

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

In the Matter of the Application of)	NO. PRJ-169497/LUP-84906
)	
)	
Ginn Group)	Fircrest Landing Subdivision
)	
)	
For Approval of an Infill Subdivision)	FINDINGS, CONCLUSIONS,
)	AND DECISION
_____)	

SUMMARY OF DECISION

The request for a subdivision to divide 2.37 acres into 14 single-family residential lots pursuant to the infill development standards of Vancouver Municipal Code (VMC) 20.920 is **GRANTED** subject to conditions.

SUMMARY OF RECORD

Request:

Ginn Group (Applicant) requested approval of a subdivision to divide 2.37 acres into 14 single-family residential lots pursuant to the infill development standards of VMC 20.920. The subject property is located at 12101 NE 18th Street, Vancouver, Washington.

Hearing Date:

The Vancouver Hearing Examiner conducted a virtual open record hearing on the application on May 20, 2025. The record was held open two business days to allow for written public comment from members of the public who may have had technology or access barriers to 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 May 22, 2025.

No in-person site visit was conducted, but the subject property was viewed on Google Maps.

Testimony:

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

Chad Stewart, Ginn Group, Applicant Representative

Morgan Chadwick, Ginn Group, Project Manager

Jayson Taylor, PE, PLS Engineering

Kristian Corbin, Senior Planner, City of Vancouver

Charles Ray, Urban Forester, City of Vancouver

Ryan Lopossa, Transportation Manager, City of Vancouver

Mika Barrett
Brigg Wolgamott
John Ferrell
Margaret Milem

Exhibits:

The following exhibits were admitted in the record through the open record hearing process:

Exhibit 1 Staff Report, dated May 6, 2025

- A. Application
- B. Applicant Narrative
- C. Proposed Development Plans
- D. SEPA Checklist
- E. Notice of Application, dated March 26, 2025, Public Hearing and Optional SEPA Determination
- F. Notice of Determination of Non-Significance, dated March 7, 2025
- G. Final Determination of Non-Significance, dated March 25, 2025
- H. Traffic Study, Lancaster Mobley, dated December 5, 2024
- I. Trip Calculations Worksheet, dated November 2, 2021
- J. Development Review Evaluation, Clark County Public Health, dated November 25, 2024
- K. Comment Letter, Department of Ecology, dated March 21, 2025
- L. Stormwater Report, PLS Engineering, dated January 2025
- M. Geotechnical Report, Earth Engineering, Inc., dated September 2023
- N. Letter from Evergreen School District
- O. Public Comment
- P. Critical Areas Report Statement of Professional Qualifications form

Exhibit 2 Applicant PowerPoint Presentation

Exhibit 3 City PowerPoint Presentation

Exhibit 4 Public Comment

Exhibit 5 Final Notice of Hearing

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

FINDINGS

1. The Ginn Group (Applicant) requested approval of a subdivision to divide 2.37 acres into 14 single-family residential lots pursuant to the infill development standards of VMC 20.920. The subject property is located at 12101 NE 18th Street, Vancouver, Washington.¹ *Exhibits 1, 1.A, 1.B, and 1.C.*
2. The application was received on February 18, 2025 and deemed fully complete on March 18, 2025. *Exhibits 1 and 1.E.*
3. The subject property is zoned R-6 and has a Comprehensive Plan land use map designation of Urban Low Density residential. All surrounding parcels share the site's R-6 zoning designation. Surrounding development includes single-family residences to the south and southwest, multifamily residences to the west, the Fircrest Meadows residential subdivision (under construction by the Ginn Group) to the east, and Bonneville Power Administration right-of-way to the north. Northeast 16th Street runs along the southern property boundary. *Exhibits 1, 1.E, and 1.O.*
4. The purpose of the R-6 zone is to accommodate detached single-family dwellings with or without accessory residential units with a minimum lot size of 7,500 square feet at a density of 4.5 to 5.8 units per net acre. *Vancouver Municipal Code (VMC) 20.410.020.C.* Detached single-family dwellings are permitted in the R-6 zone. *VMC Table 20.410.030-1.* The allowed density range for the proposed development, based on the site area of 2.37 acres, is between 11 and 14 dwelling units. *Exhibit 1.*
5. The subject property is eligible for development consistent with the infill development standards of VMC 20.920 because it is in the R-6 zoning district, is less than 2.5 acres in area, would be served by urban services at the time of final plat approval, and has urban development abutting the subject site on at least 50% of its non-street perimeter. *Exhibit 1; VMC 20.920.020.A.*
6. The infill development standards require a minimum lot size of 3,000 square feet for single-family detached residential development in the R-6 zone and a minimum lot width and lot depth that are at least 50% of the zoning standards. In this case, 50% of R-6 lot width and lot depth standards would be 25 feet and 45 feet, respectively. *VMC 20.920.050; VMC Table 20.410.050-1; Exhibit 1.B.*
7. The proposed 14 lots would comply with the infill development standards for the R-6 zone, as well as the technical requirements for lot configuration contained in the subdivision ordinance. The smallest lot would be 3,432 square feet in area. While two of the proposed lots would be larger than the 10,500 square foot maximum lot area allowed in the R-6 zone, each would be encumbered by critical areas that would exclude building area. All lots would be at least 42 feet wide and 82 feet deep. No flag lots are proposed; each lot would have at least 20 feet of frontage. Side lot lines would run perpendicular to

¹ The legal description of the subject property is a portion of NW 1/4 of Section 27, T2N, R2E, WM 1; also known as Tax Parcel Number 110190000. *Exhibits 1 and 1.B.*

the adjacent streets. Compliance with setback, lot coverage, building height, parking, and landscaping requirements would be verified at time of building permit application. *Exhibits 1, 1.B, and 1.C.*

8. Access to the subdivision would be from NE 16th Street. Proposed Lots 11 through 14 would take direct access from NE 16th Street, and Lots 1 through 10 would take access from a new internal private cul-de-sac street (NE 120th Court). *Exhibit 1.C.*
9. Northeast 16th Street is designated as a neighborhood circulator, requiring for the half-width street section a minimum of 27 feet of right-of-way and 18 feet of paved roadway per City standard plan T10-14. Along the property frontage, NE 16th Street lacks sufficient right-of-way and improvements to meet City standards. As recommended by the City, the Applicant would dedicate additional right-of-way; widen the pavement; and install a curb, gutter, planter strip, detached sidewalk, and street lighting along the property frontage, along with any required traffic control and drainage improvements. *Exhibits 1 and 1.C.*
10. Proposed NE 120th Court would be developed as a private street requiring a pavement width of 20 feet plus a curb, gutter, planter strip, and detached sidewalk per City standard plan T10-17. As authorized by the City, the sidewalk would be omitted on the side of the street where no lots would take access. Parking along the new internal street would be prohibited. *Exhibits 1 and 1.C.*
11. With respect to parking, each new single-family residence is required to provide at least one off-street parking space, which must be a minimum nine feet wide by 17 feet deep, paved, and located outside of the required setback. *VMC 20.945, Table 20.945.070-2.* The project would provide at least two off-street parking spaces per residence in garages and driveways. Formal compliance with the off-street parking standard would be determined at the time of building permit review. *Exhibits 1 and 1.B; Jayson Taylor Testimony.* With respect to street parking, none would be available along NE 120th Court, but the proposed widening of NE 16th Street would allow for street parking that is not available currently. *Jayson Taylor Testimony.*
12. The Applicant submitted a professionally prepared transportation analysis, based on the trip generation rates contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The traffic analysis determined that the proposed subdivision would generate 130 new average daily trips (net of the trips generated by the existing residence on the site), including 10 AM and 13 PM peak hour trips. *Exhibit 1.H.*
13. The subject property is located within the #1657 Transportation Analysis Zone, and the project would add PM peak hour trips to nine Transportation Management Zones. Based on these impacts, the Applicant would be required to pay concurrency modeling fees of \$1,500.00 prior to civil plan approval. *Exhibit 1.*
14. The subject property is within the Cascade traffic impact fee district. The Applicant would be required to pay traffic impact fees pursuant to VMC 20.915. The fee amount

would be calculated at the time of building permit application and would be payable at the time of building permit issuance. *VMC 20.915.020.*

15. Public water is available to the site from a 16-inch ductile iron main located in NE 16th Street. The Applicant would extend a new eight-inch main through the site within NE 120th Court to serve the proposed residences. *Exhibits 1 and 1.C.*
16. Public sewer is available to the site from a gravity main located within NE 16th Street. The Applicant would extend a new sewer through the site within NE 120th Court to serve the proposed residences. *Exhibits 1 and 1.C.*
17. Consistent with the comments of Clark County Public Health, an existing well and septic system on-site would be decommissioned prior to development. *Exhibits 1.B, 1.C, and 1.J.*
18. The Applicant has submitted preliminary erosion control plans demonstrating that City requirements for erosion control can be met on the site. *Exhibits 1 and 1.C.*
19. Stormwater runoff would be treated with StormFilter catch basins and infiltrated through infiltration trenches. The infiltration trenches would be required to meet Washington Department of Ecology Underground Injection Control requirements and to be designed consistent with the 2024 Stormwater Management Manual for Western Washington. City Staff indicated that the submitted stormwater plans demonstrate that the requirements of the City's stormwater ordinances can be satisfied. *Exhibits 1, 1.C, and 1.L.*
20. The eastern portion of the property contains slopes that reach approximately 26% in gradient, triggering review for geologic hazard under the City's critical areas ordinance (CAO). The Applicant submitted a geotechnical report, which found no active faults on or adjacent to the site and determined that the site soils are not likely to be subject to liquefaction in seismic events. No geologic hazards requiring specific critical area setbacks were identified. The geotechnical report concluded that the proposed development would be feasible provided the recommendations of the report are incorporated into the final design. *Exhibits 1, 1.C, and 1.M.*
21. 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 net of dedicated right-of-way. *VMC 20.770.080.* The ordinance does not require a specific percentage of retained trees but specifies that "when there are feasible and prudent location alternatives on-site for proposed building structures or other site improvements, existing native vegetation and trees are to be preserved" *VMC 20.770.070.B(1); Charles Ray Testimony.* A minimum of 71 tree units of trees are required for the proposed development. The Applicant submitted a Preliminary Landscape and Level V Tree Plan depicting the preservation of four trees totaling 39 tree units in the northwest portion of the property, including one 19-inch Oregon white oak (a priority species designated by the Washington Department of Fish and Wildlife), one 36-inch fir, one 14-inch maple, and one 63-inch sequoia. These trees would be preserved

within a conservation easement on Lot 5. The remaining 144 trees on-site (mostly fir) would be removed. The tree density requirement would be achieved by planting 32 new trees (not including street trees required by VMC 20.925), 22 of which would be evergreen. *Exhibits 1 and 1.C; Testimony of Jayson Taylor and Charles Ray.*

22. Pursuant to VMC Chapter 20.925.060, street trees are required along all public and private street frontages. Consistent with this requirement, the Applicant has submitted preliminary landscape plans depicting that street trees would be planted along NE 16th Street and proposed NE 120th Court. *Exhibits 1 and 1.C.*
23. The subject property is within Park Impact Fee District C. Provision for the acquisition of parks and open space would be made through payment of park impact fees pursuant to VMC 20.915. There is an existing public park approximately 0.6 miles from the subject property. *Exhibit 1.*
24. The subject property is located within the Evergreen School District. Students residing within the proposed subdivision would attend Fircrest Elementary School, Cascade Middle School, and Evergreen High School. The School District provides bus service to all three schools in the vicinity of the subject property. Impacts to school capacity would be mitigated through payment of impact fees pursuant to VMC 20.915. *VMC 20.915.020 (Ord. M-4340); Exhibit 1.N; Morgan Chadwick Testimony.*
25. An archaeological predetermination report was prepared for the project pursuant to VMC 20.710. The findings of the report did not suggest the presence of archaeological resources. However, Planning Staff recommended a stop work/notification condition of approval to address unanticipated discovery of archaeological deposits during construction, consistent with VMC Chapter 20.710. *Exhibit 1.*
26. The Vancouver Fire Department reviewed the proposed project and determined that, with conditions, it can meet the requirements of VMC Title 16 and the International Fire Code. Recommended conditions require a fire response plan to be included with the civil plans, fire hydrants to be established and maintained prior to combustible construction, fire apparatus access roads to be established, and temporary address signage to be visible and legible during construction. *Exhibit 1.*
27. There are no known prior subdivision conditions that apply to the subject property. *Exhibits 1 and 1.B.*
28. 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 determination of non-significance (DNS) on March 7, 2025. After considering comments, the City issued the final DNS on March 25, 2025. *Exhibits 1.D, 1.F, and 1.G.*
29. Notice of the open record hearing was issued on May 6, 2025. *Exhibit 5.*

30. The primary issue of concern raised in public comment on the application was the extent of proposed tree removal. Specifically, commenters expressed concern that the planted trees would not replace the ecological functions of the removed mature trees and requested that alternate designs allowing for more tree retention be considered and/or required. *Exhibits 1.O and 4; Testimony of Mika Barrett, Brigg Wolgamott, and John Ferrell.*
31. The Applicant provided credible evidence that it would not be possible to retain more trees due to the extensive grading required for the site, to ensure that the internal street has a code-compliant gradient and can provide gravity sewer. The trees, if retained, would be under up to five feet of fill and would not be able to survive. In addition, due to the presence of a sewer easement along the eastern property line, the nearest tree to the eastern property line is set back approximately 35 feet. Consequently, a site design that retained more trees in the eastern portion of the site would leave a wide swath of land undevelopable. *Jayson Taylor Testimony; Exhibit 1.C.*
32. City Transportation Staff confirmed that the maximum allowable grade on the proposed internal street is 6% and that significant grading would be required to achieve this grade on-site. *Ryan Lopossa Testimony.* The City's Urban Forester concurred that the grade changes necessitate tree removal and submitted that the proposed tree retention/replacement plan meets ordinance requirements. *Charles Ray Testimony.*
33. Having heard all testimony, Vancouver Staff maintained their recommendation for approval subject to the conditions in the staff report. City Staff recommended that members of the public who feel the City's tree preservation regulations do not adequately preserve urban canopy may bring their concerns to the attention of the bodies with authority over policy making, including the Planning Commission, the Urban Forestry Commission, and City Council. *Testimony of Kristian Corbin, Eric Hahn, and Charles Ray.* Applicant representatives noted that the Applicant made efforts to retain as much mature tree canopy as possible and is saving two remarkable trees as well as two other mature trees, but that, due to site topography and City street standards, they are unable to preserve additional existing trees. Agreeing that the proposal meets current tree preservation regulations, they requested approval and waived objection to the recommended conditions. *Chad Stewart Testimony.*

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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.

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.

Conclusions Based on Findings:

1. As conditioned, the proposed subdivision would make adequate provisions for transportation, water, stormwater management, sewer, and erosion control. Street improvements would be made consistent with City standards. Traffic mitigation fees would be paid. The subdivision would be connected to public water and sewer utilities.

Stormwater would be treated and infiltrated on-site consistent with City and Department of Ecology standards. *Findings 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, and 33.*

2. As conditioned, the proposed subdivision would make appropriate provision for streets, utilities, and other improvements consistent with City and State standards. Northeast 16th Street would be widened and improved along the property frontage. Public water and sewer would be provided. Stormwater would be treated and infiltrated consistent with City and Department of Ecology standards. Off-street parking would be provided for each residence. As conditioned, all infrastructure improvements would be designed and installed in conformance with applicable City standards. *Findings 8, 9, 10, 11, 15, 16, 17, 26, 32, and 33.*
3. The subdivision would make provision for open spaces, parks, and schools through payment of park and school impact fees pursuant to City ordinance. The conditions of approval address easement requirements. *Findings 23, 24, and 33.*
4. As conditioned, the design of the subdivision takes into account the physical characteristics of the site. The site design was reviewed by a geotechnical engineer and determined to be feasible. While the grading required to address site slopes would necessitate the removal of most of the trees present, four significant trees would be retained, including the one tree that is a priority species and another that is greater than 60 inches in diameter. Additional tree retention is not feasible. While the concerns forwarded by the public were well articulated and certainly merit policy consideration, the proposal comports with applicable regulations and is thus entitled to approval *Findings 20, 21, 30, 31, and 32.*
5. No prior subdivision conditions have been identified. *Finding 27.*
6. As conditioned, the proposal would comply with applicable R-6 and infill development standards, and would comply with the archeological resource protection, tree conservation, landscaping, parking, and all other applicable provisions of the zoning code. *Findings 4, 5, 6, 7, 11, 20, 21, 22, 25, 30, 31, 32, and 33.*
7. As conditioned, the plat would comply with the subdivision standards of RCW 58.17.110. These standards have been substantially incorporated into the City's subdivision criteria for approval addressed in the foregoing conclusions. With respect to safe walking conditions, students residing within the subdivision would be bused to school, and sidewalks would be available along NE 16th Street and NE 120th Court. The project was reviewed for compliance with SEPA and no probable, significant, adverse environmental impacts were identified. The proposal would result in residential development consistent with the City's Comprehensive Plan and the adopted zoning designation for the site, increase the City's housing supply, and facilitate infill development in an area that is largely developed and has existing urban services. *Findings 3, 4, 5, 9, 15, 16, 24, 28, 31, 32, and 33.*

8. The narrow lot criteria do not apply to the proposed subdivision because all lots would be at least 40 feet wide. *Finding 7.*

DECISION

Based on the foregoing findings and conclusions, the request for a subdivision to divide 2.37 acres into 14 single-family residential lots is **GRANTED** subject to the following conditions.

Prior to Civil Plan Approval

1. Upload the civil plan review set showing 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. Revise and complete the public sanitary sewer design on the civil drawings. Prepare according to Vancouver's current Public Sanitary Sewer Design and Construction Standards. Address redline comments and submit the final design for civil plan approval.
4. A preliminary erosion control plan and Construction Stormwater Pollution Prevention Plan (SWPPP) was submitted with the preliminary civil plans.
5. Provide an easement in the form of a covenant running with the land, which shall be dedicated to the City of Vancouver, around the stormwater facilities for access and inspection.
6. Add a note on the water utility pages as follows: 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.
7. Provide a fire response plan including the following:
 - Fire hydrant locations related to the project.
 - Fire lane marking locations and details.
 - Vehicle gate locations (where applicable).
 - Emergency vehicle tracks.

Prior to Commencing Public Improvement Construction

8. All fire hydrants for emergency use shall be established and maintained clear for emergency use.
9. Fire apparatus access roads shall be established.

During Public Improvement Construction

10. Temporary address signage shall be visible and legible from the street fronting the property for emergency response during construction.
11. Fire hydrants shall not be obstructed in any manner.
12. Fire apparatus access roads shall be maintained clear for emergency response.
13. FDC/standpipes shall be provided and accessible during construction, if applicable.
14. Fire extinguishers and no smoking signs shall be provided during construction.

Prior to Final Grading

15. 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.

Prior to Final Plat Approval

16. Submit a final plat application. Applications can be found under Building, Planning, and Environment on the City of Vancouver website, www.cityofvancouver.us.

17. Notes Required on Plat

If any cultural resources are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia and the City of Vancouver Community Development Department shall be notified. Failure to comply with these State requirements may constitute a Class C felony, subject to imprisonment and/or fines.

Pursuant to VMC 20.915, Park, School, and Traffic impact fees will be calculated at time of building permit application and shall be due and payable at the time the building permit is issued, except as provided in Section 20.915.075. Notwithstanding the foregoing, all impact fees shall be recalculated for building permit applications that have not been issued within one year of submittal.

Infill

All lots in this subdivision are subject to the Development standards of VMC 20.920, Infill Development for the R-6 zoning district.

Infiltration

Individual infiltration systems to be installed on each lot. Homeowner is responsible for the maintenance of the infiltration system.

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.

Development within this subdivision is subject to an approved tree plan. Tree removal is subject to approval by the City of Vancouver. All trees shall be planted prior to occupancy per the approved plan.

Zero lot line development subject to the standards of VMC 20.910.050.

Alternative Process for Vacation or Modification of Dedicated Easements (VMC 20.320.080 and RCW 64.04.175)

Easements dedicated or granted to the City of Vancouver on this plat may be modified by City Council using the easement vacation process and by recording of an updated plat. A Type II or Type III plat alteration process shall not generally be required to modify and/or vacate City of Vancouver easements on this plat. All other easements created by this plat may be amended through a Type II plat alteration process and recording an updated plat.

Public Utility Easement

An easement is hereby reserved under and upon the exterior six feet of all boundary lines of the lots and tracts adjacent to public/private roads for the installation, construction, renewing, operating, and maintaining of electric, telephone, TV, cable, and water services. All lots containing pad mount transformers are subject to the minimum clearances as defined by Clark Public Utilities Construction standards. All proposed building designs on these lots must provide adequate clearance for all combustible materials. Also, sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six feet along the front boundary lines of all lots and tracts adjacent to public streets.

Lots within this development are subject to the development standards listed in VMC 20.410.050.B.

18. Provide the following improvements to NE 16th Street, per City of Vancouver standards:
 - Dedicate additional right-of-way as necessary to obtain the 27-foot half-width right-of-way, per T10-14.
 - Install additional street pavement as necessary to obtain 18-foot street half-width, per T10-14.
 - Install curb, gutter, planter strip, and detached sidewalk, per T10-14.
 - Street lighting must be installed or upgraded to current standards, see street lighting comments below.
 - Install traffic control devices as warranted, and storm drainage as required by the City stormwater ordinance.
19. Provide the following improvements to NE 120th Court, per City of Vancouver standards:
 - Dedicate an appropriate easement or private tract to accommodate the required street improvements and install an asphalt street, curb, gutter, planter strip, and detached

sidewalk, per T10-17. The sidewalk may be omitted on one side of the street if no accesses will be constructed on that side.

- Install a standard driveway approach where the private street intersects with the public street.
- Construct a standard cul-de-sac with 35-foot radius, measured to the gutter flowline, per the applicable City standards.
- Per the requirements of VMC 11.80.060.F(3), Applicant must install “No Parking - Fire Lane” signs at appropriate spacing along both sides of the street and along the outside of the entire cul-de-sac bulb. Additionally, permanent curb paint denoting “No Parking - Fire Lane” is required.
- Street lighting must be installed, see street lighting comments below.
- Install traffic control devices as warranted, and storm drainage as required by the City stormwater ordinance.

20. Shared access and maintenance agreements shall be provided.

21. Show, note, and specify any public sanitary sewer easements dedicated to the City of Vancouver. Include standard required plat easement recording language.

Prior to Issuance of any Building/Development Permits

22. Pay all required fees, including impact fees.

Prior to Issuance of Certificate of Occupancy

23. For all commercial, multifamily, and industrial projects, a certificate from a licensed landscape architect shall be provided verifying that landscaping indicated on the final landscape plan has been installed.

24. All underground injection control (UIC) wells are required to be registered with the Washington State Department of Ecology. Proposed public UIC wells shall receive Washington State Department of Ecology UIC Program rule authorization prior to civil plan approval. Provide a copy of the authorization in the final stormwater report during the plan review process. A copy of the registration application will be accepted if rule authorization notification has not been received from Ecology within 60 days of application for well registration. Registration forms shall include the following: ownership, facility/site information, and NPDES number for proposed public UICs.

Decided June 5, 2025.

By:

/signed electronically/ Sharon A. Rice

Sharon A. Rice

City of Vancouver Hearing Examiner