

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works/Development Engineering

DATE: August 30, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Danielle's Journey Infill Subdivision
Developer: Lacamas Land Properties, LLC

Consent Hearing County Manager

BACKGROUND

The applicant is proposing to subdivide approximately 1.43 acres into eight (8) single-family lots in the R1-6 Zoning District using the Tier I Residential Infill standards. **Lot Size:** The minimum and maximum average lot area standards are 6,000 and 8,500 square feet, respectively. **Actual Lot Size:** Parcels range in size from 4,649 and 12,026 square feet. **Exceptions:** Using the Tier 1 Infill Standards in accordance with CCC 40.260.110 (G) the minimum lot area could be reduced to 4,500 square feet per single family dwelling provided that the minimum average lot area for a Tier I residential infill is 6,000 square feet. This development qualifies for a Tier I Infill development because the minimum average lot area proposed is 6,154 square feet which complies with the requirements of CCC 40.260.110 (G). **Project Start:** The application contingently vested on April 28, 2004, Pre-application conference was held June 9, 2004, Final order of conditional approval was December 19, 2005.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

Notice of application and public hearing was mailed to the applicant, property owners Within 300 feet of the site and the Sifton Neighborhood Association on October 3, 2005. One sign was posted on the subject property and two within the vicinity on November 14, 2005. Notice of the likely SEPA Determination of Non-significance (DNS) and public hearing was published in "The Columbian" newspaper on September 26, 2005.

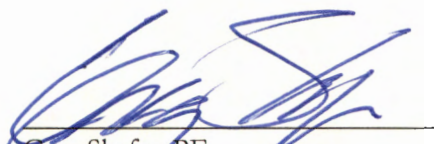
BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

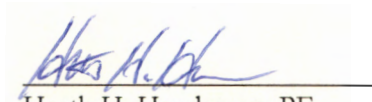
PW 16-100

DISTRIBUTION:

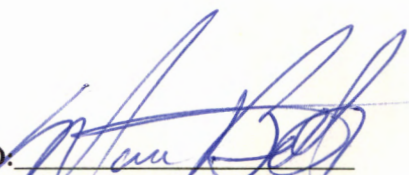
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Greg Shafer, PE
Development Engineering Manager



Heath H. Henderson, PE
Public Works Director/County Engineer



APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS
DATE: Aug. 30, 2016
SR# SR 181-16



APPROVED: _____
Mark McCauley, County Manager

DATE: _____



ATTACHMENT A: Daniell'e Journey Infill Subdivision



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

Notes:



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

1:2,711

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.

ATTACHMENT B: DANIELLE'S JOURNEY INFILL SUBDIVISION

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 26TH AVE
CAMAS, WA 98607
(360) 834-0174

REQUIRED NOTES:
A. LAND USE: THE DEVELOPER SHALL COMPLY WITH ALL THE DIMENSIONAL AND DEVELOPMENT STANDARDS OF THE W-1-E ZONING DISTRICT, EXCEPT AS THOSE STANDARDS ARE MODIFIED BY THE W-1-E ZONING STANDARDS OF CCC 40.260.110(G) AND THE FOLLOWING SETBACK STANDARDS:
FRONT YARD SETBACK FOR GARAGE DOOR OR CARPORT SHALL BE 10 FEET.
FRONT YARD SETBACK FOR OTHER STRUCTURES SHALL BE 10 FEET.
SIDE YARD SETBACK FOR GARAGE DOOR OR CARPORT SHALL BE 10 FEET.
SIDE YARD SETBACK FOR OTHER STRUCTURES SHALL BE 5 FEET INTERIOR / 10 FEET STREET SIDE.
REAR YARD SETBACK FOR GARAGE DOOR OR CARPORT SHALL BE 10 FEET.
REAR YARD SETBACK FOR ALL OTHER STRUCTURES MUST OBSERVE THE SETBACK IN THE UNDERLYING ZONING DISTRICT.

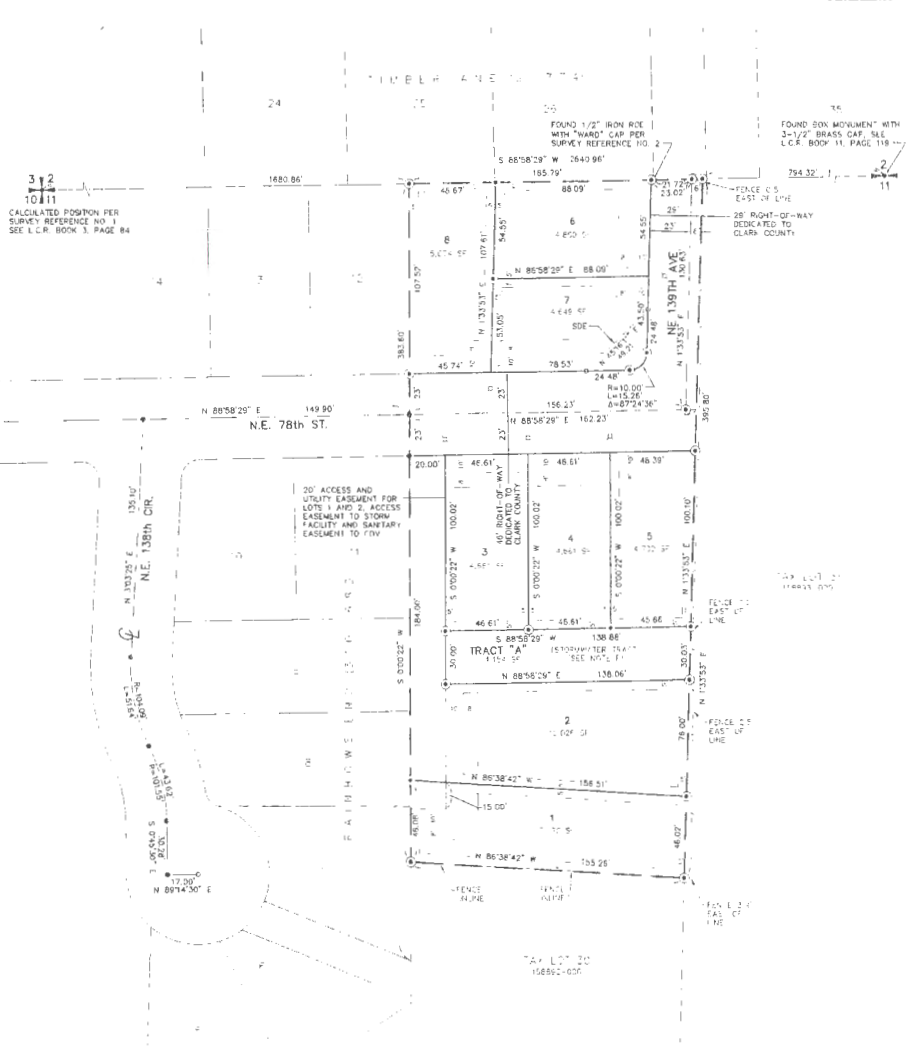
B. MOBILE HOMES: MOBILE HOMES ARE NOT PROPOSED, AND ARE THEREFORE NOT PERMITTED ON ANY LOT IN DANIELLE'S JOURNEY.
C. SIGNAGE: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIGNAGES SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
D. UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR 6 FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, AN EASEMENT AS NECESSARY TO COMPLY WITH ASH SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR 6 FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
E. ALL RESIDENTIAL DRIVEWAYS APPROACHING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
F. STORMWATER FACILITIES: THE FOLLOWING PARTIES ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES (TRACT "A"), THE DEVELOPER OF "DANIELLE'S JOURNEY SUBDIVISION" ALSO AN ACCESS AND INSPECTION EASEMENT TO CLARK COUNTY TRACT "A".
G. LOT 2 SHALL RECEIVE IMPACT FEE CREDITS STANDARD UTILITY EASEMENT.

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS, SHALL HAVE NO RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES (THE GRANTOR(S)), ITS EXCLUSORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST, WITHOUT THE WRITTEN CONSENT OF THE GRANTOR(S). THE GRANTOR(S) HEREBY AGREE AND CONVEY TO THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREIN.

SURVEY REFERENCES:
1 "TRANSOM'S END", BOOK 310, PAGE 683
2 "TIMBERLANE", BOOK G, PAGE 774

DEED REFERENCE:
GRANTOR: KELLY T. DRIFTHIN
GRANTEE: LACAMAS LAND PROPERTIES
AFN: 4216662
DATED: 8-31-06

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 12-10-14.



"DANIELLE'S JOURNEY"
INFILL SUBDIVISION

LOCATED IN THE
NE 1/4 OF THE NW 1/4
OF SECTION 11
T. 2 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE _____
CLARK COUNTY AUDITOR
ATTESTED BY: _____ (COUNTY AUDITOR)
FILED FOR RECORD THIS _____ DAY OF _____, 2016
AUDITOR'S FILE NO. _____ BOOK _____ OF PLATS PAGE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF P.C.M. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "DANIELLE'S JOURNEY" SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
COUNTY ASSESSOR _____ DATE _____

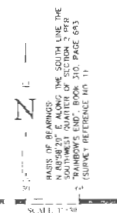
CLARK COUNTY COUNCILORS
APPROVED AND ACCEPTED BY THE BOARD OF COUNCILORS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____.
CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS _____
ATTESTED BY: _____ (CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS)

CLARK COUNTY ENGINEER:
APPROVED BY: CLARK COUNTY ENGINEER DATE _____

CLARK COUNTY HEALTH DEPARTMENT:
LOTS _____ TRACT _____ ARE APPROVED AS AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.
Carly Sanderford 8/1/16
DISTRICT HEALTH OFFICER

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Kyle P. Feeder 7/26/16
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE _____

- LEGEND**
- INDICATES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC STAMPED "MINISTER 12663" PER SURVEY REFERENCE NO. 1 WELD UNLESS NOTED OTHERWISE
 - ⊙ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
 - ⊕ INDICATES CALCULATED POSITION
 - ⊖ INDICATES ROCK NAIL WITH BRASS WASHER (FEEDER 41032) SET AT THE EXTENSION OF LINE LOT
 - ⊙ INDICATES LAND CORNER RECORD
 - ⊙ INDICATES CITY OF VANCOUVER
 - ⊙ INDICATES SIGNI DISTANCE EASEMENT
 - — — INDICATES CENTERLINE
 - — — INDICATES SUBJECT PROPERTY
 - — — INDICATES LOT LINE
 - — — INDICATES EASEMENT
 - — — INDICATES BUILDING ENVELOPE



DATE	7/26/16
SCALE	1" = 40'
JOB NO.	15004
PLAT NO.	671
BOOK	118
PAGE	1
FILE NO.	118-1

KPF SURVEYING, INC.
1514 N.E. 26TH AVE., CAMAS, WASHINGTON
WWW.KPF-SURVEYING.COM