



Property Profile

Summary of Property Characteristics, Regulatory Constraints and Permit Processing Timelines

I. Description of Property

- a. **Address:** 13203 N.E. Fourth Plain Blvd.
- b. **Tax lot numbers:** 107690-000 and 107700-000
- c. **Acreage:** One parcel is 5.80 acres and the other parcel is 5.42 acres
- d. **Major road access:** NE Fourth Plain Boulevard. Nearest cross street is N.E. 131st Avenue

II. Land Use Designations

- a. **Comprehensive land use designation:** Industrial
- b. **Zoning district:** Light Manufacturing
- c. **Special overlay districts:** None
- d. **Special concurrency zones:** None

III. Environmental Overlays¹

- a. **Wetlands:** No mapping indicators
- b. **Habitat streams\buffers:** No mapping indicators
- c. **Steep slopes:** No mapping indicators
- d. **Shorelines:** Not in the shoreline jurisdiction
- e. **Tree preservation:** Subject to City of Vancouver's Tree Conservation Ordinance. See http://www.cityofvancouver.us/MunicipalCode.asp?menuid=10462&submenuID=10478&title=title_20&chapter=770&VMC=index.html
- f. **Floodways and floodplains:** Outside flood area

¹ Based on Clark County's Geographic Information System (GIS), there may be no mapping indicators that demonstrate an environmental constraint is present on site. However, field investigations should be completed to confirm conditions.



IV. Utilities and Roads

- a. **Sewer:** City of Vancouver.
- b. **Water:** City of Vancouver.
- c. **BPA power lines:** None
- d. **Streets:** If not fully improved to current standards, as part of any development approval, the applicant will be required to construct frontage improvements to NE Fourth Plain Boulevard. If the anticipated trips from the proposed development will reduce the level of service below acceptable standards at intersections or other segments of roadways, then additional mitigation consisting of road improvements or fees in lieu of the improvements will be required.

V. Impact Fees:

- a. **Transportation Impact Fees:** Evergreen subarea: \$252.00 per trip

VI. Other:

- a. The properties are currently in the Open Space Program which results in lower assessed values and deferred property taxes. Once the property is removed from the program because of a change of use and is no longer considered open space, seven years back taxes (the difference between the actual taxes paid and the amount the taxes that would have been had the property been taxed at full value) plus interest and penalties (in most cases) are due.
- b. The Evergreen Little League currently has a license to use the properties for baseball practices and games. The license expires on September 30, 2008.

VII. Permitting

- a. **Major uses allowed:** The Light Industrial District is intended to ensure that a full range of job opportunities are available throughout the City so that residents can work close to home if they choose. The location of land within each industrial district must be carefully selected and design and development standards created to minimize the potential adverse impacts of industrial activity on established residential areas. Commercial and retail uses are limited. For a complete list of uses, visit http://www.cityofvancouver.us/MunicipalCode.asp?menuid=10462&submenuID=10478&title=title_20&chapter=440&VMC=030.html



- b. **Industrial/commercial subdivision:** Industrial land can be subdivided through traditional subdivision methods or through a binding site plan review process. The primary difference is that with the binding site plan, all proposed improvements are shown on the recorded plat. A traditional subdivision only includes lot lines and other standard notations.
- c. **Site plan review:** All proposed industrial developments require site plan approval by the City of Vancouver. The submittal requirements for site plan review include:
 1. A completed application form provided by the Planning Official, and 10 copies of the information required.
 2. Site Plan Review drawings shall be on sheets not larger than 24"x 36" unless approved otherwise by the Planning Official. Site plans shall be drawn at a scale of 1" equals 60' or larger, e.g., 1" equals 30'. Building elevations and floor plans shall be drawn at a scale of 1/4" or 1/8" equals 1'.
 - a. An existing conditions plan.
 - b. A site plan.
 - c. A preliminary stormwater and erosion control plan or plans.
 - d. Architectural plans and elevations.
 - e. A landscape plan.
 - f. 8 1/2 x 11-inch reduced copies of all plans.
 3. A site plan review application also must include a narrative describing the development including uses proposed for the site, hours of operation, hours and frequency of deliveries, and construction schedule.
 4. Payment of all applicable review fees.
 5. Certified mailing list. Current Clark County Assessor map(s) showing the property(ies) within a 500' radius of the site, per the requirements in Chapter 20.210.050 and 20.210.060 VMC, Decision-Making Procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500' radius.

A site plan application will be approved upon demonstration that all applicable codes can be met.



- d. **Critical area permits:** None anticipated for this site except a tree plan.
- e. **Conditional use permits/variances/road modifications:** A conditional use permit will be required for uses that have greater impacts than typical industrial uses. For instance a brewery or converted paper products manufacturing site are conditional uses in the Light Industrial Zoning District. Conditional use permits require a public hearing before they are approved by a Hearings Examiner. In addition, an applicant can propose variances to certain numerical standards or propose modifications of the street standards. These applications are processed currently with the underlying development application.

VIII. Permitting Process

- a. Types of Development Applications. The City of Vancouver classifies proposed developments for different levels of review depending upon their impacts to the community.
- b. The Type I review process applies to ministerial permits. Type I applications are decided by the planning official without public notice prior to the decision and without a public hearing. If any party with standing appeals a planning official's Type I decision, the appeal of the decision will be heard by the Hearings Examiner, with further appeal to the Superior Court pursuant to applicable law. Examples of Type I applications include boundary line adjustments, code interpretations and temporary use permits. The City has 21 days to make a determination that an application is complete and then 28 days to make a decision.
- c. The Type II review process involves an application subject to objective and subjective standards that require the exercise of limited discretion about non-technical issues and which there may be a limited public interest. Examples of this review include permits for commercial and industrial site plans, short plats (land divisions of 9 lots or less) and certain variances. City staff has the authority to issue Type II review permits. Most commercial or industrial developments will fall under this process unless the proposed use is a conditional use which requires a Type III review. Conditional uses are those uses that typically cause more impact than permitted uses (certain industrial or commercial uses) and will only be approved if the proposed use will not be detrimental to the public health, safety and welfare.
- d. The Type III review process is subject to standards that require the exercise of substantial discretion and about which there may be a broad public interest. Examples of Type III reviews include subdivisions and



conditional uses. Type III reviews require a public hearing before the Hearing Examiner with the Examiner making the final decision. Type II and III reviews have a public notice requirement and include specified times within which the public may comment. Notice of proposed developments for Type II and III reviews are mailed to all property owners within 500 feet. Notice is also posted in the Columbian newspaper.

- e. Pre-Application Conference – The First Step. For Type II and III reviews, the applicant must attend a pre-application conference with City staff prior to submitting their development application. The purpose of the pre-app is to acquaint the applicant with the requirements of the code and other laws that apply to their development. It is also a time for other agencies, such as the Washington Department of Transportation or Washington Department of Ecology, to comment on the proposed development. The public may attend the conference. The pre-application conference must be held within 28 days from receiving the pre-application where City staff gives the applicant a report identifying all of the code sections applicable to the development, the application filing requirements and an estimate of filing fees.
- f. Full Application. Following the pre-application conference, the applicant submits a full development application for review. Upon submittal, the City conducts a "Fully Complete" review to determine if the application includes all of the required information. A letter of completeness must be sent to the applicant within 28 days of application.
- g. The State Environmental Policy Act (SEPA) requires a review of environmental impacts of the proposed Type II or III development. City staff and interested agencies will review the development application to determine its compliance with applicable Federal, State and City Code. Through this process, a determination will be made as to whether the impacts will be considered non-significance (DNS), mitigated non-significance (MDNS) (i.e., conditions can be required to mitigate anticipated impacts), or significance (DS). For a DNS or MDNS determination, an analysis will be incorporated within the Staff Report and final decision. If a DS determination is made, the applicant is required to prepare an Environmental Impact Statement (EIS) prior to the City considering the proposed development. The SEPA determination is published in the newspaper.

For Type II reviews, public notice is mailed to area property owners about the proposed development. The public notice specifies a 14-day comment period in which the public may submit written comments to City staff. Staff will take these



comments into consideration as they develop their staff report and make their decision.

Also for a Type II review, staff must issue a decision within 120 days (or 90 days for short plats) after the City has issued a determination of application completeness.

For Type III reviews, a public hearing must be held and decision must be made within 120 days from issuance of a determination of application completeness (90 days for subdivisions).

- h. Appeals. For Type I review decisions, any interested party may appeal the decision. For Type II review decisions, only the applicant and a party of record (i.e., someone who submitted written testimony to staff prior to issuance of the decisions) may appeal the decision. An appeal of a Type I or II decision will be reviewed, at a public hearing, by the Hearing Examiner.

A Type III decision by the Hearing Examiner may be appealed to the City Council by the applicant or a party of record (i.e., someone who presented written or verbal testimony, or signed the hearing sign-in sheet on the specific application). For a complete list of the different applications and application filing requirements, visit http://www.cityofvancouver.us/MunicipalCode.asp?menuid=10462&submenuID=10478&title=title_20&chapter=210&VMC=index.html

- i. Fees. The City's application fee schedule can be found at http://www.cityofvancouver.us/MunicipalCode.asp?menuid=10462&submenuID=10478&title=title_20&chapter=180&VMC=index.html