



Staff Report and Decision

Project Name Keyera Vancouver Terminal
PRJ2009-01316/PSR2009-00066

Report Date April 16, 2010

Proposal The applicant is requesting approvals to allow for construction of a wholesale liquefied propane gas (LP Gas) storage and transfer facility in three phases located within the Port of Vancouver. The proposal is a replacement for the existing facility currently located at 1308 W McLoughlin Blvd.

The application was submitted Dec 23, 2009, and deemed fully complete Jan 13, 2010.

Location Tax lot 152903-000, located in the SE 1/4, S18, T2N, R1E and NE 1/4, S19, T2N, R1E of the Willamette Meridian

Contact Dan George
Planning Solutions, Inc
1601 Broadway
Vancouver, WA 98663
360-750-9000

Applicant Todd Bryan
Keyera Energy, Inc
10370 Richmond Ave, Ste 210
Houston, TX 77042

Property Owner Port of Vancouver
3103 N W Lower River Road
Vancouver, WA 98660

Staff Jon Wagner, Senior Planner, Case Manager
Johnnie Haggerty, Assistant Planner
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Ahmad Qayoumi, Civil Engineer, Transportation
John Manix, Traffic Engineer
Jennifer Patrick, Engineering Technician II, Transportation
Debi Davis, Senior Engineering Technician, Water

Mark Hazuka, Civil Engineer, Surface Water Management
John Gentry, Assistant Fire Marshal
Jeri Newbold, Building Plans Examiner

Staff Decision

Preliminary approval with conditions Project conditions and/or required revisions are identified in the conclusion of this report

APPEAL

A 14-day appeal period is now in effect and will expire at 4 p m , Friday, April 30, 2010

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

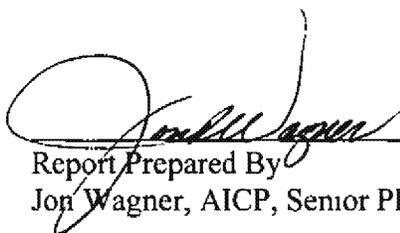
Requests to appeal this decision must be made in writing The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20 210, the specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error A substantive appeal of the SEPA determination must be filed in conjunction with and within the limitation period applicable to an available administrative appeal of the applicable permit or approval (VMC 20 790 640 D)

A fee of \$1,145 10 must accompany the appeal , if the aggrieved party is a recognized neighborhood association, the fee assessed is \$85 88 The association must demonstrate at the time of appeal submittal that the decision to appeal was made pursuant to association bylaws

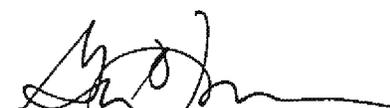
Submit the appeal request and fee to Development Review Services, Customer Service Counter, 4400 N E 77th Ave , Ste L-50, or mail to P O Box 1995, Vancouver, WA 98668-1995

Permit center hours are 8 a m -12 30 p m and 1 30 p m -4 p m , except Wednesday, when permit center hours begin at 9 a m

For questions or additional information, you may contact the case manager by telephone at 360-487-7885, or by e-mail at jon.wagner@ci.vancouver.wa.us


Report Prepared By
Jon Wagner, AICP, Senior Planner/Case Manager

4/16/2010
Date


for Chad Eiken, Manager
Planning Review Team

4/16/2010
Date

BACKGROUND

Project Summary/Key Issues

The applicant is requesting the necessary approvals to allow for phased construction of a wholesale liquefied propane gas (LP Gas) storage and transfer facility within the Port of Vancouver. The proposal is a replacement for the existing facility currently located at 1308 W McLoughlin Blvd.

General Site Information	
Zoning District	IH
Adjacent Zoning Designation	IH
Comprehensive Plan Designation	IND
Parcel Size	5 acres +/-
Adjacent Land Uses	Industrial and vacant
Access Roads	Lower River Road via private drive
Existing Vegetation	None
Existing Structures	None
Topography	Flat
Habitats of Local Importance	No mapping indicators
Fish and Wildlife Habitat Conservation Areas	No mapping indicators
Frequently Flooded Areas	No mapping indicators
Geological Hazard Areas	No mapping indicators
Wetlands	No mapping indicators
Shoreline Management Areas	No mapping indicators
Archaeology	Level A
Drainage Basin	Vancouver Lake
Wellhead Protection	No mapping indicators
Soils	Fill and Pilchuck fine sand, 0 to 8% slope
Park Impact Fee District	District 1
School Impact Fee District	Vancouver
Impacted Schools	None
Traffic Impact Fee District	Vancouver
Traffic Impact Overlay	None
Transportation Analysis Zone	38
Sewer District	Vancouver
Water District	Vancouver
Fire Service	Vancouver
Neighborhood Association	Fruit Valley

Procedural History		
Activity	Case #	Date
Annexation history	M-3152	12/14/1994
Pre-application conference	PAC2009-00049	09/17/2009
Application submitted	PSR2009-00066	12/23/2009
Application determined fully complete	PSR2009-00066	01/13/2010
Date of vesting	PAC2009-00049	09/17/2009
Notice of application and notice of public hearing	PSR2009-00066	01/25/2010
SEPA determination DNS	SEP2009-00045	04/13/2010
Other cases	ENG2009-00110	12/23/2009
	GRD2009-00178	12/23/2009
Deadline for issuing decision (78-day goal)	PSR2009-00066	03/30/2010
Applicant granted waiver		

APPLICABLE REGULATIONS

Vancouver Municipal Code

VMC Chapters 11 80 Street Standards, 11 90 Transportation, 11 95 Transportation Concurrency, 14 04 Water and Sewer Use Regulations, 14 16 Water and Sewer Service Connections, 14 24 Erosion Control, 14 25 Stormwater Control, 16 04 160 Water Supply and Fire Hydrants, 16 04 150 Fire Apparatus Access, 16 04 170 through 16 04 210 Fire Protection Systems, 16 04 010 Premises Identification, 20 210 Decision-Making Procedures, 20 270 Site Plan Review, 20 440 Industrial Districts, 20 710 Archeological Resource Protection, 20 770 Tree Conservation, 20 915 Impact Fees, 20 790 State Environmental Policy Act Regulations, 20 925 Landscaping and Open Storage, 20 945 Parking and Loading, 20 960 Signs, 20 970 Solid Waste Disposal and Recycling and 20 985 Vision Clearance

Public Works Publications

General Requirements & Details for Water Main Construction
General Requirements & Details for Sewer Main Construction

Other

Manual on Uniform Traffic Control Devices

AGENCY AND PUBLIC COMMENT

Public and agency comments are listed below. The proposed project has been reviewed and recommendations made in light of these comments.

ANALYSIS

Major Issues

Staff reviewed the proposal for compliance with applicable regulations, code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code. Staff's recommendation reflects review of agency and public comments received during the comment period and knowledge gained from a site visit.

Only the major issues, errors in the development proposal and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements and require no discussion in this report.

Building code review is not performed during pre-application or site plan review. Filing of building permit application with required fees and review materials is required for a building code review.

FINDINGS

Land Use

20 210 Decision –Making Procedures

Finding Per Table 20 210-1, Site Plan Review applications for a new use are to be processed as Type II applications Type II applications are decided by staff A 14-day comment period is required

The notice of application was issued and the site was posted Monday, Jan 25, 2010 The comment period ended Feb 8, 2010

Conclusion Staff has followed the appropriate decision-making procedures

Zoning Districts

20 440 Industrial Districts

Finding The use proposed is classified as warehouse/freight movement This is defined as uses involved in the storage and movement of large quantities of materials or products indoors and/or outdoors, associated with significant truck and/or rail traffic Examples include free-standing warehouses associated with retail furniture or appliance outlets, household moving and general freight storage, cold storage plants/frozen food lockers, weapon and ammunition storage, major wholesale distribution centers, truck, marine and air freight terminals and dispatch centers, bus barns, grain terminals, and stockpiling of sand, gravel, bark dust or other aggregate and landscaping materials Per Table 20 440 030–1, this use is allowed outright in the IH zone

Conclusion The use is permitted outright in the IH zone

20 440 040-1 IH Development Standards

Finding The following table shows the various minimum dimensional standards and the applicant's proposal The proposed lot configuration is multi-sided, therefore, average lot width and depth dimensions are noted in the following table

Standard	Required	Proposed
Minimum lot size	None	5 +/- acres
Maximum lot coverage	100%	< 5%
Minimum lot width	None	326+/- feet
Minimum lot depth	None	724 +/- fee
Minimum setbacks		
• Front yard, abutting industrial zone	0 feet*	0 feet
• Rear yard abutting industrial zone	0 feet	0 feet
• Side yard abutting industrial zone	0 feet	0 feet
Maximum height	None	17 feet
Minimum landscaping requirement (percentage of total net area)	0%	2%

* Per Planning Official determination dated Dec 22, 2009, setbacks are not required abutting Port of Vancouver internal access roads

Conclusion The applicant has shown the proposal meets the development standards of the IH zone as set out in Table 20 440 040-1

Environmental

20 710 Archaeological Resource Protection

Finding The site is in an area with a high probability for encountering archaeological resources. The Port of Vancouver has previously completed archaeological work on this site and no additional review is required.

Conclusion The applicant has demonstrated the project can meet the intentions and requirements of this section.

20 770 Tree Conservation

Finding The site is currently covered with impervious surfaces. No existing trees are to be removed. Under the city's policy, existing impervious surfaces are not counted as disturbed area when calculating tree density requirements. Therefore, a tree plan is not required.

Conclusion The provisions of 20 770 are not applicable to this request.

20 790 SEPA

Finding A Mitigated Determination of Nonsignificance (MDNS) was issued Jan 25, 2010. The comment period ended Feb 8, 2010. The following comments were received:

Letter dated Jan 27, 2010, from the Southwest Clean Air relating to asbestos, construction dust and new sources of air pollution.

Letter dated Feb 8, 2010, from State of Washington Department of Ecology relating to air quality, toxic clean up, and waste 2 resources.

Based on the comment received, the Determination of Nonsignificance is retained. A final notice of Determination of Nonsignificance is issued with this report (Exhibit 12).

Conclusion The applicable procedures of 20 790 have been met.

Additional Development Standards

20 915 Impact Fees

Finding Park and School Impact Fees only apply to residential development. As there is no residential component to this project, no Park or School Impact Fees are required.

The project is located within the Vancouver Subarea which requires \$139 per trip. Transportation impact fees will be determined based on the trip generation report submitted with the application. The following is the formula for calculating the transportation impact fee:

$$\text{TIF} = \text{Average Daily Trips} \times \$139 \times .85$$

The certificate of concurrency issued March 16, 2010, indicates \$945,200 in Transportation Impact Fees must be paid prior to issuance of any building permits.

Conclusion The applicant has shown the proposal can meet the requirements of 20 915 subject to conditions.

20 925 Landscaping

Finding Under the provisions of Table 20 925 030-1 no landscaping is required in the IH zone. The applicant shows a total of 4,064 square feet of landscaping, including the parking lot area landscaping.

Conclusion The proposal meets the applicable requirements of 20 925.

20 945 Parking and Loading

Finding Per VMC 20 945-4, a warehouse/freight movement use must provide one parking space per 2,000 square feet of gross floor area. As there are no buildings proposed, no parking is required for the industrial use. The proposed office will contain approximately 540 square feet. The parking ratio for office usage is one space per 400 square feet. As such, only one parking space is required.

The applicant has indicated four parking spaces will be provided. The applicant has shown the stalls meet the dimensional requirements for standard parking stalls. The preliminary lighting placement plan indicates the minimum of 1.0 foot-candle will be provided for the ADA route of travel between the ADA parking space and the primary entrance to the office structure.

As the proposed lot contains less than 20 spaces, no internal landscaping is required.

Conclusion The applicant has demonstrated the provisions of 20 945 can be met.

20 970 Solid Waste and Recycling

Finding Garbage and Recycling Comments. The proposed 6 foot by 12 foot 6-inch enclosure would be large enough to accommodate a small dumpster and a roll cart.

Conclusion The applicant has shown the proposal can meet the requirements of 20 970.

20 985 Vision Clearance

Finding 20 985 020 C 2 relates to commercial driveways and private streets. It states that in the case of service drives, a triangle whose base extends 30 feet along the street right of way line in both directions from the centerline of the service drive with the apex of the triangle 30 feet into the property on the centerline of said service drive. The applicant has not indicated the vision clearance at the intersection of the parking lot and the internal access drive.

Preliminary review indicates the plan is in compliance with the requirements but they need to be indicated on the site plan. To meet the standards, the applicant must **show the vision clearance area at the intersection of the internal access drive and the parking lot entrance**.

Conclusion The applicant has demonstrated the proposal can meet the provisions of 20 985 subject to the above-described condition.

Title 11 Transportation

11 80 Street Standards – General

11 90 Street Standards – Development Regulations

The following comments are based on the preliminary plans prepared by HDJ Design Group, dated December 2009

Private Drive

Findings A private access drive provides access to the proposed propane storage tanks and office. Based on information provided by Planning Solution Inc, this is an existing 24 foot wide private access drive. Access rights and maintenance responsibilities associated with the private access drive are assured through a land lease between the Port of Vancouver (lessor) and Keyera Energy, Inc (lessee).

HDJ Design Group, PLLC submitted civil engineering plans showing the new internal circulation plan. The internal circulation system will provide access for trucks to the propane transfer areas and the ability to turn around at the east end of the site.

To comply with applicable regulations the applicant must assure the following are addressed:

- 1 Per VMC 11 80 200 (2), the city will not maintain streets, signs, or drainage improvements on private streets**
- 2 Private drives shall comply with the vision clearance requirements of VMC 11 90 060 and VMC 20 985 and city of Vancouver standard plans T04-04. Demonstrate sight distance and vision clearance on the site plan, landscape plans and civil plans**
- 3 Provide a separate signing, striping and lane configuration plan sheet**
- 4 Show typical street sections on the final civil plans. Reference the standard plan number and include site specific soil types on the plans. Indicate full-width right of way, easements, and pavement dimensions in addition to the proposed improvements**
- 5 Prior to issuance of a certificate of occupancy, install ADA-compliant pedestrian ramps per VMC 11 80 070 on the designated ADA route of travel from the ADA parking space to the primary entrance to the office structure. ADA regulations require the use of truncated domes for all ramps and crossings**
- 6 Prior to performing any work within public rights-of-way, an approved traffic control plan is required prior to obtaining a right of way permit**
- 7 Obtain a street cut permit prior to performing street cut work in the right of way, these are obtained from Engineering, Development Review Services, 360-487-7804**
- 8 Prior to issuance of a certificate of occupancy, repair any damage to public streets due to construction activity**
- 9 Street improvement plans and signing and striping plans must be incorporated into the final civil engineering plans. Signing and striping plans must be on a separate sheet within the civil plans**
- 10 Install all street signs prior to receiving a certificate of occupancy**

- 11 The installation of all required signing and pavement markings is the responsibility of the developer. Install all required signing and pavement markings per approved plans prior to receiving a certificate of occupancy. The applicant is responsible for all costs associated with signing and striping.**
- 12 Prior to obtaining a certificate of occupancy, the applicant must fabricate and install signage in the right of way per the MUTCD and city standard plans T29-01, T29-02 and T29-03.**
- 13 Prior to obtaining a certificate of occupancy, install all pavement markings in accordance with the requirements of the MUTCD, and city standard plans T29-40 through T29-62, inclusive.**

Conclusion As conditioned, the requirements of this section can be met.

11 95 Transportation Concurrency

Findings All projects submitted for review by the city of Vancouver require a certificate of concurrency, per VMC 11 95 and City Ordinances M-3354, M-3538, M-3536 and M-3537. The applicant has submitted a request for certificate of concurrency and transportation impact analysis (Exhibit 6).

The proposed project is located within the Vancouver subarea which has a rate of \$139 00/ADT. The TIF is calculated based on the ADT information in the approved trip generation and distribution report. The total district TIF due at time of the building permit issuance is \$945 20.

TIFs will be assessed when each building permit is applied for based on the square footage of the building being permitted.

The applicant must pay the total Transportation Impact Fee (TIF) due of \$945 20.

A conditional certificate of concurrency for the development was approved March 16, 2010.

VMC 11 95 120 requires that in order to permanently vest the trips for the project the applicant must obtain a certificate of occupancy for the proposed project within 30 months from the issuance date of the certificate of concurrency. The applicant may apply for a one-time 6-month extension if fifty percent (50%) of the required improvements are complete at time of application.

Conclusion As conditioned the requirements of this code section can be met.

VMC Title 14 Water and Sewer

14 04 Water

Finding ENG2009-00110 drawings were submitted for review in December 2009. Plans were reviewed and the submittal was deemed fully Complete with substantive issues. Public water is available from the east and west at some distance away from the site. A fire flow analysis prepared by the project civil engineer Hopper Dennis Jellison PKC (HDJ) was submitted indicating fire flow of 2,500 gpm at 20psi will be available at the site after construction of the proposed water main improvements. Staff concurs with the HDJ calculations and for the purpose

of this review determines that fire flow of 2,500 gpm at 20psi will be available at the site after completion of proposed water system construction

This project proposes to connect to public water that two offsite projects are installing. The offsite projects show water mains to the site. The offsite plans need to be constructed before this project will have water to the site. ENG2009-00106 is under construction now. ENG2010-00009 is in for civil review. Easements and approval are pending.

The System Development Charges (SDC) are assessed and collected at the current rate at the time of connection to the city of Vancouver water and sanitary sewer. Latecomer fees are assessed and collected if applicable.

Prior to Final Civil Plan Approval

Civil plans for the construction of the offsite water improvements must be accepted or Keyera civil plans must include full water design, for final acceptance. All public water extensions and connections for development require civil engineering plans to be submitted for review and approval to the city of Vancouver. The plans must be stamped by a Washington State licensed civil engineer. The civil engineering plans shall be designed according to the city of Vancouver General Requirements and Details for the Design and Construction of Water, Sanitary Sewer, and Surface Water Systems and the current WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction as amended by the city of Vancouver and as directed by the City during the plan review process.

A right of way permit is required for all work in the public right of way. When construction is to take place within a city of Vancouver or Clark County right of way, an approved traffic control plan is required prior to the start of construction.

14 04 Sanitary Sewer

Finding Public sanitary sewers are currently located east of the site and south of SR 501's intersection with Old Lower River Road. General requirements are outlined in a utility review filed under case number RUS2008-00187 (Exhibit 8). The review asks for the application to show how the site will be served with public or private sewers.

Staff reviewed the application in January under case number ENG2009-00110. The narrative notes that offsite public utilities will be constructed to serve the site under a separate permit. Staff deemed the application complete and indicated the option of including a complete downstream sewer design with the project's civil plans. The applicant indicated that the offsite sewer design was underway.

A portion of the offsite downstream sewer located near the Clark Public Utilities facility is currently under construction (ENG2009-00106). At the time this report was prepared, public easements, project submittals, and final civil project acceptance were pending.

The remaining offsite sewer design was submitted for separate civil review in mid February (ENG2010-00009). At the time this report was prepared, first civil review comments, redlines, revisions, civil plan approval, and construction were all pending.

Prior to civil plan approval, downstream offsite sanitary sewer construction must either secure final civil project acceptance, or Keyera civil plans must include a complete downstream sanitary sewer design. Project timing, coordination, and final acceptance are the applicant's responsibilities.

Prior to final site plan approval, secure civil plan approval

Prior to Occupancy, construct downstream offsite public sewers as shown in the projects civil plans, satisfy all requirements found in the Notification of Civil Plan Approval, and secure final civil project acceptance, or otherwise document the construction and final civil project acceptance secured by others

Pay connection fees, secure permits, connect building to public water and sewer services, and satisfy plumbing inspection requirements. Sewer main fees will not be known until the downstream sewer has received final civil project acceptance

Conclusions The applicant has demonstrated that the standards for public sewer can be met as conditioned

14 24 Erosion Control

Finding Currently the site is vacant undeveloped land. The property is relatively flat. The site will be disturbed during the construction of the liquefied propane gas storage facility and transfer yard.

Prior to final civil plan approval, an erosion control plan shall be submitted and approved by the director prior to clearing, grading or construction. The plans must be stamped by a Washington State licensed civil engineer. The plans shall be designed according to the City of Vancouver General Requirements and Details, the 2004 WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction as amended by the city of Vancouver and as directed by the city during the plan review process.

Conclusion As conditioned the applicant has demonstrated the city of Vancouver erosion control ordinance can be met.

14 25 Stormwater

Finding New impervious areas for the project site will be created with the construction of the liquefied propane gas storage facility and transfer yard.

The proposed development is a qualifying project for stormwater quality and quantity treatment. Calculations have been submitted with the preliminary civil engineering plans indicating the amount of new impervious surface being created.

The applicant has provided a stormwater report by HDJ Design Group PLLC dated November 30, 2009 (Exhibit 9).

The storm runoff from the site will be treated in an existing wet pond. This facility was designed to treat the runoff from the proposed site. Runoff will then be discharged to the Columbia River after treatment.

Prior to final civil plan approval, a stormwater civil plan and report shall be submitted and approved by the City. The plans must be stamped by a Washington State licensed civil engineer. The plans shall be designed according to VMC 14.25, the City of Vancouver General Requirements and Details, the 2004 WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction as amended by the city of Vancouver and as directed by the city during the plan review process.

Conclusion As conditioned the applicant has demonstrated the city of Vancouver stormwater ordinance can be met.

VMC Title 16 Fire

Title 16 of the Vancouver Municipal Code contains adopted and modified codes and standards. The standards include review for fire protection systems, minimum emergency vehicle access, fire hydrant spacing, water supply for fire protection, and special uses and processes.

16.04.160 Water Supply and Fire Hydrants (IFC 508)

Finding The available fire flow is adequate to protect the proposed project. The proposed fire hydrants are adequate to serve this project.

16.04.150 Fire Apparatus Access (IFC 503)

Finding The proposed access dimensions meet the minimum Fire Department standards.

Approved Key Box or Padlock required on all gates across fire access lanes.

16.04.170 – 16.04.210 Fire Protection Systems (IFC Chapter 9)

Finding Special fire protection measures are required for this project. This issue will be resolved during the building permit review process.

VMC Title 17 Building

Finding Title 17 of the Vancouver Municipal Code contains rules and regulations for the technical codes as they regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment. In order to receive a building permit, the proposal must meet the minimum standards of the technical codes referred to in Title 17 with applicable state and local amendments.

The project must comply with building codes applicable at the time of building permit application.

Finding No building plans reviewed at this time. Submittals shall comply with the following adopted codes:

2006 International Building Code, 2006 International Residential Code, 2006 International Mechanical Code, 2006 Uniform Plumbing Code, 2005 National Electrical Code, WAC 51-50-ICC/ANSI A117.1, Accessible and Usable Buildings and Facilities, WAC 51-11 Washington State Energy Code, WAC51-13 Washington State Indoor Air Quality Code, Washington State Water Conservation Code.

Prior to final civil plan approval, the owner shall engage and designate on civil plans a registered geo-tech engineer who will act as geo-tech engineer of record.

Geo-tech of Record will be responsible for reviewing and coordinating all geo-tech and related documents (such as drainage plan, and foundation plan, slope stability, etc) and submittals, and for completeness and compatibility of overall geo-tech data, analysis, recommendations and implementation methods

All infiltration systems are required to be design and approved by the engineer of record Acceptance of geo-technical data, analysis and recommendations submitted to the City by planning and/or building officials may be subject to a third party review by an independent registered geologist retained by planning and/or building officials Geo-tech of record will be required to provide monitoring of site improvements and design/construction implementation methods A soil report is required The geo-tech of record shall approve final grade and provide a letter of acceptance

A complete building code review of individual building plans is not performed during the preliminary plat application Filing of individual building permit applications with required fees and review material is required prior to issuance of building permits At this time, plans and information necessary to verify compliance with all applicable building code provisions are not required and have not been provided by the applicant Information on current codes can be obtained at www.ci.vancouver.wa.us or by contacting building division staff

Prior to issuance of building permits, building and construction plans, which conform to the layout approved by the final plat, shall be submitted to and approved by Development Review Services

Prior to the issuance of any building permits, all applicable fees shall be paid to the city of Vancouver

Design criteria for structures shall be 105 mph 3sec wind, seismic zone D1, exposure B unless in the Columbia River corridor

Conclusion As conditioned the requirements of this section can be met or have been met

AGENCY AND PUBLIC COMMENT

- Letter from the Southwest Clean Air dated Jan 27, 2010, relating to asbestos, construction dust and new sources of air pollution
- Letter from State of Washington Department of Ecology dated Feb 8, 2010, relating to air quality, toxic clean up, and waste 2 resources

DECISION

Approval with conditions as indicated below

CONDITIONS OF APPROVAL

Prior to Final Site Plan Approval

- 1 Submit a final site plan application along with four full size site plan sets and one reduced 8 ½ x 11 copy Site plan sets include the following site plans, landscape/tree plan, grading/tree protection/erosion control plan, lighting plan, and architectural elevations Applications can be found under Building, Planning and Environment on the city of Vancouver website, www.cityofvancouver.us
- 2 Comply with the vision clearance requirements of VMC 11 90 060 and VMC 20 985 and city of Vancouver standard plans T04-04 Sight distance and vision clearance shall also be demonstrated on the site plan, landscape plans and civil plans
- 3 Indicate the vision clearance area at the intersection of the internal access drive and the parking lot entrance
- 4 Secure civil plan approval prior to final site plan approval

Prior to Civil Plan Approval

- 5 Show typical street sections on the final civil plans They must also indicate full-width right of way, easements, and pavement dimensions in addition to the proposed improvements
- 6 Comply with the vision clearance requirements of VMC 11 90 060 and VMC 20 985 and city of Vancouver standard plans T04-04 Sight distance and vision clearance shall also be demonstrated on the site plan, landscape plans and civil plans
- 7 Provide a separate signing, striping and lane configuration plan sheet
- 8 Incorporate street improvement plans and signing and striping plans into the final civil engineering plans Signing and striping plans must be on a separate sheet within the civil plans
- 9 Civil plans for the construction of the offsite water needs acceptance or Keyera civil plans need to include full water design, for final acceptance All public water extensions and connections for development require civil engineering plans to be submitted for review and approval to the city of Vancouver The plans must be stamped by a Washington State licensed civil engineer The civil engineering plans shall be designed according to the City of Vancouver General Requirements and Details for the Design and Construction of Water, Sanitary Sewer, and Surface Water Systems and the current WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction as amended by the city of Vancouver and as directed by the city during the plan review process
- 10 Downstream offsite sanitary sewer construction must either secure final civil project acceptance, or Keyera civil plans must include a complete downstream sanitary sewer design prior to civil plan approval
- 11 Show that the fire hydrants meet the minimum spacing standards and indicate new water main pipe sizes
- 12 Provisions shall be provided for fire department access through the gates to the facility
- 13 Prior to final civil plan approval, the owner shall engage and designate on civil plans a registered geo-tech engineer who will act as Geo-tech engineer of record

Prior to Commencing Improvement Construction

- 14 Prior to performing any work within public rights-of-way, an approved traffic control plan is required prior to obtaining a right of way permit
- 15 Obtain a street cut permit prior to performing street cut work in the right of way, these are obtained from Engineering, Development Review Services, 360-487-7804

During Construction

- 16 Prior to construction, ensure that fire apparatus access for emergency response is installed and maintained clear for emergency access during construction

Prior to Issuance of any Building/Development Permits

- 17 Pay the total Transportation Impact Fee (TIF) due of \$945 20
- 18 Building and construction plans, which conform to the layout approved by the final plat, shall be submitted to and approved by Development Review Services
- 19 Pay all applicable fees shall be paid to the city of Vancouver
- 20 A Training and Equipment Agreement, as proposed by VFD, must be finalized and signed by Keyera

Prior to issuance of Certificate of Occupancy

- 21 Install ADA-compliant pedestrian ramps per VMC 11 80 070 on the designated route of travel from the ADA parking space to the primary entrance of the office structure
- 22 Repair any damage to public streets due to construction activity
- 23 Public and private streets shall comply with the vision clearance requirements of VMC 11 90 060 and VMC 20 985 and city of Vancouver standard plans T04-04 Demonstrate sight distance and vision clearance on the site plan, landscape plans and civil plans
- 24 Install all street signs
- 25 The installation of all required signing and pavement markings is the responsibility of the developer Install all required signing and pavement markings per approved plans The applicant is responsible for all costs associated with signing and striping
- 26 Fabricate and install signage in the right of way per the MUTCD and City Standard Plans T29-01, T29-02 and T29-03
- 27 Install all pavement markings in accordance with the requirements of the MUTCD, and City Standard Plans T29-40 through T29-62, inclusive
- 28 VMC 11 95 120 requires that in order to permanently vest the trips for the project the applicant must obtain a certificate of occupancy for the proposed project within 30 months from the issuance date of the certificate of concurrency The applicant may apply for a one-time 6-month extension if fifty percent (50%) of the required improvements are complete at time of application
- 29 Construct downstream offsite public sewers as shown in the projects civil plans, satisfy all requirements found in the Notification of Civil Plan Approval, and secure final civil project acceptance, or otherwise document the construction and final civil project acceptance secured by others

- 30 Pay connection fees, secure permits, connect building to public water and sewer services, and satisfy plumbing inspection requirements Sewer main fees will not be known until the downstream sewer has received final civil project acceptance
- 31 Submit an erosion control plan for approval by the director prior to clearing, grading or construction The plans must be stamped by a Washington State licensed civil engineer The plans shall be designed according to the City of Vancouver General Requirements and Details, the 2004 WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction as amended by the city of Vancouver and as directed by the city during the plan review process
- 32 Prior to final civil plan approval, a stormwater civil plan and report shall be submitted and approved by the City The plans must be stamped by a Washington State Licensed Civil Engineer The plans shall be designed according to VMC 14 25, the City of Vancouver General Requirements and Details, the 2004 WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction as amended by the City of Vancouver and as directed by the City during the plan review process
- 33 Satisfy all provisions of the Training and Equipment Agreement required by the Vancouver Fire Department

EXHIBITS

- 1 Vicinity map
- 2 Site plan review application form
- 3 Grading/stockpiling application form
- 4 Narrative
- 5 Reduced plans
- 6 Request for certificate of concurrency from Planning Solutions, Inc dated Dec 7, 2009
- 7 Certificate of concurrency dated March 16, 2010
- 8 Request for Utility Services, RUS2008-00187, completed Aug 27, 2009
- 9 Preliminary Hydrology Report prepared by HDJ Design Group, PLLC dated Nov 30, 2009 and Revised Feb 16, 2010**
- 10 Letter from the Southwest Clean Air dated Jan 27, 2010 relating to asbestos, construction dust and new sources of air pollution
- 11 Letter from State of Washington Department of Ecology dated Feb 8, 2010, relating to air quality, toxic clean up, and waste 2 resources
- 12 Final SEPA determination

** Because of the size of the exhibit, it is not included with this report The document is available for review at Development Review Services, 4400 NE 77th Ave If you would like to review the document, check in at the reception area of the Permit Center, Suite L-50, between the hours of 8 a m –12 30 p m and 1 30 p m –4 p m , except Wednesday, when permit center hours begin at 9 a m