

## Notice of Type II Application Non-SEPA

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code, Section 40.510.020 and applicable code sections as listed below.

**Closing date for public comments: May 5, 2020**

**Project Name:** 44<sup>th</sup> Court Cottages Short Plat

**Case Number:** PLD-2020-00018

**Request:** The applicant is requesting a short plat review to divide 0.72 acres into nine residential lots utilizing the cottage housing standards in the R1-6 zone.

**Location:** Parcel 986049985  
Near the intersection NE 99<sup>th</sup> Street and NE 43<sup>rd</sup> Avenue

**Applicant:** Sterling Design, Inc  
2208 E Evergreen Blvd.  
Vancouver, WA 98661  
360.759.1794  
[mail@sterlingdesign.biz](mailto:mail@sterlingdesign.biz)

**Contact:** Sterling Design, Inc  
Joel Stirling  
2208 E Evergreen Blvd.  
Vancouver, WA 98661  
360.759.1794  
[joel@sterlingdesign.biz](mailto:joel@sterlingdesign.biz)

**Property owner:** Cottage 53, LLC  
2208 E Evergreen  
Vancouver, WA 98661

**Staff contact:** Melissa Curtis  
564.397.5870  
[Melissa.curtis@clark.wa.gov](mailto:Melissa.curtis@clark.wa.gov)

**Neighborhood** NE Hazel Dell Neighborhood Association

Revised 7/9/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: 564.397.2375 Fax: 360.397.2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: 564.397.2322  
Relay: 711 or 800.833.6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**contact:** Neighborhood Quick Map Link  
Doug Ballou, president  
360.573.3314  
[dougballou@comcast.net](mailto:dougballou@comcast.net)

**Legal description of property:** Tax Lot 249, Located in the SE Quarter of Section 36, township 3 North, Range 1 East of the Willamette Meridian

**Plan/Zone designation:** R1-6 / Urban Low

**Approval Standards/Applicable Laws**

Clark County Code: Title 14 (Building Safety), Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.260 (Special Uses & Standards), Chapter 40.330 (Crime Prevention and Safety), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Chapter 40.540 (Land Divisions), Chapter 40.610 (Impact Fees), Title 24 (Public Health), Program, RCW 58.17, and the Clark County Comprehensive Plan.

**Application and Fully Complete Date**

Application date: February 2, 2020  
Fully Complete date: March 17, 2020

**Timelines/Process**

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling 564.397.4489, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

**Community Development Web site - [www.clark.wa.gov/development](http://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

**Public Comment**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below 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.

**In Person:** The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

**Mail:** Attn: Melissa Curtis  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

**Email:** [melissa.curtis@clark.wa.gov](mailto:melissa.curtis@clark.wa.gov)

**Date of this notice: April 20, 2020**



