



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

Notice of Short Plat Application

Working together. Securing your safety. Protecting your investment.

Notice of Application

The Clark County Department of Community Development has received an application for development review, as described below.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation.

Review Type: II

Project Name: 13014 NE 50th Ave Short Plat

Case Number: PLD-2020-00031

Request: The applicant is requesting Short plat approval on a Four lot short plat consisting of three new lots and one remainder lot a shared driveway, utilities and stormwater pond. Road modification (EVR-2019-00051) submitted in conjunction with short plat application. Located in the R1-10 Zone

Site Address: 13014 NE 50th Avenue
Vancouver, WA 98686

Parcel Number(s): 186221010

Applicant/Owner: Shayne and Jill Bradley
13014 NE 50th Avenue
Vancouver, WA 98686
Sjbradley-555@yahoo.com

Contact: Thomas Ellis
1101 Broadway Street #130
Vancouver, WA 98660
Thomas@huaconsulting.com

Primary Staff Contact: **Bryan Mattson**
Bryan.mattson@clark.wa.gov

Staff Name	Email	Phone	Title
Ariel Whitacre	ariel.whitacre@clark.wa.gov	(564) 397-4717	Biologist
Bryan Mattson	bryan.mattson@clark.wa.gov	(564) 397-4319	Planner
David Bottamini	david.bottamini@clark.wa.gov	(564) 397-6118	Engineer
David Jardin	david.jardin@clark.wa.gov	(564) 397-2375	Concurrency Engineer
Donna Goddard	donna.goddard@clark.wa.gov	(564) 397-2186	Fire Marshal
Hunter Decker	hunter.decker@clark.wa.gov	(564) 397-4852	Forester

Neighborhood Contact: Pleasant Highlands

Date this Public Notice Issued: June 16th, 2020

Legal description of property: Lot 3, of Short Plat recorded in Book 2, Page 198, records of Clark County Washington

Approval Standards/Applicable Laws:

- 14 (Building Safety)
- 15 (Fire Prevention)
- 40.200 (General Provisions)
- 40.220.010 (Single-Family Residential District)
- 40.350.020 (Transportation Concurrency)
- 40.370 (Sewer and Water)
- 40.386 (Storm Water & Erosion Control)
- 40.430 (Geologic Hazard Areas)
- 40.500 and 40.510 (Procedures)
- 40.550.010 (Road Modifications)
- 40.570.080 (SEPA Archaeological)
- 40.610 (Impact Fees)
- 24 (Public Health)
- RCW 58.17

PLD-2020-00031

Application and Fully Complete Date

Application date: March 20th, 2020
Fully Complete date: April 29th, 2020

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted above will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Hand-deliver: Community Development
Public Service Center
1300 Franklin, first and third floors
Vancouver WA 98660

Mail: Land Use Review, Community Development
PO Box 9810
Vancouver, WA 98666-9810.

Email: bryan.mattson@clark.wa.gov

Fax: 564.397.2011, Attn: Mattson, Bryan

Closing date for public comments: June 30th, 2020

Date of this notice: June 16th, 2020

Type II Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An

PLD-2020-00031

appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout for more information and fees.

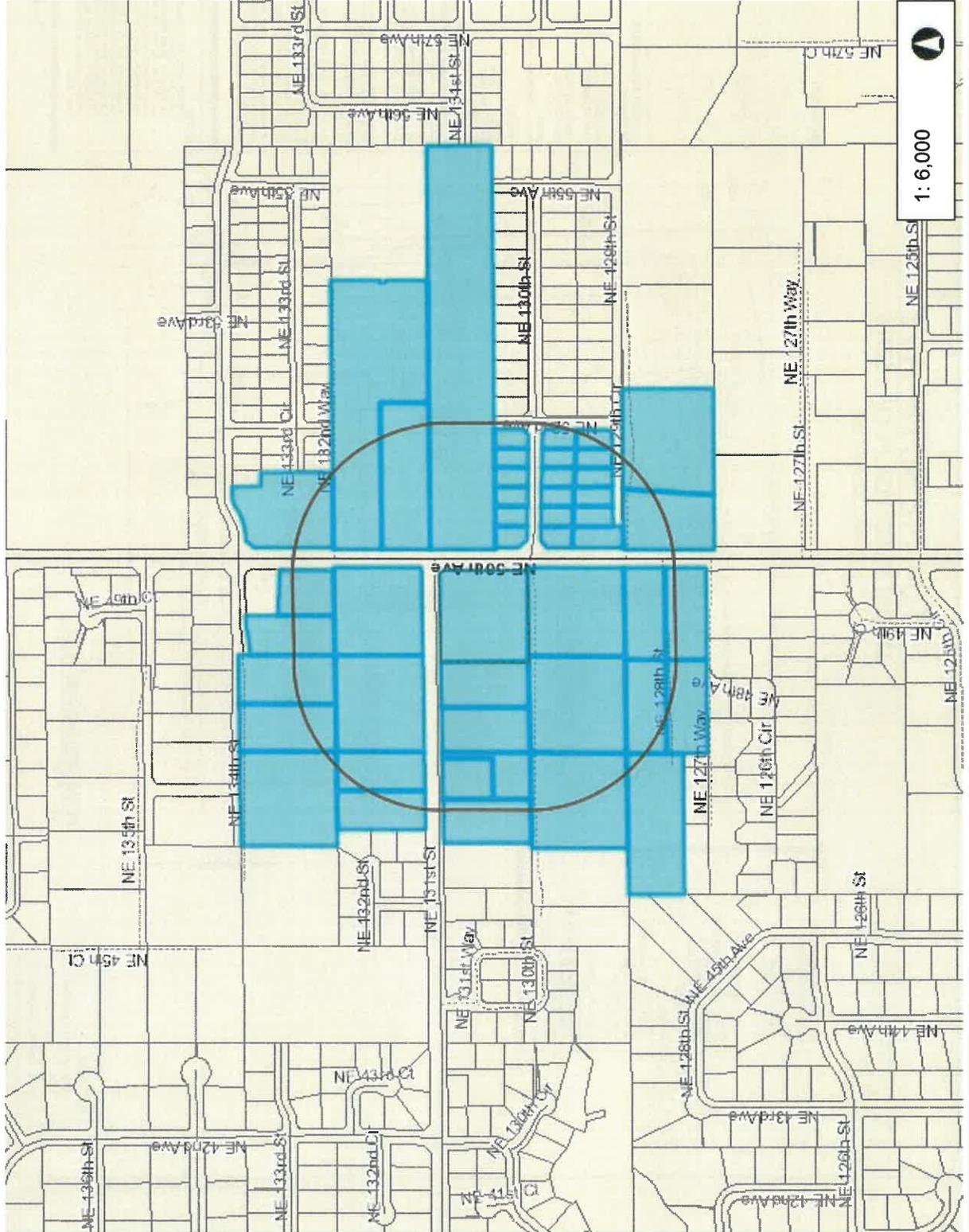
Responsible Official: Dan Young, Community Development Director

Attachment:

- Proposed Short Plat



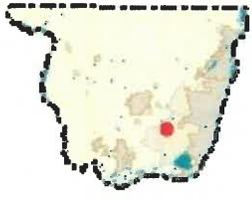
13014 NE 50th Short Plat 500' List



1 : 6,000



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



- Legend**
-  Taxlots
 -  Cities Boundaries
 -  Urban Growth Boundaries

Notes:
Parcels within 500' radius of the project.