

## 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: April 2, 2020

**Project Name:** MARTIN PROPERTY SHORT PLAT

**Case Number:** PLD-2019-00052

**Request:** The applicant is requesting Short Plat Review approval to divide .87 acres into two single-family residential lots located in the R1-6 zone district.

**Location:** 5915 NE 78<sup>th</sup> Street

**Applicant/ Owner:** Joseph Martin  
5915 NE 78<sup>th</sup> Street  
Vancouver, WA 98665  
360.907.3561  
[joem@360sheetmetal.com](mailto:joem@360sheetmetal.com)

**Contact:** Jocosa Bottemiller  
43 NW Ava Avenue  
Gresham, OR 97030  
503.665.7777  
[jocosa@statewidesurveying.com](mailto:jocosa@statewidesurveying.com)

**Staff contact:** Angie Merrill  
564.397.4028  
[angie.merrill@clark.wa.gov](mailto:angie.merrill@clark.wa.gov)

**Neighborhood Contact:** Andresen/St. Johns – Inactive  
[nacc.secretary@gmail.com](mailto:nacc.secretary@gmail.com)

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)

**Legal description of property:** NW Quarter, Section 7, Township 2, Range 2 East of the Willamette Meridian

**Plan/Zone Designation:** UL (Urban Low)/ R1-6

### **Approval Standards/Applicable Laws**

Clark County Code: Title 15 (Fire Prevention), 40.200 (General Provisions), 40.220.010 (Single-family Residential District R1-6), 40.520.010 (Legal Lot Determination), 40.350 (Transportation & Circulation), 40.350.020 (Transportation Concurrency), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion Control), 40.500 and 40.510 (Procedures), 40.550.010 (Road Modifications), 40.610 (Impact Fees), Title 24 (Public Health), Title 14 (Building Safety), RCW 58.17, and the Clark County Comprehensive Plan.

### **Application and Fully Complete Date**

Application date: September 27, 2019  
Fully Complete date: February 27, 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 564.397.4319, 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: Angie Merrill  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Email: [angie.merrill@clark.wa.gov](mailto:angie.merrill@clark.wa.gov)

**Date of this notice: March 18, 2020**



43 NW AVE. GRESHAM, OR 97030  
 503-665-7777 F: 503-665-7888  
 EMAIL: SURVEY@STATEWIDESURVEYING.COM  
 WEB: WWW.STATEWIDESURVEYING.COM

STATEWIDE LAND SURVEYING, INC.  
 CLIENT: HUE DESIGN INC.

REVISION:	SCALE: 1" = 40'
REVISION:	JOB NUMBER: 2019-123
REVISION:	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 6/6/2019
REVISION:	REVIEWED: G.D.S.
REVISION:	SHEET: 1 OF 1
REVISION:	SURVEY DATE:

### MARTIN SHORT PLAT

**EXISTING PROPOSED CONDITIONS PLAN**  
 A PORTION OF LOT 2, PLAT OF "FAIRVIEW-HOMESTEAD LOTS" SITUATED IN THE NORTHEAST OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON.

#### BENCHMARK

BENCHMARK HAZEL89 (504) NGVD 29, WITH AN ELEVATION OF 282.62

#### SITE BENCHMARK

POINT NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
6	522532.15	651676.41	293.18	MAG NAIL
	522532.15	651676.41	293.18	SPIKE

#### VERTICAL DATUM

NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

#### SCALE: 1" = 40'



#### HORIZONTAL DATUM

THIS SURVEY UTILIZES A LOW DISTORTION PROJECTION (LDP) WHICH IS RELATIVE TO THE WASHINGTON STATE PLAT MAP PROJECTION. THE LOCAL LATITUDE AND GROUND ELEVATION. THE LDP COORDINATES DEFINE TRUE GROUND DISTANCES.

#### WASHINGTON COORDINATE REFERENCE SYSTEM

UNITED STATES OF AMERICA  
 NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH 2010.0000)  
 UNITS IN US SURVEY FEET  
 A C.D.S. VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINT "A" AND POINT "B" IS THE BASIS OF BEARINGS FOR THIS SURVEY, BEARING BEING N 89°28'17" E WITH A DISTANCE OF 391.43' ROAD TO ROAD.

#### POINT NO. MONITORING

POINT NO.	NORTHING	EASTING	DESCRIPTION
"A"	522415.076	651986.664	5/8" IR (HELD) W/PC MARKED "LDC PLS 21326"
"B"	522417.946	651886.855	5/8" IR (HELD) W/PC EFFACED

#### PROPERTY INFORMATION

OWNER (APPLICANT): JOSEPH W. AND BEVERLEY J. MARTIN  
 ADDRESS: 5915 NE 78TH STREET  
 PHONE: 503-907-3561  
 MAP/TAX LOT: NW QTR, SEC. 7 1/2N R2E /10E388  
 FEMA DESIGNATION: OUTSIDE FLOOD ZONE

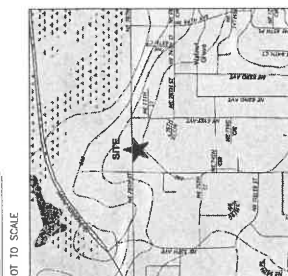
#### SURVEYED FOR

BRAD DESHAI  
 HUE DESIGN, INC.

#### MAIN CONTACT

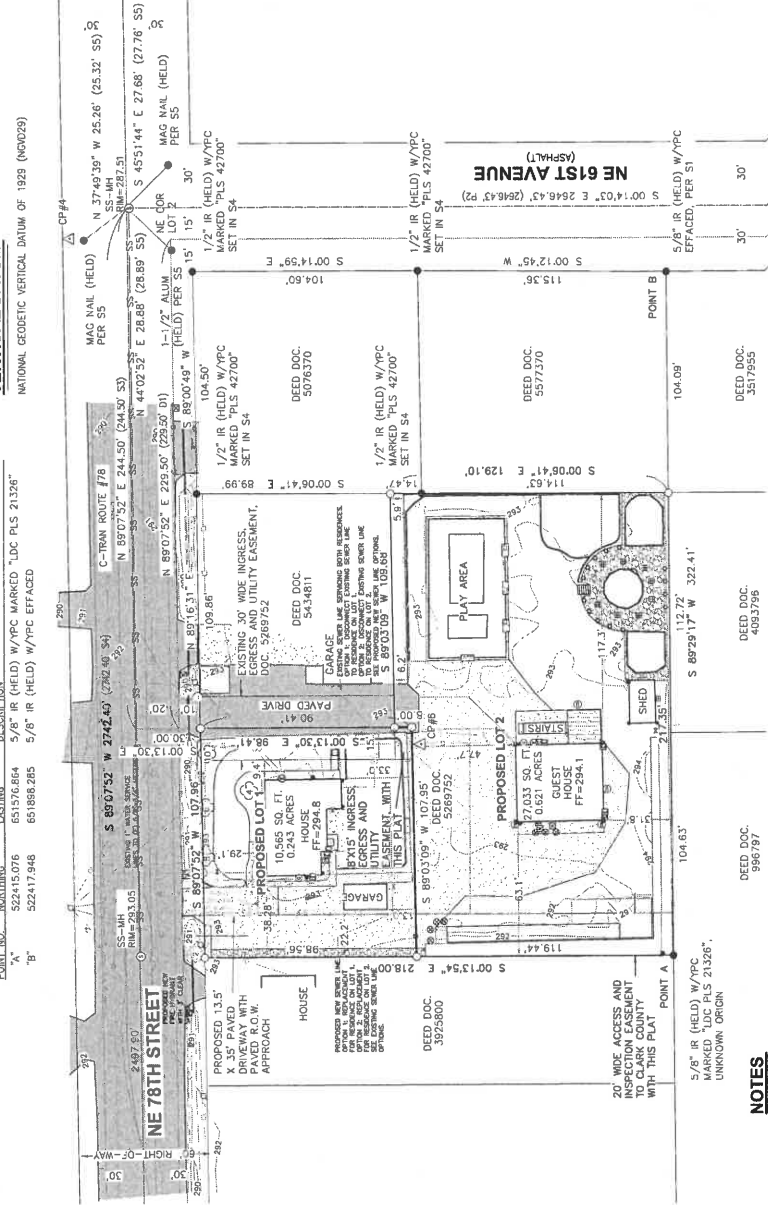
JOCOSIA BOTTELNER  
 STATEWIDE LAND SURVEYING, INC.  
 43 NW AVE AVE  
 SUITE 504  
 GRESHAM, OR 97030  
 503-665-7777  
 JOCOSIA@STATEWIDESURVEYING.COM

#### VICINITY MAP



#### LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES 4.5" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777". SET ON \_\_\_\_\_
- ALUM = ALUMINUM CAP
- IR = IRON ROD
- IP = IRON PIPE
- SN = SURVEY NUMBER, CLATSOP COUNTY SURVEY RECORDS
- W/PC = WITH YELLOW PLASTIC CAP
- ( ) = RECORD INFORMATION AS REFERENCED
- = BUILDING
- = CENTERLINE
- = EASEMENT
- = FENCE METAL
- = FENCE WOOD
- = FENCE CONTOUR LINE
- = WALKER CONTOUR LINE
- = MINOR CONTOUR LINE
- = UNDERGROUND POWER LINE
- = UNDERGROUND GAS LINE
- = OVER-HEAD LINE
- SS ----- = UNDERGROUND SANITARY SEWER LINE
- SD ----- = UNDERGROUND STORM DRAIN LINE
- = UNDERGROUND WATER LINE
- = BOLLARD
- = CLEAN-OUT
- = COMMUNICATION JUNCTION BOX
- = CATCH BASIN
- = DOWN SPOUT
- = GAS METER
- = ELECTRICAL BOX
- = POWER METER
- = HEAT PUMP
- = HOSE BIB
- = IRRIGATION CONTROL
- = MAIL BOX
- = YARD LIGHT
- = UTILITY POLE
- = SANITARY SEWER MANHOLE
- = WATER METER
- = DECIDUOUS TREE WITH DIAMETER MEASURED AT BREAST HEIGHT
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = ROCK



#### NOTES

- 1) CONTOURS ARE AT 1' INTERVALS AND ARE COMPUTER GENERATED.
- 2) ALL MANHOLES WERE LOCATED AT CENTERLINE OF RIM.
- 3) UTILITIES SHOWN ON THE SURVEY HEREON WERE BASED UPON RECORD DRAWINGS AND FIELD SURVEY. THE ACTUAL LOCATION OF THE UNDERGROUND UTILITIES MAY VARY.

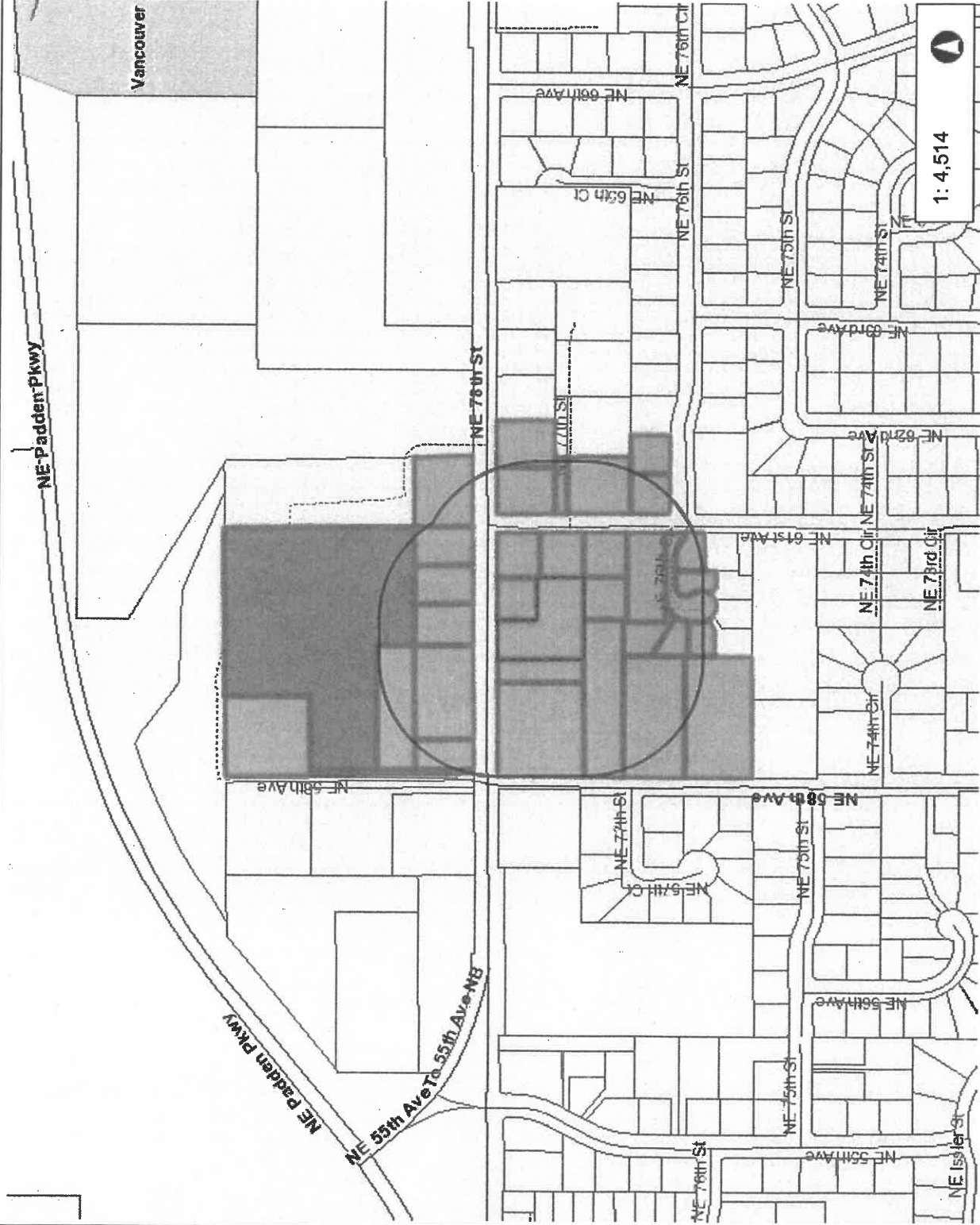
#### STRUCTURES

- 1) LOT 1: ONE-STORY SINGLE-FAMILY DWELLING WITH WOOD SIDING AND A SINGLE STORY ONE-CAR GARAGE WITH WOOD SIDING.
- 2) LOT 2: TWO-STORY THREE-CAR GARAGE WITH WOOD SIDING AND GUEST HOUSE ON SECOND STORY TO BECOME SINGLE-FAMILY DWELLING





# Martin Property Short Plat 300' List



Vancouver

### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

Parcels within 300 foot radius of the project.

1: 4,514

752.3 Feet

376.17

0

752.3

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.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>