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Property Profile

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Summary of Property Characteristics, Regulatory Constraints and Permit Processing Timelines

I. Description of Property

- a. **Address:** None; vacant land
- b. **Tax lot number:** 182159-000
- c. **Acreage:** 4.49 acres
- d. **Major road access:** NE 10th Avenue. Site is accessed by taking 179th Street exit of I-5, heading east and then north on NE 10th Avenue.

II. Land Use Designations

- a. **Comprehensive land use designation:** Employment Campus
- 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:** None

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.



Mr. James D. Maxwell

Page 2

f. **Floodways and floodplains:** Outside flood area

IV. Utilities and Roads

- a. **Sewer:** Sewer service provided by Clark Regional Wastewater District. Closest line at 179th Street.
- b. **Water:** Clark Public Utilities. Closest line in 10th Avenue.
- c. **BPA power lines:** None
- d. **Natural gas lines:** Closest line in 10th Avenue.
- e. **Roads:** If not fully improved to current standards, as part of any development approval, the applicant will be required to construct frontage improvements to NE 10th Avenue. 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:** Mt. Vista subarea: \$649.00 per trip

VI. Permitting

- a. **Major uses allowed:** The Light Industrial District is intended to provide for those less-intensive industrial uses which produce little noise, odor and pollution. It also provides for resource-based uses and service uses that are deemed compatible with light industrial uses. Commercial and retail uses are limited. For a complete list of uses, visit <http://www.codepublishing.com/wa/clarkcounty.html> then click on Title 40, then UDC 40.230.080.
- 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 Clark County. See attachment for further details.
- d. **Critical area permits:** None anticipated for this site.



Mr. James D. Maxwell

Page 3

- 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 sewer treatment plan is a conditional use 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 road standards. These applications are processed currently with the underlying development application.

VII. Permitting Process

- a. Types of Development Applications. Clark County classifies proposed developments for different levels of review depending upon their impacts to the community.
- b. The Type I review process involves an application subject to non-discretionary standards or standards that require the exercise of professional judgment about technical issues, and exempt from the State Environmental Policy Act (SEPA) review. Examples of this type of review include permits for signs, home occupations, family day care and variances less than 10%. County staff has the authority to issue Type I review permits. Type I reviews require no public notice and are often issued over the counter following a brief review. If a more in-depth review is required, the county has up to 21 days to issue a Type I review 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 4 lots or less) and variance of 10-25% or a numerical standard. County 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. Click on Title 40 after going to this link for a list of uses under the applicable zoning district:
<http://www.codepublishing.com/wa/clarkcounty.html>



Mr. James D. Maxwell

Page 4

- d. The Type III review process involves an application for relatively few parcels and ownerships. It 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, conditional uses and planned unit developments. 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 300 feet (urban area)/500 feet (rural area). Notice is also posted in the Columbian newspaper. For Type III reviews only, the property is posted with signs indicating the type of development proposed, opportunities to comment, and the public hearing date, time and location.
- e. Pre-Application Conference – The First Step. For Type II and III reviews, the applicant must attend a pre-application conference with County 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, but cannot make comment. The pre-application conference must be held within 21 days from receiving the pre-application. Within two weeks after the conference is held, County staff sends 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 county 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 21 days of application.
- g. The State Environmental Policy Act (SEPA) requires a review of environmental impacts of the proposed Type II or III development. County staff and interested agencies will review the development application to determine its compliance with applicable Federal, State and County 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



Mr. James D. Maxwell

Page 5

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 County considering the proposed subdivision. 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 county 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 78 days after the County has issued a determination of application completeness.

For Type III reviews, a public hearing must be held within 78 days from issuance of a determination of application completeness, and a decision issued within 92 days.

- 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 Board of County Commissioners 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.co.clark.wa.us/commdev/development/typespermits.html>

- i. Fees. The County's application fee schedule can be found at <http://www.co.clark.wa.us/commdev/development/fees.html>