

**BEFORE THE HEARING EXAMINER
FOR CITY OF VANCOUVER**

In the Matter of the Application of)	NO. PRJ-168078/LUP-82789
)	
)	
Ginn Group, LLC)	Kevanna Park Meadows
)	Planned Development
)	
)	
)	
for Approval of a Preliminary Plat)	FINDINGS, CONCLUSIONS,
and Planned Development)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The City’s Hearing Examiner recommends to the Vancouver City Council that the requested preliminary plat and planned development to subdivide 6.08 acres into 33 single-family residential lots be **APPROVED** subject to conditions.

SUMMARY OF RECORD

Request:

Ginn Group, LLC (Applicant) requested a preliminary plat and planned development to subdivide 6.08 acres into 33 single-family residential lots for development of detached residences. The subject property is located at the west terminus of NE 46th Street, at 11017 NE 51st Circle, Vancouver, Washington.

Hearing Date:

The Vancouver Hearing Examiner held a virtual open record hearing on the application on January 17, 2023. In an abundance of caution, the record was held open two business days to allow for written public comment from members of the public who had difficulty joining the virtual hearing, with additional time arranged for responses by the parties. No post-hearing public comment was submitted, and the record closed on January 19, 2023.

Testimony:

At the open record hearing the following individuals presented testimony under oath:

Andrew Reule, Senior Planner, City of Vancouver

Jayson Taylor, Applicant Representative

Travis Johnson, PLS Engineering

Ann Dabbs

Lamont Dabbs

Exhibits:

At the open record hearing the following exhibits were admitted into the record:

Exhibit 1 Staff Report, dated January 3, 2023

- A. Application
- B. Applicant's narrative
- C. Plans
- D. SEPA checklist
- E. Notice of Application, Public Hearing and Optional SEPA Determination of Non-Significance, dated October 19, 2022
- F. Final SEPA Determination of Non-Significance
- G. Public Health Development Review Evaluation, dated June 2, 2022
- H. Department of Ecology letter, dated November 18, 2022
- I. Department of Ecology email, dated November 29, 2022
- J. Critical areas report by Ecological Land Services, dated August 11, 2022
- K. Mitigation plan by Ecological Land Services, dated August 18, 2022
- L. Transportation impact study by Lancaster Mobley, dated August 17, 2022
- M. Geotechnical report by Earth Engineering, Inc., dated June 2022
- N. Preliminary TIR (stormwater) report by PLS Engineering, dated August 2022

Exhibit 2 Applicant PowerPoint Presentation

Exhibit 3 City PowerPoint Presentation

After considering the testimony and exhibits admitted in the record, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. Ginn Group, LLC (Applicant) requested a preliminary plat and planned development to subdivide 6.08 acres into 33 single-family residential lots for development of detached residences. The subject property is located at the west terminus of NE 46th Street, at 11017 NE 51st Circle, Vancouver, Washington.¹ *Exhibits 1, 1.A, 1.B, and 1.C.*
2. The application was subject to a pre-application conference and, pursuant to VMC 20.210.110.B, is vested to the development regulations in place as of the date the pre-application was filed (April 8, 2022) because a fully complete application was submitted

¹ The legal description of the subject property is a portion of the southwest quarter of Section 16, Township 2 North, Range 2 East of the Willamette Meridian; also known Tax Parcel No. 159850000. *Exhibits 1 and 1.N.*

within six months of the pre-application conference report.² The pre-application conference date was May 12, 2022, the application was submitted on September 6, 2022, and the application was determined to be fully complete on October 5, 2022. The project is therefore not subject to the new R-6 development standards set forth in Ordinance No. M-4377, which became effective July 27, 2022. *Exhibits 1, 1.B, and 1.E; Jayson Taylor Testimony; Ordinance No. M-4377.*

3. The proposal is not a re-plat of a prior subdivision. *Exhibit 1.*
4. The subject property contains several regulated critical areas: a 0.118-acre Category III wetland, which is in the eastern portion of the subject property, near the NE 46th Street approach; Oregon white oak habitat; and the floodway, floodplain, riparian management area (RMA), and riparian buffer (RB) of Burnt Bridge Creek, a perennial Type F stream which runs along the northern and western property boundaries. *Exhibits 1 and 1.J.*
5. The subject property is zoned Low-Density Residential (R-6). *Exhibits 1 and 3.* The purpose of the R-6 zone is “to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 7,500 square feet and a density of 4.5 to 5.8 units/net acre.” *Vancouver Municipal Code (VMC) 20.410.020.C.* Planned developments are a land use development tool intended to provide a means for creating planned environments in any base zoning district through the application of flexible standards, including zero-lot lines, narrower streets, and other innovative planning practices that result in well-designed, efficient, and functional urban environments. *VMC 20.260.010.* Planned developments are allowed in the R-6 zone. *VMC 20.260.020.*
6. Surrounding land uses include natural areas and a residential care facility (CG zone) to the north, single-family residences and a City park (R-6 and Park zones) to the east, single-family residences (R-6 zone) to the south, and natural areas and I-205 (CG zone) to the west. Although the subject property is undeveloped, it contains a looped walking trail that connects to the park to the east. *Exhibits 1 and 3.*
7. In support of the requested planned development, the Applicant has submitted a concept plan containing the requirements set forth in VMC 20.260.070. The Applicant proposes to develop the site consistent with applicable standards, except that a reduced lot area is proposed. Lot area reductions may be authorized pursuant to VMC 20.260.060.B.4. *Exhibits 1 and 1.B.*
8. The Applicant proposes 33 detached residences, a housing type allowed within planned developments in the R-6 zone. *VMC 20.260.020.B; Exhibit 1.B.* The minimum net density in the R-6 zone is 4.5 dwelling units per acre and the maximum net density is 5.8 dwelling units per acre. In addition, a 15% density bonus is provided to planned

² A copy of the preapplication was not submitted into the record; the April 8, 2022 date was provided by the Applicant in the project narrative (Exhibit 1.B). City Planning Staff did not submit any information on vesting, but did not object to or seek to correct the Applicant’s assertion that the application vested on April 8, 2022.

developments. For the subject property, which has a net area (i.e., net of proposed streets) of 5.07 acres, the minimum number of lots is 23 and the maximum number of lots, without the density bonus, is 29. The 15% density bonus provides an additional four lots, for a total of 33. The proposed 33 lots are consistent with the applicable density standard. *Exhibit 1; VMC 20.410.040; VMC 20.260.020.*

9. The Applicant proposes lots as small as 2,080 square feet, each of which would be developed with a two-story detached residence that would be approximately 1,500 square feet in area. The building elevations depict variation in building materials and roof types. *Exhibits 1.B and 1.C.* The lots in the surrounding neighborhood range from approximately 8,000 to 12,000 square feet and contain single-level residences ranging from approximately 1,200 to 1,800 square feet. The proposed site design ensures compatibility with surrounding development by clustering the residences towards the interior of the site, such that no lots would directly abut the larger neighboring residential lots, and by providing a minimum 40-foot setback between the proposed smaller residential lots and the site perimeter. Most of the residences would be set back more than 80 feet from the neighboring residential lots. The effect of the small lots and proposed two-story design would be mitigated through these significant setbacks. The building heights would be lower than the 35-foot maximum permitted in the zone. *Exhibits 1.B and 1.C.*

10. Pursuant to VMC 20.260.060, the minimum lot depth and width standards of the zone do not apply to planned developments, and “the hearings examiner can reduce the minimum lot size requirement for attached and detached single-family residential uses.” *VMC 20.260.060.B.4.* The minimum average lot area required in the R-6 zone is 7,500 square feet, with the smallest lot area at least 6,000 square feet. *VMC 20.410.050.* The Applicant proposes a minimum lot area of 2,080 square feet. *Exhibits 1.B and 1.C.* Adjustments to numerical development standards may be authorized by VMC 20.260.050(B) if: (1) the adjustment is warranted given site conditions and/or characteristics of the design; (2) the benefits outweigh any potential adverse impacts; and (3) any impacts are mitigated to the extent practical.³ *VMC 20.260.050(B).* In support of the lot size reduction, the Applicant noted the large amount of open space that would be provided on site as a result of the smaller lots, including a publicly-accessible perimeter trail, which would offset the reduced private yard space; the public benefit of relatively affordable housing, which would result from the smaller lot sizes and homes; the benefit to neighbors of increased exterior setbacks with the clustering of the homes in the interior of the site; and the mitigation provided in the form of resident and guest parking in excess

³ Planning staff submitted that the request for lot size reduction is not an adjustment of a “numerical development standard,” and that it could be approved without reference to any criteria (VMC 20.260.060.B.4 does not specify any criteria – it just states that the lot area may be reduced). Because it is arguable that the criteria of VMC 20.260.050 should apply, given that lot area is both numeric and a development standard, and because the Applicant submitted evidence in support of the criteria, the Hearing Examiner will include analysis of the criteria in this decision, in case Council finds it relevant to its review. It is the Hearing Examiner’s interpretation, and Staff concurred, that the decision whether to approve reduced lot size should be made by Council as part of its decision on the project as a whole. *Exhibits 1 and 1.B; Andrew Reule Testimony.*

of code standards to prevent spillover into the surrounding neighborhood. The Hearing Examiner also notes that the site is constrained by critical areas, reducing the area available to divide into lots. *Exhibits 1, 1.B, and 1.C.*

11. The Applicant proposes to utilize the zero lot line standards of VMC 20.910.050, which require the setback on the adjacent lot to be zero feet or at least five feet, subject to covenants addressing obstructions within the setback and maintenance. The zero lot line requirements are referenced in the recommended conditions of preliminary plat approval. Compliance with the setback standards would be reviewed at the time of building permit submittal. *Exhibits 1, 1.C, and 2.*
12. Although the minimum lot width requirement of the underlying zone does not apply to planned developments, subdivisions with lots of less than 40 feet in width (such as the one proposed, as most of the lots would be 26 feet wide) must comply with the narrow lot criteria of VMC 20.927.030 and the development standards of VMC 20.927.040. The criteria require that conflicts on narrow lots be eliminated, that adequate guest parking be provided, and that solid waste and recycling collection and access be provided. Consistent with the criteria and the associated development standards, the Applicant has submitted plans showing that utilities, driveways, street trees and other features have been located and designed to minimize conflicts with one another. Guest parking exceeding the standard of one space per three narrow lots would be provided in the form of street parking (34 spaces) and an off-street guest parking area. Although the project plans depict seven off-street parking stalls, Staff recommended that the number be reduced to five to comply with VMC 20.927.040.A.2, which restricts common parking areas to five stalls each unless the required parking cannot otherwise be provided; in this case, the required guest parking can be provided on the street. With respect to solid waste, the site design provides adequate collection truck access and circulation, and cart set-out locations have been identified for each lot that are consistent with ordinance requirements. Carts would be set out in front of individual lots except for Lots 1 through 4 and 20 through 23, which would have shared cart set-out locations. *Exhibits 1, 1.C, and 2; Andrew Reule Testimony.*
13. The subdivision ordinance requires a minimum street frontage of 20 feet per lot and requires side lots to be at right angles to facing streets to the extent practical. Each of the proposed lots would satisfy these requirements. In addition, the length of blocks within the development would fall within the minimum of 180 feet and the maximum of 1,300 feet specified in the ordinance. None of the blocks would exceed 800 feet in length, such as to require a mid-block pedestrian/bicycle path per VMC 20.320.070.A.1.d.3. *Exhibits 1 and 1.C; VMC 20.320.070.*
14. In exchange for approval of higher residential densities, smaller lots, and relaxed development standards, VMC 20.260.060.C requires developers of planned developments to provide common open space for active and passive recreational activities in an amount that is at least 10% of the gross site area. Up to half of the area may be met through environmentally constrained land, as long as it is accessible to pedestrians or visually

accessible from adjoining common open space. The open space requirement for the proposed planned development is 26,485 square feet. At least half of the requirement would be met through non-environmentally constrained open space in Tract G. Tract G would include picnic tables, a lawn area, and perimeter landscaping. The remainder would be met through protected critical areas. Proposed Tract E would be 2.29 acres in area (more than a third of the site area) and would contain the riparian area of Burnt Bridge Creek. To provide access to this area, the Applicant proposes to improve the existing walking path within the tract. The path would be surfaced with wood chips and would extend around the site perimeter to connect to open space Tract G in the southeast corner of the site and to the public park at the northeast corner of the site. The trail would also connect to the internal street system at two locations. The total length of the trail would be 1,250 lineal feet, and the total area of open space provided on site would be 135,693 square feet. The improved trail would be open for public use. *Exhibits 1, 1.B, and 1.C.*

15. In addition to providing open space on site, the Applicant must mitigate impacts to parks through payment of a mitigation fee pursuant to VMC 20.915, which would be calculated at the time of building permit application and payable at the time of building permit issuance. The subject property is within Park Impact Fee District C. *Exhibit 1; VMC 20.915.020.*
16. VMC Chapter 20.925.060 requires street trees to be planted at a maximum spacing of 30 feet. The Applicant has submitted a landscape plan depicting the planting of street trees along all internal streets. *Exhibits 1 and 1.C.*
17. The proposal is subject to the requirements of the City's tree conservation ordinance, which requires tree preservation and planting to achieve a minimum of 30 tree units per acre. For the subject site, 171 tree units are required. There are currently 26 trees on site, 23 of which (constituting 108.5 tree units) would be retained. The Applicant proposes to plant 70 additional trees (each credited at one tree unit per VMC 20.770.080.V) to satisfy the remainder of the tree density requirement. The City's urban forester reviewed the submitted tree plans and recommended additional conditions regarding tree species and placement, which were incorporated into the recommended conditions of project approval. *Exhibits 1 and 1.C.*
18. Access to the subdivision would be from an extension of NE 46th Street into the site. The extension would be constructed as a private street. Although City standard plan T10-17 only requires a paved street width of 24 feet, the Applicant proposes a paved width of 28 feet to allow parking on one side of the street. The street section would also include curbs, gutters, landscape strips, and detached sidewalks within a 46-foot wide tract. A private street loop would extend from the extension of NE 46th Street, which would also be subject to City standard plan T10-17. Similarly to the extension of NE 46th Street, the paved street width would be 28 feet to allow for on-street parking. The difference would be that the landscape strip and sidewalk would be on one side of the street and the overall tract width would be 37.5 feet. No residences would abut the side of the loop lacking a

sidewalk. *Exhibits 1 and 1.C.*

19. The subject property contains Oregon white oak habitat, a priority habitat listed by the Washington Department of Fish and Wildlife. Consequently, the removal of Oregon white oak trees is regulated and subject to mitigation requirements. In this case, there are five Oregon white oaks on site with an estimated combined dripline area of 0.135 acres. Four of the five oaks would be retained on site. One oak must be removed because it is within the NE 46th Street corridor, near where the road enters the site. Because there is no alternative access to the subject property, removal of the tree is unavoidable. As mitigation for this impact, six two-inch caliper Oregon white oaks would be planted within the RMA or RB of Burnt Bridge Creek. *Exhibits 1.J and 1.C; Exhibit 2.*
20. Burnt Bridge Creek is classified as a Type F stream. City of Vancouver critical areas regulations require a 100-foot riparian management area (RMA) from the ordinary high water mark of Type F stream, and an additional 75-foot riparian buffer (RB) beyond the edge of the RMA. Development may occur within the RB as long as mitigation is proposed that results in no net loss of riparian habitat functions on the site, and that functionally significant habitat (i.e., habitat that cannot be replaced or restored within 20 years) is preserved. *VMC 20.740.110.C.2 and Table 20.740.110-1.* In this case, the Applicant proposes to preserve the full width of the RMA within Tract E⁴, but develop most of the RB into housing. The impact area would be 0.76 acres. *Exhibit 1.C.* At present, the RMA and RB are dominated by herbaceous vegetation with scattered trees and shrubs near the ordinary high water mark. They provide moderate to low functions of sediment trapping and vegetative protection from surrounding land uses. No functionally significant habitat would be eliminated for development of the RB. *Exhibit 1.J, pages 6 and 11.* As mitigation for the encroachment into the RB, the Applicant proposes to enhance 1.196 acres of the RMA and 0.33 acres of the RB by removing invasive species, planting 920 native shrubs (plus the six Oregon white oaks required to mitigate tree removal), and monitoring the planted shrubs for five years. This mitigation would ensure no net loss of riparian habitat functions, as it would provide greater habitat diversity, refuge, and forage opportunities. *Exhibit 1.J.*
21. Although the submitted mitigation plan for development of the RB meets critical areas ordinance requirements (which are intended to ensure no net loss of critical areas functions), Planning Staff recommended that additional plantings be required for compliance with the planned development criterion that the development must demonstrate use of “innovative, aesthetic, energy-efficient and environmentally-friendly architectural and site design.” *VMC 20.260.050.A.2.* Planning Staff recommended, in consultation with the urban forester, that 70 native trees be planted in the RMA to provide additional creek shading and habitat. Staff submitted that the additional mitigation is appropriate given the density bonus and proposed reduced lot sizes. The Applicant did not

⁴ The pedestrian/sewer maintenance path within the RMA is allowed pursuant to *VMC 20.740.110.C.2.b.2*, as the sewer lines are a preexisting use and require maintenance access, which access could not be located elsewhere. *Exhibit 1.*

object to the condition. *Exhibit 1; Testimony of Andrew Reule and Jayson Taylor.*

22. With respect to the on-site wetland, City of Vancouver critical areas regulations require an 80-foot buffer from the edge of Category III wetlands with low habitat functions (score of 3 to 5) when adjacent to high-intensity land use activities. *VMC Tables 20.730.140-2 and 20.740.140-5.* Because the wetland on the subject property has a habitat score of 5 and residential zoning is considered a high-intensity land use, the 80-foot buffer width is applicable. *VMC Table 20.740.140-1; Exhibit 1.J.*
23. The Category III wetland and a portion of its buffer would be preserved within Tract H. There would be no direct impact to the wetland. However, a portion of the buffer would be permanently impacted by proposed road construction, resulting in an indirect impact to the wetland of 4,625 square feet. The impact is unavoidable because the wetland is adjacent to the NE 46th road stub such that the buffer covers the only means of access into the subject property. *Exhibits 1.C and 1.J.*
24. To minimize impacts to the wetland buffer and to support reducing the buffer pursuant to VMC 20.740.140.C.1.b.iii, the Applicant proposes to fence and sign the wetland to prevent human and pet disturbance. The wetland would be protected from untreated stormwater runoff because runoff from the adjacent streets would be treated and routed to the proposed stormwater detention pond. Upland runoff is not required for the wetland's hydrology. *Exhibit 1.J.*
25. To compensate for the loss of wetland buffer, the Applicant proposes to purchase 0.053 credits at Terrance Mitigation Bank, which represents a 0.50:1 ratio of compensation to impact. The reduced ratio reflects that the wetland impact on the subject property would only be indirect – the wetland itself would not be disturbed. The Terrance Mitigation Bank site is approximately 2.5 miles from the subject property and within the same watershed. The purpose of the bank is to restore 89.15 acres of wetland habitat to pre-agricultural conditions. The project is expected to lift the wetland ratings of the wetlands on the site from the current Category III or IV to Category I. *Exhibit 1.K.*
26. The Washington State Department of Ecology reviewed the critical areas report and mitigation plan and did not comment. *Exhibit 1.I.*
27. No development would occur within the floodway or floodplain of Burnt Bridge Creek. These features would be entirely contained within Tract E. The floodplain elevation on site is between 188.36 feet and 189.39 feet, and the minimum lot grade depicted on preliminary grading plans is approximately 195 feet. While the final lot elevation might be slightly lower, the Applicant submitted that all lots would be at least four feet above the floodplain elevation. Initially, City Staff initially recommended as a condition of approval that the Applicant provide FEMA elevation certificates for each residence to ensure compliance with VMC 20.740.120.J.10.c (requiring the lowest floor to be elevated at least one foot above base flood elevation). However, based on the information and arguments presented by the Applicant at hearing, Staff concurred that the requirement

could be eliminated in favor of a condition requiring the Applicant's engineer to certify by letter that all of the lots are elevated at least one foot above the floodplain, and requiring a plat note prohibiting underground structures or basements on the lots. *Exhibits 1, 1.C, and 2; Jayson Taylor, Travis Johnson, and Andrew Reule Testimony.*

28. VMC 20.320.070.A.1.d.2 specifies that if a subdivision is traversed by a watercourse (such as a stream), a stormwater easement must be provided for the width of the watercourse plus 15 feet on each side of the watercourse. The easement requirement was incorporated into the conditions of project approval. *Exhibit 1.*
29. The Applicant submitted a professionally prepared transportation impact study dated August 17, 2022. The trip generation of the development was estimated using the rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* for Land Use Code 210 – Single-Family Detached Housing and the comparable rates adopted by the City of Vancouver. Using these rates, the project is expected to generate 330 average weekday trips, including 25 AM peak hour trips and 33 PM peak hour trips. For purposes of evaluating the off-site traffic impact, the Applicant's consultant assumed that all of the traffic generated by the subdivision would use the intersection of NE 46th Street and NE 112th Avenue, an unsignalized intersection that currently operates at Level of Service (LOS) F during the AM peak hour and LOS D during the PM peak hour. This resulted in a conservative, worst-case analysis because there are alternative routes to exit the neighborhood. The result of the study was that the intersection is expected to operate at LOS F during both the AM and PM peak hours at project buildout. Comparing projected 2024 background traffic conditions to projected with-project traffic conditions, the traffic generated by the subdivision would cause the AM peak hour delay to increase from 57 seconds (LOS F) to 109 seconds (LOS F), and the PM peak hour delay to increase from 31 seconds (LOS D) to 65 seconds (LOS F). However, the consultant concluded that no mitigation is warranted under VMC 11.80.130.B because the volume to capacity ratio at the approach would be less than 0.95. Further, signal warrants are not met at the intersection and there is sufficient queuing distance at the intersection. The crash history at the intersection does not indicate design deficiencies. City Staff concurred with the Applicant's analysis, submitting that the intersection operates acceptably under City standards and would continue to do so after completion of the project. *Exhibits 1 and 1.L.*
30. The subject property is located within the #303 Transportation Analysis Zone. The project would add PM peak hour trips to several Transportation Management Zones, including three Fourth Plain Blvd corridors (five trips total), Andresen Road (one trip), two 112th Avenue corridors (27 trips total), two Burton Road/28th Street corridors (two trips total), and two NE 18th Street corridors (four trips total). Based on these impacts, the Applicant would be required to pay concurrency modeling fees of \$1,500.00 prior to civil plan approval. *Exhibits 1 and 1.L.*
31. Pursuant to VMC 11.70.090, the segment of NE 112th Avenue between NE 28th Street and NE 51st Street is designated as a Category 1 Concurrency Corridor, which stipulates

that the corridor is operating at or above the City's adopted level of service standards. The number of PM peak hour trips generated by the instant development is not anticipated to cause the corridor to drop below the adopted level of service standard. *Exhibit 1.*

32. The Applicant is required to pay traffic impact fees pursuant to VMC 20.915, which would be calculated at the time of building permit application and payable at the time of building permit issuance. *Exhibit 1; VMC 20.915.*
33. Compliance with the City's off-street parking requirement of one space per dwelling unit (VMC 20.945) would be confirmed at the time of building permit issuance. As proposed, the residences would each have two-car garages and driveways for off-street parking. *Exhibits 1, 1.B, and 1.C; Jayson Taylor Testimony.*
34. There are no known septic systems or wells on the subject property. Consistent with comments submitted by the Clark County Public Health Department, the recommended conditions of project approval require the Applicant to abandon/decommission any septic systems or wells found on the property consistent with Health Department and state requirements. *Exhibit 1.G.*
35. Public water is available to the site through extension of an existing main in NE 46th Street. *Exhibit 1.*
36. Public sewer is available to the site. There are existing sewers that run through the site along a portion of the eastern property line and parallel to Burnt Bridge Creek in the northern and northwestern portions of the site, in the general area of the walking path. The City submitted that a portion of the existing sewer was mistakenly constructed outside of the recorded easement, and that if the Applicant moved the sewer, it would receive a credit towards the sewer connection fees. The potential for a credit is addressed in the recommended conditions of approval. To meet required sewer access requirements, the Applicant would widen the walking path as needed to be suitable for the City's maintenance vehicles. This would not affect the critical areas mitigation requirements applicable to the project. *Exhibits 1 and 1.C; Testimony of Jayson Taylor and Andrew Reule.*
37. Infiltration of stormwater is not feasible on the site. Consequently, stormwater runoff would be routed to a detention pond located in proposed Tract F, which would discharge to an existing 30-inch storm pipe that outfalls to Burnt Bridge Creek. The rate of discharge would be consistent with City of Vancouver requirements. Runoff from pollution-generating surfaces would be treated through Storm Filter catch basin filter cartridges, a methodology that has been approved by the Washington Department of Ecology. *Exhibits 1, 1.N and 1.M.*
38. The Applicant has submitted a stormwater pollution prevention plan that describes the temporary and permanent erosion and sediment control measures, pollution prevention

measures, inspection and monitoring activities, and recordkeeping that would be implemented during construction of the project. Because more than one acre would be disturbed and stormwater would be discharged to a surface water, the Applicant must apply for coverage under the Washington Department of Ecology's Construction Stormwater General Permit. Per the conditions recommended by City Staff, the Applicant must submit a copy of the permit prior to civil plan approval. *Exhibits 1, 1.N, and 1.F.*

39. 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 if properly conditioned. Planning Staff included the Fire Department's conditions in the recommended conditions or approval. *Exhibit 1.*
40. The subject property is located within the Evergreen School District. School aged residents of the plat would attend Orchards Elementary, Covington Middle, and Heritage High Schools. Impacts to school capacity would be mitigated through payment of mitigation fees pursuant to VMC 20.915. *Exhibit 1.*
41. Because the subject property is within an area of high probability for the discovery of archaeological resources, a predetermination report was prepared pursuant to VMC Chapter 20.710. Based on the report, the City's contract archaeologist determined that no archaeological resource survey is required. However, Planning Staff recommended a condition of approval requiring work to stop if any archaeological deposits are discovered during ground-disturbing activities. *Exhibit 1.*
42. Pursuant to the State Environmental Policy Act (SEPA), the City of Vancouver acted as lead agency for review of environmental impacts caused by the proposal. After review of the Applicant's environmental checklist and application materials, the SEPA Responsible Official issued a notice of application, remote public hearing, and optional SEPA determination of non-significance (DNS) on October 19, 2022. After reviewing agency comments received, the City issued a final DNS on November 22, 2022, which was not appealed. *Exhibits 1, 1.E, 1.F, 1.H, and 3.*
43. Public comment on the proposal related to the proposed usage and landscaping of open space Tract G, which is in the southeast corner of the property. The concern was that larger trees planted along the perimeter of the tract would impact the adjacent commenter's septic system, and that there would be noise resulting from tract usage. In addition, there was concern about loss of privacy from the two two-story homes nearest Tract G. *Ann Dabbs Testimony.* In response to the concerns raised in public comment, Planning Staff noted that the overhead powerlines along the property line limit tree placement. *Andrew Reule Testimony.* The Applicant submitted that the trees proposed would not be particularly tall – incense cedars – and that they would be placed approximately 20 feet from the property line. At that distance, the roots are not expected to impact septic systems on abutting parcels. With respect to noise, Tract G would not be lighted. The lack of lighting would effectively restrict usage to daytime hours. With respect to the privacy impact, the two-story homes would be approximately 100 feet from

the property line, and any second floor windows facing the commenter's house would be approximately 17 feet high and screened by the incense cedars. *Jayson Taylor Testimony.*

44. Having considered all public comment and the full Applicant submittal, Planning Staff recommended approval of the subdivision and planned development, subject to the conditions presented in the Staff Report as modified at the hearing. *Exhibit 1; Andrew Reule Testimony.* With the exception of the flood certificate issue described in previous findings, the Applicant did not object to the recommended conditions. *Jayson Taylor Testimony.*

CONCLUSIONS

Jurisdiction:

Per Vancouver Municipal Code 20.210.020 Table 20.210-1, preliminary subdivisions are Type III development applications, which are decided by the Hearing Examiner. Per Vancouver Municipal Code 20.260.030, the Hearing Examiner is authorized to hear and issue findings, conclusions, and recommendations on planned developments pursuant to the Type IV review process, per 20.210 VMC. Pursuant to VMC 20.210.020.D, when more than one permit is required for a given proposal, all applications are consolidated into a single review subject to the highest type of procedure that applies to any of the applications.

Planned Development Criteria for Review:

Pursuant to VMC 20.260.050.A, to receive approval for a planned development, the Applicant must demonstrate compliance with all of the following criteria:

1. Content. The concept plan contains all of the components required in Section 20.260.070. Compliance with all applicable standards. The proposed development and uses comply with all applicable standards of the Title, except where adjustments are being approved as part of the concept plan application, pursuant to Section 20.260.030(D)(2).
2. Architectural and site design. The proposed development demonstrates the use of innovative, aesthetic, energy-efficient and environmentally-friendly architectural and site design.
3. Transportation system capacity. There is either sufficient capacity in the transportation system to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed.
4. Availability of public services. There is either sufficient capacity within public services such as water supply, police and fire services, and sanitary waste and storm water disposal, to adequately serve the development proposed in all future phases, or there will be adequate capacity available by the time each phase is completed.

5. Protection of designated resources. City-designated resources such as historic landmarks, significant trees and sensitive natural resources are protected in compliance with the standards in this and other Titles of the VMC.
6. Compatibility with adjacent uses. The concept plan contains design, landscaping, parking/traffic management and multi-modal transportation elements that limit conflicts between the planned development and adjacent uses. If zoning districts are shifted per section 20.260.020(C) VMC, there shall be a demonstration that the reconfiguration of uses is compatible with surrounding uses by means of appropriate setbacks, design features or other techniques.
7. Mitigation of off-site impacts. All potential off-site impacts including litter, noise, shading, glare and traffic, will be identified and mitigated to the extent practicable.

Subdivision Criteria for Review:

Pursuant to VMC 20.320.040, to obtain approval of a preliminary subdivision, the Applicant must demonstrate compliance with all of the following criteria:

- A. 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;
- B. 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 Department of Health and/or Washington State Department of Transportation standards and plans, where applicable;
- C. 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;
- D. 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;
- E. Re-platting of existing subdivisions. When re-platting an existing subdivision, the short subdivision or subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval;

- F. 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; and
- G. Compliance with State requirements. That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.
- H. 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.

Additional Applicable Provisions:

Pursuant to VMC 20.740.060, proposed development within critical areas shall be reviewed and approved, approved with conditions, or denied based on the proposal's ability to comply with all of the following criteria:

- A. Avoid Impacts. The Applicant shall first seek to avoid all impacts that degrade the functions and values of (a) critical area(s). This may necessitate a redesign of the proposal.
- B. Minimize Impacts. Where avoidance is not feasible, the applicant shall minimize the impact of the activity and mitigate to the extent necessary to achieve the activity's purpose and the purpose of this ordinance. The applicant shall seek to minimize the fragmentation of the resource to the greatest extent possible.
- C. Compensatory Mitigation. The applicant shall compensate for the unavoidable impacts by replacing each of the affected functions to the extent feasible. The compensatory mitigation shall be designed to achieve the functions as soon as practicable. Compensatory mitigation shall be in-kind and on-site, when feasible, and sufficient to maintain the functions of the critical area, and to prevent risk from a hazard posed by a critical area to a development or by a development to a critical area.
- D. No Net Loss. The proposal protects the critical area functions and values and results in no net loss of critical area functions and values.
- E. Consistency with General Purposes. The proposal is consistent with the general purposes of this chapter and does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site;
- F. Performance Standards. The proposal meets the specific performance standards of Fish and Wildlife Habitat Conservation Areas VMC 20.740.110, Frequently Flooded Areas VMC 20.740.120, Geologic Hazard Areas VMC 20.740.130, and Wetlands VMC 20.740.140, as applicable.

Conclusions Based on Findings:

A. Planned Development

1. As conditioned, the plans demonstrate compliance with the content requirements and development standards for planned developments set forth in VMC 20.260, including those relating to housing type, building height, density, lot dimensions, and open space. The requested adjustment to the lot area standard satisfies the criteria of VMC 20.260.050(B). The adjustment is warranted due to site conditions (the presence of critical areas) and the proposed site design (placement of the residences in the interior of the site, and providing common open spaces with trail and picnic amenities in lieu of larger yards). The affordability of the smaller residences would be a community benefit. Any impacts associated with the small lot sizes would be mitigated through the increased setbacks. The Hearing Examiner recommends that the reduced lot sizes be approved. *Findings 5, 7, 8, 9, 10, 11, 14, 43, and 44.*
2. As conditioned, the development demonstrates use of innovative, aesthetic, energy-efficient and environmentally friendly architectural and site design. The Hearing Examiner concurs with Planning Staff that the project requires additional mitigation to be aesthetically and environmentally friendly, and that tree planting within the Burnt Bridge Creek RMA would be an appropriate solution. The Hearing Examiner notes that the Applicant, by developing nearly all of the RB and reducing the lot sizes to a third of the minimum of the R-6 zone, is able to achieve the maximum overall development density of the R-6 zone including all bonus density. This benefit warrants requiring more than the minimum with respect to critical areas mitigation. *Findings 8, 9, 10, 14, 20, 21, and 44.*
3. There is sufficient capacity in the transportation system for the traffic generated by the development. Traffic mitigation fees would be paid in accordance with ordinance requirements. *Findings 29, 30, 31, and 32.*
4. Adequate public services are available to the development. *Findings 35 and 36.*
5. As conditioned, resources such as significant trees and critical areas would be protected consistent with ordinance requirements. Consistent with the critical areas criteria of VMC 20.740.060, impacts to the RMA of Burnt Bridge Creek and direct impacts to the Category III wetland would be avoided. Indirect impacts to the wetland (i.e., buffer reduction) are unavoidable because the buffer encompasses the only access to the site. However, impacts to the wetland would be minimized through techniques such as fencing, and compensatory mitigation would be provided through purchase of mitigation bank credits. With respect to the RB of Burnt Bridge Creek, mitigation would be provided on site through enhancement of the RMA. The mitigation plan for both the creek and the wetland would ensure that there is no net loss of critical area functions and values. No evidence was presented that the development would pose a threat to the public health, safety, or welfare. The relevant performance standards for critical areas have been addressed or are addressed in the conditions of approval. The conditions of approval require the Applicant to implement the mitigation plan, record a conservation

covenant, provide financial assurance for mitigation maintenance and monitoring, install fencing and signage along the wetland buffer, and submit engineer-stamped certification that the lots are elevated at least one foot above the floodplain. A condition is added that will prohibit construction of basements on any of the lots. *Findings 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 43, and 44.*

6. As conditioned, the proposed development would be compatible with adjacent residential land uses. The site design provides for significant setbacks between the proposed residences and surrounding larger residential lots and provides parking far in excess of code requirements to ensure that project-related parking does not affect the surrounding neighborhood. The trail system would be retained and open for public use, providing a connection between the adjacent park and the Burnt Bridge Creek riparian area. *Findings 6, 9, 14, and 44.*
7. Mitigation of off-site impacts would be accomplished through payment of park, school, and traffic mitigation fees. As conditioned, street lighting would be installed consistent with City standards. Although concern was raised regarding noise from usage of open space Tract G, based on the relatively small size of the tract, the number of residences potentially using the tract, and the lack of lighting, it is the Hearing Examiner's opinion that additional conditions of approval are not warranted. In the event that future privacy and noise issues arise, if outreach to the homeowners association is not successful, affected neighbors could seek redress through City code enforcement. *Findings 14, 15, 32, 40, and 43.*

B. Preliminary Plat

1. As conditioned, appropriate provision has been made for transportation, water, storm drainage, erosion control, and sewage disposal. The conditions of approval detail the applicable street requirements. The local street system has capacity to serve the development. Traffic mitigation fees would mitigate the impact of the project's increased trips on the surrounding transportation system. *Findings 18, 29, 30, 31, 32, 35, 36, 37, 38, and 44.*
2. As conditioned, appropriate provision has been made for streets, alleys, utilities, and other improvements consistent with City and State standards. The conditions of approval detail the applicable street requirements. *Findings 18, 35, 36, 39, and 44.*
3. The proposed open space exceeds the 10% minimum requirement for planned developments and would include a trail that is accessible to the public. Impacts to schools and City parks would be mitigated through payment of mitigation fees. Easement requirements are addressed in the conditions of approval. *Findings 14 and 15.*
4. The design of the subdivision takes into account the physical features of the site, including critical areas. Most of the Oregon white oak on site would be retained. Impacts to the wetland would be limited to unavoidable indirect impacts. The RMA of Burnt Bridge Creek would be preserved and enhanced. The site design preserves a

walking path that connects to the adjacent park. The stormwater management system would not rely on infiltration due to soil limitations. *Findings 14, 19, 20, 22, 23, 24, 27, and 37.*

5. The proposed subdivision is not a re-plat of an existing subdivision. *Finding 3.*
6. As conditioned, the subdivision complies with the applicable requirements of VMC 20.320, which address subdivision layout and access requirements. *Findings 13, 18, and 44.*
7. The above criteria largely address the requirements of RCW 58.17.110. The RCW also includes a requirement that a subdivision make appropriate provision for safe walking conditions for students who only walk to and from school. In this case, appropriate provision is made for safe walking conditions through sidewalks along the internal streets. The public interest would be served by the provision of housing developed consistent with the density standard of the R-6 zone and the planned development criteria. *Findings 5, 6, 7, 8, 9, 14, 15, 18, 27, 32, 35, 36, 37, 38, 39, 40, and 44.*
8. As conditioned, the proposal is consistent with the narrow lot development criteria. The site is designed to avoid conflicts on narrow lots, and sufficient guest parking would be provided. However, because the criteria for narrow lot guest parking areas in excess of five spaces have not been met, the number of parking spaces in Tract G must be limited to five. *Finding 12.*

RECOMMENDATION

Based on the foregoing findings and conclusions, the requested preliminary plat and planned development to subdivide 6.08 acres into 33 single-family residential lots at 11017 NE 51st Circle **SHOULD BE APPROVED** subject to the following conditions to be satisfied by the Applicant or successors in interest:

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. The common parking area shall be reduced to five stalls.
4. Revise the street names so that the main leg of the proposed private street shall be named NE 46th Street. The southernmost leg of the loop shall be named NE 103rd Place and the northernmost leg of the loop shall be named NE 104th Place.

5. A note shall be added to the plans stating: “In the event that archaeological deposits are encountered during construction, work shall be halted immediately and the City of Vancouver’s Community Development Department and the Washington State Department of Archaeology and Historic Preservation shall be notified in order for the findings to be investigated and assessed by a professional archaeologist.”
6. The mitigation and landscape plans shall be revised to include the planting of 70 native trees within the riparian zone, such as bigleaf maple, red alder, Oregon white oak, Douglas fir and western red cedars to shade the creek and provide habitat value. Do not plant conifers south of any Oregon white oak.
7. Include this note on civil plans: “Trees and Shrubs in Sight Distance Triangles: All shrubs within sight distance triangles shall be maintained so that foliage height above pavement does not exceed 2.5 feet. Street trees within sight distance triangles shall be limbed up to a height of 10 feet consistent with ANSI A300 standards to provide for sight distance visibility.”
8. Show protection of off-site trees with tree protection fencing on the grading plan.
9. Space conifer trees 20 feet on center to provide enough canopy and root space for trees to mature. Given the proximity to a riparian zone, utilize approximately 33% Douglas fir, 33% Western Red Cedars, and 33% Alaskan Yellow Cedars. If not all conifers can meet this spacing requirement in the developed portion of the site, the remaining trees shall be planted within the riparian zone, and they will count towards the 70 native trees required to be planted in the riparian zone.
10. Do not plant conifers south of Oregon White Oak 16. Plant additional White Oaks 30 feet from this tree in the open space.
11. Pay concurrency modeling fees totaling \$1,500.
12. Prepare the utility plan in accordance with the City of Vancouver’s *General Requirements and Details for the Design and Construction of Public Sanitary Sewers*. Address comments and submit the final design for civil plan approval. Note: this may include widening and resurfacing the walking path through the RMW to adequately accommodate sewer maintenance vehicle access.
13. A Construction Stormwater Pollution Prevention Plan (SWPPP) must be submitted to the City.
14. A copy of the NPDES construction permit must be submitted to the City.
15. An easement in the form of a covenant running with the land shall be dedicated to the City of Vancouver around the stormwater facilities for access and inspection.

16. New and existing fire hydrant locations related to this project shall be shown.
17. Fire lane signs and details shall be shown on the sign and striping pages if applicable.

Prior to Construction

18. Fire hydrants for emergency use shall be established and maintained.
19. Fire apparatus access roads shall be established and maintained.
20. Site security measures shall be installed to prevent unauthorized access.

During Construction

21. Comply with the requirements for solid waste management and water quality noted in the Department of Ecology's letter dated November 18, 2022.
22. If the Applicant keeps the existing on-site public sewers as-is, pay the \$117,309.17 sewer main fee prior to issuance of construction permits.
23. If the Applicant moves the sewer, pay the difference between the \$117,309.17 sewer main fee and the city-approved credit for moving the sewer into the existing easement prior to issuance of construction permits.
24. Secure construction permits and schedule and attend a pre-construction meeting. Construct new sewers, service laterals, and maintenance access shown on the approved plans. Satisfy construction services inspection requirements and secure construction acceptance.
25. Satisfy submittal and other requirements itemized in the Notification of Civil Plan Approval and secure final civil project acceptance.
26. Temporary street and building address signage shall be visible and legible from the street fronting the property for emergency response during construction.
27. All fire safety provisions of the International Fire Code shall be adhered to.
28. No smoking signage shall be posted throughout the site except in designated smoking areas.
29. Site security shall be maintained to prevent unauthorized access.
30. Consideration for emergency vehicle access shall be taken when staging materials for construction.
31. A final summary report by the geotechnical engineer of record shall be prepared and submitted to the City of Vancouver that states that the project soils were prepared in

accordance with the governing geotechnical report and construction documents. Provide a current report with lot specific conditions and compaction test results by final grading. Please send to inspectionreports@cityofvancouver.us.

Prior to Final Plat Approval

32. Submit a final plat application. Applications can be found under Building, Planning and Environment on the City of Vancouver website, www.cityofvancouver.us.
33. A stormwater easement the width of Burnt Bridge Creek plus 15 feet on each side within the subject site shall be provided to the City.
34. Complete all mitigation planting and the wetland bank credit purchase.
35. Record a conservation covenant per VMC 20.740.040B. The covenant shall acknowledge the presence of the sewer easement and trail within the Riparian Buffer and/or RMA.
36. Provide a financial assurance in the amount of 125 percent of the estimated cost of mitigation maintenance and monitoring for five years per VMC 20.740.040C.
37. Install a physical demarcation with signage along the outer perimeter of the wetland buffer and riparian area per VMC 20.740.140C1c and VMC 20.740.110C1d.
38. Place a note on the plat stating: “Zero lot line development is subject to the standards of VMC 20.910.050.”
39. Covenants running with the land, approved by the City Attorney, which guarantee that the opposite side yard setback of not less than five feet shall be kept perpetually free of permanent obstructions (for exception, see Section 20.902.020), shall be filed with the deed(s) or noted on the plat.
40. Covenants running with the land, approved by the City Attorney, shall convey a four-foot maintenance easement with a 1-1/2-foot encroachment into the easement provision, in order to permit variations in design from the adjoining lot. No windows shall be allowed along this wall in any case.
41. Place a note on the plat stating: “Pursuant to VMC 20.915, Park, School and Traffic impact fees must be paid prior to the issuance of a building permit for any single-family home within this subdivision. These fees do not constitute liens against the lots in this subdivision but are collected as a condition of initial building permit issuance.”
42. A note shall be added to the plat stating: “In the event that archaeological deposits are encountered during construction, work shall be halted immediately and the City of Vancouver’s Community Development Department and the Washington State Department of Archaeology and Historic Preservation shall be notified in order for the

findings to be investigated and assessed by a professional archaeologist.”

43. If a septic system is found, it must be properly abandoned, with written verification submitted to the Health Department. The proposed development must connect to public sewer. A copy of the final acceptance letter from the purveyor shall be submitted to the Health Department along with the final plat.
44. If a well is found, it must be properly decommissioned by a licensed well driller per WAC 173-160-381. Written verification of abandonment must be submitted to the Health Department. The location of any decommissioned well 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 from the purveyor shall be submitted to the Health Department along with the final plat.
45. Identify on the plat responsibility/ownership of tracts and how they will be maintained.
46. Provide a letter from a licensed professional engineer certifying that all finished lot elevations are at least one foot above FEMA floodplain elevations, and provide a note on the plat indicating that basements are prohibited.
47. The following note shall be placed on the final plat: “Development within this subdivision is subject to an approved tree plan. Tree removal is subject to approval by the City of Vancouver. Street trees must be planted prior to occupancy per the approved plan.”
48. Show and note proposed on-site public sanitary sewer and access easements on the plat. Specify that the easements are recorded with the plat. Include standard required City of Vancouver plat easement recording language.
49. Revise the street names so that the main leg of the proposed private street shall be named NE 46th Street. The southernmost leg of the loop shall be named NE 103rd Place and the northernmost leg of the loop shall be named NE 104th Place.
50. Provide the following improvements to NE 46th Street, per City of Vancouver standards:
 - Dedicate a 46-foot private street tract.
 - Construct a private street with 28-foot pavement width. Curb, gutter, and five-foot detached sidewalks must be constructed on both sides of the street, per T10-17.
 - Install ‘No Parking – Fire Lane’ signs at appropriate spacing along one side of the street.
 - Utility trenching within the public portion of NE 46th Street shall be restored per T05-04A&B and T05-05. Asphalt restoration shall meet T05-01A&B and T05-07. A single continuous width restoration is required.

- Street lighting must be installed to current standards, see street lighting comments below.
 - Install traffic control devices as warranted, and storm drainage as required by the City stormwater ordinance.
51. Provide the following improvements to NE 103rd Place and NE 104th Place, per City of Vancouver standards:
- Dedicate a 37.5-foot private street tract.
 - Construct a private street loop with 28-foot pavement width. Curb and gutter must be constructed on both sides of the street and five-foot detached sidewalk must be constructed on one side of the street, per T10-17. The sidewalk must be constructed on the side of the street from which the lots take access.
 - Install ‘No Parking – Fire Lane’ signs at appropriate spacing along one side of the street.
 - Street lighting must be installed to current standards, see street lighting comments below.
 - Install traffic control devices as warranted, and storm drainage as required by the City stormwater ordinance.
52. Place a note on the plat stating: “All lots shall conform to the City of Vancouver’s driveway spacing standards, per VMC 11.90.016.”
53. Place a note on the plat stating: “The City of Vancouver has no responsibility to improve or maintain the private streets contained within, or private streets providing access to, the property described in this plat, nor does the City of Vancouver have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, or landscaping.”

Prior to Building Permit Approval

54. The building wall on the zero-foot yard setback shall be constructed of window-free, fire resistive construction per the Building Code standards of Title 17, no portion of which shall project over any property line. The construction shall be subject to review by the building official.

Prior to Occupancy

55. Street and address signage shall be visible and legible from the street fronting the property for emergency response. If applicable, individual suite numbers shall be posted at the suite doors. Where applicable, apartment building designations shall be visible and legible from all potential fire lane approaches.
56. Required fire lane signage shall be installed.

57. Any fire protection features identified as being required during the construction permit review shall be installed and approved prior to occupancy.
58. Permanent vehicle gates crossing required fire lanes shall remain unlocked or open until approved by the fire department.
59. Conditions identified in the construction permit shall be met.
60. All requirements of the applicable fire and building codes and their referenced standards shall be met regardless of approved construction plans.

Issued February 1, 2023.

By:



Sharon A. Rice
City of Vancouver Hearing Examiner