

**Town of Yacolt  
Yacolt, Washington**

**Notice of Application and of Public Hearing:  
Short Plat at S.E. corner of Amboy Ave. & W. Christy St., Parcel  
#64538-010**

**HEARING DATE:** Monday, June 18, 2018

**HEARING TIME:** 7:00 p.m.

**HEARING LOCATION:** Town of Yacolt Council Chambers  
202 W. Cushman  
Yacolt, WA 98675

**SUBJECT:** The Town Council will hold a Public Hearing on the applications of Jolma Design, LLC, on behalf of Elwood Holdings, LLC, for (a) a conditional use permit so that property zoned C2 may be used to develop three (3) new single-family residences; and (b) a short plat of the property into three (3) building lots; and, (c) a related Environmental Determination of Non-Significance, (DNS), under the State Environmental Policy Act, (SEPA).

**NOTICE IS HEREBY GIVEN** that the Town of Yacolt has received applications for a Conditional Use Permit and for a Short Plat. Pursuant to YMC 18.95, the Town of Yacolt established a comment period on said applications and scheduled a public hearing on the applications and the proposed development.

1. Case File Name/Number: Elwood Short Plat.
2. Date of Application: January 31, 2018.
3. Date Short-Plat Application was deemed complete: March 31, 2018.
4. Date Conditional Use Permit Application was determined complete: May 21, 2018.
5. Date of Notice of Complete Application: N/A.
6. Description of Proposed Project: Applicant proposes to divide approximately 1.33 acres along N. Amboy Avenue into three (3) single-family residential building lots meeting the requirements of the Town of Yacolt's C2, Community Commercial Zoning District as a Conditional Use.
7. Project permits included with the Applications: None.
8. Further studies requested by reviewing authorities: None.
9. Other permits not included in the Application: The Application does not include applications for or relating to building permits, including Clark County Health Department septic permits. The Application does not include final approval by Clark Public Utilities.
10. Existing environmental documents that evaluate the proposed project: SEPA Checklist by Applicant dated January 11, 2018; and Determination of Non-Significance by the Town of Yacolt dated April 6, 2018. Said document(s) are available for review and comment in the same manner as described herein for the Applications.
11. The public has the right to comment on the Applications through testimony or written comments. The public has the right to receive notice of and to participate in any hearings; to request a copy of the decision once made; and to any appeal rights that may apply.

12. The deadline for submitting written comments is June 14, 2018. Written comments received by the Town on or before June 14, 2018, will be considered by the Town Council.
13. A consolidated staff report, the SEPA checklist, and the SEPA DNS will be available for inspection by the public at no cost beginning May 31, 2018.
14. The deadline for submitting a SEPA appeal and/or any appeal of the final decisions on the substantive Applications is 30 days following final decision on the Applications.
15. Name and contact information for applicant / applicant's representative:  
Owner: Elwood Holdings, LLC  
Representative: Byron Jolma, PE  
Jolma Design, LLC  
P.O. Box 1281  
Battle Ground, WA 98604  
(360) 723-0392
16. Description of site: The proposed site is roughly one triangular acre located near the intersection of N. Amboy Ave. and W. Christy St. in Yacolt, Washington. The site is East of N. Amboy Ave. and South of W. Christy St. The site is adjacent to the current site of the U.S. Post Office for Yacolt to the South. The abbreviated legal description is Lot 1 of Short Plat Recorded in Book 3 of Short Plats, Page 285, Records of Clark County, Washington: Assessor's Tax Parcel #64538-010. The parcel is currently vacant. The current zoning of the project site is C2, (Community Commercial District).
17. Maps of the subject property and area are provided below.
18. Information about the applications may be examined by the public from May 31, 2018, through June 18, 2018, at Yacolt Town Hall, 202 W. Cushman, Yacolt, Washington, on business days between the hours of 8:00 a.m. and 5:00 p.m. (Note: Closed between 12:00 and 1:00)
19. The authority for this review is described in YMC 18.25 (Single-Family Residential Districts); YMC 18.30 (Commercial Districts); YMC 18.40 (Conditional Use Permits); YMC 18.95 (Public Hearing Procedures and Notice of Hearings); YMC 13.10 (Stormwater Management and Facility Maintenance); YMC 13.25 (Public Works Construction Standards); YMC 16.05-16.10 (SEPA); and the Town of Yacolt Comprehensive Growth Management Plan 2003-2023 (as updated). The Applications appear to comply with YMC 16.20-16.45, (Critical Areas). The public hearing will be conducted in accordance with rules of procedure adopted by the Yacolt Town Council. The final decision on the Applications will be made by the Yacolt Town Council.

For further information, please contact Katie Younce, Assistant Clerk, at (360) 686-3922.

**THE PUBLIC IS INVITED** to attend this public hearing. Dated this 30<sup>th</sup> day of May, 2018.

Katie Younce  
Assistant Clerk



# Town of Yacolt

202 W. Cushman Street, Yacolt, WA 98675  
(360) 686-3922

## Staff Report and Recommendation to the Town Council

<b>Project Name:</b>	<b>Elwood Short Plat and SEPA Review</b>
<b>Report Date:</b>	May 31, 2018, (as revised through 6-4-18)
<b>Hearing Date:</b>	June 18, 2018
<b>Proposal:</b>	The applicant is seeking preliminary short plat approval to subdivide 1.33 acres into a three (3)-lot single-family short plat. The short plat application includes a conditional use application. Approval of the short plat is contingent on approval of the conditional use application.
<b>Location:</b>	The site is East of N. Amboy Ave. and South of W. Christy St. The site is adjacent to the current site of the U.S. Post Office for Yacolt to the South. Assessor's Tax Parcel # 64538-010
<b>Applicant/Owner:</b>	Elwood Holdings, LLC
<b>Applicant's Rep:</b>	Byron Jolma, PE Jolma Design, LLC P.O. Box 1281 Battle Ground, WA 98604 (360) 723-0392
<b>Staff:</b>	Bill Ross, Public Works Dawn Salisbury, Town Clerk Katie Younce, Assistant Clerk David Ridenour, Town Attorney ( <i>Consultant</i> ) Devin Jackson, Town Engineer ( <i>Consultant</i> )
<b>SEPA:</b>	Recommending a Final Determination of Non-Significance (DNS)
<b>Recommendation:</b>	<b>Preliminary Approval</b> subject to conditions listed at the conclusion of this report.

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**Date May 31, 2018, (as revised through 6-4-18)**

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### **I. BACKGROUND**

#### **A. General Site Information**

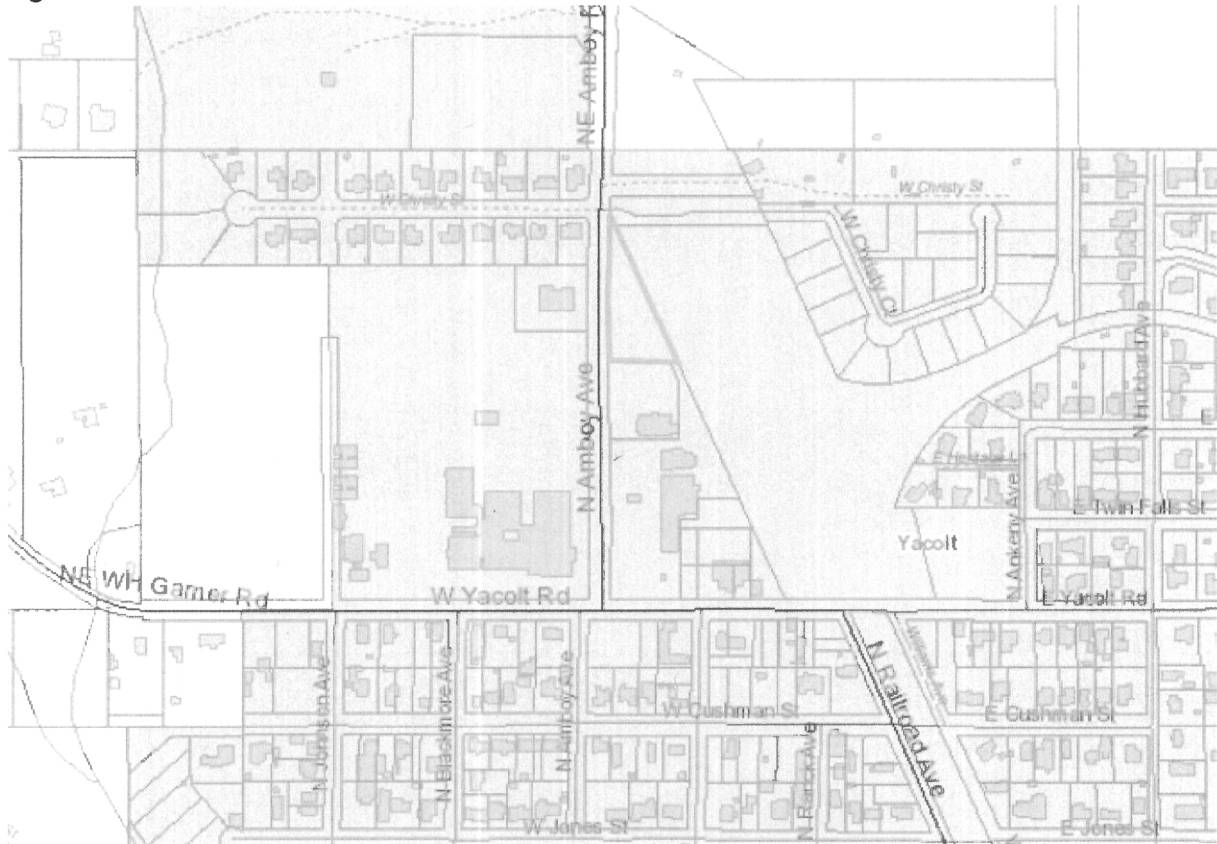
<b>Size of Site:</b>	1.33 acres
<b>Existing Vegetation:</b>	Mature trees, shrubs
<b>Existing Structures:</b>	None.
<b>Adjacent Land Uses:</b>	Surrounded by commercial, public facilities, and railroad land uses.
<b>Adjacent Zoning:</b>	C2 to the North, West, and East. PF to the south.
<b>Topography:</b>	The site is flat
<b>Wetlands:</b>	No mapping indicators
<b>Flood Plain:</b>	No mapping indicators
<b>Access Roads:</b>	N Amboy Avenue

#### **B. Land Use Processing**

Date Application Submitted:	January 31, 2018
Application Technically Complete:	March 31, 2018
Notice of Application:	May 30, 2018
Site Posted:	May 30, 2018
Reflector Publication:	May 30, 2018
Staff Report Issuance:	May 31, 2018, (as revised through 6-4-18)
Public Hearing	June 18, 2018



**Figure 1. Location**



## **II. APPLICABLE REGULATIONS/ANALYSIS**

### **A. Yacolt Municipal Code (YMC); Town of Yacolt Engineering Standards**

<b>1.</b>	<b>Title 13 Public Services</b>
<b>13.05 Water Main Installation</b>	<b>Compliance: Conditionally</b>
<p><b>Finding:</b> Potable water will be required for this project. Clark Public Utilities is the public water purveyor for properties within the town limits.</p> <p>Currently, an 8-inch water line in N Amboy Avenue runs north/south in the street. The applicant shall make a connection at this location.</p> <p>Easements shall be provided for all water lines not constructed in town right-of-way.</p> <p>The applicant has not shown the size of the water meters on the preliminary utility plan. All water meters including their sizes shall be shown on the final engineering plans.</p> <p>It should be noted that final engineering plans pertaining to water service for the proposed project shall be submitted for staff and Clark Public Utilities review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.</p>	

<b>13.10 Stormwater Management and Facility Maintenance</b>	<b>Compliance: Conditionally</b>
<p><b>Finding:</b> YMC 13.10.010 adopts the Town of Yacolt Stormwater Management Plan. The plan specifies the Puget Sound Manual as the governing manual.</p> <p>It is anticipated that the development shall create greater than 2,000 square feet of new impervious surface, therefore all minimum requirements apply.</p> <p>The applicant has submitted a preliminary stormwater plan and preliminary hydrology report for review. The applicant proposes Class V injection wells. These are prohibited in a category 1 Critical Aquifer Recharge Area (CARA). The applicant may use injection wells for roof runoff only. Alternatively, the applicant can provide an injection well design that meets non-endangerment standards in accordance with WAC 173-218.</p> <p>The final plat shall include a note specifying the stormwater facilities are to be privately owned and maintained.</p> <p>It should be noted that final engineering plans for stormwater control and drainage shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.</p>	
<b>13.15 On-site Sewage Disposal Systems</b>	<b>Compliance: Conditionally</b>
<p><b>Finding:</b> The proposed development will require the construction of on-site sewage disposal systems.</p> <p>The systems are subject to State and Clark County Health Department requirements.</p> <p>It should be noted that final engineering plans pertaining to the on-site sewage disposal systems for the proposed project shall be submitted for staff and Clark County Health Department review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.</p>	
<b>13.20 Fire Hydrants</b>	<b>Compliance: Conditionally</b>
<p><b>Finding:</b> Fire hydrants serving one- or two-family dwellings shall have a maximum lateral spacing of seven hundred feet (measured along fire apparatus access roads) with no lot or parcel in excess of five hundred feet from a fire hydrant.</p> <p>The existing hydrant on the west side of N Amboy Ave. shall not be considered in the fire hydrant placement requirements, as it is located on the opposite side of an arterial roadway.</p>	
<b>13.25 Public Works Construction Standards</b>	<b>Compliance: Conditionally</b>
<p><b>Finding:</b> The project shall meet the Town of Yacolt's Engineering Standards for Public Works Construction.</p> <p>Chapter 1.00 Requirements for Public Improvements</p> <p>A) All public improvements shall meet Americans with Disabilities Act (ADA) requirements. <i>The existing sidewalk adjacent to N Amboy Ave does not meet ADA cross slope requirements. The existing sidewalk shall be removed and replaced meeting Yacolt Engineering Standards and ADA requirements.</i></p>	

2A.04 Erosion Control – *Applicant shall provide an erosion control plan as part of the final engineering drawings.*

3A.01 Access – Applicant proposed to use an existing access to the parcel and a proposed new access at the north end of the parcel. *N Amboy Avenue is considered an arterial street therefore it is in the interest of the Town to limit access points. The existing access does not provide spacing of 400' with a proposed access decreasing spacing further. The existing access shall be utilized to serve the proposed development.*

3A.06 Private Streets – *Applicant shall utilize a single access point serving 3 lots. The private Street shall conform to Section 3B.02. The following plat note shall be provided on the face of the plat: "The Town of Yacolt has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this plat."*

3A.07 Street Frontage Improvements – All residential subdivisions, commercial developments, and short plats shall install street frontage improvements.

3A.12 Curb and Gutter – Curb and gutter shall be utilized for street edges whenever possible and shall always be used under the following conditions:

- 1) All streets – residential, commercial, or arterial

3A.13 Survey Monuments – Survey monuments shall be located in all subdivisions and short plats.

3A.14 Concrete Sidewalks – *Existing sidewalk fronts the proposed development however it does not meet ADA requirements. The existing sidewalk shall be removed and replaced with concrete sidewalk that meets Yacolt Engineering Standards and ADA requirements.*

3A.22 Street Illumination – Street lighting is required as a part of all Plats and Short Plats. *The applicant has not provided a lighting plan. A plan compliant with 3B.17 shall be provided as part of the final engineering plans.*

3A.29 Trench Backfill and Restoration – *Applicant shall be required to provide a trench backfill/roadway restoration plan and details as part of the final engineering drawings.*

It should be noted that final engineering plans pertaining to public works construction standards for the proposed project shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

<b>2.</b>	<b>Title 15 Building and Construction</b>	
<b>15.05 Code for the Abatement of Dangerous Buildings</b>		<b>Compliance:</b> Conditionally
<b>Finding:</b> The Town of Yacolt adopts the "Uniform Code for the Abatement of Dangerous Buildings, 1976 Edition."		
All permits must be secured prior to any construction and all applicable impact and permit fees shall be paid prior to the issuance of the permits.		
<b>15.10 Energy Code</b>		<b>Compliance:</b> Conditionally



**Finding:** The Town of Yacolt adopts the “Northwest Energy Code 1987 Edition.”

All permits must be secured prior to any construction and all applicable impact and permit fees shall be paid prior to the issuance of the permits.

**15.15 Flood Damage Prevention**

**Compliance:** Yes

**Finding:** The Town of Yacolt has adopted a 100-year Flood Plain Map. The proposed development falls outside of identified flood plains.

**3. Title 16 Environment**

**Compliance:** Yes

Division 1: State Environmental Policy Act (SEPA) – The Town of Yacolt has issued a Determination of Non-Significance (DNS) based on the applicant provided SEPA checklist. The determination and checklist have been provided to agencies and the public for an opportunity to comment.

Division 2 – The proposed development is inside a Category 1 Critical Aquifer Recharge Area (CARA).

16.25 - Class V injection wells are prohibited inside category 1 CARAs. The applicant proposes Class V wells for all stormwater runoff. These wells shall be limited to roof area only unless the applicant can prove the facilities meet the non-endangerment criteria provided in WAC 173-218.

**4. Title 17 Subdivisions**

**17.05 Short Subdivisions**

**Compliance:** Yes

**Finding:** The development proposes three (3) lots. The development is a Short Subdivision by definition.

**5. Title 18 Zoning**

**18.30 Commercial Districts**

**Compliance:** Conditionally

**Table 4A**

Classification	Minimum Lot Area (sq. ft.)	Average Lot Width (feet)	Average Lot Depth (feet)	SETBACK			
				Front Yard (feet)	Side Yard (feet)	Opposite Side Yard (feet)	Rear Yard (feet)
R1-10	10,000	60	90	25	5	5	25
R1-12.5	12,500*	80	90	25	5	5	25

The minimum street side yard shall be 15 feet.

\* The minimum lot size will be established using Method 2, in the building lot size of 12,500, provided there are no soil concerns that would result in the change of the minimum building lot size.

**Finding:** Dimensional requirements for a residential use inside a commercial district shall be in accordance with the R1-12.5 Zoning District metrics described in Table 4A above. The maximum coverage by building and structures shall not exceed 50 percent.

Single Family Residences are a Conditional use in the C2 zone. The applicant shall follow the Conditional use permit process.

A preliminary plat demonstrating compliance shall be submitted as part of the final engineering drawings.

<b>18.40 Conditional Use Permits</b>	<b>Compliance: Conditionally</b>
<p><b>Finding:</b> The property is in a Community Commercial (C2) Zoning District. New single-family residences are allowed in the C2 Zoning District subject to the Council's approval of a conditional use permit application, (CUPA). The applicant is required to submit a CUPA and to satisfy the requirements of YMC 18.40. The applicant submitted a CUPA in support of the short plat application. The Council's decision on the conditional use permit application is a primary consideration, because the short plat application depends on the approval of a Conditional Use Permit for the applicant's intended use of the property.</p> <p>Pursuant to YMC 18.40.030, the Mayor is tasked with preparing a report on any conditional use permit application. The Mayor offers the following report with regard to the applicant's CUPA:</p> <p>"The Town of Yacolt has a limited amount of land that is zoned and available for commercial uses. That stock of commercial property has been made more limited by other recent conditional use permits that have converted commercial property to building lots for single-family residences. As Yacolt's Mayor, I encourage the Town Council to consider the impact of approving the application on the Town's ability to attract commercial businesses in the future. Specifically, I encourage the Council to review the Town's current land-stocks that are zoned C1 or C2 before making a decision. That way, the Town will be making an informed decision if it finds, as it must, that approval of the conditional use permit will not be significantly detrimental to the health, safety or general welfare of the community." Vince Myers, Mayor</p> <p>Additional considerations:</p> <p>YMC 18.40.020: "The town council shall have the authority to approve, approve with conditions, disapprove, or revoke conditional use permits subject to the provisions of this chapter."</p> <p>YMC 18.40.060: "In permitting a conditional use the town council may impose, in addition to regulations and standards expressly specified in this title, other conditions found necessary to protect the best interests of the surrounding property or neighborhood, or the community as a whole.</p> <p>YMC 18.40.060: "In order to grant any conditional use, the town council must find that the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be significantly detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community.</p> <p>YMC 18.40.060: "A conditional use permit shall become void one year after approval". (Other rules for extension or cancellation may apply.)</p> <p>18.40.070: No building or other permit shall be issued in any case where a conditional use permit is required by the terms of this chapter until five days after the approval of the conditional use by the town council."</p>	
<b>18.70 Parking, Access, and Circulation</b>	<b>Compliance: Conditionally</b>
<b>Finding:</b> 2 off street parking spaces are required to be provided per dwelling unit.	
<b>18.75 Landscaping and Screening</b>	<b>Compliance: Yes</b>



**Finding:** The proposed development commercial in zoning and abuts commercial and public facilities zoning. The applicant shall provide landscape screening in accordance with table 12A using a proposed single-family use and a commercial abutting use.

<b>B.</b>	<b>Service Development Charges, Impact Fees, Credits</b>
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Fees will be calculated at the time of building permit issuance based on the adopted Fee Schedule at that time. This project doesn't address any creditable capital infrastructure therefore no credits are available for this project.
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<b>C.</b>	<b>Public/ Agency Comments</b>
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1. None at this time.
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### III. RECOMMENDATION

Staff recommends Preliminary Short Plat approval and Final SEPA Review approval contingent on a conditional use permit approval. Based upon the findings and conclusions herein, the criteria for approval have been satisfactorily met, or shall be met with the conditions of approval, and no significant adverse impacts have been identified.

#### CONDITIONS OF APPROVAL

This Staff Report and the conditions described herein addresses preliminary short plat approval only. Applicant is subject to changes in the conditions approved by the Town Council as part of the preliminary short plat approval process. Applicant further remains subject to compliance with all standards of the Town of Yacolt Municipal Code.

##### **A. Prior To Engineering Approval:**

1. Submit final engineering plans, for review and approval by staff, pertaining to transportation, sewer, water, grading, erosion control, stormwater, driveways, street lighting, and landscaping prepared and stamped by a registered engineer in the state of Washington. The following statement shall appear on the cover sheet of all plans at a location immediately above or below the developer engineer's professional stamp. **"I hereby certify that these plans, and related design, were prepared in strict conformance with the Town of Yacolt's Engineering Standards."**
2. Submit final engineering plans:
  - a. Showing an ADA compliant sidewalk along N Amboy Ave.
  - b. Containing a combined street landscaping and driveway plan.
  - c. Showing sight distance triangles.

- d. Containing a street lighting plan detailing a LED decorative cobra type unit for N Amboy Avenue as needed to meet the Yacolt Engineering standards section 3B.17
  - e. Showing each residential lot having its own individual water service along with trenching and roadway restoration. Applicant shall provide the Town with proof of Clark Public Utilities approval of the plans.
  - f. Showing septic locations and dimensions to meet state and Clark County Health Department Standards. Applicant shall provide the Town with proof of Clark County Health Department approval of the plans.
  - g. Showing fire hydrants meeting spacing requirements.
  - h. Showing stormwater facilities that meet the requirements of the Town of Yacolt Stormwater Plan.
  - i. Showing grading and erosion control in conformance with applicable Town standards and standard construction details.
- 3. A photometric plan shall be done for all access points, intersections, frontage roads out to centerline, and any existing lights to ensure that proposed lights meet the standards of Yacolt Engineering Standards section 3B.17.
  - 4. Submit proof of Clark County Health Department approval.
  - 5. Submit proof of Clark County Fire District approval.
  - 6. Submit proof of Clark Public Utilities approval.
  - 7. Submit a stormwater report that addresses all requirements of the Town of Yacolt Stormwater Plan.
  - 8. Submit a SWPPP that meets the requirements of the Town of Yacolt Stormwater Plan.

**B. Prior To Construction of The Site:**

- 1. Receive signed and approved engineering plans from the Town of Yacolt.
- 2. Receive an approved ROW permit from the Town of Yacolt
- 3. Submit a surety bond meeting the requirements of Engineering Standards section 1.10 Securities.
- 4. Submit a Certificate of Liability Insurance.

5. Erect and conduct erosion control measures consistent with the approved Erosion Control Plan and Town of Yacolt erosion control standards.
6. Submit evidence that an individual on-site has successfully completed formal training in erosion and sediment control by a recognized organization acceptable to the Town.
7. Conduct a pre-construction conference with Town staff. Contact Town Hall to schedule an appointment.
8. If any cultural resources are discovered in the course of undertaking the development activity, the State Office of Historic Preservation and Archaeology and the Town of Yacolt must be notified.

**C. Prior To Creation of Impervious Surface:**

1. Except roofs, the stormwater treatment and control facilities shall be installed in accordance with the approved final engineered plans and in accordance with the Town of Yacolt Stormwater Plan.

**D. Prior To Engineering Acceptance:**

1. Construct all public improvements, if applicable, and go on a walkthrough with Town of Yacolt Staff and Engineer and correct any deficiencies as determined by staff and Engineer.
2. A letter shall be provided by the applicant showing that fire flow requirements can be met.
3. Submit to the Town of Yacolt a two-year/20-percent maintenance bond for all completed and accepted public improvements.
4. Submit complete sets of as-built drawings for all required public improvements for streets and roads, stormwater drainage and control, sanitary sewer and water services, as applicable prior to the issuance of the occupancy permit for review and approval by the Town Engineer. Upon acceptance by the Engineer, submit prior to the issuance of the occupancy permit, one (1) Mylar set, one (1) full size paper set, two (2) 11x17 paper sets of As-Built record drawings and one thumb drive version of the as-built drawings in AutoCAD, and PDF formats.

**E. Prior To Final Plat Approval:**

1. Construct all required public improvements and gain engineering acceptance or provide appropriate bonding.
2. Submit a final plat:
  - a. That shows easements for public utilities not located in the right-of-way.
  - b. That shows 5' public utility easement along all frontage lines.
  - c. With the following note: "No fences are allowed in the sight distance triangle."

- d. With the following note: "All utilities are to be located outside of the sidewalk section and to be underground where possible."
  - e. With the following note: "The Town of Yacolt has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this plat."
  - f. With a note describing the maintenance responsibilities of each lot owner.
  - g. With a note specifying the parties responsible for long-term maintenance of stormwater facilities.
  - h. With a note stating: "All new structures shall conform to the setbacks and building heights of the R1-12.5 zoning district."
  - i. That shows where any control monuments have been placed.
  - j. That shows the dedication of any public roads.
- 3. Submit a two-year stormwater maintenance contract for review and/or approval.
  - 4. Applicant shall possess a valid conditional use permit at the time of final plat approval.

#### IV. EXHIBITS

Because of the size of the exhibits, they are not included with this report, but listed below. The documents are available for review at the Yacolt Town Hall, 202 W Cushman St, Yacolt, WA 98675.

Elwood Short Plat	
EXHIBIT #	DESCRIPTION
A	Staff Report and Recommendation dated May 31 <sup>st</sup> , 2018, (as revised through 6-4-18)
1	SEPA Determination and Checklist
2	Applicant's Narrative
3	Notice of Application dated May 30, 2018
4	Preliminary Hydrology Report (TIR) dated December 2017

#### V. APPEAL

The Decision of the Town Council is appealable to the Washington Superior Court per RCW 36.70C.

**STATE ENVIRONMENTAL POLICY ACT (SEPA)  
DETERMINATION OF NON-SIGNIFICANCE**

**CASE NO:** ELWOOD SHORT PLAT

**APPLICANT:** ELWOOD HOLDINGS

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**Location:** East of N Amboy Ave and south of W Christy Street in Yacolt Washington.

**Parcels:** 64538-010

**Legal Description:** SW ¼ of Section 35, T5N, R3E, WM  
0.98 ACRES

**SEPA Determination:** Determination of Non-significance (DNS)

**Comment Deadline:** **APRIL 20, 2018** (comments should be delivered to the town hall office at 202 W. Cushman, Yacolt, WA, 98675)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the Town of Yacolt must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the Town Code).

**Determination:**

**Determination of Non-Significance (DNS).** The Town of Yacolt, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (e). This decision was made after review of a completed environmental checklist and land use application documents as they apply to the Town's Municipal Code and adopted standards.



**Date of Publication and Comment Period:**

Publication date of this DNS is **APRIL 6 2018** and is issued under WAC 197-11-960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **APRIL 20, 2018**.

**SEPA Appeal Process:**

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Town of Yacolt within fourteen (14) calendar days from the date the notice of that final decision is mailed to parties of record. The appeal must be in writing and should contain the following information:

1. The case number designated by the Town and the name of the applicant.
2. The name and signature of each person or group (petitioners) and a Statement showing that each petitioner is entitled to file an appeal as described in ESHB 1724 Section 415. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Town Clerk/Treasurer. All contact with the group regarding the petition, including notice, shall be with this contact person.
3. A brief statement describing why the SEPA determination is in error.
4. Mail or deliver appeals to the following address:

Appeal to the Town Council  
Town of Yacolt  
202 W. Cushman St.  
Yacolt, WA 98675

**Staff Contact Person:** BILL ROSS 360-686-3922

**Responsible Official:** Mayor Vince Myers  
Town of Yacolt  
202 W. Cushman St.  
Yacolt, WA 98675

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Elwood Short Plat

2. Name of applicant: [\[help\]](#)

Elwood Holdings LLC (Developer)

Jolma Design, LLC (Civil Engineer-of-Record)

3. Address and phone number of applicant and contact person: [\[help\]](#)

Elwood Holdings, LLC  
35909 NE 251<sup>st</sup> Avenue  
Yacolt, WA 98675  
360-901-0056

Byron Jolma, PE (Jolma Design, LLC)  
PO Box 1281  
Battle Ground, WA 98604  
(360) 723-0392

4. Date checklist prepared: [\[help\]](#)

January 11, 2018

5. Agency requesting checklist: [\[help\]](#)

Town of Yacolt

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction is scheduled to begin winter 2018, and completed by summer 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

The Town of Yacolt land use approvals required for this proposal are as follows:

- Preliminary Subdivision
- Final Subdivision
- SEPA Checklist
- Conditional Use Permit
- Clark County Health Department onsite sewage treatment system approvals

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Elwood Short Plat project will divide approximately 1.33 acres into 3 lots meeting the requirements of the Town of Yacolt (Community Commercial District) C2 zoning provisions.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The property is currently unaddressed, but is a triangular parcel situated east of N Amboy Avenue, south of West Christy Street. The parcel number is 65438010, and the legal description is the SW ¼ of Section 35, Township 5N, Range 3E, Willamette Meridian. The property is bounded on the east side by North Amboy Avenue, the Town of Yacolt U.S. Post Office to the south, and Clark County General Services Railroad to the east.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth** [\[help\]](#)

#### **a. General description of the site:** [\[help\]](#)

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

#### **b. What is the steepest slope on the site (approximate percent slope)?** [\[help\]](#)

Entire property has <5 percent slopes.

#### **c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** [\[help\]](#)

Site soils consist primarily of Yacolt loam, 0 to 3 percent slopes (YaA). To the extent practicable, the project earthwork quantities will balance to minimize soil import/export.

#### **d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** [\[help\]](#)

None known.

#### **e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.** [\[help\]](#)

Earthwork activities will be required to facilitate stormwater drainage, install utilities, and to create suitable building pads. Onsite earthwork quantities will approximately balance. Approximately <50 cy of materials will be imported for use as road base and utility trench backfill. Approximately 15,000 sf of onsite area will be subject to grading activities.

#### **f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** [\[help\]](#)

Erosion could occur during construction; however, potential impacts will be mitigated using appropriate erosion control measures. No runoff is expected to leave the site during construction.

#### **g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** [\[help\]](#)

Approximately 25 percent.

#### **h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** [\[help\]](#)

Silt fence, retaining native vegetation where practicable, good site design, and mulching and seeding.



## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Construction activity may generate dust and construction machinery will increase emissions. The completed project may result in increased emissions caused by additional automobile trips associated with population growth generated by the availability of new housing.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust control measures (e.g., water application) will be implemented during construction.

## 3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)  
No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)  
No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)  
Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)  
No.

- b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities



withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)  
There is no public sewer system available to serve the site; therefore, onsite treatment systems will be used to manage residential domestic sewage. Each single-family residence will have an individual system (3 total systems) designed by a licensed septic system designer to accommodate the number of bedrooms proposed.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)  
Stormwater runoff will be generated from new impervious roof and driveway areas; and pervious landscape areas. Runoff from roof and landscape areas will be routed to underground storage chambers and infiltrated to native soils. Runoff from driveway areas will be treated using vegetated filter strips prior to being routed to gravel-filled infiltration trenches and infiltrating to near-surface soils.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)  
Not applicable.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒deciduous tree: alder, maple, aspen, other
- ☒evergreen tree: fir, cedar, pine, other
- ☒shrubs
- ☒grass
- ☐pasture
- ☐crop or grain
- ☐Orchards, vineyards or other permanent crops.
- ☐Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐Other water plants: water lily, eelgrass, milfoil, other

☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

Existing trees will only be removed if necessary to construct new buildings. After excavation, grass and other vegetation will be replanted as lawn/landscaping around the new houses.

c. List threatened and endangered species known to be on or near the site. [help]

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

The site will be landscaped in accordance with Town of Yacolt standard requirements. To the extent possible, native plants will be used.

e. List all noxious weeds and invasive species known to be on or near the site. [help]

None known.

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [help]

None known.

c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway, a major flyway for migratory birds that extends from Alaska to Patagonia.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None proposed.

e. List any invasive animal species known to be on or near the site. [help]

None known.

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electric power will be used for residential purposes (e.g., lighting, heating, appliances).

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [help]

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [help]  
The residential houses will be constructed to meet or exceed building code requirements.

## 7. Environmental Health [help]

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe. [help]

No.

- 1) Describe any known or possible contamination at the site from present or past uses.  
[help]  
None known.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]  
None known.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]  
Fuel will be used in equipment during construction. Fuel will be used for vehicles and used and stored (in small quantities) for small equipment (e.g., lawnmowers) after construction.
- 4) Describe special emergency services that might be required. [help]  
None known.
- 5) Proposed measures to reduce or control environmental health hazards, if any: [help]  
None proposed.

## b. Noise [help]

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]  
Primary sources of noise include traffic along N Amboy Ave. and West Christy Street, and activities associated with the neighborhood areas abutting the property.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]  
Construction activities will generate noise during the hours dictated by Town of Yacolt code. Long-term noise includes local vehicular traffic and that associated with typical residential development (e.g., lawnmowers).
- 3) Proposed measures to reduce or control noise impacts, if any: [help]  
None proposed.

## 8. Land and Shoreline Use [help]

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]  
The site is currently vacant; a U.S. Post Office (Town of Yacolt) is situated south of the site; vacant property owned by Clark County (Chelatchie Railroad) borders the eastern portion of the site; North Amboy Avenue and West Christy Street are west and north of the site, respectively. The proposal will not affect current adjacent land uses.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]  
No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]  
No.
- c. Describe any structures on the site. [help]  
Not applicable.
- d. Will any structures be demolished? If so, what? [help]  
Not applicable.
- e. What is the current zoning classification of the site? [help]  
Community Commercial (C2)
- f. What is the current comprehensive plan designation of the site? [help]  
General Commercial (GC)
- g. If applicable, what is the current shoreline master program designation of the site? [help]  
None.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]  
The area has been classified by Clark County as a Category 1 Critical Aquifer Recharge Area.
- i. Approximately how many people would reside or work in the completed project? [help]  
Approximately 10 people (children and adults) will live in the completed project.
- j. Approximately how many people would the completed project displace? [help]  
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help]  
Not applicable.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]  
The proposal will comply with applicable Town of Yacolt R1-12.5 development standards, and provisional requirements under the conditional use permit.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]  
None proposed.

**9. Housing** [help]

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]  
3 single-family, middle-income housing units will be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]  
None.
- c. Proposed measures to reduce or control housing impacts, if any: [help]  
Not applicable.

**10. Aesthetics** [help]

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]  
The tallest building height will be approximately 30 feet. Principal exterior building materials will consist of typical commercially available residential siding (e.g., fiber cement).
- b. What views in the immediate vicinity would be altered or obstructed? [help]  
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any: [help]  
Not applicable.

**11. Light and Glare** [help]

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]  
Typical lighting associated with residential homes will also be produced. Street lighting will be on during hours of low visibility; residential lighting will be produced primarily during daylight hours occurring between approximately 6 a.m. and 10 p.m.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]  
No.
- c. What existing off-site sources of light or glare may affect your proposal? [help]  
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any: [help]  
None proposed.

**12. Recreation** [help]



- a. What designated and informal recreational opportunities are in the immediate vicinity? [help]  
The baseball diamonds on the Town of Yacolt property immediately north of the site are used by the North County Little League.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [help]  
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]  
None proposed.

**13. Historic and cultural preservation** [help]

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [help]  
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]  
None known. No professional studies are proposed.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]  
The Clark County GIS database archaeological predictive model categorizes the site as having "Moderate-High" potential for archaeological significance.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]  
In the event that artifacts or other items of historic significance are discovered during construction, work will cease and a professional archaeologist will be contacted. The project will comply with local and Washington State Department of Archaeology and Historic Preservation requirements.

**14. Transportation** [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]  
The site is currently accessed via North Amboy Avenue. There is one existing driveway drop that will serve two lots; a new driveway access is proposed to serve the remaining lot.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]  
Yes; the nearest C-Tran bus stop is approximately ¼ mile away, at the intersection of Railroad Ave. and Yacolt Rd.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
No designated parking spaces are proposed, nor will any existing spaces be eliminated.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
None proposed.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
The project will occur within immediate vicinity of the Chelatchie Prairie Railroad, owned by Clark County. The railroad is used infrequently, primarily for sightseeing tours.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
Based on trip generation rates from the ITE Trip Generation Report, 8th Edition, approximately 29 weekday daily trips will be generated. Peak volumes are expected to occur during weekdays between 1700 and 1800 hours. Less than 1 percent of the volume is expected to be truck traffic.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
No.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
None proposed.

**15. Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]  
The population growth expected due to the availability of new housing will result in an increased need for public services, including police, fire, ambulance, and educational services.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]  
Impacts will be offset through increased tax revenues, impact fees, and developer-funded improvements to public infrastructure.

**16. Utilities** [help]

a. Circle utilities currently available at the site: [help]  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

Proposed utilities and associated providers are as follows:

Natural Gas: Northwest Natural—Will likely require connection to existing gas main closest to the site.

Water: Yacolt—Will require connection to existing water main closest to the site.

Telephone: Unknown

Septic System: Private systems

**C. Signature** [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee: Byron Jolma, PE

Position and Agency/Organization: Principal Engineer, Jolma Design, LLC

Date Submitted: 1/11/2018

## D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:



5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

# PROJECT NARRATIVE

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*Elwood Short Plat*

*Yacolt, WA 98675*

**JANUARY 11, 2018**



**PREPARED FOR:**  
ELWOOD HOLDINGS  
PO BOX 99  
YACOLT, WA 98675

**PREPARED BY:**  
JOLMA DESIGN, LLC  
PO BOX 1281  
BATTLE GROUND, WA 98604

## 1 Introduction

### 1.1 Site Location & Description

The subject site is comprised of approximately 0.98 acres located east of North Amboy Avenue, in Yacolt, Washington. The site is currently unaddressed in Yacolt, Washington; the parcel number is 64538-010; and the legal description is the SW ¼ of Section 35, Township 5N, Range 3E, Willamette Meridian. The property is bounded on the east side by North Amboy Avenue, US Post Office to the south, and Clark County General Services Railroad to the northwest property boundary. The parcel is currently vacant.

### 1.2 Zoning

The project site is zoned Community Commercial district C2 with 12,500-sf minimum lot sizes.

### 1.3 Proposed Development

The project proposes to divide approximately 0.98 gross acres into three legal lots in accordance with the Town's C2 development standards. Proposed appurtenant improvements include new driveways, onsite septic systems, and stormwater management facilities.

### 1.4 Construction Schedule

Construction is scheduled to begin during the winter/early spring of 2018, and completed by summer 2018.

## 2 Approval Criteria

The project will be reviewed through a town council approval process under the subdivision plat procedures outlined by the Town of Yacolt. Following is a summary of major approval criteria and associated proposal to meet each criterion:

Table 1: Approval Criteria Summary

Item	Code Citation(s)	Requirement	Proposed	Remarks
Subdivision post-divided number of lots			3 lots	
Pre-application review				The pre-application conference was waived
Minimum lot area	371 Zoning Ordinance Sec.4A.5 Table 4A	12,500 sq. ft.	≥ 12,500 sq. ft.	Meets or exceeds requirement
Average lot width	371 Zoning Ordinance Sec.4A.5 Table 4A	80 ft.	≥ 80 ft.	Meets or exceeds requirement

Item	Code Citation(s)	Requirement		Proposed		Remarks
<b>Average lot depth</b>	371 Zoning Ordinance Sec.4A.5 Table 4A	90 ft.		≥ 90 ft.		Meets or exceeds requirement
<b>Minimum building setbacks</b>	371 Zoning Ordinance Sec.4A.5 Table 4A	Front	25 ft.	Front	≥ 25 ft.	Meets or exceeds requirement
		Side	5 ft.	Side	≥ 5 ft.	
		Opposite	5 ft.	Opposite	≥ 5 ft.	
		Rear	25 ft.	Rear	≥ 25 ft.	
<b>Maximum building height</b>	371 Zoning Ordinance Sec. 4A.4	35 ft.		≤35 ft.		Meets or exceeds requirement
<b>Public roads</b>	Sec. 3B.04 Table 3B.04A	Per Town of Yacolt's public street design requirements		Per Clark County's Urban Local Access Road requirements		Variance requested to allow for alternative road section design that will accommodate LID stormwater facilities
<b>Stormwater management</b>	2A.09	Puget Sound Manual		1991 Puget Sound Manual		To the extent practicable, LID stormwater management facilities (e.g., bioretention facilities) will be used
<b>Grading, excavation, fill, and stockpile</b>	2B.01			Slopes ≤ 2:1		Follow temporary erosion control requirements
<b>Fire code</b>	UFC Clark County Title 15 fire code	Per Fire Marshal's recommendations		Per Fire Marshal's recommendations		Adequate fire flow from town to be provided.
<b>Impact fees</b>		School, traffic, etc. \$150 / Lot Variance \$250		Impact fees shall be paid in full when permits are issued		
<b>Public health</b>				Individual on-site septic systems to be built in accordance to Clark County Code 24.17		



Item	Code Citation(s)	Requirement	Proposed	Remarks
<b>Buildings &amp; Structures</b>		To satisfy 2012 International Building and Residential Code	To satisfy 2012 International Building and Residential Code	
<b>Landscaping</b>	371 Zoning Ordinance, Section 12	Per Table 12A, no landscaping is required between abutting single-family residential zones	No landscaping proposed	

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