/>	Unoccupied commercial or utility structure	\$2,429	\$94
<input type="checkbox"/>	Binding site plan stand alone	\$3,379	\$94
		\$1,621	N/A

Public Service Center  
1300 Franklin St., Vancouver, WA 98660  
564.397.2375 devserv@clark.wa.gov  
www.clark.wa.gov/community-development

For other formats, contact the Clark County ADA Office  
Voice: 564.397.2322  
Relay: 711 or 800.833.6388 Fax: 564.397.6165

	Application	Base Fee	Issuance Fee
<input type="checkbox"/>	Binding site plan, if combined with site plan 60-day/concurrent review process (in addition to site plan review fees)	\$800	N/A

**Development Engineering**

	Application	Base Fee	Issuance Fee
<input checked="" type="checkbox"/>	<b>Road Modification</b>	\$1,200	\$53
<input checked="" type="checkbox"/>	Technical road modification	\$1,559	\$53
<input type="checkbox"/>	Major road modification	\$250	\$53
<input type="checkbox"/>	Minor Road Deviation (stand alone)		
<input checked="" type="checkbox"/>	<b>Site Plan Review</b>	\$2,743	\$94
<input checked="" type="checkbox"/>	Types I, II, and III	\$2,743	\$94
<input type="checkbox"/>	Unoccupied commercial and utility structures	\$601	\$94
<input type="checkbox"/>	Hwy 99 Subarea reviews	add 25%	N/A
<input type="checkbox"/>	Fast lane review	\$2,743	N/A
<input type="checkbox"/>	60-Day Review	standard fees	N/A

**Wetland and Habitat Review**

	Application	Base Fee	Issuance Fee
<input checked="" type="checkbox"/>	<b>Pre-Determination/Determination Concurrent with Permit Review</b>		
<input checked="" type="checkbox"/>	Standard determination (up to 40 acre site)	\$371	\$53
<input type="checkbox"/>	Additional fee if both WEB and HAB determinations are combined	\$186	N/A
<input type="checkbox"/>	Mapping Error Review only	Free	N/A
<input type="checkbox"/>	Large/lineal/multi-site projects (sites over 40 acres in size or multiple non-contiguous sites) See ES staff prior to applying.	Cost recovery	\$53
<input checked="" type="checkbox"/>	<b>Site Inspection</b> (including re-inspection)	\$288	N/A
<input checked="" type="checkbox"/>	<b>Type I Permit Reviews</b>		
<input checked="" type="checkbox"/>	First HAB or WET permit review (with valid determination)	\$658	\$53
<input type="checkbox"/>	Additional fee if both WET and HAB determinations are combined	\$371	N/A

**Forestry (Public Works)**

	Application	Base Fee	Issuance Fee
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**Fire Marshal**

	Application	Base Fee
<input checked="" type="checkbox"/>	Site Plan Type II	\$626
<input type="checkbox"/>	Site Plan Type I and Planning Director Reviews	\$434
<input type="checkbox"/>	All other reviews	\$434
<input type="checkbox"/>	Road Modification	\$326





proud past, promising future

CLARK COUNTY  
WASHINGTON

## Clark County Public Health

Environmental Public Health

1601 E. Fourth Plain Blvd. ♦ PO Box 9825

Vancouver, WA 98666-8825

(360) 397-8428

### WHAT IS A PUBLIC HEALTH EVALUATION

A Public Health Development Review Evaluation is a site investigation and record review to assess potential environmental public health impacts of a specific proposal, with emphasis on water supply and sewage disposal adequacy and decommissioning issues. The purpose is to provide predictability regarding Health Department requirements and procedures for project approval to the applicant and the Department of Community Development as early in the review process as possible. A Development Review Evaluation is valid for eight years.

Clark County Public Health makes land-use determinations based on information provided by the applicant, findings, technology, regulations, and policies in effect at the time of the evaluation. Applicants are required to adhere to regulations and policies in effect at the time an application is made. Whenever the regulations of the Clark County Public Health are in conflict with the regulations of another jurisdiction, (i.e. another county department or the state), the more stringent of the regulations applies.

**\*\*A Development Review Evaluation is required to reach “Counter Complete” status at the Preliminary Application Review phase with Clark County Community Development, or prior to grading whichever is first.\*\*** Development Review Evaluation applications and applicant checklists are available at: <https://www.clark.wa.gov/public-health/land-development-review> Projects including food establishments, swimming pools/spas, schools, on-site septic systems, or wells require additional reviews by Public Health.

### Standard Public Health Requirements for land divisions, site plans, and other projects

#### **LOT SIZE: Clark County Code (CCC) 24.17; Washington Administrative Code (WAC) 246-272**

Generally, the minimum lot size for creation of new parcels will be determined by the Department of Community Development. For lots proposing to use on-site sewage systems, minimum lot size requirements are based on both the soil type and the type of water supply. A site evaluation must be approved by the Health Department to make this soil type determination.

#### **SEWAGE TREATMENT AND DISPOSAL: CCC 24.17, WAC 246-272**

**Sewer:** When a project or land division will be served by public sewer, a Request for Utility Services or Review must be submitted with the Public Health Evaluation

**On-site Sewage Disposal:** For projects proposing use of an On-site Sewage System (OSS), a site evaluation for each proposed new OSS or lot on-site sewage (lot) must be submitted prior to or at the same time as the application for Development Review Evaluation. Proposals to continue use of existing OSS must demonstrate the existing OSS is adequate for the proposed continued use. An OSS verification application or soil evaluation is required when OSS records are incomplete. Test holes are required for individual site evaluations for new proposed lots and for verifications of existing on-site sewage systems. Application materials are available at: <https://www.clark.wa.gov/public-health/site-septic-system-forms>. Working with an OSS Designer early in the process is encouraged.

If the system has a peak design flow of greater than 3,500 gallons per day and less than 11,500 gallons per day, the system is a Large On-site Sewage System and falls under the jurisdiction of the Washington State Department of Health (DOH). Approval must be coordinated with DOH.

The applicant or applicant representative must submit adequate design flow and waste strength information with the site evaluation and Development Review applications.

**WATER SUPPLY: WAC 246-272, WAC 246-290, WAC 246-291, WAC 173-160, RCW 58.17, Clark County Coordinated Water Supply Plan**

A Request for Utility Services (RUS) or the equivalent from the purveyor must be submitted along with the Public Health evaluation application. The location of any existing wells on site (in use, not in use, or decommissioned) shall be indicated on the final plat or final site plan. A 100-foot radius zone of protection shall be shown for all wells. **Please refer to the following section matching your proposed water supply: public water, individual wells, two-party well, or a small public water supply (three or more connections).**

**Public Water:** The submitted RUS must confirm public water is or can be made available for the project. Any existing wells must be either approved to be retained as drinking water or irrigation wells by the Public Health or properly decommissioned (per WAC 173-160-381) by a licensed well driller.

**Individual Well & Two-party Wells:** When individual wells (defined as serving only one connection) or two-party wells (serving 2 connections) are proposed, the applicant must demonstrate adequacy via application for a Water Adequacy Verification Evaluation (WAVE). WAVE evaluations are valid for 5 years. Prior to drilling a new well, well site evaluation approval from Public Health is required for each well. WAVE and Well Site Evaluation application materials are available at: <https://www.clark.wa.gov/public-health/drinking-water-and-wells>.

A 100-foot radius zone of protection for all new wells must be located within the perimeter of project's lot lines. Existing wells with a radius outside of the project's lot lines must obtain a recorded protective covenant from the neighboring property owner(s).

**Small Public Water Supply (SPWS):** If public water is not available, proposals may be made for a well to serve more than 2 connections, or connection to a food service, residential treatment facility, transient accommodation, boarding home, child care center, or adult family care home must apply for a SPWS. The Clark County Coordinated Water System Plan requires that the water purveyor approve the creation of any new public water supplies located within their service area. The applicant should discuss the proposed SPWS with Public Health water resource and protection program staff at (360) 397-8428 prior to completing a SPWS application. Most SPWS must be designed by a knowledgeable engineer. The SPWS application form and workbook are available at: <https://www.clark.wa.gov/public-health/drinking-water-and-wells>.

The SPWS workbook and application must be submitted prior to or at the same time as the application for Development Review Evaluation.

Please contact Clark County Public Health at (360) 397-8428 if you have further questions regarding Public Health requirements.



February, 18, 2021

Nicole Olsen  
Clark County Public Works

**NO CONFLICT**

**RE: Pre –application Conference Agenda (03/04/21) – Nielsen Industrial Lots 2 & 3, Brush Prairie – Ambassador Trans, Inc., Vancouver – Barberton Cottages, Pleasant Highlands – Burbuck Cluster Short Plat, North Salem Creek – DSHS 48 Bed Behavioral health Community, Vancouver – Jones Creek Trailhead Expansion, Fern Prairie.**

Dear: Nicole

As authorized representative of Daniel McGeough, Senior Tech Project management, AT&T Corp. (Long haul), Pivotal Communications has reviewed the project documents submitted and offer the following response to your email inquiry dated 2/17/21 regarding the above referenced projects.

After reviewing your project location documents, please be advised that AT&T Network Services has no active facilities (Transcontinental Fiber Optics Lines) that may be in conflict with your improvement plans.

Thank you for notifying AT&T of the pending project referenced above. Notification of future proposed work in Southwest Washington should be directed to:

**Hard Copies to: AT&T INQUIRIES**  
**Attn: Pivotal Communications, LLC**  
**4001 Main Street, Suite 110**  
**Vancouver, WA 98663**

**Electronic Copies to: [twalker@pivotalcomm.com](mailto:twalker@pivotalcomm.com)**

Should you have any questions or concerns regarding this project, please contact the Project Manager with Pivotal Communications at (360) 882-4268.

**Please Note**

AT&T Drawings are Proprietary Information Pursuant to Company instructions. This Office does not distribute drawings for Pre-Planning and Design Engineering purposes.

Please contact your local City, County, Utility Notification Center or AT&T On-Site Plant Protection workforce to determine AT&T facility locations prior to contacting AT&T Engineering. If you are referred to our office because of a possible conflict with AT&T lines, we will confirm and provide you with the appropriate drawings and pertinent information required to avoid a conflict with AT&T lines prior to the start of your construction project.

Sincerely,  
**PIVOTAL COMMUNICATIONS, LLC**

Terrence Walker  
360-882-4268 x- 125

4001 Main Street, Suite 110  
Vancouver, WA 98663  
Phone: (360) 882-4268  
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