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Staff Report and Decision
MAJ Hearthwood
PRJ-163893/LUP-78445

Report Date	August 11, 2020
Proposal	Type II Site plan and 2-lot short subdivision to develop the site with a 4,100-square-foot convenience store and a 3,450-square-foot retail building
Location	14516 SE Mill Plain Blvd., Parcel 167644 within the NE ¼ of Section 35, Township 2N, Range 2E in the WM
Contact	Mackenzie, John Floyd, 101 E. 6th Street, Suite 200, Vancouver, WA 98660
Applicant/ Property Owner	Property Owner: MAJ Hearthwood, Brandi Ho, LLC 300 West 15th St., Suite 200, Vancouver, WA 98660
Staff	Mark Person, Senior Planner / Case Manager Eric Hahn, Senior Civil Engineer – Transportation/Concurrency Steven Ulibarri, Fire Marshall Giff Hancock, Civil Engineer -Water Eric Torgerson, Civil Engineer - Sewer Mike Swanson, Civil Engineer - Stormwater Michelle Cary, Building Plans Examiner
SEPA Determination	Final Determination of Nonsignificance issued with this report
Staff Decision	Preliminary site plan and short plat approval with conditions. Project conditions and/or required revisions are identified in the conclusion of this report.

APPEAL

A 14-day appeal period is now in effect and will expire at **4 p.m., Aug. 25, 2020.**

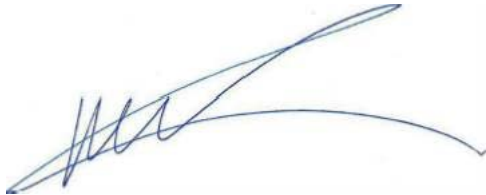
No building or construction permits may be issued during this time. You will be notified immediately upon receipt of any appeal of this decision.

Requests to appeal this decision must be made in writing. The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. A substantive appeal of the SEPA determination must be filed in conjunction with and within the limitation period applicable to an available administrative appeal of the applicable permit or approval (VMC 20.790.640.D).

A fee of \$1,868.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$141.00. The association must demonstrate at the time of appeal submittal that the decision to appeal was made pursuant to association bylaws.

During the current COVID-19 crisis, the appeal request shall be emailed to eplans@cityofvancouver.us as well as to the case manager’s e-mail address below and the appeal fee electronically paid to the City.

For questions or additional information, you may contact the case manager by telephone at 360-487-7885, or by e-mail at mark.person@cityofvancouver.us.



Report Prepared By
Mark Person, AICP, Senior Planner/Case Manager

Aug. 11, 2020
Date



Greg Turner, Manager
Land Use Team

Aug. 11, 2020
Date

BACKGROUND

Project Summary

The proposal is for a site plan and 2-lot short subdivision to develop the site with a 4,100-square-foot convenience store, a 3,450-square-foot retail building and a fueling station with up to eight vehicle fueling stations at the corner of Mill Plain and Hearthwood Boulevard. Improvements also include landscaping, parking and maneuvering areas. Vehicle access will be provided via driveways to Mill Plain to the south and Hearthwood to the east.

General Site Information

Zoning District	CC
Adjacent Zoning Designation	CC to the south, across Mill Plain, CC to the east, across Hearthwood, CC to the north and MX to the west
Comprehensive Plan Designation	COM
Parcel Size	1.01 acres
Adjacent Land Uses	Commercial to the south, across Mill Plain, Commercial to the east, across Hearthwood and vacant parcels to the north and west
Access Roads	Mill Plain to the south and Hearthwood to the east
Existing Vegetation	Shrubs, trees and grasses
Existing Structures	Former vet clinic on that southeast corner of the site
Topography	Flat
Geologic Hazards	No mapping indicators
Seismic Hazard	NEHRP Class C
Flood Plains	No mapping indicators
Wetlands	No mapping indicators
Archaeology	Priority Level B
Drainage Basin	Burnt Bridge Creek
Wellhead Protection	Critical Aquifer Recharge Area
Soils	LgB
Park Impact Fee District	District B
School Impact Fee District	Evergreen
Impacted Schools	N/A
Traffic Impact Fee District	Cascade
Transportation Analysis Zone	268
Sewer District	Vancouver
Water District	Vancouver
Fire Service	Vancouver
Neighborhood Association	N/A

Procedural History

Activity	Case #	Date
Annexation history		
Pre-application conference	PIR-76872	12/05/2019
Application submitted	LUP-78445	05/06/2020
Application determined fully complete		06/03/2020
Notice of application and SEPA		06/17/2020
SEPA determination: Final DNS with this staff report		08/11/2020

APPLICABLE REGULATIONS

Vancouver Municipal Code

VMC Chapters 11.80 Street Standards; 11.90 Transportation; 11.95 Transportation Concurrency; 14.04 Water and Sewer Use Regulations; 14.16 Water and Sewer Service Connections; 14.24 Erosion Control; 14.25 Stormwater Control; 14.26 Water Resource Protection; 16.04.160 Water Supply and Fire Hydrants; 16.04.150 Fire Apparatus Access; 16.04.170 through 16.04.210 Fire Protection Systems; 16.04.010 Premises Identification; 20.210 Decision Making Procedures; 20.320 Subdivisions; 20.915 Impact Fees; 20.770 Tree Conservation; 20.430 Commercial and Mixed Use Districts; 20.925 Landscaping and Open Storage; 20.945 Parking and Loading; and 20.790 State Environmental Policy Act Regulations.

Comprehensive Plan

Public Works Publications

General Requirements & Details for Water Main Construction

General Requirements & Details for Sewer Main Construction

Other

RCW 58.17

Manual on Uniform Traffic Control Devices

ANALYSIS

Staff reviewed the proposal for compliance with applicable regulations, code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

AGENCY COMMENTS

Clark County Public Health

Public Health issued a Development Review Evaluation for the project dated April 28, 2020 (Exhibit 5).

On-site Sewage System (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17)

Finding: A municipal sewage system is proposed for this development. No existing on-site sewage system (OSS) is indicated in the application. However, an existing on-site sewage system (OSS) is currently listed in County records as operational (ON0047416).

This on-site septic system, the components and any additional on-site system discovered during development of this plat must be properly abandoned. Proper abandonment of the system requires tank pumping by a licensed pumper, breaking in the tank lids, and filling the cavities with compacted soil. Any cesspools, drywells, or pump chambers discovered on the site must also be abandoned in this manner. Written verification of abandonment and an Online RME Pumper Report attached must be submitted to the Health Department prior to final plat approval.

The proposed development must connect to an approved public sewer system. A copy of the final acceptance letter or the equivalent from the purveyor must be submitted to Clark County Public Health along with the final site plan or final plat (Mylar).

Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17)

Finding: A municipal water supply is proposed for this development. No existing well is indicated in the application nor was a water well observed in the field. Any wells discovered during development must be legally decommissioned by a licensed well driller per WAC 173-160-381.

Decommissioned wells must be shown on the final plat. The proposed development must connect to an approved public water system. A copy of the final acceptance letter or the equivalent from the purveyor must be submitted to Clark County Public Health along with the final site plan or final plat (Mylar).

Department of Ecology

A letter was received dated July 1, 2020 (Exhibit 6) from the Washington State Department of Ecology. The letter contains standards for, Hazardous Waste & Toxics Reduction, Solid Waste Management and Water Quality. **The applicant shall comply with these requirements during construction.**

Southwest Clean Air Agency

A letter was received dated July 1, 2020 (Exhibit 7) from the Southwest Clean Air Agency. The applicant shall comply with these requirements prior to and during construction.

FINDINGS

Land Use

20.210 Decision Making Procedures

Finding: Per VMC Table 20.210.020-1, short subdivisions are subject to a Type II development application. When more than one application is submitted for a given development, and those applications are subject to different types of procedure, then all of the applications are subject to the highest type of procedure that applies to any of the applications. Staff provided public notice with a 14-day comment period, and issued a written recommendation as documented in this report.

Conclusion: The proposal complies with the decision making procedure of VMC 20.210.

20.270 Site Plan Review

Finding: All new development and modifications to existing developments shall require site plan review approval prior to the issuance of any building permits or commencement of any site work.

The site consists of a single parcel, east of SE Hearthwood Boulevard, north of SE Mill Plain Boulevard. The proposed development includes site plan and 2-lot short subdivision to develop the site with a 4,100-square-foot convenience store, a 3,450-square-foot retail building and fueling station with up to eight vehicle fueling pumps through a Type II process. Vehicular access will be provided via a driveway along SE Hearthwood to the east and Mill Plain to the south.

To gain approval of a site plan the applicant must show:

- The proposal complies with all applicable development standards contained in Title 20 and other applicable regulations.
- Adequate public services such as roads, sanitary and storm sewer and water will be available to serve the site at the time the development is to occur.

Finding: The applicant has demonstrated compliance with the above criteria as conditioned.

20.320 Subdivisions

Finding: Per VMC 20.320.040, to receive approval of a preliminary plat, the applicant must demonstrate compliance with the following criteria.

Public facilities provision

Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans.

Finding: As discussed and conditioned in the following sections of this report, adequate provisions have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal.

Proposed improvements

Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Public Health and/or Washington State Department of Transportation standards and plans, where applicable.

Finding: The proposed development will not create any new streets. Improvements to existing roadways will be required as part of this application as detailed within the transportation portion of this report. The future development will be required to connect to the city's water and sanitary sewer systems. The applicant's proposal, as discussed in the engineering section of this report, will meet the above-noted requirements as conditioned. Public Health requirements are noted in this report and made a condition of approval.

Open space and dedications

Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations.

Finding: Commercial development is not subject to parks or school impact fees. The proposed development will be subject to transportation impact fees as detailed within this report. Any required dedications, easements or reservations are required to be shown on the final plat.

Physical characteristics

The design of the proposed short subdivision or subdivision-site has taken into consideration the physical features of the site, including but not limited to topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands.

Finding: The physical characteristics of the site have been considered in the design of the subdivision as documented in this report.

Re-platting of existing subdivisions

When re-platting an existing subdivision, the short subdivision or subdivision shall comply with all the terms and conditions of the existing subdivision's conditions of approval.

Finding: No subdivision terms or conditions are known that impact the proposal.

Compliance with all requirements of this title

The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval.

Finding: The applicable requirements of Title 20 are addressed in this report and have been met or will be met with conditions of approval.

Compliance with state requirements

That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.

Finding: The Comprehensive Plan identifies goals and policies that are implemented through the city's Land Use and Development Code. They guide development in the City of Vancouver for the benefit of the public health, safety and general welfare. The proposed plat complies with these requirements by providing commercial development anticipated by the zoning code, by providing the necessary infrastructure to serve the development, the payment of impact fees for transportation, and by demonstrating that applicable laws can be complied with as conditioned; therefore, the public interest should be served by the proposed plat.

This project complies with RCW 58.17.110.

Narrow Lot Additional Criteria

Land divisions which contain one or more residential lots having a width of less than 40 feet shall meet additional criteria of VMC 20.927.030 A, B and C.

Finding: The proposed development does not include residential lots, the proposed lots are commercial.

Street improvement standards

All proposed streets and street improvements shall comply with the provisions of Title 11 and approved transportation standards details on file with the Transportation Department.

Finding: As stated in the Transportation section of this report, street improvements will comply with the provisions of Title 11, subject to the conditions of approval.

Blocks

The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, and control; safety of motor vehicular, bicycle and pedestrian traffic; and recognition of limitations and opportunities of topography.

Sizes of blocks

Blocks shall not exceed 1,300 feet in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation. The recommended minimum distance between intersections of arterial streets is 1,800 feet. Minimum length of a block shall not be less than 180 feet.

Finding: The proposed block complies with the above standards.

Easements for utility lines

Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

Finding: All water, storm and sanitary sewer lines constructed within the public right of way do not require easements. However, if these lines, hydrants, water meters or other utilities are constructed outside the public right of way, dedication or easements will be required prior to final plat approval.

Watercourses

If a subdivision is traversed by a watercourse such as a drainage way, channel or stream, there shall be provided a stormwater easement for the width of the watercourse plus 15 feet on each side of the watercourse. Streets or parkways parallel to a major watercourse may be required.

Finding: No watercourse traverses the property.

Pedestrian/bicycle ways in and through residential subdivisions

In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 16 feet shall be required through the middle of the block when required by the transportation manager for public convenience and safety; 12 feet of the 16-foot corridor shall be paved in a durable material. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. When required by the transportation manager for public convenience and safety, pedestrian ways shall be required to connect cul-de-sacs or to pass through unusually shaped lots.

Finding: No blocks are being created over 800 feet in length by this subdivision.

Flag lots

Flag lots may be permitted, provided that the minimum width of the flag stem is 15 feet for a single lot and 20 feet for a shared flag access, and it is in compliance with fire access standards contained in VMC 16.04.150. No more than four lots may be accessed from a single flag stem. A private maintenance agreement shall be recorded for driveways which serve more than one lot.

Finding: No flag lots are proposed.

Lot side lines

Side lines, as far as practical, shall run at right angles to the street on which the lot faces.

Finding: Side lot lines, as far as practical, run at right angles to the adjacent street.

Lot frontage. With the exception of flag lots, all lots shall abut on a public or private street with a minimum frontage of not less than 20 feet.

Finding: Each lot will have 20 feet or more of frontage.

Parks and playgrounds. The review authority shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

Finding: Park impact fees are not assessed on commercial subdivisions.

Narrow lot land divisions. Land divisions which contain one or more residential lots having a width of less than 40 feet shall meet the development standards of VMC 20.927.040.

Finding: The proposed development is commercial, not residential, this standard is not applicable.

Existing trees. All subdivision developments shall comply with the tree and vegetation management provisions contained in Chapter 20.770 VMC Tree Conservation.

Finding: The proposal complies with the tree conservation ordinance, as noted in the tree conservation section of this report.

Conclusion: The proposal complies with the subdivision development standards as conditioned.

20.430.030 Uses

Finding: Retail is allowed in the CC zone and fueling stations are allowed provided that the site conditions of 20.895.070 are met. VMC 20.895.070 is addressed within this report.

20.430.040 Development Standards

Finding: Table 20.430.040-1 governs the development standards of the CC district including lot size, lot coverage, lot width and depth, setbacks and building heights.

Standard	CC	Proposal
Minimum Lot Size	None	15,265 sf
Maximum Lot Coverage	Maximum determined by compliance with screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2, stormwater standards, erosion control regulations, and all other applicable development standards.	Meets standard
Minimum Lot Width	None	85'
Minimum Lot Depth	None	174'
Setbacks	Pursuant to screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2	5' to the west 5' to the north 10' to the east 10' to the south
Maximum Height	50'	21'
Minimum Landscaping Requirement (percentage of total net area)	15%	15.6%

Environmental

20.710 Archaeological Resource Protection

Finding: In the event that intact archaeological deposits are encountered during construction, work shall be halted immediately and the City of Vancouver Community & Economic Development Department and the Washington State Department of Archaeology and Historic Preservation be notified in order for the findings to be investigated and assessed by a professional archaeologist. A note shall be added to the engineering plans stating this condition.

20.770 Tree, Vegetation and Soil Conservation

Finding: A Level V tree plan was submitted for review. A minimum tree density of 30 tree units per acre is required for new development. The 0.97 acre site requires 30 total tree units. The submitted plans indicate that 40 tree units will be planted on-site which meeting the minimum requirement.

20.790 SEPA Regulations

Finding: The applicant submitted an environmental checklist for review. Staff issued a notice of application and optional SEPA determination of Nonsignificance June 17, 2020. The comment period ended July 1, 2020. A comment dated July 1, 2020 was received from Department of Ecology (Exhibit 6). Clark County Public Health completed a development review of the site and issued a letter dated April 28, 2020 (Exhibit 5). A comment dated July 1, 2020 was received from Southwest Clean Air Agency (Exhibit 7). **A Final Determination of Nonsignificance is issued with this notice of application.**

Additional Development Standards

20.915 Impact Fees

Finding: The proposed development is subject to transportation fees. Impact fees are paid at the time of the individual building permit issuance.

With regard to the transportation impact fee (TIF), the proposed project is located within the Cascade subarea which has a rate of \$246.00 per average daily trip (ADT). The new net ADT generated by this development is 964 ADT or \$131,001.15 plus an additional \$5,735.80 since the project is within the Mill Plain Overlay area. This fee is due prior to the issuance of building permits.

20.925 Landscaping

Finding: Per VMC Table 20.925.030-1 certain buffering is required dependent on the abutting zoning district. The buffering requirements for the subject site are as follows:

- West portion of the site abuts a parcel zoned MX which requires a 0-5-foot L-1 buffer with one tree per 30 lineal feet.
- North portion of the site abuts a parcel zoned CC which requires a 0-5-foot L-1 buffer with one tree per 30 lineal feet.
- East portion of the site fronts on Hearthwood, beyond that are parcels zoned CC which requires a 10-foot, L-2 buffer, with one tree per 30 lineal feet.
- South property line fronts on Mill Plain, beyond that are parcels zoned CC which requires a 10-foot, L-2 buffer, with one tree per 30 lineal feet.

Street trees required. All development projects fronting on a public street or a private street approved after the adoption of this Title shall be required to plant street trees in accordance with the standards in VMC 20.925.060C.

Finding: The proposed development includes street trees along Mill Plain to the south and Hearthwood to the east.

Parking lots. All parking, loading and maneuvering areas including driveways and drive-through lanes shall be screened from view per the standards of 20.945.040(1)(2) VMC.

Finding: The proposed parking lot will be screened from view through the planting of various shrubs and the placement of buildings consistent with this standard.

Screening of service facilities. Solid waste container or recycling or disposal area and ground level service facilities such as gas meters and air conditioners which would be visible from a public street, parking area, or any residentially-zoned property shall be screened from view per the standards of 20.970 VMC by placement of a solid wood fence, evergreen hedge or masonry wall. All refuse materials shall be contained within the screened area.

Finding: The development plans show the trash enclosure at the northwestern corner of the site, screened by various plantings in compliance with this requirement.

Sight visibility requirements of Chapter 20.985 VMC Vision Clearance shall be met.

Conclusion: As conditioned, the development can meet the tree, vegetation and soil conservation standards in addition to landscaping standards.

20.945 Parking and Loading

Finding: On-site parking is required for tenants and visitors. All parking lots shall be kept clean and in good repair at all times. Individual spaces shall be marked with painted stripes. Parking is not permitted in any setback unless authorized by approval of a variance.

Minimum parking requirements for sales-oriented retail is one space per 300 square feet and vehicle fuel sales require two spaces. This 7,550-square-foot development in two buildings plus vehicle fuel sales requires a minimum of 28 parking spaces. The applicant has submitted plans showing 31 spaces.

Pedestrian access, circulation and connections. The applicant shall extend pedestrian circulation routes to sidewalks and transit stops along streets abutting the site, to pedestrian facilities that extend to the edge of the site from off-site and to the edge of the site in the direction of existing, approved or proposed off-site pedestrian and transit facilities.

Finding: The proposed development provides a pedestrian connection to adjacent streets. All on-site pedestrian routes will be improved with approved all-weather surface(s) consistent with applicable regulation.

Lighting. The on-site pedestrian circulation system must be lighted to a level of 0.5 foot-candle, except for handicapped accessible areas which must be lighted to 1.0 foot-candle. Such lighting shall be directed in a manner to prevent glare on nearby residential areas.

Finding: The submittal plans included a photometric plan as part of the development application. The plan shows that lighting levels are met.

Parking lot landscaping. Perimeter Landscaping - Any off-street parking area other than for a single-family or duplex dwelling shall be effectively screened by a sight-obscuring fence, wall or evergreen planting on each side which adjoins property situated in a residential zone, the premises of any school or like institution, or a public or private street. Screening along a common property line shall be six feet high. Landscape screening shall be capable of attaining a height of six feet within two years of planting. Screening along all public or private streets shall be a minimum of three feet high.

Finding: The off-street parking is screened from the street with landscaping per the development plans.

20.970 Solid Waste Disposal and Recycling

Concerning Solid Waste Storage Requirements and Access

Finding: The proposed convenience store, motor vehicle fueling and a retail building is required to plan adequate storage space for solid waste, per VMC 20.970.

Based on a total building footprint of 7,550 square feet the site shall provide a minimum 178 square feet dedicated for solid waste storage. The applicant has designated space for an approx. 25-foot x 25-foot exterior enclosure and noted on plans (**C110 Site Plan**). The enclosure design incorporates two sets of double swinging gates for service provider, each 10-feet 6-inch' wide.

The location of the proposed enclosure appears serviceable by collection vehicles within the interior of the site. The footprint of the enclosure does not meet the minimum footprint requirement however the applicant met the intent of the code by providing ample space for garbage and recycling receptacles.

Conclusion: The proposal has satisfied solid waste requirements for providing adequate storage and collection access.

11.70 Transportation – Concurrency

Finding: The applicant is proposing the construction of a 4,100-square-foot gas station/convenience store and a 3,450-square-foot retail building. The project site is located at the northwest corner of SE Mill Plain Boulevard and SE Hearthwood Boulevard, the property address is 14516 SE Mill Plain Boulevard. There is a veterinary clinic on the site that will be demolished. A small drive-through coffee shack was once located on the site, but it has been removed. Access to the site will be by way of a driveway on SE Mill Plain Boulevard and a driveway on SE Hearthwood Boulevard.

The applicant submitted a Trip Generation and Distribution Letter dated Feb. 25, 2020, from Mackenzie. Trip generation rates were based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, utilizing the following Land Use Codes:

- 820 – Shopping Center
- 853 – Convenience Market w/ Gas Pumps
- 640 – Veterinary Clinic
- 938 – Coffee/Donut Shop w/ Drive-thru Window & No Indoor Seating

Based on this information, the proposed project will generate 971 net new Average Daily Trips (ADT) including 50 new a.m. Peak Hour Trips and 89 new p.m. peak hour trips. The submitted documentation fulfills the city's requirements for concurrency analysis.

Pursuant to VMC 11.70.090, Mill Plain Boulevard between 136th Avenue and 164th Avenue is designated a Category 1 Concurrency corridor, which stipulates that the corridor is operating at or above the city's adopted level of service standards. The proposed development will generate 40 new p.m. peak hour trips to this corridor. This is not anticipated to cause the corridor to drop below the adopted level of service standard.

The proposed use is located within the #270 Transportation Analysis Zone. The proposed project contributes p.m. peak hour trips to the following Concurrency Monitoring Corridors:

Corridor Name	Corridor Limit	PM Peak Trips
Mill Plain Blvd.	I-205 to NE 136 th Ave	22
Mill Plain Blvd.	NE 136 th Ave to NE 164 th Ave	40

Based on the above table, **the applicant shall pay modeling fees totaling \$1,500.00** Pursuant to the applicant's analysis; the project will not distribute trips to any other Concurrency Monitoring Corridors.

The applicant's traffic analysis provides distribution of trips used to establish the proportionate share contribution towards one off-site intersection mitigation project pursuant to VMC 11.80.080(C). A list of the intersection(s) slated for proportionate share contributions is as follows:

Intersection	Development Phase	Cost Per PM Peak Hour Trip	Number of Trips	Proportionate Share
SE Hearthwood Blvd & SE 1 st Street	N/A	\$500	13	\$6,500
Total Proportionate Share Cost				\$6,500.00

Transportation Impact Fees (TIF) are imposed per VMC 20.915. See the section of this staff report addressing VMC 20.915 for calculation of TIF.

Conclusion: The proposed development meets the requirements of VMC 11.70 as conditioned.

11.80 Transportation – Street & Development Standards

Finding: The applicant is proposing the construction of a 4,100-square-foot gas station/convenience store and a 3,450-square-foot retail building. The project site is located at the northwest corner of SE Mill Plain Boulevard and SE Hearthwood Boulevard, the property address is 14516 SE Mill Plain Boulevard. There is a veterinary clinic on the site that will be demolished. A small drive-through coffee shack was once located on the site, but it has been removed. Access to the site will be by way of a driveway on SE Mill Plain Boulevard and a driveway on SE Hearthwood Boulevard.

Southeast Hearthwood Boulevard is designated a collector arterial which typically requires a minimum 35 feet half-width right of way and 23 feet paved street half-width per city standard plan T10-12. The existing road along the property frontage of SE Hearthwood Boulevard includes asphalt roadway, curb, gutter, attached sidewalks, street lighting, and storm drainage.

Evaluation of existing signal operations at the intersection of SE Mill Plain Boulevard and SE Hearthwood Boulevard indicates that the queue length of southbound vehicles may occasionally exceed the length of the property frontage for this site, creating a scenario wherein northbound vehicles attempting to make a left turn into the site from SE Hearthwood Boulevard are temporarily blocked by the queue. This is potentially hazardous because it forces the left-turning vehicle to wait in the northbound traffic lane until the queue is released by the signal. To address this concern, the applicant has proposed to enter into a deferral agreement with the City which commits the applicant to construct a curb median in SE Hearthwood Boulevard, blocking all left turns at the site access, if and when certain criteria are met. The city has agreed to this proposal, and the deferral agreement is currently being reviewed by city legal staff. **Prior to the issuance of civil plan approval, the pending deferral agreement must be finalized and signed by both parties.**

For collector arterials, VMC Table 11.80.110.A-1 requires driveways to be spaced a minimum of 10 feet from property line and a minimum of 50 feet from adjacent driveways. The applicant has submitted a request for a technical road modification concerning SE Hearthwood Boulevard to allow a driveway that is spaced five feet from the property line and approximately 30 feet from the existing adjacent driveway. **This request has been reviewed and approved by the city Transportation staff.**

Prior to the issuance of occupancy approval, the applicant shall comply with all conditions and requirements set forth in the approved road modifications and pending deferral agreement, and shall provide the following improvements for SE Hearthwood Boulevard:

- **Additional right of way width or additional pavement width for SE Hearthwood Boulevard along the frontage of this project will not be required.**
- **Repair any sidewalk deficiencies along the project frontage to ensure ADA compliance. For questions regarding the repairs that are required to be made contact Tommy Renner at Thomas.Renner@cityofvancouver.us or 360-487-8397.**
- **The applicant shall remove any existing unused driveway approaches or curb cuts.**
- **Street lighting must be installed or updated to current standards. See street lighting comments below.**
- **Maintain temporary construction traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.**

Southeast Mill Plain Boulevard is designated a principal arterial which requires a minimum 55 feet half-width right of way and 41 feet paved street half-width per city standard plan T10-05. The existing road along the property frontage of SE Mill Plain Boulevard includes asphalt roadway, curb, gutter, attached sidewalks, ADA ramp, street lighting, C-Tran bus stop and storm drainage.

VMC 11.80.110(A) stipulates that, when a property has frontage on two arterials, access shall be taken from the arterial with the lowest functional classification. The applicant has submitted a technical road modification requesting approval to allow an access on SE Mill Plain Boulevard, a principal arterial, in addition to the access allowed by code on SE Hearthwood Boulevard, a collector arterial. **The proposed technical road modification request has been reviewed and approved by the city.**

Prior to the issuance of occupancy approval, the applicant shall comply with all conditions and requirements set forth in the approved road modification and shall provide the following improvements for SE Mill Plain Boulevard:

- Dedicate additional right of way as necessary to meet the minimum half-width right of way requirement, and as necessary to accommodate required street improvements, and as necessary to accommodate the signal pole and ADA ramp at the corner.
- Construct City of Vancouver standard frontage improvements including driveway approach, detached sidewalks, and planting strip.
- Remove any existing unused driveway approaches or curb cuts.
- Demonstrate that the existing pedestrian ramp at the corner of SE Mill Plain Boulevard and SE Hearthwood Boulevard meets current ADA standards per VMC 11.80.070 (D), or reconstruct and/or repair the ramp as necessary to meet current ADA standards.
- There is a westbound Bus Rapid Transit (BRT) stop planned along the project frontage. The applicant shall coordinate the improvements along the project frontage with C-Tran.
- Street lighting must be installed or updated to current standards. See street lighting comments below.
- Utility trenching shall be restored per T05-04A&B and T05-06A&B (CDF). Asphalt restoration shall meet T05-01B and T05-07. A single continuous width restoration is required.
- Maintain temporary construction traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.

Street lighting is required on public streets per VMC 11.80.090. Any substandard street lighting shall be required to be upgraded to current city standards as part of this project. Street lighting shall be installed and/or updated to meet the design standards per city standard plans T21-01A through T21-01D. If the applicant proposes to retain the existing lighting or install lighting that exceeds the maximum spacing requirement a photometric analysis will be required to ensure the lighting level standards are met. If the maximum spacing per T21-01A is met, the photometric analysis is not necessary.

If photometric analysis is required, it shall be analyzed in zones. Zones for each direction of travel of a straight roadway are done in luminance method. Intersections, sidewalks, and curved roadway sections are their own zones and done in illuminance. Average maintained luminance is measured in candela per square meter. Veiling luminance shall be shown. Average maintained illuminance is measured in foot-candles. Stationing is a required item on the lighting plans. IES files for lighting software can be obtained from lighting manufacturer. Use lighting materials from the City of Vancouver approved material list.

New lights will be LED and existing HPS lights will be retrofitted to LED unless otherwise noted by Traffic. Any new or existing lights that are within 10 feet of primary power and/neutral lines, will require the developer to raise the power lines. The developer will need to work with Clark Public Utilities for requirements and costs. Per City of Vancouver Street Lighting Policy; where existing street lights are mounted on Clark Public Utilities wood poles, the street lights shall be changed to current standards. However, when no roadway or sidewalk improvements are being installed within an existing neighborhood, the use of an aerial design with a **Type W** standard (wood pole mounting) may be approved by the city's Transportation engineer.

Conclusion: The proposed development meets the requirements of VMC 11.80 as conditioned.

Water

Finding: There is an existing 18-inch DI transmission main and a 12-inch DI main in SE Mill Plain Boulevard. There is a 12-inch DI main in SE Hearthwood Boulevard.

The applicant is proposing to continue the use of the existing 1-inch water meter. The applicant is also proposing to add two additional 1-1/2 inch water meters, one domestic and one deduct.

Additional requirements may be outlined during the detailed site plan review process, meeting the water requirements as detailed in the *General Requirements & Details for the Design and Construction of Water, Sanitary Sewer and Surface Water Systems* (latest revision).

Conclusion: The submitted plans indicate the requirements can be met.

Sewer

Finding: There is an existing 8-inch concrete sewer partially fronting the subject property in SE Hearthwood Boulevard. There is a manhole (City 5083), fronting the subject property, which marks the upstream end of the public sewer. City records indicate the manhole is six or seven feet deep. There are no records of previous public sewer connection.

Records indicate the existing structure is currently served by an onsite septic system. The Clark County Property Information Page shows a recent septic inspection date of July 2017.

Public sewer service requires the applicant to connect each proposed building to public sewer with a 6-inch minimum diameter service lateral. Service lateral connections shall be constructed per City of Vancouver Standard Plan series S-1.4, or at public sewer manholes per City of Vancouver Manhole Standard Plan series S-2.4. Preliminary engineering plans submitted by the applicant propose construction of 46 feet of public sewer onto the project site, within a public sewer easement, from MH 5083.

Surface drains for fueling area shall not go to sanitary sewer.

**** Pretreatment:** An Industrial Pretreatment review may be required for authorization to discharge process wastewater. If process discharges will be great than 200 gpd, contact the Pretreatment workgroup at 360-487-7130. If a permit is required, preparation and approval may take up to six months. There is no fee for a permit.

****Grease Trap:** Commercial establishments which discharge food grease to the sewer system and install a grease trap or interceptor. The city shall approve the sizing, design, and plan for installations in accordance with the Uniform Plumbing Code. Contact the city Grease Trap program at 360-487-8177.

**** Oil/Water Separators:** Commercial establishments which discharge wastewater containing petroleum based oil or grease shall install an oil/water separator. The separator size, design and installation shall be in accordance with city and state standards. For more information, contact Industrial Pretreatment at 360-487-7130.

Show all septic tanks on the plans and note the proper decommissioning of them as directed by Clark County Public Health.

Conclusion: Public sanitary sewer is available at or near the site and construction standards for public sewers and private sewer lateral connections can be met.

(Prior to Construction)

Obtain all required permits to complete the sewer construction.

(Prior to Final Site Plan Approval)

Satisfy all of the submittal and other related requirements itemized in the projects upcoming Notification of Civil Plan Approval (plan approval letter).

14.24 Erosion Control

Finding: The propose project will require ground disturbance of just over an acre. The site slopes to the west and is currently vegetated mostly in grasses with some native and ornamental trees. The site is adjacent to a city stormwater facility and Burnt Bridge Creek to the west. Grading on-site is listed as 335 cubic yards with 218 cubic yards of fill imported to the site. The main threat of erosion will be from construction vehicles potential tracking sediment onto SE Hearthwood Boulevard.

The applicant has elected to submit full civil plans under the streamline review process including an erosion control plan. The plan has undergone two civil reviews and will be ready for approval after minor revisions. No conditions of approval are required at this time.

14.25 Stormwater

Finding: The proposed project will create more than 5,000 square feet of hard surfaces and Minimum Requirements 1 through 9 of the 2014 Stormwater Management Manual for Western Washington (SMMWW) must be followed. These requirements include runoff treatment and flow control BMPs.

The applicant has elected to submit full civil plans under the streamline review process including a stormwater plan and a stormwater report which address the minimum requirements as well as City of Vancouver stormwater requirements. The plan and report have undergone 2 civil reviews and will be ready for approval after minor revisions. No conditions of approval are required at this time.

14.26 Water Resources Protection

Finding: This proposed operation will manage unleaded fuel and diesel; therefore it will be considered a “classified” facility subject to the Greater Standards of the City’s Water Resources Protection Ordinance, VMC 14.26. Classified facilities shall implement all applicable best management practices (BMP’s) listed in ordinance sections 14.26.120 and 14.26.130.

Finding: Fueling areas shall not drain directly into the storm system or to sanitary sewer. The fueling area shall be covered and the drain in the fueling area should connect to a dead-end sump to handle potential spills.

Finding: A spill plan, training program and inspection schedule shall also be prepared by the owner/operator within 90 days of occupancy.

Conclusion: As conditioned, the applicant has demonstrated that applicable provisions of the city’s water resources protection ordinance can be met.

Fire

Finding: The fire department has reviewed the proposed project and determined that it can meet the requirements of VMC Title 16 and the International Fire Code.

Building

Title 17 Building and Construction

Finding: Per VMC 17.08.090 a building department plan review and permit will be required for this project. Building shall comply with the applicable codes listed in 17.08.010 in effect at the time of building permit application. A complete building code review of plans is not performed during site plan review. Filing of building permit application with required fees and review material is required for a complete building code review. At this time, plans and information necessary to verify compliance with all applicable building code provisions is neither required nor provided.

Finding: Each independent structure requires a separate building permit unless specifically exempted by 17.08.090, including: buildings, retaining walls over four feet, fences and trash enclosures over six feet, and covered structures. Each building requires its own unique permit submittal. For example the drawings and calculations for the gas station building should only refer to gas station building and not include the other retail building with the site plan being the exception. See New Addressing Approval to identify the correct building numbers prior to submitting for permits.

Prior to Civil Plan approval: Provide Photometric plan to comply with requirements: On-site pedestrian circulation system must be lighted to a level of 0.5 foot-candle, except for handicapped accessible areas which must be lighted to 1.0 foot-candle VMC 20.945.040.

For building code related questions email planreview@cityofvancouver.us

For eplans related questions visit our website for instructions and tutorials <https://www.cityofvancouver.us/ced/page/getting-started-eplans>

DECISION

Staff hereby approves the short plat and site plan with conditions as noted below and throughout this report. Based upon the analysis and findings herein, the criteria for approval have been satisfactorily met, or shall be met with the conditions of approval and no significant adverse impacts have been identified. This approval does not grant the right to permits, but only determines the development can meet the requirements of the applicable ordinances as described in this report.

CONDITIONS OF APPROVAL

Prior to Civil Plan Approval

1. Upload the civil plan review set showing all the revisions requested as well as all necessary reports (geotechnical, hydrology, traffic analysis, road modification, etc.). Include a detailed site plan in the civil plan review set. For questions on these requirements please contact 360-487-7804.
2. Grading plan review fees will be due upon submittal of civil plans for review. Contact Permit Center staff at 360-487-7802 to obtain a fee quote.
3. Pay modeling fees totaling \$1,500.00.
4. Enter into a deferral agreement with the City which commits the applicant to construct a curb median in SE Hearthwood Boulevard, blocking all left turns at the site access, if and when certain criteria are met. The pending deferral agreement must be finalized and signed by both parties.
5. Submit final geotechnical report prepared and sealed by geotechnical engineer of record.
6. New and existing fire hydrant locations shall be shown.
7. Fire department connections shall be shown to be located within 150 feet hose lay of a hydrant.
8. Provide Photometric plan to comply with requirements: On-site pedestrian circulation system must be lighted to a level of 0.5 foot-candle, except for handicapped accessible areas which must be lighted to 1.0 foot-candle. VMC 20.945.040.
9. Underground fire sprinkler supply mains shall be installed only by contractors in compliance with WAC 212-80 and endorsed in accordance with VMC 16.04.095 under separate permit. Add a note confirming compliance with this requirement to the utility plans.
10. Submit a Fire Response Plan

Prior to combustible construction

11. Fire hydrants for emergency use shall be installed, approved and maintained.
12. Fire apparatus access shall be provided and maintained.

Prior to or during construction

13. Satisfy submittal and all other requirements itemized in the notification of civil plan approval and secure final civil project acceptance.
14. Temporary address signage shall be visible and legible from the street fronting the property for emergency response during construction.
15. If a well is found during development, it shall be properly decommissioned by a licensed well driller. The proposed development must connect to an approved public water system.
16. Comply with the requirements in the Department of Ecology's letter dated July 1, 2020.

17. Comply with the requirements in the Southwest Clean Air Agency letter dated July 1, 2020

Prior to Issuance of Building Permits

18. All required fees, including transportation impact fees shall be paid.
19. Pay sanitary sewer connection fees and secure a connection application. Connect the building sewer to the new service laterals as required by the plumbing code.
20. Pay all applicable fees, including impact fees. With regard to the transportation impact fee (TIF), the proposed project is located within the Cascade subarea which has a rate of \$246.00 plus a \$10.00 per ADT fee for the Mill Plain TIF Overlay. Total TIF for the site is \$136,736.95.

Prior to Issuance of Certificate of Occupancy

21. All trees shall be planted in accordance with VMC 20.925.060
22. Prior to the issuance of occupancy approval, the applicant shall comply with all conditions and requirements set forth in the approved road modifications and pending deferral agreement, and shall provide the following improvements for SE Hearthwood Boulevard:
 - a. Additional right of way width or additional pavement width for SE Hearthwood Boulevard along the frontage of this project will not be required.
 - b. Repair any sidewalk deficiencies along the project frontage to ensure ADA compliance. For questions regarding the repairs that are required to be made contact Tommy Renner at Thomas.Renner@cityofvancouver.us or 360-487-8397.
 - c. The applicant shall remove any existing unused driveway approaches or curb cuts.
 - d. Street lighting must be installed or updated to current standards. See street lighting comments below.
 - e. Maintain temporary construction traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.
23. Prior to the issuance of occupancy approval, the applicant shall comply with all conditions and requirements set forth in the approved road modification and shall provide the following improvements for SE Mill Plain Boulevard:
 - a. Dedicate additional right of way as necessary to meet the minimum half-width right of way requirement, and as necessary to accommodate required street improvements, and as necessary to accommodate the signal pole and ADA ramp at the corner.
 - b. Construct City of Vancouver standard frontage improvements including driveway approach, detached sidewalks, and planting strip.
 - c. Remove any existing unused driveway approaches or curb cuts.
 - d. Demonstrate that the existing pedestrian ramp at the corner of SE Mill Plain Boulevard and SE Hearthwood Boulevard meets current ADA standards per VMC 11.80.070 (D), or reconstruct and/or repair the ramp as necessary to meet current ADA standards.
 - e. There is a westbound Bus Rapid Transit (BRT) stop planned along the project frontage. The applicant shall coordinate the improvements along the project frontage with C-Tran.
 - f. Street lighting must be installed or updated to current standards. See street lighting comments below.
 - g. Utility trenching shall be restored per T05-04A&B and T05-06A&B (CDF). Asphalt restoration shall meet T05-01B and T05-07. A single continuous width restoration is required.

- h. Maintain temporary construction traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.
- 24. This project has been reviewed in accordance with the 2015 International Fire Code as adopted and amended by the Vancouver Municipal Code, Section 16.04. The applicant will be required to comply with all applicable codes and ordinances even in the absence of plan review comments.
- 25. Any fire protection features identified as being required during the construction permit shall be installed and approved prior to occupancy.

EXHIBITS

1. Application
2. Applicant narrative**
3. Development Plans
4. Notice of Application and Optional SEPA dated June 17, 2020
5. Clark County Public Health Development Review Evaluation dated April 28, 2020
6. Letter from Department of Ecology dated July 1, 2020
7. Letter from Southwest Clean Air Agency dated July 1, 2020
8. Trip Generation Letter by Mackenzie dated Feb. 25, 2020
9. TIA Summary dated August 3, 2020
10. Preliminary Stormwater Report by Mackenzie dated March 3 2020**
11. Geotechnical Engineering Study by Geo Consultants NW dated Feb. 5, 2020**

**Because of the size of the exhibit, it is not included with this report. During the current COVID-19 crisis, requests shall be emailed to eplans@cityofvancouver.us as well as to the case manager's e-mail address.



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660, P.O. Box 1995 ~ Vancouver, WA 98668, Phone (360) 487-7800

Email completed application to eplans@cityofvancouver.us

REVIEW TYPE (Check one review and one process type)				
Review Type: <input type="checkbox"/> Type I <input checked="" type="checkbox"/> Type II <input type="checkbox"/> Type III <input type="checkbox"/> Type IV <input type="checkbox"/> Tree Removal Only (nuisance or hazard)				
Process Type: <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Streamline (Type II Applications only - Pre-submittal Meeting required)				
USE				
<input type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential
<input type="checkbox"/> Duplex	<input type="checkbox"/> Wireless Communications Facility (new) see VMC 20.890			
PROJECT INFORMATION				
Site Acres: 1.0	Disturbed Acres: 1.0	Zoning: CC	Sewer: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Public
Proposed # of Lots: 2		Dwelling Units: none		
Non-Residential Bldg. Square Footage: 7,550		Ground Floor: 7,550		Total of All Upper Floors: n/a
Hard Surface Area Square Feet - New: 35,819		Replacement: 12,942		Total: 43,584
PROJECT NAME AND LOCATION				
Proposed project name: MAJ Hearthwood				
Project site address: 14516 SE Mill Plain Blvd			Parcel #(s): 167644000	
PROJECT DESCRIPTION				
(Briefly describe the proposed project. Provide more detail in project narrative)				
Site Plan Review and short subdivision to develop Tax Lot 167644000 as a 4,100 SF convenience store development with motor vehicle fueling (7-Eleven), and a 3,450 SF speculative retail building, inclusive of five technical road modifications and a street tree adjustment.				
PRIMARY APPLICANT			CONTACT	
Business Name: MAJ Hearthwood LLC			Business Name: Mackenzie	
Contact Name: Brandi Ho			Contact Name: John Floyd	
Address: 300 West 15th Street, Suite 200			Address: 101 E. 6th St., Suite 200	
City/State/Zip: Vancouver, WA 98660			City/State/Zip: Vancouver, WA 98660	
Phone: (360) 823-5112			Phone: (360) 787-7360	
Email: brandi@majdevelopment.com			Email: jfloyd@mcknze.com	
ELECTRONIC PLANS SUBMITTER (required)			OWNER	
(responsible for ePlans uploading and correspondence)			(attached additional sheets for multiple owners)	
Name: John Floyd, Mackenzie			Name: MAJ Hearthwood, LLC	
Address: 101 E. 6th St., Suite 200			Address: 300 West 15th Street, Suite 200	
City/State/Zip: Vancouver, WA 98660			City/State/Zip: Vancouver, WA 98660	
Email (required): eplans@mcknze.com			Email: MikeJ@MAJDevelopment.com	
Phone: (360) 787-7360			Phone:	
ONLINE PAYMENT				
Existing ePermits User Name: Mackenzie1 (eplans@mcknze.com)			Request an ePermits Account	
REQUIRED SIGNATURES				
As evidenced by my signature below, I/we agree that City of Vancouver staff has my/our full permission to enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.				
Applicant Signature:			Date: 4-20-2020	
Property Owner Signature:			Date: 4-20-2020	

LUP APPLICATION SUB TYPES

Please check all applicable applications and information where necessary

Airport Height Overlay District

Archaeological Pre-determination

Binding Site Plan

Boundary Line Adjustment
of lots to be adjusted:

Comprehensive Plan Amendment
(Including Zone Map Amendment with Comp Plan)

Conditional Use Permit

Initial (Type III) (Comm. Centers, Group Meal Service, Shelters)

Major Modification (Type III)

Minor Modification (Type I)

Engineering Review Required Yes No

Covenant Release

Critical Areas (not used when in Shoreline)

Check one → Duplex/Single Family All Other Uses

Check one → Permit Statement of Exemption (No Fee)

Check the applicable critical area(s)

Fish & Wildlife

Frequently Flooded

Geological Hazards

Wetlands

Minor Exception (not common)

Reasonable Use (not common)

Design Review

Exterior Modification Only

All Others

Development Agreement

Initial

Modification

Extension

Historic Preservation

Legal Lot Determination
of lots to be reviewed:

Master Plan/Public Facilities MP

Conceptual (without Site Plan Review)

Detailed (with Site Plan Review)

Hybrid (Some areas with Site Plan Review)

Planned Development

Commercial

Residential

Mixed Use*

*Ground Floor SF: 7,550 Upper Floor SF:

Plat Alteration

Post Decision Review/Modification
(Includes Planned Development/Master Plan Modifications)

Type I Type II Type III

Engineering Review Required Yes No

Road Modification

Minor (Administrative)

Technical (Minor)

Major (Design)

Submitted: Before After Decision
(submitted after decision is not common)

Shoreline Permits

Substantial Development Permit

Shoreline Permit Exemption (no fee)

Shoreline Conditional Use

Shoreline Variance

Site Plan Review Type I Type II

Check Use Type below

Residential

Non-Residential

Qualified Planned Action

Unoccupied Commercial/Utility Structure

Commercial Pad

Land Extensive

Stormwater Yes No Transportation Yes No

State Environmental Policy Act (SEPA)

Check if for Single-Family Residential house (only)

Residential Site Plan Review (SPR)

Grading Only

Subdivision or Planned Development

Non-Project Actions (not common)

All Other (Includes Comm/Indust SPR)

Qualified Planned Action

(When more than one applies check All Other)

Subdivision/Short Subdivision

Short Subdivision (2-9 lots)

Subdivision (10+ Lots)

Temporary Use

Commercial/Industrial

Unforeseen Emergency

Seasonal or Special Event

Model Home or Sales Office

Tree Plan
Enter Tree Plan Level (1 to 7):
(Tree Removal for nuisance or hazard tree(s) is Level 3)

Variance

Check if for Single Family Residential house

Type I - # requested:

Type II - # requested:

Stormwater Yes No Transportation Yes No

Zoning Certificate

Zoning Map Amendment
(Not involving Comprehensive Plan Amendment)

Zoning Verification

Engineering Application

Submit to: 415 W. 6th St. Vancouver, WA 98660

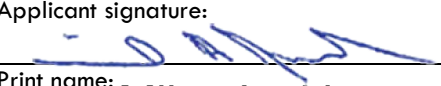

Questions? 360-487-7800, permitcenter@cityofvancouver.us



TYPE OF PROJECT	
<input checked="" type="checkbox"/> Short Subdivision	<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision
<input type="checkbox"/> Traffic Signal	<input type="checkbox"/> Stormwater Special <input type="checkbox"/> Other
PROCESS TYPE	
<input type="checkbox"/> Standard	<input checked="" type="checkbox"/> Streamline
SITE INFORMATION AND LOCATION	
Project site address:	14516 SE Mill Plain Blvd
Suite/bldg./apt #:	
Project name:	MAJ Hearthwood
Tax Assessor Serial Number:	167644000
DESCRIPTION OF PROJECT	
Site Plan review and 2-Lot Short Plat to develop a 4,100 SF 7-Eleven with fuel sales, and a 3,450 SF retail building. Inclusive of five road mods and a street tree adjustment.	
PROPERTY OWNER	
Name	MAJ Hearthwood, LLC
Address:	300 West 15th Street, Suite 200
City/State/Zip:	Vancouver, WA 98660
Phone:	
E-mail (required):	MikeJ@MAJDevelopment.com
APPLICANT	
Name	MAJ Hearthwood LLC
Address:	300 West 15th Street, Suite 200
City/State/Zip:	Vancouver, WA 98660
Phone:	360.823.5112
E-mail (required):	brandi@majdevelopment.com
ENGINEER	
Name	Bob Frentress, Mackenzie
Address:	101 E. 6th St., Suite 200
City/State/Zip:	Vancouver, WA 98660
Phone:	(360) 695-7879
Email (required):	BFrentress@mcknze.com
ELECTRONIC PLANS SUBMITTER**	
Name	John Floyd, Mackenzie
Address:	101 E. 6th St., Suite 200
City/State/Zip:	Vancouver, WA 98660
Phone:	(360) 695-7879
Email (required):	eplans@mcknze.com (secondary: jfloyd@mcknze.com)
ePermits Username (if existing account)	Mackenzie1 (eplans@mcknze.com)

ADDITIONAL INFORMATION	
Grading included:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate cubic yards:	Excavation Amount: 117 cu. yd.
	Fill Amount: 335 cu. yd.
# of Proposed Lots:	2
Total Hard Surface:	0.82 Sq. Ft.
Private Hard Surface:	0.82 Sq. Ft.

NOTICE
I/we understand that if my electronic plan submission is deemed to be incomplete I will receive notification after the prescreening process and civil plan review will not begin.

REQUIRED SIGNATURES	
Applicant signature:	
Print name:  Mike Jenkins	Date: 4-20-2020
Property Owner signature:	
Print name:  Mike Jenkins	Date: 4-20-2020

ACCOUNT FOR ONLINE PAYMENTS	
If you would like the ability to pay application fees online and have not already enrolled, please provide the following information so that an account can be created for you.	
Requested User Name:	
Secret Question: (select one)	<input type="checkbox"/> Name of High School <input type="checkbox"/> Mother's Maiden Name
Secret Question Answer:	

** Please note that the contact listed as "Electronic Plans Submitter" should be the individual responsible for accessing ePlans, (electronic plan review software), and will receive all ePlans correspondence.

EXHIBIT 2

Applicant Narrative

**Because of the size of the exhibit, it is not included with this report. The documents are available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibits.

EXHIBIT 3

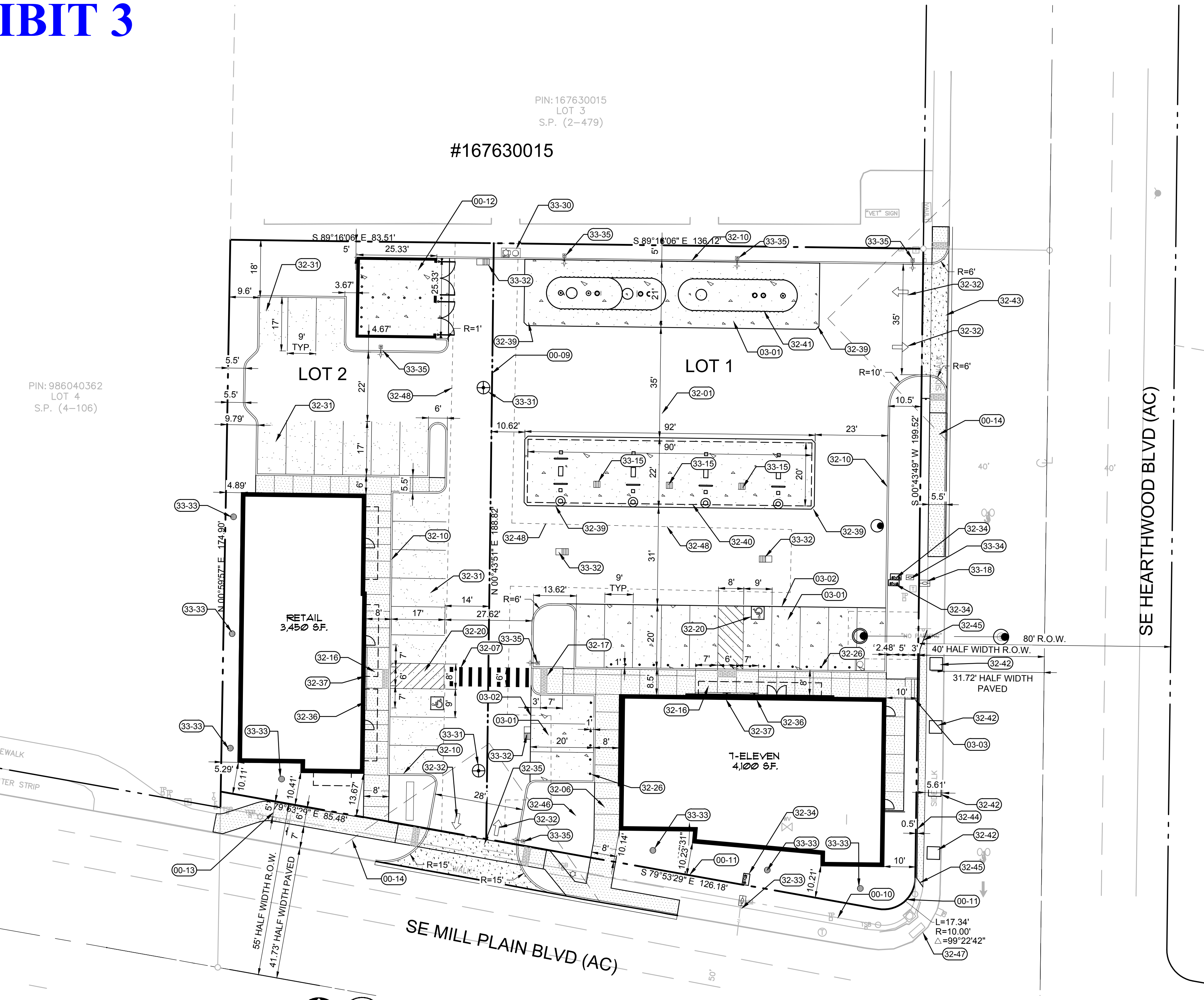


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Client
MAJ DEVELOPMENT CORP



STORM EASEMENT

A BLANKET STORM EASEMENT IN THE FORM OF A COVENANT RUNNING WITH THE LAND, WILL BE PROVIDED FROM MAJ HEATHWOOD, LLC TO THE CITY OF VANCOUVER FOR ACCESS, INSPECTION AND MAINTENANCE OF ON SITE STORM FACILITIES.

CURB RADIUS NOTE

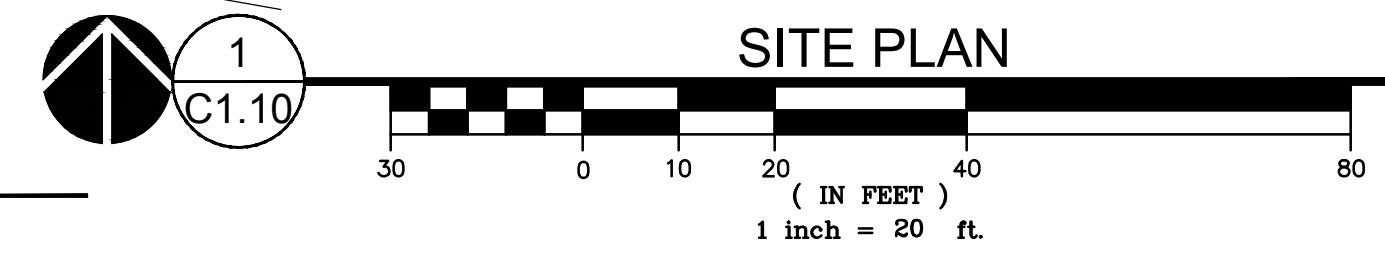
ALL CURB RADII 3' UNLESS OTHERWISE NOTED

ARCHAEOLOGICAL NOTE

IF ANY ITEM OF ARCHAEOLOGICAL INTEREST IS FOUND DURING CONSTRUCTION, WORK SHALL BE HALTED IMMEDIATELY AND THE CITY'S COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT AND THE WASHINGTON DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

KEYNOTES

- 00-09 PROPOSED LOT LINE
- 00-10 EXISTING RIGHT-OF-WAY
- 00-11 PROPOSED RIGHT-OF-WAY
- 00-12 TRASH ENCLOSURE SEE ARCHITECTURAL PLANS
- 00-13 PROPOSED RIGHT-OF-WAY DEDICATION
- 00-14 VISION TRIANGLE
- 03-01 CONCRETE PAVING, SEE 4/C5.10
- 03-02 ASPHALT CONCRETE TRANSITION
- 03-03 CONCRETE STAIR, SEE 3/C5.10
- 32-01 ASPHALT PAVEMENT PER 4/C5.10
- 32-06 SIDEWALK PER 8/C5.10
- 32-07 STRIPED CROSSWALK: 12" WIDE WHITE STRIPES AT 36" OC
- 32-10 VERTICAL CURB PER 5/C5.10
- 32-16 PARALLEL CURB RAMP PER 6/C5.11
- 32-17 CORNER CURB RAMP PER 1/C5.11
- 32-20 ACCESSIBLE PARKING STALL PER 1/C5.10
- 32-26 BOLLARD PER 1/C5.12
- 32-31 LIGHT DUTY ASPHALT PAVING PER 4/C5.10
- 32-32 DIRECTIONAL ARROW STRIPING PER 2/C5.12
- 32-33 RELOCATE AND RETAIN EXISTING WATER METER PER COV W-5/C5.13
- 32-34 DOUBLE CHECK VALVE ASSEMBLY PER COV W-21/C5.14
- 32-35 COMMERCIAL DRIVEWAY PER COV DETAIL T01-04/C5.15
- 32-36 ACCESSIBLE PARKING SIGN, SEE 1/C5.10 AND 2/C5.10
- 32-37 ACCESSIBLE NO PARKING SIGN, SEE 1/C5.10 AND 2/C5.10
- 32-39 CONCRETE FUELING AREA. TO BE HYDRAULICALLY ISOLATED, UNDER SEPARATE PERMIT.
- 32-40 EXTENT OF FUELING CANOPY, UNDER SEPARATE PERMIT
- 32-41 UNDERGROUND FUEL TANKS, UNDER SEPARATE PERMIT
- 32-42 4'x4' TREE WELL WITH GRATE SEE LANDSCAPE ARCH. PLANS
- 32-43 CITY OF VANCOUVER DRIVEWAY SEE T01-07/C5.17
- 32-44 WIDEN SIDEWALK TO 6' FROM PROPERTY LINE, ALIGN SCORING JOINTS
- 32-45 TAPER SIDEWALK TO MATCH EXISTING
- 32-47 CONTRACTOR TO REPLACE EXISTING RAMP IF NON ADA COMPLIANT
- 32-48 PROPOSED STORMWATER ACCESS EASEMENT
- 33-15 PRIMED AND TRAPPED SANITARY CATCH BASIN PER 3/C5.12
- 33-18 2" WATER METER PER COV W-5/C5.13
- 33-30 PROPOSED AIR AND VACUUM STATION, "XACT AIR" BY CSC SERVICE WORKS
- 33-31 PROPOSED DRYWELL, SEE 7/C5.11
- 33-32 BAYFILTER WQ CATCH BASIN, SEE 4/C5.12
- 33-33 PROPOSED AREA DRAIN, SEE 8/C5.11
- 33-34 INSTALL STANDARD DEDUCT METER PER COV W-5/C5.13
- 33-35 PROPOSED SITE LIGHT



SITE DATA

TOTAL LOT AREA:	43,584 SF (1.00 AC)
R-O-W DEDICATION AREA:	1,117 SF (0.03 AC)
NET LOT AREA:	42,467 SF (0.97 AC) (100%)
LANDSCAPE AREA:	6,648 SF (0.15 AC) (15.6%)
DRIVE AISLE AREA:	25,890 SF (0.59 AC) (61.0%)
BUILDING FOOTPRINT/CANOPY/TRASH	9,929 SF (0.23 AC) (23.4%)

LOT 1 SITE DATA

NET LOT AREA:	27,202 SF (0.62 AC) (100%)
LANDSCAPE AREA:	3,769 SF (0.09 AC) (13.9%)
DRIVE AISLE AREA:	17,596 SF (0.40 AC) (64.7%)
BUILDING FOOTPRINT/CANOPY/TRASH	5,837 SF (0.13 AC) (21.4%)

LOT 2 SITE DATA

NET LOT AREA:	15,265 SF (0.35 AC) (100%)
LANDSCAPE AREA:	2,879 SF (0.07 AC) (18.9%)
DRIVE AISLE AREA:	8,294 SF (0.19 AC) (54.3%)
BUILDING FOOTPRINT/CANOPY/TRASH	4,092 SF (0.09 AC) (26.8%)

PARKING DATA

STANDARD ADA SPACES:	29
COMPACT SPACES:	0
ACCESSIBLE SPACES:	2
TOTAL SPACES:	31

PARKING NOTE

A PROPOSED SHARED ACCESS AND PARKING AGREEMENT BETWEEN BOTH LOTS IS PROPOSED

IMPERVIOUS AREA

TOTAL PROPOSED ON-SITE IMPERVIOUS AREA = 35,819 SF = (0.82 AC)

Project
HEARTHWOOD



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE: SITE PLAN AND PRELIMINARY PLAT

DRAWN BY: ABP
CHECKED BY: RLF
SHEET:

C1.10

JOB NO. 2190518.00

SUBMITTED FOR PERMIT: 4/15/20



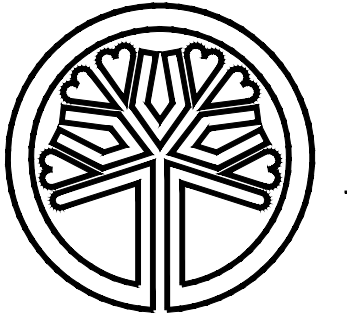
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Project
HEARTHWOOD



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
Steven Paul Tuttle
LICENSE NO. 1335
EXPIRES ON 9-14-21

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
LEVEL V TREE PLAN

DRAWN BY: **BET**

CHECKED BY: **SPT**

SHEET:

L1.10

JOB NO. **2190518.00**

EXISTING TREE INVENTORY

Tree #	Location	Spp	Species	DBH	Comments / Condition	Recommended Prescription
1	Onsite	Con.	Pinus spp.	16"	FAIR	Remove - Construction
2	Onsite	Con.	Pinus spp.	20"	FAIR	Remove - Construction
3	Onsite	Con.	Pinus spp.	24"	FAIR	Remove - Construction
4	Onsite	Con.	Pinus spp.	19"	FAIR	Remove - Construction
5	Onsite	Dec.	Deciduous	42"	FAIR	Remove - Construction

STREET TREE NOTES

- 1) STREET TREES ALONG SE HEARTHWOOD BOULEVARD ARE INDICATED AT THE DIRECTION OF THE CITY OF VANCOUVER.
- 2) CONTRACTOR TO CONVENE MEETING WITH CITY FORESTER AND NW NATURAL GAS PRIOR TO DIGGING OR ANY WORK WITHIN 5' OF THE GAS LINE.
- 3) NW NATURAL GAS TO PROVIDE WRITTEN DOCUMENTATION OF DIRECTION TO PROCEED WITH STREET TREE PLANTING PRIOR TO DIGGING.
- 4) IF TREES ARE DETERMINED TO BE SAFE TO INSTALL BY THE CONTRACTOR, CITY, AND UTILITY PROVIDER(S), THE CONTRACTOR SHALL LIMIT EXCAVATION TO THE USE OF HAND TOOLS AND NOT DIG WITHIN 2 HORIZONTAL FEET OF THE LOCATED GAS LINE. USE OF AN APPROVED TYPAR BIOBARRIER AT THE MINIMUM 2' OFFSET, OR AN APPROVED DISTANCE BY GAS PROVIDER, SHALL BE INSTALLED FULL DEPTH ON ALL SIDES OF TREE WELLS.

LANDSCAPE PLAN NARRATIVE

TREES SHALL BE MAINTAINED IN COMPLIANCE WITH VANCOUVER MUNICIPAL CODE. THE APPROVED PLANTING PLANS SHALL BE MAINTAINED ON FILE AT THE CITY OF VANCOUVER.

EXISTING TREE REMOVAL

ALL EXISTING TREES TO BE REMOVED ONSITE. SEE CIVIL PLANS FOR TREES TO BE REMOVED.

REQUIRED MAINTENANCE PRUNING

- DECIDUOUS TREES:
SHALL BE PERFORMED ON NEWLY PLANTED DECIDUOUS TREES PURSUANT TO THE FOLLOWING SCHEDULE AND STANDARDS.
- A. YEAR 1 - ONLY DEAD, BROKEN OR CROSSING BRANCHES SHALL BE PRUNED WHEN THE TREE IS PLANTED.
 - B. YEAR 2 - A CLASS 1 PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR TWO. THE PURPOSE OF THIS PRUNING IS TO ESTABLISH PROPER SCAFFOLD BRANCHING, RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE, AND REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
 - C. YEAR 3 - A CLASS 1 PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR THREE. THE PURPOSE OF THIS PRUNING IS TO CONTINUE TO ESTABLISH THE PROPER SCAFFOLD BRANCHING, CONTINUE TO RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE, AND TO REMOVE DEAD, DYING OR CROSSING BRANCHES.

- CONIFER TREES:
PRUNING/SHEARING SHALL BE PERFORMED ON NEWLY PLANTED CONIFER TREES ACCORDING TO THE FOLLOWING SCHEDULE AND STANDARDS.
- A. YEAR 1 - ONLY DEAD AND BROKEN BRANCHES AND/OR DOUBLE LEADERS SHALL BE PRUNED WHEN THE TREE IS PLANTED.
 - B. YEAR 2 - DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED/SHEARED TO ENCOURAGE ONE CENTRAL LEADER. LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.
 - C. YEAR 3 - DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED/SHEARED TO ENCOURAGE ONE CENTRAL LEADER. LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.

LANDSCAPE CALCULATIONS

PARKING STALLS (PROVIDED)	31
PARKING LOT TREES (1 TREE / 10 PARKING STALLS REQUIRED)	4
PARKING LOT TREES (PROVIDED)	4
PARKING AND MANEUVERING AREA	12,580± SF
INTERIOR LANDSCAPE AREA (PROVIDED)	1,309± SF (10.4% OF PARKING AREA)
TOTAL SITE AREA	42,468± SF
SITE LANDSCAPE AREA	6,646± SF (15.6% OF SITE AREA)

TREE DENSITY CALCULATIONS

REQUIRED TREE UNITS	30
SITE DISTURBANCE AREA	0.97 ACRES
PROPOSED TREE UNITS PROVIDED ON SITE	34 (41.2% ARE CONIFERS)
EXISTING TREE UNITS	00
EXISTING STREET TREE UNITS	0.0 UNITS (0 TREES)
PROPOSED STREET TREE UNITS	3 UNITS
TOTAL TREE UNITS	37

ADDITIONAL TREE UNITS TO BE PAID INTO TREE FUND	0
---	---

TOTAL TREES (ON SITE & OFF SITE) 40

COST ESTIMATE

40 TREES X \$325 PER TREE INSTALLED = \$13,000
40 TREES X \$45 PER TREE (THREE YEARS MAINTENANCE) = \$1,800
0 TREES X \$550 PER TREE (TREE FUND) = \$0

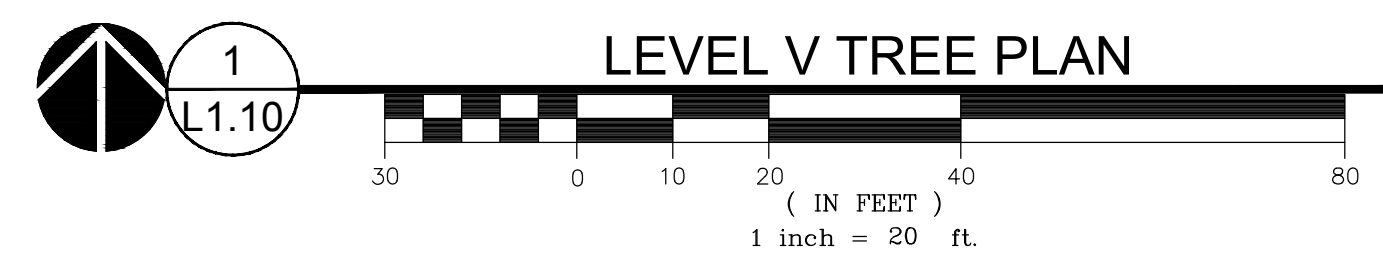
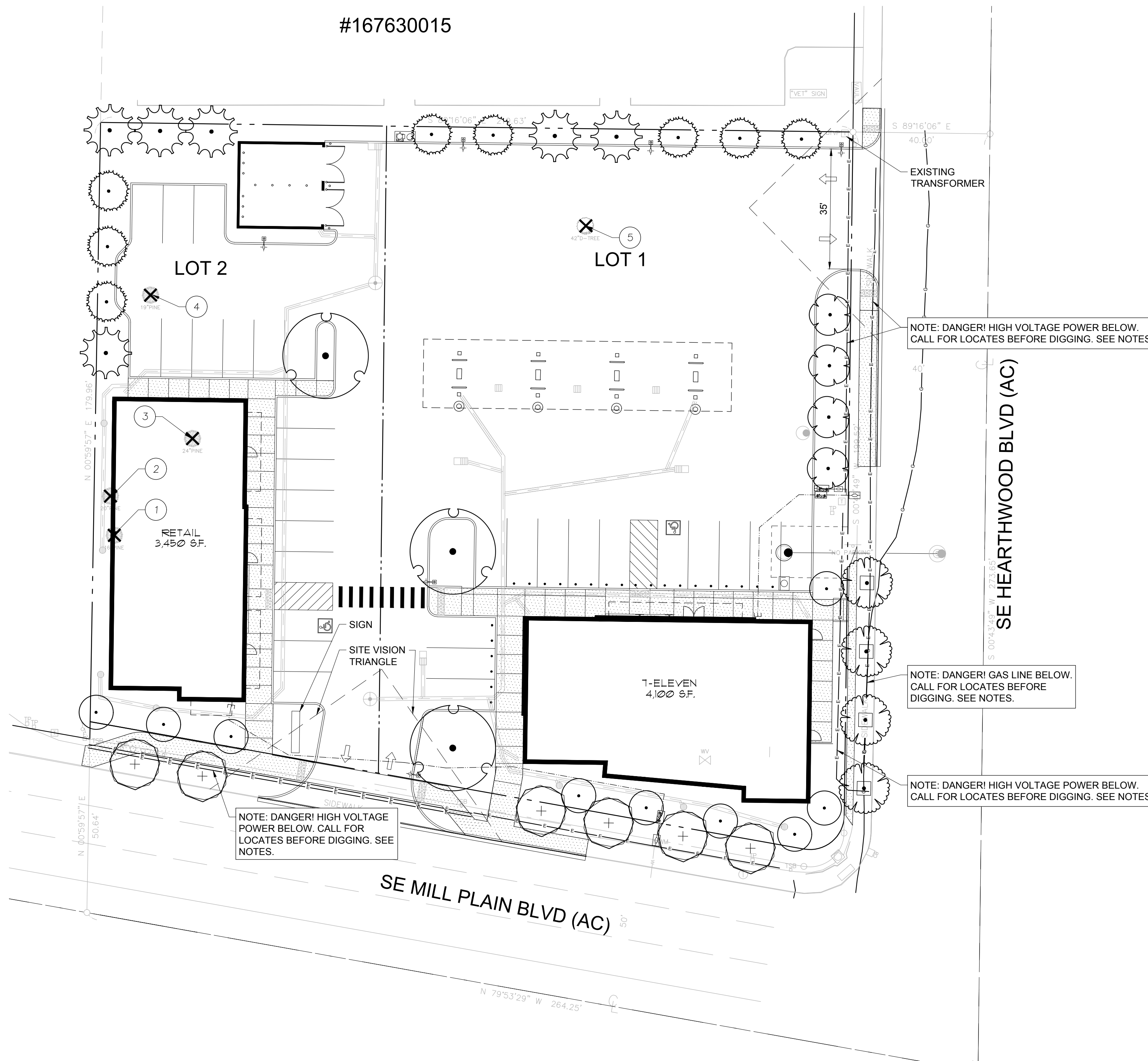
TOTAL COST = \$14,800

PROPOSED TREES

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	CALOCEDRUS DECURRENS INCENSE CEDAR	6'-8" HT. MIN. B&B	8	
	CARPINUS BETULUS 'FRANZ FONTAINE' FRANZ FONTAINE HORNBEAM	2" CAL. B&B	9	5'-6" CLEAR TO BRANCHING TYP. 10'-0" CLEAR TO BRANCHING WITHIN SITE DISTANCE TRIANGLE.
	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	2.5" CAL. B&B	3	5'-6" CLEAR TO BRANCHING
	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2" CAL. B&B	4	SEE STREET TREE NOTES ON L1.10
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE BLACKGUM	2" CAL. B&B	6	5'-6" CLEAR TO BRANCHING TYP. 10'-0" CLEAR TO BRANCHING WITHIN SITE DISTANCE TRIANGLE. SEE STREET TREE NOTES ON L1.10
	PARROTIA PERSICA 'VANESSA' PERSIAN PARROTIA	2" CAL. B&B	4	
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	6'-8" HT. MIN. B&B	6	FULL AND BUSHY

#167630015





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HEARTHWOOD



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY: BET

CHECKED BY: SPT

SHEET:

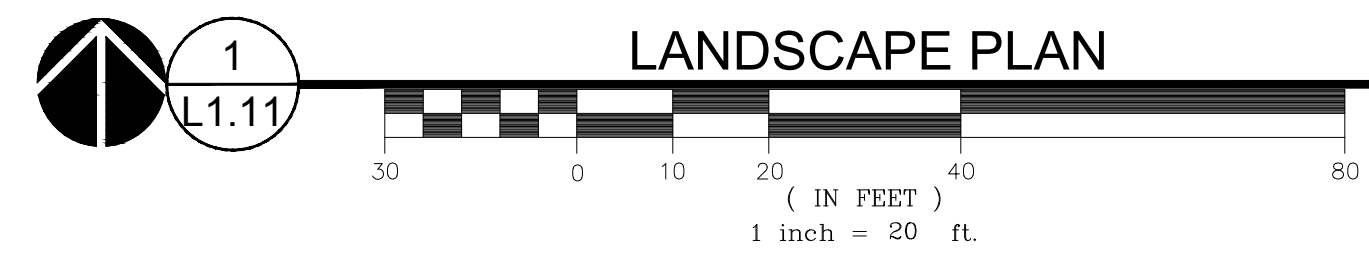
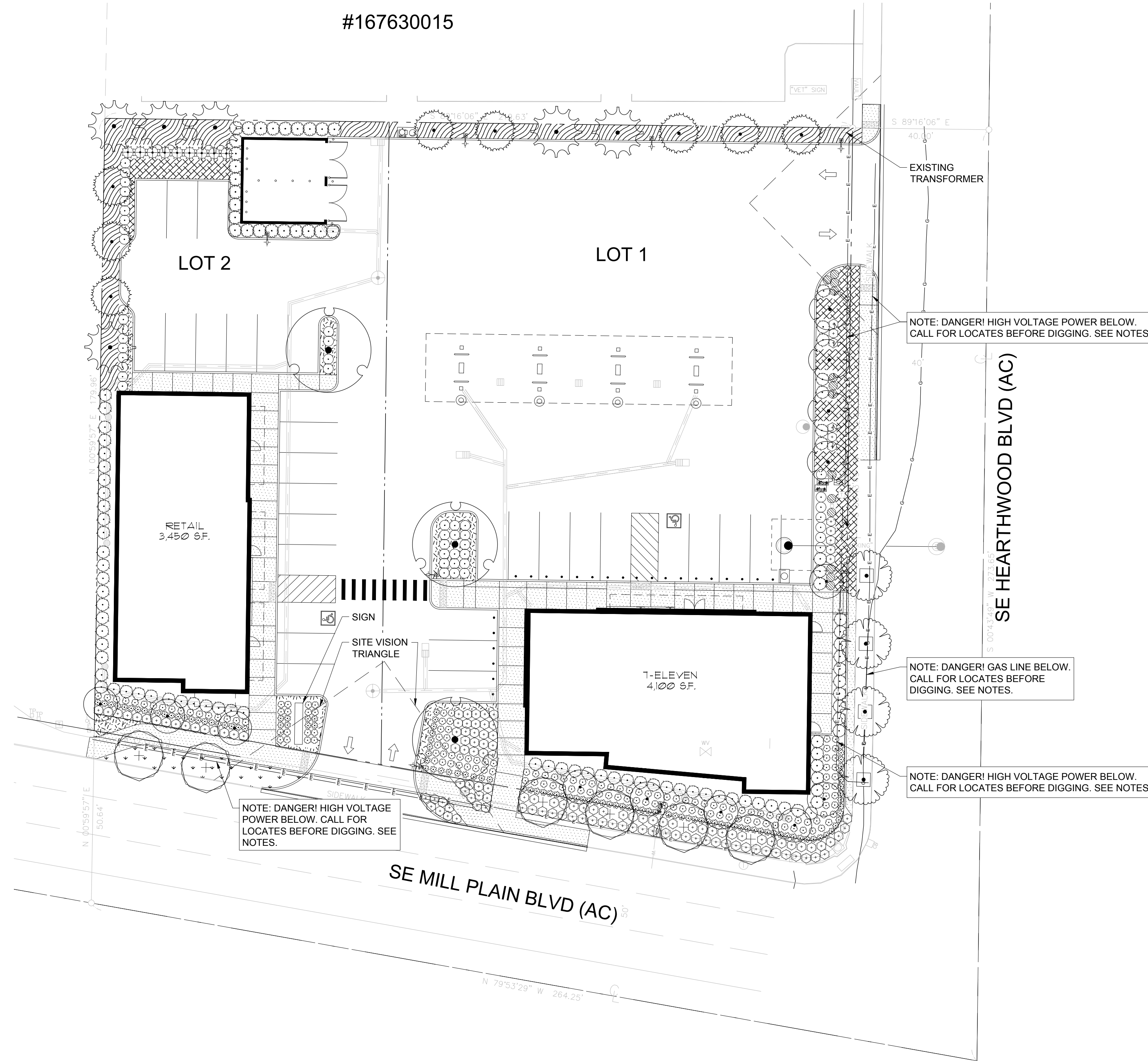
L1.11

JOB NO. 2190518.00

SUBMITTED FOR PERMIT: 4/15/20

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	REMARKS
	CALOCEDRUS DECURRENS INCENSE CEDAR	6'-8' HT. MIN. B&B	
	CARPINUS BETULUS 'FRANZ FONTAINE' FRANZ FONTAINE HORNBEAM	2" CAL. B&B	5'-6" CLEAR TO BRANCHING TYP. 10'-0" CLEAR TO BRANCHING WITHIN SITE DISTANCE TRIANGLE.
	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	2.5" CAL. B&B	5'-6" CLEAR TO BRANCHING
	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2" CAL. B&B	SEE STREET TREE NOTES ON L1.10
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE BLACKGUM	2" CAL. B&B	5'-6" CLEAR TO BRANCHING TYP. 10'-0" CLEAR TO BRANCHING WITHIN SITE DISTANCE TRIANGLE. SEE STREET TREE NOTES ON L1.10
	PARROTIA PERSICA 'VANESSA' PERSIAN PARROTIA	2" CAL. B&B	
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	6'-8' HT. MIN. B&B	FULL AND BUSHY
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING
	CISTUS X HYBRIDUS WHITE ROCKROSE	3 GAL	48" o.c.
	CORNUS SERICEA 'KELSEYI' KELSEYI DOGWOOD	1 GAL	30" o.c.
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL	24" o.c.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL	18" o.c.
	NANDINA DOMESTICA 'GULF STREAM' TM HEAVENLY BAMBOO	5 GAL	36" o.c.
	VACCINIUM OVATUM 'THUNDERBIRD' EVERGREEN HUCKLEBERRY	3 GAL	48" o.c.
	VIBURNUM DAVIDII DAVID VIBURNUM	1 GAL	36" o.c.
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURESTINUS	3 GAL	48" o.c.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI KINNICKINNIC	1 GAL.	24" o.c.
	LAWN SUNMARK SEEDS CELEBRATION MIX	8.65 LB/1000 SF	
	MAHONIA REPENS CREEPING MAHONIA	1 GAL	18" o.c.
	PENNISETUM ALOPECUROIDES 'MOUDRY' ORIENTAL FOUNTAIN GRASS	1 GAL	24" o.c.

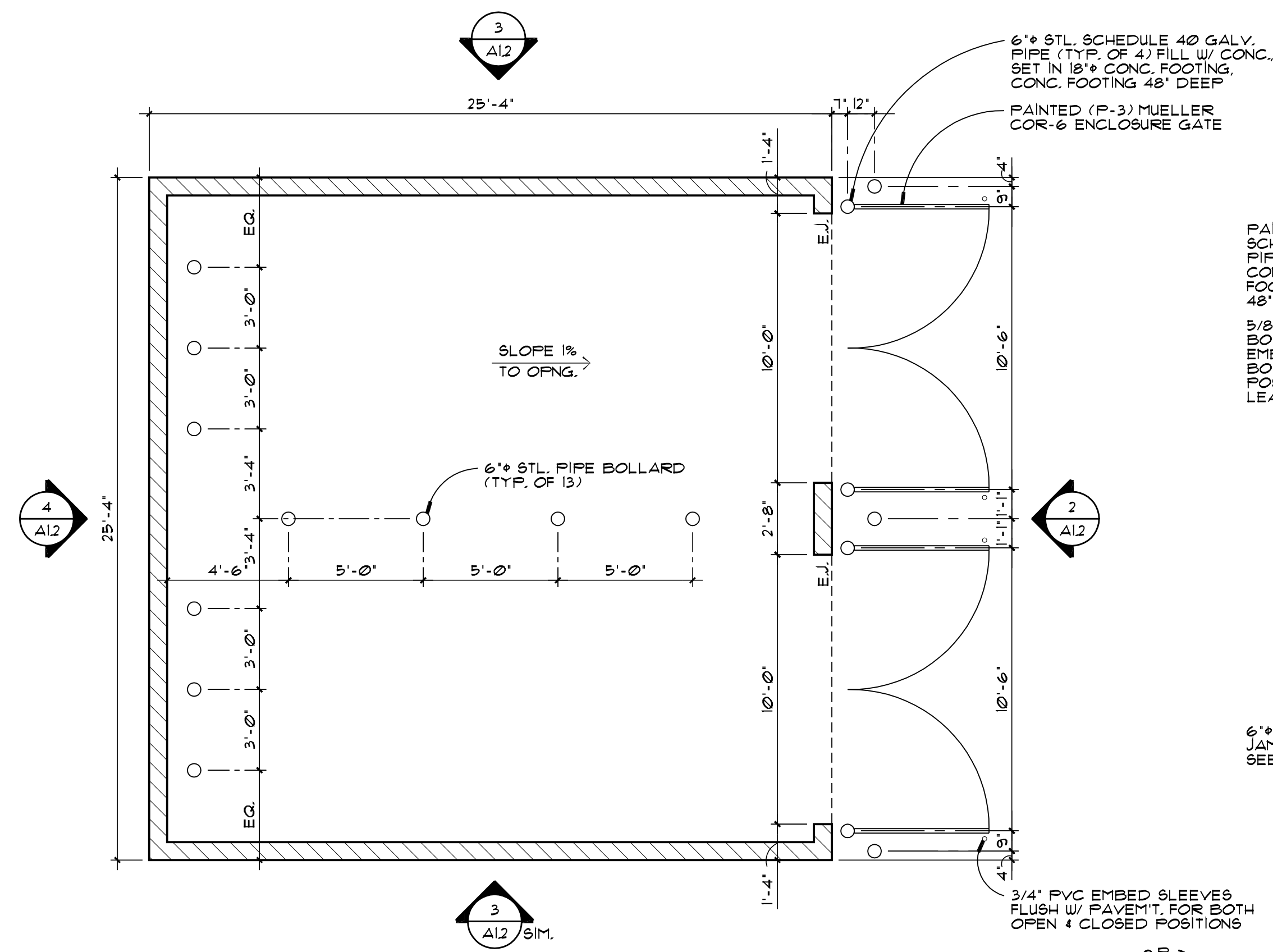


GENERAL NOTES

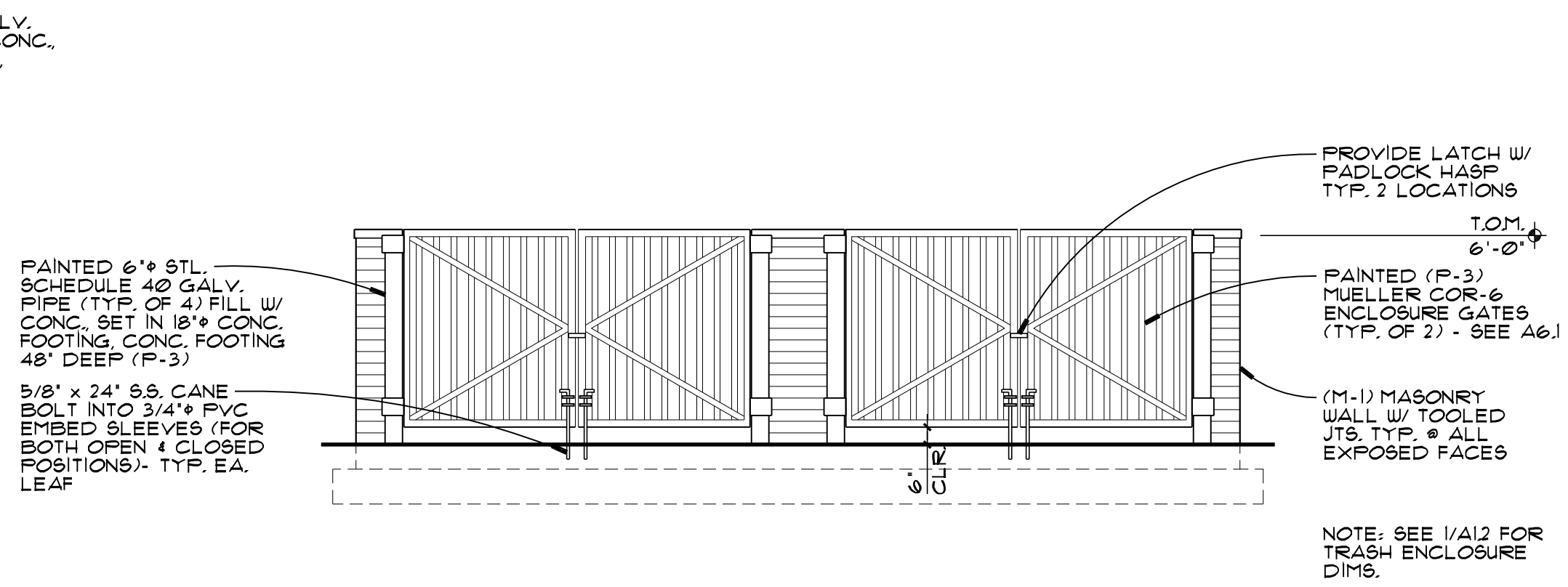
- CONTRACTOR TO SUBMIT PLANT LIST ORDER FORM TO LANDSCAPE ARCHITECT WITHIN 30 DAYS OF AWARD OF CONTRACT.
- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- COORDINATE ALL LANDSCAPE WORK WITH OTHER TRADES AND SCHEDULES.
- COORDINATE STAGING AREA WITH GENERAL CONTRACTOR AND OWNER.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURES TO PRE CONSTRUCTION CONDITIONS.

PLANTING NOTES

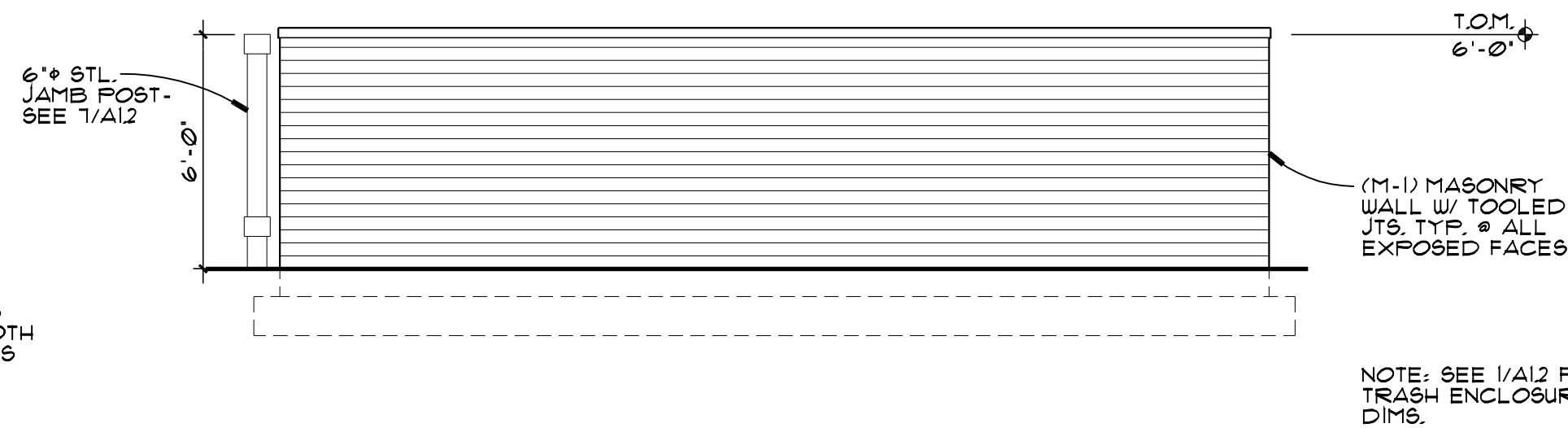
- ALL GROWING MEDIUM SHALL MEET THE STANDARDS FOR STATE OF WASHINGTON POST-CONSTRUCTION SOIL QUALITY AND DEPTH BMP T5.13 AFTER GRADING IS COMPLETE.
- GROWING MEDIUM FOR PLANTING AREAS SHALL BE A SANDY LOAM SOIL ACCORDING TO USDA SOIL TEXTURE TRIANGLE. TOPSOIL TO BE LOOSE, FRIABLE, WELL BLENDED AND FREE OF DEBRIS, WOOD, WEEDS OR OTHER FOREIGN MATTER. SEE DETAILS FOR DEPTH OF PLACEMENT.
- AMENDED TOPSOIL AT STORMWATER FACILITIES SHALL FOLLOW THE WESTERN WASHINGTON STORMWATER MANAGEMENT MANUAL SPECIFICATIONS AND HAVE A pH OF 5 TO 8. PASS THROUGH A ONE INCH SCREEN AND CONSIST OF 35% ORGANIC MATTER BY VOLUME. PLACE COMPOST-AMENDED TOPSOIL IN BOTTOM AND SIDE SLOPES OF SWALE. SEE DETAILS. DO NOT APPLY FERTILIZER TO STORMWATER FACILITIES.
- TOPSOIL TO BE TESTED BY AN INDEPENDENT LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE CAPABILITY TO CONDUCT THE TESTING INDICATED. FOLLOW TEXTURAL AND pH RECOMMENDATIONS FROM SOIL TEST.
- COMPOST SHALL BE WELL-COMPOSTED, STABLE AND WEED FREE ORGANIC MATTER. MOISTURE CONTENT TO BE 35-65% BY WEIGHT, A CARBON TO NITROGEN RATION BELOW 25:1, 100% PASSING THROUGH 1/2 INCH SIEVE, HAVE A SOLUBLE SALT CONTENT OF 5-10 dS/M NOT EXCEEDING .5% INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTS. COMPOST SHALL MEET ALL REQUIREMENTS OF WAC 173-350-220.
- PLACE 2" DEPTH MEDIUM GRIND HEMLOCK BARK MULCH AT ALL PLANTING AREAS EXCEPT FOR STORMWATER AREAS. SEE DETAILS.
- DO NOT PLANT IN WEATHER ABOVE 90deg. OR BELOW 32deg.
- PROTECT STORED ON-SITE PLANT MATERIAL FROM EXTREME HEAT, CHILL OR WIND.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- REMOVE POTS, TWINE AND BURLAP FROM ALL PLANT MATERIAL PRIOR TO PLANTING.
- SCARIFY ALL ROOTBALLS AND LOOSEN ROOTS PRIOR TO PLANTING.
- AT CLOSE OF PROJECT, REMOVE ALL EXTRA MATERIALS, SUPPLIES AND EQUIPMENT FROM SITE.
- SEE SHEETS L0.02-L0.04 FOR LEVEL V TREE PLAN INFORMATION
- ROOT BARRIER TO BE INSTALLED AT ALL TREES WITHIN 5' OF ALL UNDERGROUND UTILITIES AND/OR 3' OF PAVING. SEE DETAIL ON SHEET L5.10 FOR ADDITIONAL INFORMATION.
- UTILITY LINES AND EASEMENTS SHOWN FOR CLARITY. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION



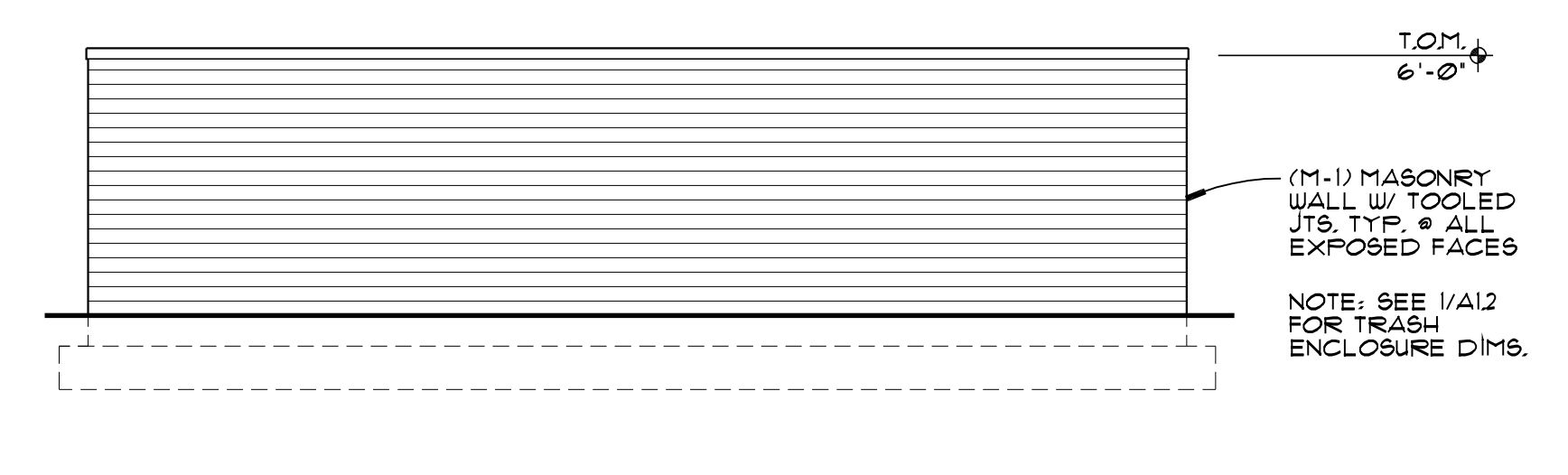
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



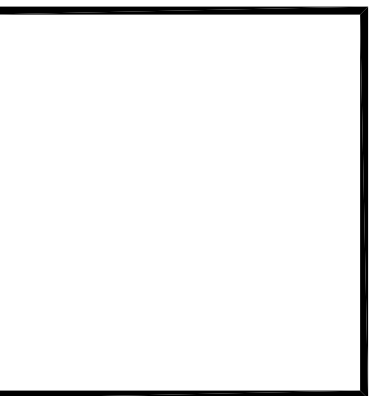
2 TRASH ENC. FRONT ELEVATION
1/4" = 1'-0"



3 TRASH ENC. SIDE ELEV.
1/4" = 1'-0"



4 TRASH ENCLOSURE REAR ELEV.
1/4" = 1'-0"



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FAX (503) 220-8518

7-ELEVEN @ HEARTHWOOD & MILL PLAIN

14516 SE MILL PLAIN BLVD. VANCOUVER WA, 98684

MAJ DEVELOPMENT

PROJECT NO.

19166

DATE :

03-05-2020

DRAWN BY :

GAH

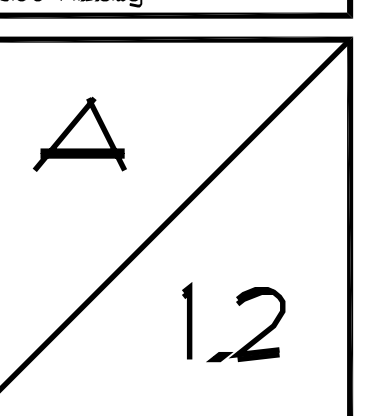
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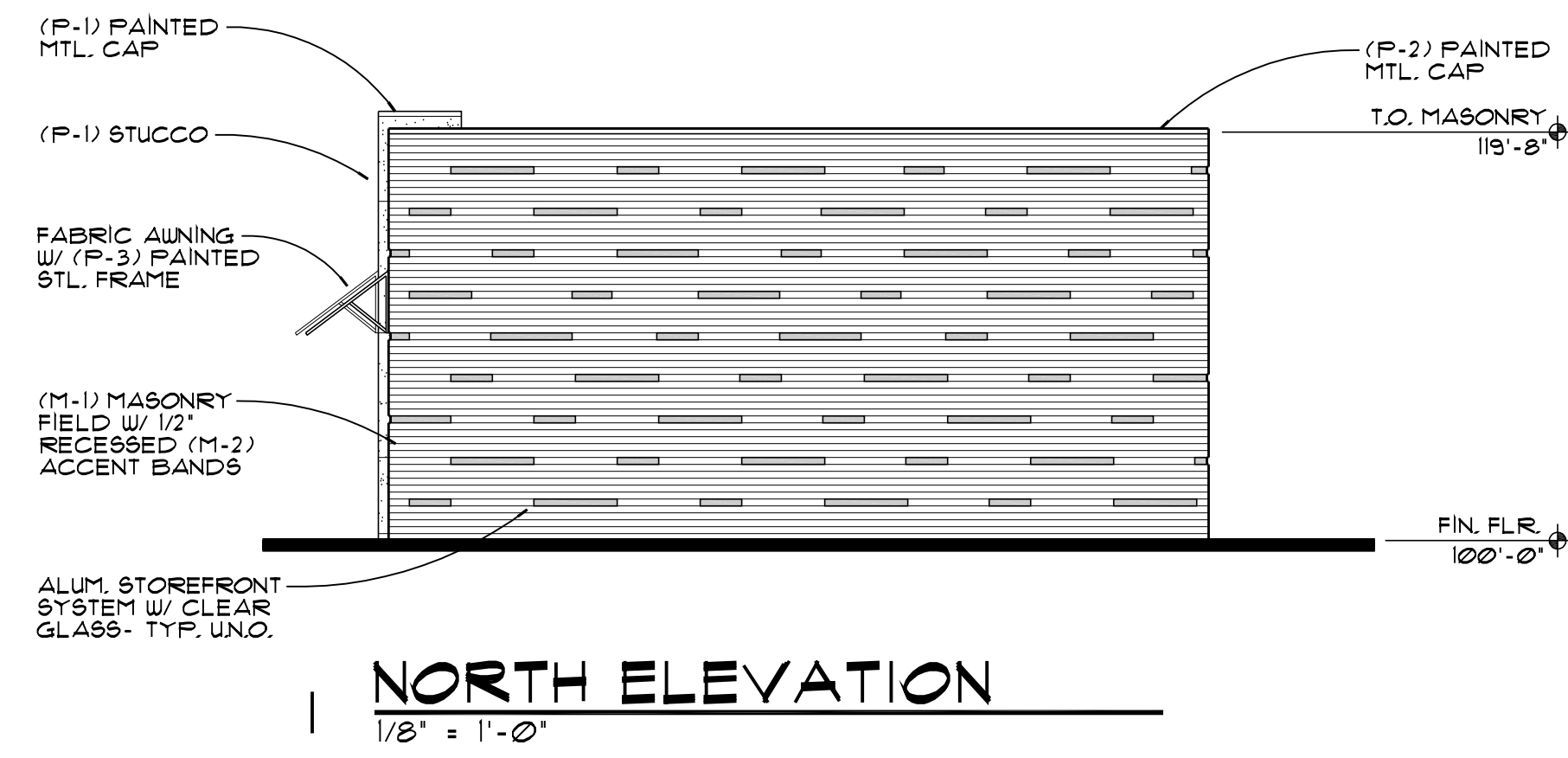
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REVISIONS

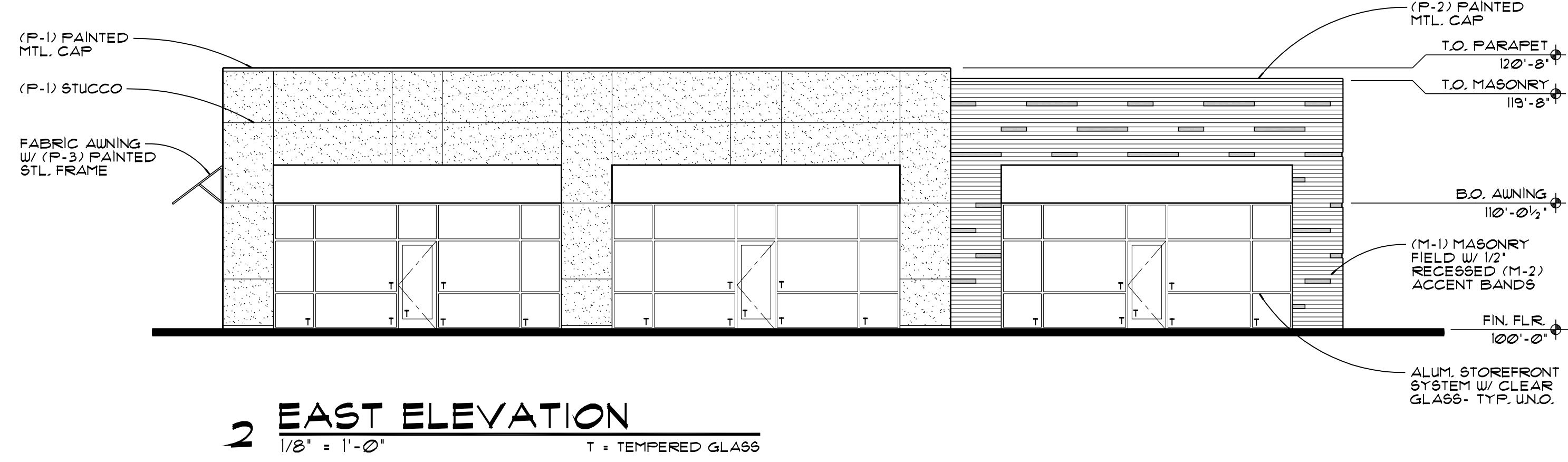
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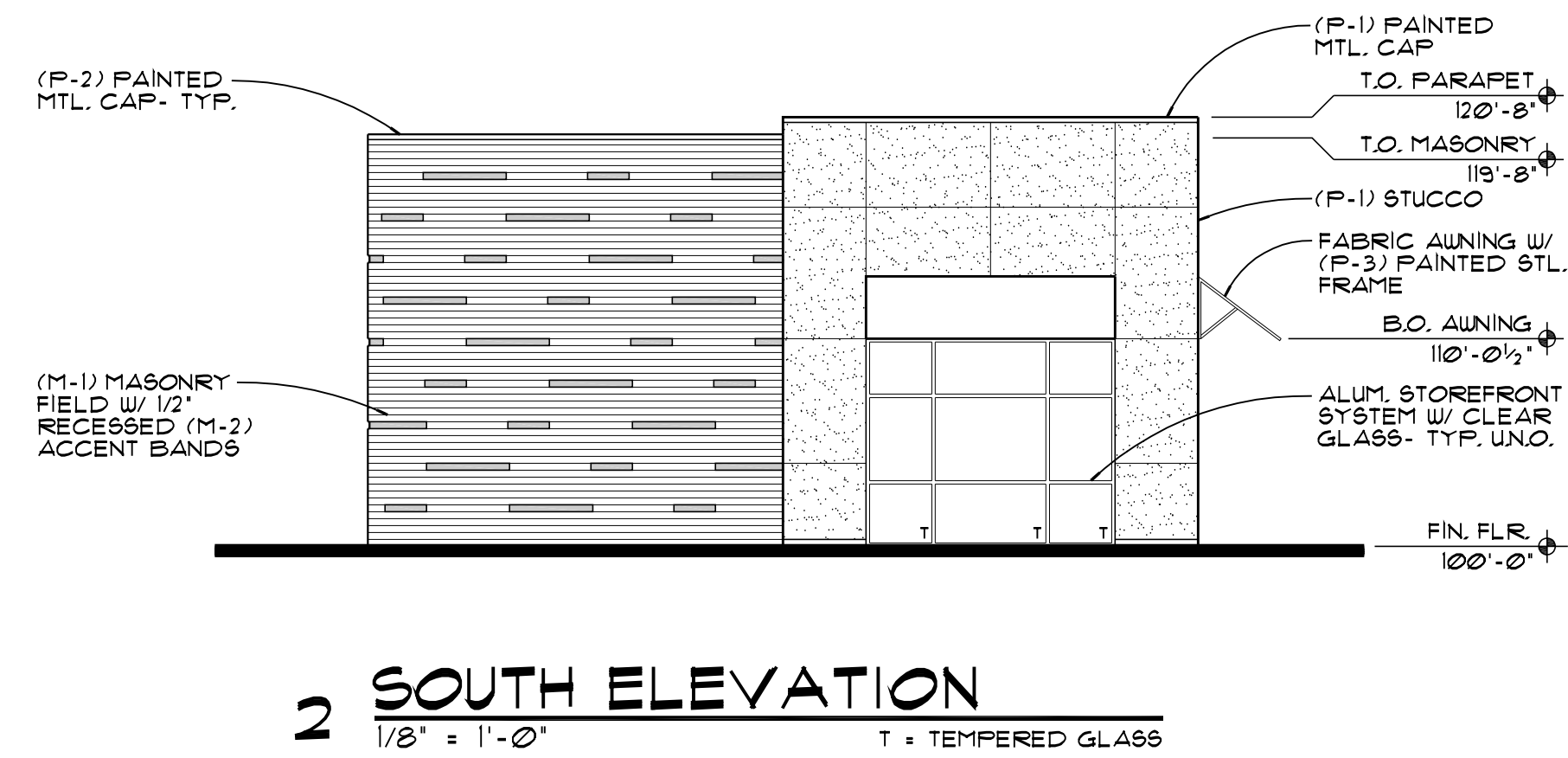




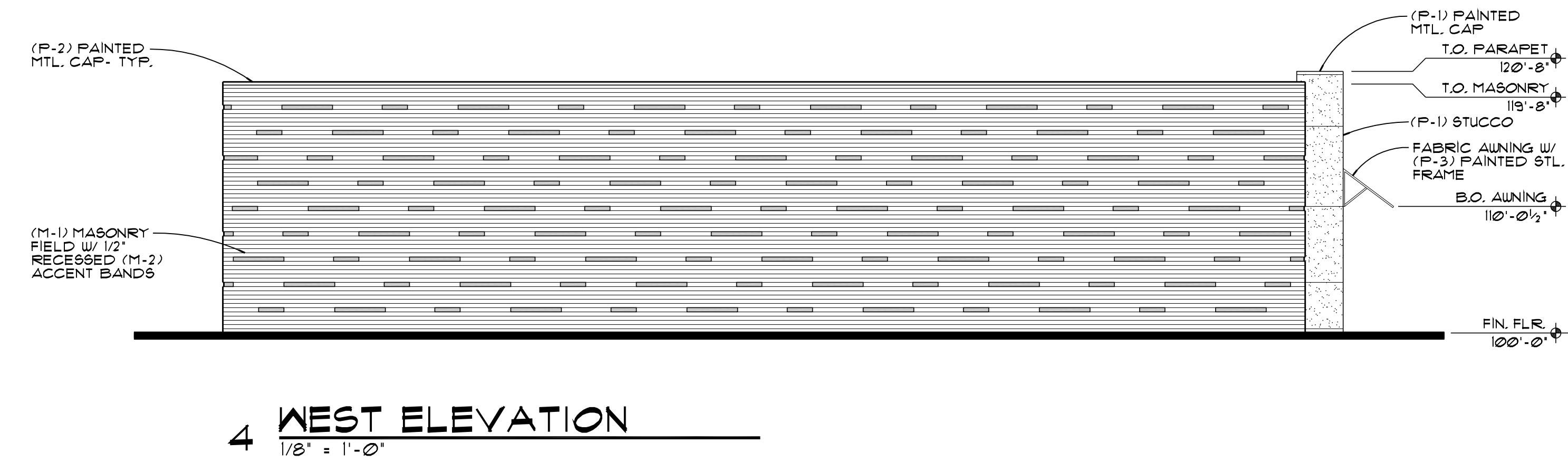
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0" T = TEMPERED GLASS



2 SOUTH ELEVATION
1/8" = 1'-0" T = TEMPERED GLASS



4 WEST ELEVATION
1/8" = 1'-0"

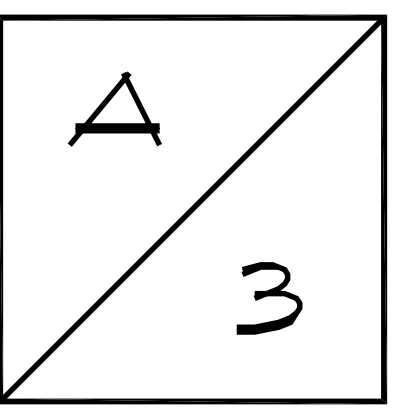
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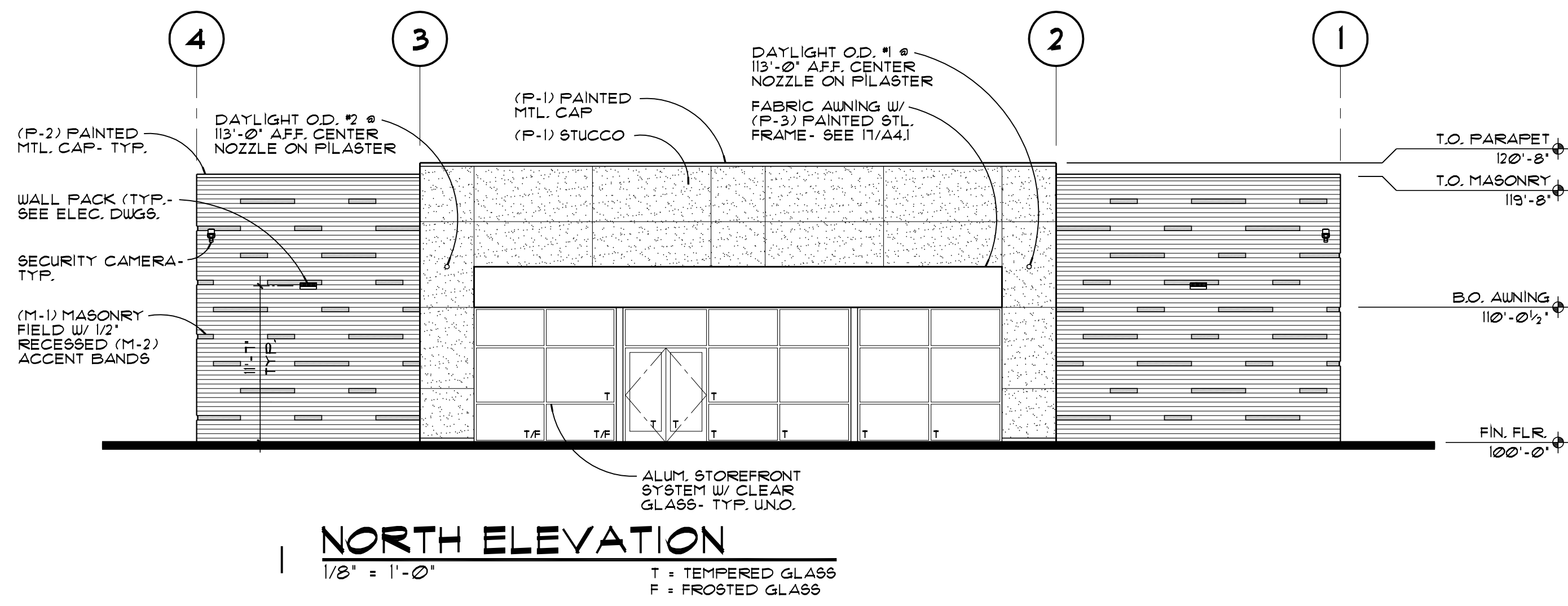
RETAIL @ HEARTHWOOD & MILL PLAIN
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MAJ DEVELOPMENT

EXTERIOR MATERIALS / COLOR LEGEND				
MARK	DESCRIPTION	MANUFACTURER	COLOR	NOTES
M-1	4" HI BRICK	MUTUAL MATERIALS	INCA	FIELD
M-2	4" HI BRICK	MUTUAL MATERIALS	EBONY	FIELD, BASE, SOLDIER & ACCENT COURSE
P-1	PAINT	SHERWIN WILLIAMS	SW 6062 'RUGGED BROWN'	STUCCO / MTL. CAP
P-2	PAINT	SHERWIN WILLIAMS	SW 7020 'BLACK FOX'	MTL. CAP, HM, DOOR & FRAME
P-3	PAINT	SHERWIN WILLIAMS	SW 6951 'BLACK MAGIC'	AWNING FRAME

- NOTES:**
- ALL GLASS PANELS ARE CLEAR UNO.
 - CONFIRM ALL COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
 - STACKED BOND MASONRY JOINTS RAKED - TYP.
 - GROUT TINTED 5% BLACK

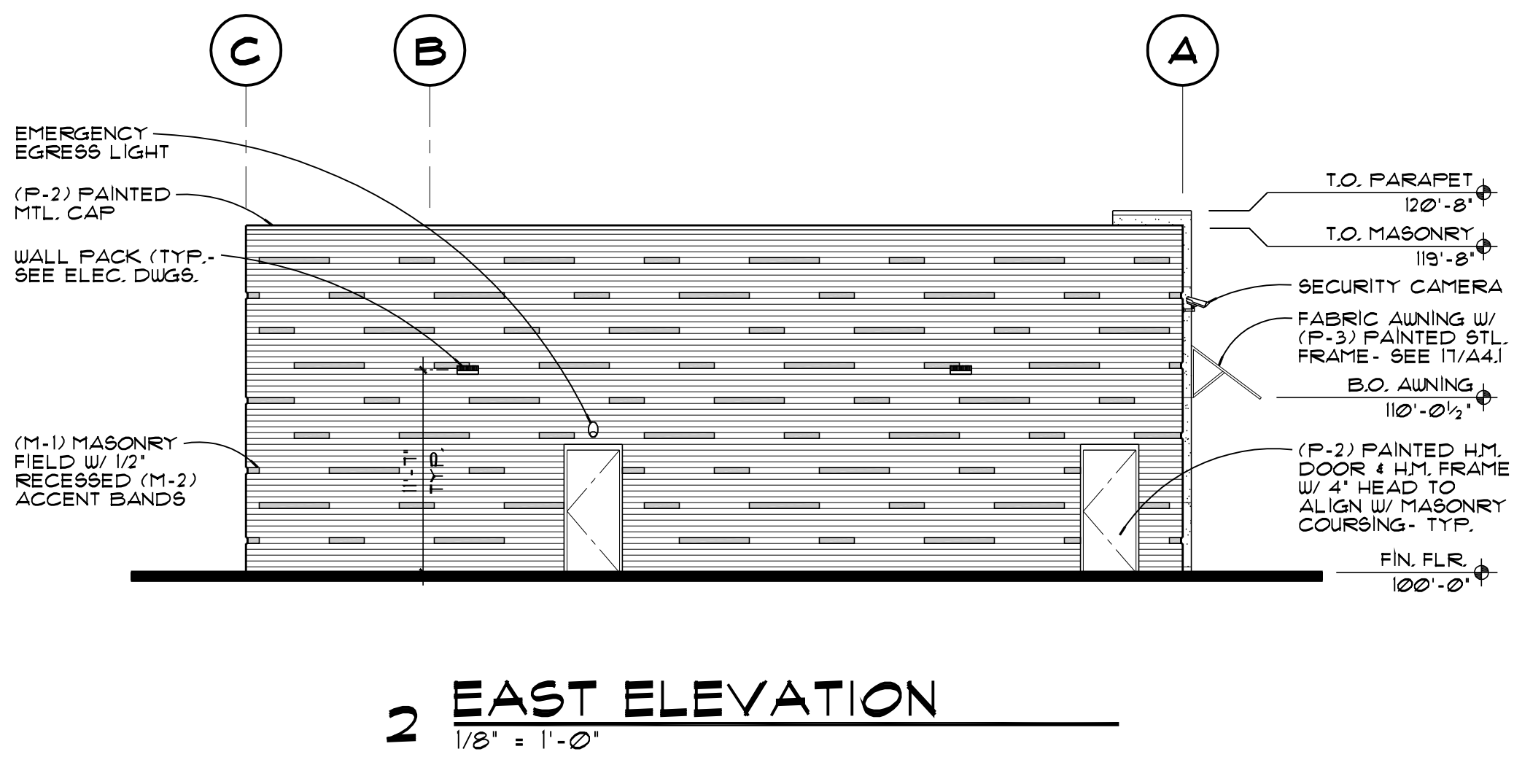
PROJECT NO. 19166.R
DATE : 03-31-2020
DRAWN BY : GAH
CHECKED BY : FLT
REVISIONS
19166.R-1100rplan.dwg



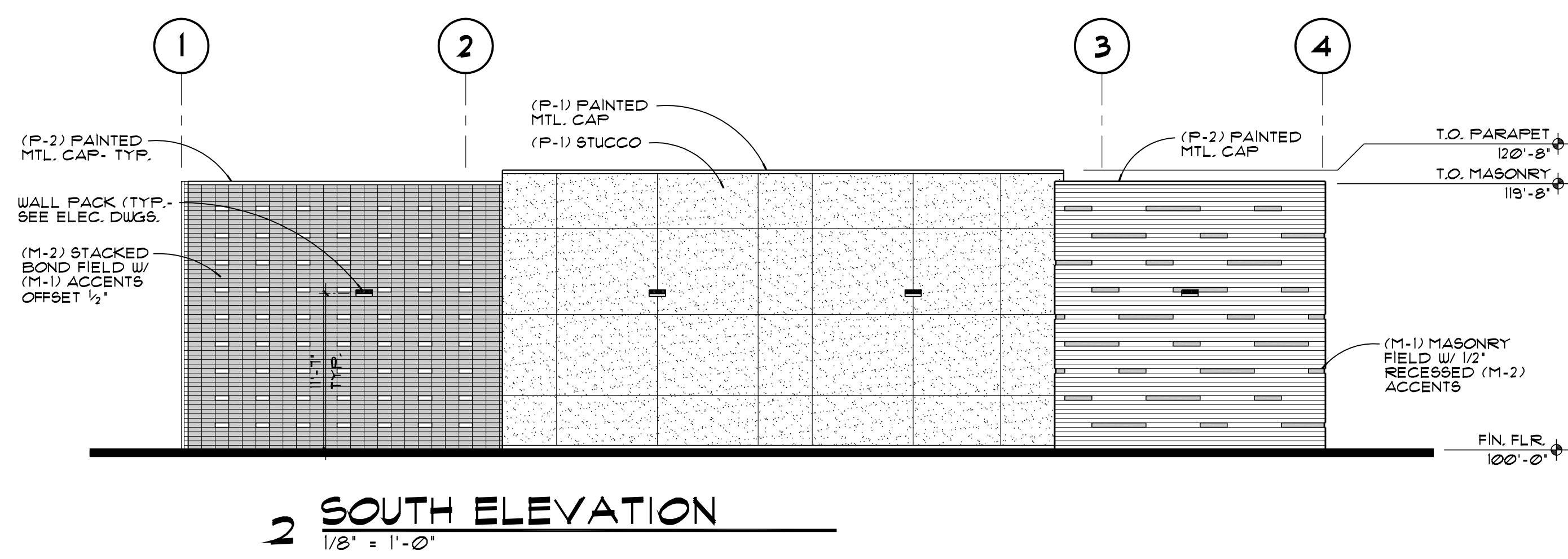


1 NORTH ELEVATION
1/8" = 1'-0"

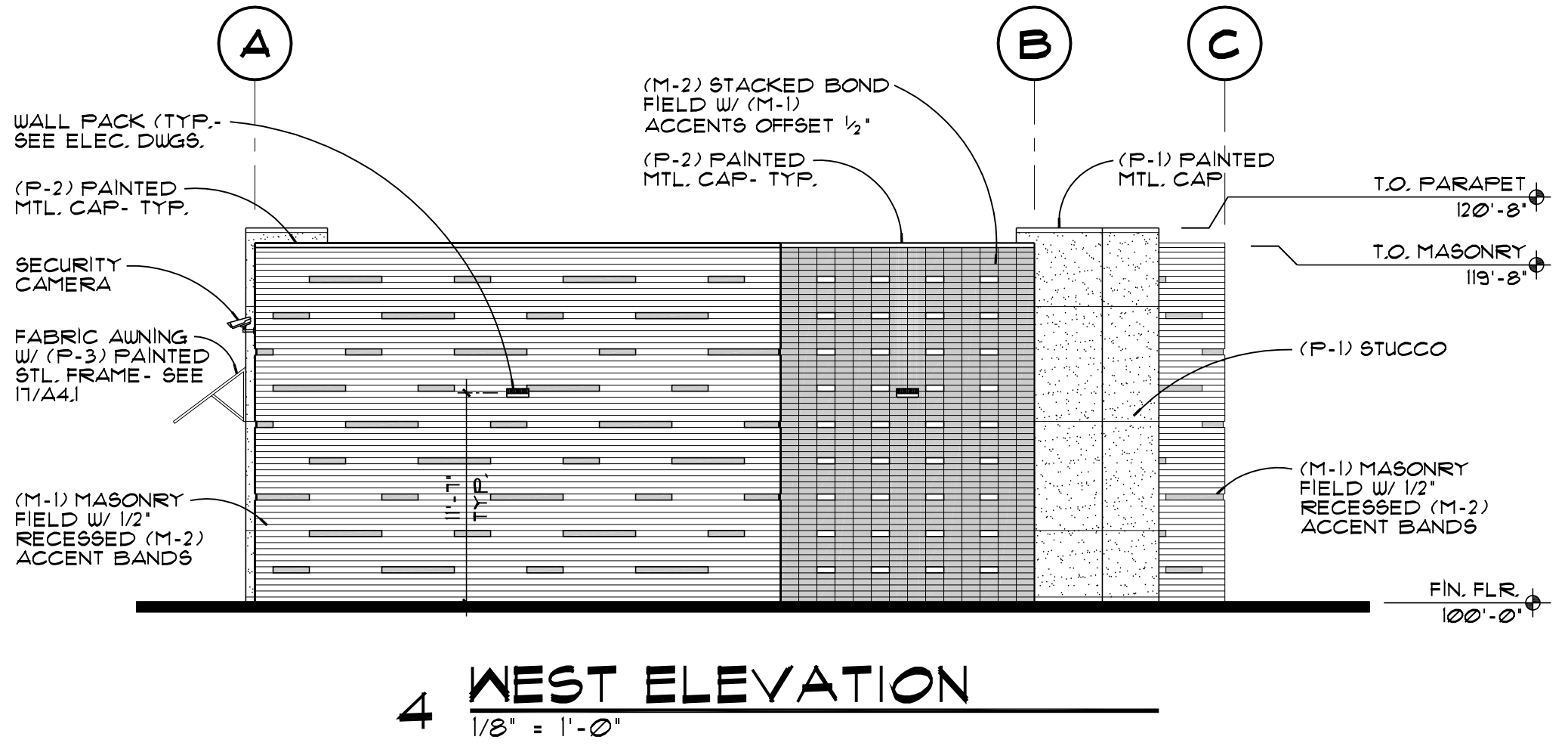
T = TEMPERED GLASS
F = FROSTED GLASS



2 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

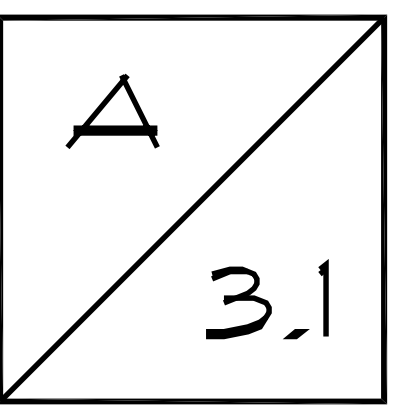
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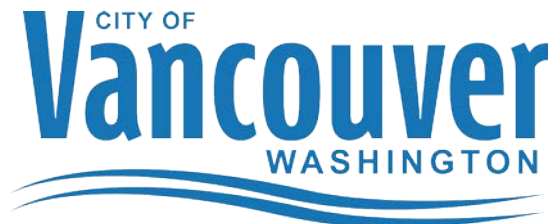
7-ELEVEN @ HEARTHWOOD & MILL PLAIN
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MAJ DEVELOPMENT

EXTERIOR MATERIALS / COLOR LEGEND				
MARK	DESCRIPTION	MANUFACTURER	COLOR	NOTES
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P-2	PAINT	SHERWIN WILLIAMS	SW 1020 'BLACK FOX'	MTL. CAP, HMT. DOOR & FRAME
P-3	PAINT	SHERWIN WILLIAMS	SW 0991 'BLACK MAGIC'	AWNING FRAME

- NOTES:**
- ALL GLASS PANELS ARE CLEAR UNO.
 - CONFIRM ALL COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
 - STACKED BOND MASONRY JOINTS RAKED - TYP.
 - GROUT TINTED 5% BLACK

PROJECT NO. 19166
DATE : 03-05-2020
DRAWN BY : GAH
CHECKED BY : FLT
REVISIONS PERMIT SET
19166-A31.dwg





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www.cityofvancouver.us

June 17, 2020

**Notice of Application and
Optional SEPA Determination of Nonsignificance (DNS)
MAJ Hearthwood
PRJ-163893/LUP-78445**

Under the authority of VMC 20.790.230, the City of Vancouver will use the optional combined determination of nonsignificance (DNS) and notice of application process. Based on the initial review of the proposed project, the city has determined this agency expects to issue a DNS on the proposal, finding the project will not create probable significant adverse environmental impacts.

The comment period for the notice of application may be the only opportunity to comment on the environmental impacts of the proposal.

This notice is intended to inform potentially interested parties about the proposal; invite them to submit written statements for the record; and inform them of their right to receive a notice of the decision, including a notice of appeal rights.

Request: Site plan and 2-lot short subdivision to develop the site with a 4,100-square-foot convenience store and a 3,450-square-foot retail building

Location: 14516 SE Mill Plain Boulevard, Vancouver, WA 98684, Parcel 167644 within the NE ¼ of Section 35, Township 2N, Range 2E in the Willamette Meridian

Contact: Mackenzie, John Floyd, 101 E. 6th Street, Suite 200, Vancouver, WA 98660

Applicant/

Property Owner: MAJ Hearthwood, Brandi Ho, LLC 300 West 15th St., Suite 200, Vancouver, WA 98660

The environmental checklist and related information, which are the basis of this determination, are on file and will be made available on request. **Comments must be submitted by 4 p.m., July 1, 2020.**

Case Manager: Mark Person, AICP, Senior Planner 360-487-7885

E-mail Address: mark.person@cityofvancouver.us

Mailing Address: Community & Economic Development Dept., PO Box 1995, Vancouver, WA 98668

A handwritten signature in blue ink, appearing to be "Mark Person".

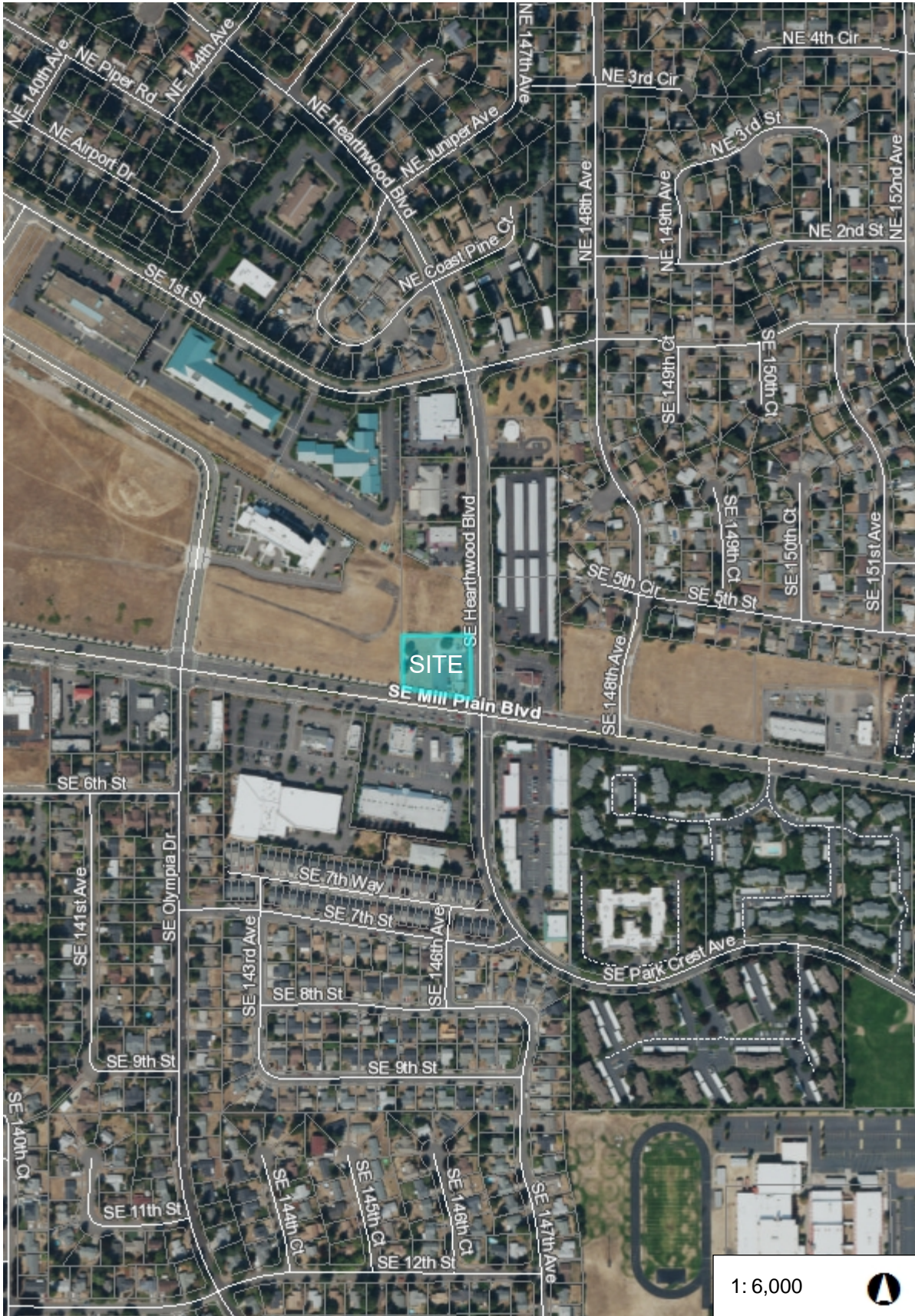
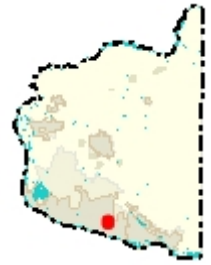
Name

June 17, 2020

Date



MAJ Hearthwood



Legend

- Taxlots
- All Roads
 - Interstate or State Route
 - Arterial
 - Collector
 - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 6,000



1,000.0 0 500.00 1,000.0Feet



April 28th, 2020

John Floyd
Mackenzie
101 E. 6th Street, #200
Vancouver, WA 98660

RE: Development Review Evaluation for "MAJ Hearthwood" located at 14516 SE Mill Plain Boulevard, Vancouver, WA 98684 (SR0037125; Tax Parcel 167644000; PRJ-163893/PIR-76872)

Clark County Public Health performed a Development Review Evaluation for the project site listed above. This evaluation is limited to the area of development proposed in the application.

Septic Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17):

A municipal sewage system is proposed for this development. No existing on-site sewage system (OSS) is indicated in the application. However, an existing on-site sewage system (OSS) is currently listed in County records as operational (ON0047416).

This on-site septic system, the components and any additional on-site system discovered during development of this plat must be properly abandoned. Proper abandonment of the system requires tank pumping by a licensed pumper, breaking in the tank lids, and filling the cavities with compacted soil. Any cesspools, drywells, or pump chambers discovered on the site must also be abandoned in this manner. Written verification of abandonment and an Online RME Pumper Report attached must be submitted to the Health Department prior to final plat approval.

The proposed development must connect to an approved public sewer system. A copy of the final acceptance letter or the equivalent from the purveyor must be submitted to Clark County Public Health along with the final site plan or final plat (Mylar).

Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17):

A municipal water supply is proposed for this development. No existing well is indicated in the application nor was a water well observed in the field.

Any wells discovered during development must be legally decommissioned by a licensed well driller per WAC 173-160-381. Decommissioned wells must be shown on the final plat.

The proposed development must connect to an approved public water system. A copy of the final acceptance letter or the equivalent from the purveyor must be submitted to Clark County Public Health along with the final site plan or final plat (Mylar).

If you have questions or concerns regarding this evaluation, please feel free to contact me at (564) 397-8428, ext. 7354.

Sincerely,

Jaimee Searcy
Environmental Health Specialist
Clark County Public Health

CC: Mark Person, City of Vancouver Community & Economic Development



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

July 1, 2020

Mark Person, AICP, Senior Planner
City of Vancouver
Community & Economic Development
PO Box 1995
Vancouver, WA 98668

Dear Mark Person:

Thank you for the opportunity to comment on the determination of nonsignificance for the MAJ Hearthwood 2-Lot Short Subdivision and Convenience Store Project (PRJ-163893/LUP-78445 MAJ) located at 14516 Southeast Mill Plain Boulevard as proposed by MAJ Hearthwood. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Greg Bengel (360) 690-4787**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202003156)

cc: Derek Rockett, SWM
Greg Bengel, WQ

July 1, 2020

EXHIBIT 7

Attn: Mark Person
Community and Economic Development Dept.
PO Box 1995
Vancouver WA 98668

RE: MAJ Hearthwood; PRJ-163893/LUP-78445; SEPA 202003156

Dear Mr. Person:

The Southwest Clean Air Agency (SWCAA) has learned that your agency has issued/will issue a SEPA Determination for the above project. Please be advised that SWCAA administers/enforces a number of regulations that may apply to the proposed project. The applicability of these regulations depends on the exact nature of the project in question. The following sections provide brief summaries of the requirements for the general types of activity that may be affected by this project.

Demolition / Asbestos [SWCAA 476]:

- Prior to **demolition or renovation** of a structure, a thorough asbestos inspection must be conducted by an AHERA-certified inspector in order to determine the presence of asbestos containing material (ACM) in all affected structure(s) or area(s).
A copy of the AHERA asbestos inspection report must be posted for viewing at the project site.

Asbestos Containing Material PRESENT

Asbestos Containing Material NOT PRESENT

If the asbestos inspection reveals ACM to be present in the affected structure(s) or area(s) –

If the asbestos inspection does not reveal ACM to be present in the affected structure(s) or area(s)...

Required documents/reports: (for each structure)

- **Notification of Demolition**
- **Notice of Intent to Remove Asbestos**
- **AHERA asbestos inspection report**

...and the structure is to be demolished –

Required documents/reports:

- **Notification of Demolition**
- **AHERA asbestos inspection report**

There is a 10-calendar day waiting period from the time the notices are submitted before asbestos removal or structure demolition may begin.

There is a 10-calendar day waiting period from the time the notification is submitted before the demolition may begin.

All asbestos must be completely removed from the affected structure(s) or area(s) prior to structure demolition taking place.

...and the project involves only renovation and that renovation does not involve the removal of load bearing walls –

Required documents/reports:

none

ACM must be removed by certified personnel in full accordance with the Southwest Clean Air Agency's Regulations SWCAA 476 (Standards for Asbestos Control) and with 40 CFR Part 61 Subpart M (National Emission Standards for Asbestos).

Construction Dust [SWCAA 400: General Regulations for Air Pollution Sources]:

- Construction and earthmoving activities have the potential to generate excessive dust emissions if reasonable control measures are not implemented. SWCAA Regulation 400-040(2) requires that “no person shall cause or permit the emission of particulate matter from any stationary source to be deposited beyond the property under direct control of the owner or operator of the stationary source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited”. Furthermore,



SWCAA Regulation 400-040(8)(a) requires that “the owner or operator of any source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions”.


- Common control measures to mitigate the emission of dust from construction and earthmoving activities include: application of water before and during earthmoving operations, application of water to disturbed surface areas (including access roads and staging areas) after earthmoving operations, application of chemical dust control products and/or surfactants, limiting access to open/disturbed areas, reducing equipment/vehicle speeds, establishing vegetative cover on inactive areas and ceasing operations altogether during high wind events.
- Violations of SWCAA Regulation 400-040 may result in civil penalties being assessed against the project operator and/or property owner.

Registration, Notification and Permitting of Air Pollution Sources [SWCAA 400-072, 100, 109, 110]

- SWCAA’s General Regulations regulate the installation and/or modification of any building, structure, or facility that emits or may emit an air contaminant. An air contaminant is defined as “...dust, fume, mist, smoke, other particulate matter, vapor, gas, odorous substance, or any combination thereof”. Project proponents for any proposed installation or modification that creates a new or increased source of air contaminants may be required to register with the agency and submit a notification or permit application in accordance with SWCAA Regulations 400-072, 100 and 109. If an Air Discharge Permit (ADP) or Small Unit Notification (SUN) is required, the application must be approved and an ADP/SUN issued before commencing construction, in accordance with SWCAA 400-110. If the proposed project includes any new or modified air pollutant sources, the proponent should consult with SWCAA to determine if these requirements are applicable.
- The proposed project mentions the construction and operation of a gasoline dispensing facility (GDF). GDF’s typically require an ADP from SWCAA in order to operate within the agency’s jurisdiction, which includes Clark County.

The proponent of this project may contact SWCAA at 360-574-3058 for more information regarding the agency’s requirements. Notification forms, permit applications, air quality regulations and other information are available on the internet at <http://www.swcleanair.org> .

Sincerely,

A handwritten signature in black ink, appearing to read 'Duane Van Johnson', with a stylized flourish extending to the right.

Duane Van Johnson
Air Quality Specialist II

February 25, 2020

City of Vancouver
Attention: Jennifer Patrick
4500 SE Columbia Way
Vancouver, WA 98661

Re: **MAJ Hearthwood & Mill Plain**
Trip Generation and Distribution Letter
Project Number 2190518.00

Dear Ms. Patrick:

Mackenzie has prepared this letter to satisfy the concurrency requirements as described in the December 5, 2019 Pre-Application Conference for the proposed MAJ Hearthwood & Mill Plain retail development. This letter presents trip generation and distribution estimates for the proposed development, and proportionate share fee calculations toward the new signal at the SE Hearthwood Boulevard/SE 1st Street intersection in Vancouver, Washington.

SITE CONDITIONS

Existing

The proposed site is located at 14516 SE Mill Plain Boulevard in Vancouver, Washington, and is identified as tax lot 167644000. The site is 1.01 acres and is zoned Community Commercial (CC). Previous uses on the site include a 2,100-square foot (SF) veterinary clinic and a 110-SF drive-through coffee shop. The veterinary clinic will be demolished to allow development of the proposed uses. The coffee shop has already been removed from the site. The site currently has one (1) full-movement driveway located on SE Hearthwood Boulevard and one (1) right-in/right-out (RIRO) driveway on SE Mill Plain Boulevard.

Proposed

The proposed MAJ retail development will include up to 3,500 SF of retail space; an approximately 4,100-SF convenience store with a fuel facility, including up to eight (8) vehicle fueling positions (VFPs); and a cell tower. Approximately 28 surface parking spaces will be provided on site. A RIRO driveway on SE Mill Plain Boulevard will be provided approximately 115 feet west of SE Heartwood Boulevard, and a full-movement driveway will be provided on SE Hearthwood Boulevard approximately 164 feet north of SE Mill Plain Boulevard, as measured between the intersection curb return and the near edge of the driveway. A site plan is enclosed with this letter for reference.

TRIP GENERATION

Trip generation estimates were developed using data presented in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. Pass-by estimates were prepared using data from ITE's *Trip Generation Handbook*, 3rd Edition.



Proposed

City staff recommended using data for ITE’s “Gasoline/Service Station with Convenience Market” (LUC 945) land use, per the December 5, 2019 pre-application conference notes. However, the convenience markets surveyed for the LUC 945 data series were between 2,000 and 3,000 SF. The appropriate ITE land use to use for purposes of estimating generation is “Convenience Market with Gasoline Pumps” (LUC 853) where surveyed sites had convenience markets that were at least 2,000 SF and had less than 10 VFPs. We will note that estimating trips for the proposed convenience market and fuel on a per VFP basis is a conservative approach as LUC 853 has higher trip rates compared with LUC 945.

Primary trip generation estimates for the proposed uses were prepared using data for ITE’s “Shopping Center” (LUC 820) and “Convenience Market with Gasoline Pumps” (LUC 853) land uses. Pass-by data for the “Shopping Center” (LUC 820) use is only available for the PM peak hour. Therefore, the PM peak hour pass-by rate of 34% was applied to the AM and daily trip estimates as well. A 63% pass-by rate is available for all time periods for the “Convenience Market with Gasoline Pumps” (LUC 853) use as presented in ITE’s *Trip Generation Handbook*, 3rd Edition Errata dated February 6, 2018. Table 1 presents the site development trips and the corresponding pass-by trip adjustments for the proposed uses.

TABLE 1 – PROPOSED TRIP GENERATION										
ITE Code	Land Use	Size	Trip Type	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
820	Shopping Center	3.5 KSF	Total	2	1	3	22	23	45	132
			Pass-by %	34%			34%			34%
			Pass-by	1	1	2	8	8	16	46
			Primary	1	0	1	14	15	29	86
853	Convenience Market with Gasoline Pumps	8 VFPs	Total	83	83	166	92	92	184	2,580
			Pass-by %	63%			63%			63%
			Pass-by	53	53	106	58	58	116	1,626
			Primary	30	30	60	34	34	68	954
TOTAL			Total	85	84	169	114	115	229	2,712
			Pass-by %	63%			62%			62%
			Pass-by	54	54	108	66	66	132	1,672
			Primary	31	30	61	48	49	97	1,040

As presented in Table 1, the proposed uses are estimated to generate 169 AM peak hour, 229 PM peak hour, and 2,712 daily external trips. Of those trips, 61 AM peak hour, 97 PM peak hour, and 1,040 daily trips will be new, or primary, trips.

Existing

Trip generation estimates for the prior uses were prepared with data for ITE’s “Animal Hospital/Veterinary Clinic” (LUC 640) and “Coffee/Donut Shop with Drive-Through Window and No Indoor Seating” (LUC 938) land uses. Table 2 presents trip generation estimates for these uses.

TABLE 2 – EXISTING TRIP GENERATION										
ITE Code	Land Use	Size	Trip Type	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
640	Animal Hospital/Veterinary Clinic	2.1 KSF	Total	5	3	8	3	4	7	45
			Pass-by %	0%			0%			0%
			Pass-by	0	0	0	0	0	0	0
			Primary	5	3	8	3	4	7	45
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	0.11 KSF	Total	19	18	37	5	4	9	220
			Pass-by %	89%			89%			89%
			Pass-by	17	17	34	4	4	8	196
			Primary	2	1	3	1	0	1	24
TOTAL			Total	24	21	45	8	8	16	265
			Pass-by %	76%			50%			74%
			Pass-by	17	17	34	4	4	8	196
			Primary	7	4	11	4	4	8	69

As presented in Table 2, the prior site uses were estimated to generate 45 AM peak hour, 16 PM peak hour, and 265 daily trips. Of those trips, 11 AM peak hour, 8 PM peak hour, and 69 daily trips were new, or primary, trips.

Net New

The net new trip generation of the site is equal to the subtraction of trips associated with existing uses and the addition of trips associated with proposed uses. Table 3 presents the net new primary trip generation of the site.

TABLE 3 – NET NEW TRIP GENERATION			
Site Development	Primary Trips		
	AM Peak Hour	PM Peak Hour	Daily
Proposed	61	97	1,040
Prior	11	8	69
Net New Trip Generation	+50	+89	+971

As presented in Table 3, the subject site will have a net new primary trip generation of 50 AM peak hour trips, 89 PM peak hour trips, and 971 daily trips.

TRIP DISTRIBUTION

Primary trip distribution was developed using the Southwest Washington Regional Transportation Council (RTC) travel demand model that was adopted in March of 2019 for transportation analysis zone (TAZ) 1702. The following trip distribution was assumed for the development:

- 20% to/from the east on SE Mill Plain Boulevard
- 25% to/from the west on SE Mill Plain Boulevard
- 15% to/from the north on SE Hearthwood Boulevard
- 10% to/from the south on SE Parkcrest Avenue
- 15% to and 5% from the west on NE 4th Street
- 5% to and 15% from the north on SE 136th Avenue
- 10% to/from the south on SE 136th Avenue

TRANSPORTATION CONCURRENCY REQUIREMENTS

For concurrency purposes, the City requires that proposed developments generating five (5) or more PM peak hour trips list the number of trips assigned to the appropriate Transportation Management Zone (TMZ), also known as a concurrency corridor. The project is anticipated to add trips to Mill Plain Boulevard between I-205 and SE 164th Avenue, as presented in the December 2019 pre-application comments. The project trips assigned to these corridors are presented in Table 4.

TABLE 4 – TRIPS ADDED TO CONCURRENCY CORRIDORS		
Concurrency Corridor or Transportation Analysis Zone (TAZ)	Corridor Limits	Added Weekday PM Peak Hour Trips
Mill Plain Boulevard	Fourth Plain to I-5	N/A
	I-5 to Andresen	N/A
	Andresen to I-205	N/A
	I-205 to 136th Avenue	22
	136th Avenue to 164th Avenue	40
	164th Avenue to 192nd Avenue	N/A
St. Johns Way/Ft. Van Way	Mill Plain to 63rd Street	N/A
Fourth Plain Boulevard	Mill Plain to I-5	N/A
	I-5 to Andresen	N/A
	Andresen to I-205	N/A
	I-205 to 162nd Avenue	N/A
Andresen Road	Mill Plain to SR 500	N/A
	SR 500 to 78th Street	N/A

TABLE 4 – TRIPS ADDED TO CONCURRENCY CORRIDORS		
Concurrency Corridor or Transportation Analysis Zone (TAZ)	Corridor Limits	Added Weekday PM Peak Hour Trips
112th Avenue	Mill Plain to 28th Street	N/A
	28th Street to 51st Street	N/A
164th/162nd Avenue	SR 14 to SE 1st Street	N/A
	SE 1st Street to Fourth Plain	N/A
Burton Road/28th Street	18th Street to 112th Avenue	N/A
	112th Avenue to 138th Avenue	N/A
	138th Avenue to 162nd Avenue	N/A
18th Street	112th Avenue to 138th Avenue	N/A
	138th Avenue to 164th Avenue	N/A
136th/137th Avenue	Mill Plain to 28th Street	N/A
	28th Street to Fourth Plain	N/A
192nd Avenue	SR14 to NE 18th Street	N/A

PROPORTIONATE SHARE

Per the December 2019 pre-application comments, the City is collecting proportionate share fees for the new signal at the SE Hearthwood Boulevard/SE 1st Street intersection. The City is collecting a fee of \$500 per PM peak hour trip projected to impact the subject intersection. Based on the estimated 89 new PM peak hour trips and the trip distribution presented above, we estimate 13 PM peak hour trips will impact this intersection. Therefore, the proportionate share fee for the MAJ retail site is \$6,500.

SUMMARY

In summary, the proposed site redevelopment will add 89 net new PM peak hour trips to the adjacent roadway network and is not anticipated to adversely affect transportation concurrency along Mill Plain Boulevard. Based on the estimated 13 PM peak hour trip impact to the SE Hearthwood Boulevard/SE 1st Street intersection, the MAJ retail site will pay a proportionate share fee of \$6,500 toward the new signal at this location.

Please contact me if you have any questions or comments regarding the information presented in this letter.

Sincerely,



Brent Ahrend, PE
 Associate Principal | Traffic Engineer



2.24.2020



City of Vancouver
MAJ Hearthwood & Mill Plain
Project Number 2190518.00
February 25, 2020
Page 6

Enclosure(s): Site Plan

c: Mike Jenkins, Brandi Ho – MAJ Development
John Floyd, Bob Frentress Jr., Todd Johnson, Janet Jones – Mackenzie

STORM EASEMENT

A BLANKET STORM EASEMENT IN THE FORM OF A COVENANT RUNNING WITH THE LAND, WILL BE PROVIDED FROM THE AVA APARTMENTS TO THE CITY OF VANCOUVER FOR ACCESS, INSPECTION AND MAINTENANCE OF ON SITE STORM FACILITIES.

CURB RADIUS NOTE

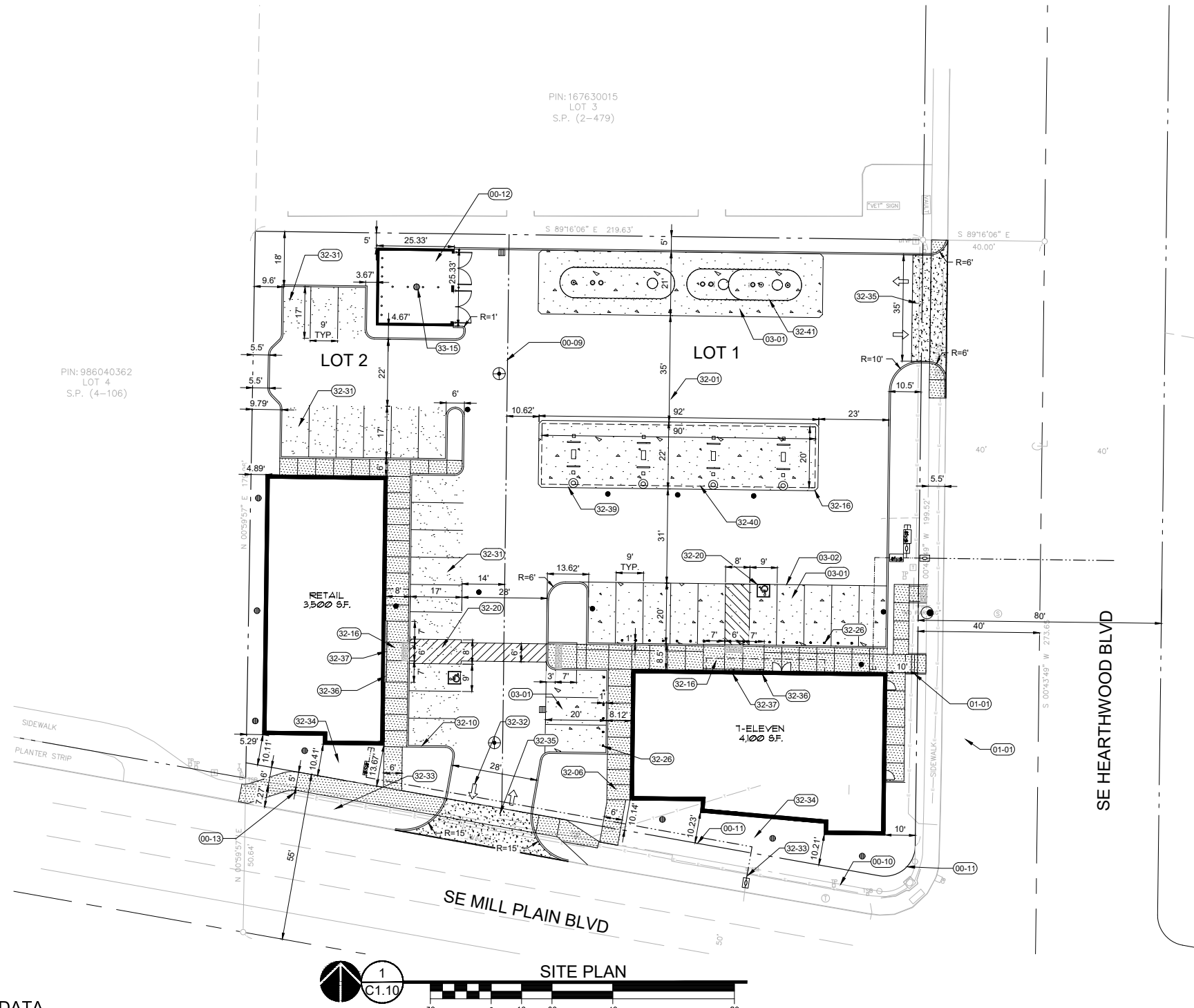
ALL CURB RADII 3' UNLESS OTHERWISE NOTED

ARCHAEOLOGICAL NOTE

IF ANY ITEM OF ARCHAEOLOGICAL INTEREST IS FOUND DURING CONSTRUCTION, WORK SHALL BE HALTED IMMEDIATELY AND THE CITY'S COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT AND THE WASHINGTON DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

KEYNOTES

- 00-09 PROPOSED LOT LINE
- 00-10 EXISTING RIGHT-OF-WAY
- 00-11 PROPOSED RIGHT-OF-WAY
- 00-12 TRASH ENCLOSURE SEE ARCHITECTURAL PLANS
- 00-13 PROPOSED RIGHT-OF-WAY DEDICATION
- 01-01
- 03-01 CONCRETE PAVING, SEE X/XX
- 03-02 ASPHALT CONCRETE TRANSITION
- 32-01 ASPHALT PAVEMENT PER XX/CX.XX
- 32-06 SIDEWALK PER XX/CX.XX
- 32-10 VERTICAL CURB PER XX/CX.XX
- 32-16 PARALLEL CURB RAMP PER XX/CX.XX
- 32-20 ACCESSIBLE PARKING STALL PER XX/CX.XX
- 32-26 BOLLARD PER XX/CX.XX
- 32-31 LIGHT DUTY ASPHALT PAVING PER XX/CX.XX
- 32-32 DIRECTIONAL ARROW STRIPING PER XX/CX.XX
- 32-33 RELOCATE AND RETAIN EXISTING WATER METER PER XX/CX.XX
- 32-34 DOUBLE CHECK VALVE ASSEMBLY PER COV.XXX
- 32-35 COMMERCIAL DRIVEWAY PER COV DETAIL T01-04A
- 32-36 ACCESSIBLE PARKING SIGN, SEE X/XXXX
- 32-37 ACCESSIBLE NO PARKING SIGN, SEE X/XXXX
- 32-39 CONCRETE FUELING AREA, TO BE HYDRAULICALLY ISOLATED, UNDER SEPARATE PERMIT, EXTEND OF FUELING CANOPY, UNDER SEPARATE PERMIT
- 32-41 UNDERGROUND FUEL TANKS, UNDER SEPARATE PERMIT
- 33-15 PRIMED AND TRAPPED SANITARY CATCH BASIN PER XX/CX.XX



SITE DATA

TOTAL LOT AREA:	43,584 SF (1.00 AC)
R-O-W DEDICATION AREA:	1,117 SF (0.03 AC)
NET LOT AREA:	42,467 SF (0.97AC) (100%)
LANDSCAPE AREA:	6,648 SF (0.15 AC) (15.6%)
DRIVE AISLE AREA:	25,860 SF (0.59 AC) (60.9%)
BUILDING FOOTPRINT/CANOPY/TRASH	9,959 SF (0.23 AC) (23.5%)

PARKING DATA

STANDARD ADA SPACES:	28
COMPACT SPACES	0
ACCESSIBLE SPACES	2
TOTAL SPACES:	30

LOT 1 SITE DATA

NET LOT AREA:	27,202 SF (0.62AC) (100%)
LANDSCAPE AREA:	3,769 SF (0.09 AC) (13.9%)
DRIVE AISLE AREA:	17,596 SF (0.40 AC) (64.7%)
BUILDING FOOTPRINT/CANOPY/TRASH	5,837 SF (0.13 AC) (21.4%)

X SF (0.00 AC) x.x%

X SF (0.00 AC) x.x%

LOT 2 SITE DATA

NET LOT AREA:	15,265 SF (0.35AC) (100%)
LANDSCAPE AREA:	2,879 SF (0.07 AC) (18.9%)
DRIVE AISLE AREA:	8,264 SF (0.19 AC) (54.1%)
BUILDING FOOTPRINT/CANOPY/TRASH	4,122 SF (0.09 AC) (27.0%)

IMPERVIOUS AREA

TOTAL PROPOSED ON-SITE IMPERVIOUS AREA = 35,819 SF = (0.82 AC)

Project
HEARTHWOOD

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ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER,
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
SITE PLAN

DRAWN BY: ABP

CHECKED BY: RLF

SHEET:

C1.10

JOB NO. **2190518.00**

PRELIMINARY ONLY



City of Vancouver Transportation Services
Trip and Traffic Impact Fee Calculation Worksheet

Application Number: PRJ-163893

Project Name: <u>ePlans Maj @ Hearthwood & Mill Plain</u>	Date: <u>8/3/2020 12:00:00 AM</u>
Project Address: <u>14516 SE MILL PLAIN BLVD</u>	TAZ: <u>TA268</u>
Project Number: <u>PRJ-163893</u>	Primary Corridor: <u>MPLN #5</u>
ENG Number: _____	Parcel 1 ID: <u>167644000</u>
TIF District: <u>Cascade</u>	Parcel 2 ID: _____
TIF Overlay District: <u>Overlay - Mill Plain / I-205</u>	Parcel 3 ID: _____

Existing Site Trips ^^											
LU Description	ITE LU Code	Existing AM Peak Rate	Existing PM Peak Rate	Existing ADT Rate	Unit of Measure	Size**		Existing AM Peak Trips	Existing PM Peak Trips	Existing ADT	
Animal Hospital/Veterinary Clinic	640	3.64	3.53	21.50	1000	2100		8	7	45	
Coffee/Donut Shop w/ Drive-Thru and No Indoor Seating	938	337.04	83.33	2000	1000	110		3	1	24	
								Existing Trips Total	11	8	69

New Trip Generation Calculation											
LU Description	ITE LU Code	AM Peak Rate	PM Peak Rate	ADT Rate	Unit of Measure*	Size**		New AM Peak	New PM Peak	New ADT	
Convenience Market w/ Gas Pumps	853	20.76	23.04	322.5	1	8		60	68	877	
Shopping Center	820	0.94	3.81	37.75	1000	3500		1	29	87	
								New Project Trips	61	97	964
								Net New Project Trips (new trip = existing trips)	61	97	964

*Unit of measure = ITE Unit by which total size is divided by in order to calc. trip generation

**Size - Total size of development, eg 10 dwelling units or 50,000 sqf.

***% reduction applied to trip generation, eg. .35 passby reduction for 100 trips - (1 - .35) * 100 - .65 - from approved traffic impact study only

****% reduction applied to trip generation, eg. .10 internal capture reduction for 100 trips - (1 - .10) * 100 - .9 * 100 - 90 - from approved traffic impact study only

Traffic Impact Fee Calculation										
LU Description	ITE LU Code	Proposed Project ADT	Net New Proj ADT	TIF Rate/Trip	TIF Overlay rate/trip	BEF Reduction = .3 for retail commercial uses & ITE LU 912	Tax Reduction	TIF Due	Overlay TIF Due	
Convenience Market w/ Gas Pumps	853	877	814.27	246	10	0.30	0.15	\$119,178.43	\$5,218.15	
Shopping Center	820	87	80.73	246	10	0.30	0.15	\$11,822.72	\$517.65	
Sum		964	895					TIF Totals:	\$131,001.15	\$5,735.80

Concurrency Monitoring Fees			
Corridor	PM Peak Trips	Cost/Trip	max. \$1500/corridor
SE 136th Ave to SE 164th Ave	40	\$48.00	\$1,920.00
I-205 to SE 136th Ave	22	\$48.00	\$1,056.00
Total Monitoring Fee =			\$2,976.00

Total Modeling Fee = \$2,976.00

Disclaimer: This information is provided based on the TIF program in place as of the date shown above and is only an estimate of the fee. The fee will be recalculated based on approved development dimensions and reflecting any changes to the TIF program that are applicable. Per VMC20.97.060 B,...for non-residential development, the impact fee shall be calculated at the time of site plan approval or building permit application if the proposed development is not sufficiently defined to permit such calculations. Notwithstanding the foregoing, the fee shall be re-calculated for building permit applications filed more than 3 years following the date of the applicable preliminary plat, preliminary short plat or site plan approval. See VMC20.97 for more information. Note: TIF Overlay fees cannot be paid with TIF Credits from a district other than the TIF Overlay district.



City of Vancouver Transportation Services
Trip and Traffic Impact Fee Calculation Worksheet

Application Number: PRJ-163893

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Proportionate Shares				
Case Number	Project	Fee/Unit	Trips/Lots	Final Fee
	Hearthwood St & 1st St	\$500.00	13	\$6,500.00
Total Proportionate Share Fees =				\$6,500.00

COMMENTS:

ePlans Maj @ Hearthwood Mill Plain

District: Cascade	District TIF =	\$131,001.15
Overlay - Mill Plain / I-205	Overlay TIF =	\$5,735.80
	Total TIF =	\$136,736.95

SF Dwellings
Fee per SFDU
Plat Calculation Total: \$141,100.68

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EXHIBIT 10
Preliminary Stormwater Report
Prepared By
Mackenzie
Dated
March 3, 2020

**Because of the size of the exhibit, it is not included with this report. The documents are available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibits.

EXHIBIT 11
Geotechnical Engineering Study
Prepared By
Geo Consultants NW
Dated
Feb. 5, 2020

**Because of the size of the exhibit, it is not included with this report. The documents are available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibits.