

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Larry Johns

DATE: February 13, 2019

REQUESTED ACTION: Acceptance of Plat Recording ~ NE 10th Avenue Cluster Short Plat

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for NE 10th Avenue Short Plat ~ PLD2018-00009 ~ FLD2018-00038

Project review: The application vested on March 13, 2018. A pre-application conference was held September 14, 2017, Preliminary approval was issued on July 27, 2018. Final engineering approval was granted October 23, 2018.

Zoning: R-5; **Lot Size:** The R-5 zone has a minimum lot area of 5 acres. **Actual Lot Size:** Parcels range in size from 12.94 acres to 1.8 acres.

- All lots in this plat are above the minimum of 5 acres.
- OR
- The lots are below the standard minimum lot size of the zone because:
- A significant portion of the site is encumbered with shorelines, habitat and wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.
 - The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided open space to protect habitat, steep slopes, floodplain and shoreline areas and to provide active open space area.
 - The applicant utilized the cluster lot provisions in CCC40.210.020(D) (Rural Cluster Development) for this project. These provisions allow the cluster lots to be a minimum of 1 acre, while the remainder must be 65 percent of the total site area.

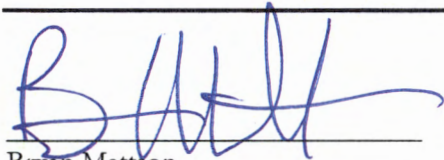
- The applicant requested a variance to lot size. Briefly describe the variance.
- This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of the original lot and the possibility that the resulting parcels may be smaller than the normal minimum lot size.

COMMUNITY OUTREACH

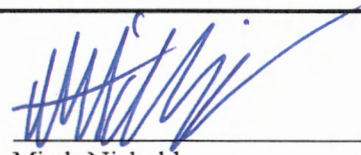
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 500 feet of the site on March 28, 2018.

DISTRIBUTION:

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



Bryan Mattson
Planner
Community Development



Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071
Maria Rennaker, Ext 4955
Shana Lazzarini, Ext 4993

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 4 - 9 - 19

SR# _____

NOTES:

- A. ARCHAEOLOGICAL: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERSTANDING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORICAL PRESERVATION IN OREGON AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE ADVISED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
- B. UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC PRIVATE ROADS/ACCESS EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, REMOVAL, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING FADJACENT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS.
- C. DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.320 AND INDIVIDUAL LOT DRIVEWAY ACCESS SHALL BE ALLOWED ON TO N.E. 10TH AVENUE.
- D. SIGHT TRIANGLES: ALL SIGHT TRIANGLE TRIANGLES SHALL BE MAINTAINED.
- E. ON-SITE DRAINAGE SYSTEMS: STORMWATER FACILITIES FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED FINAL ENGINEERING AS-SHOWN PLANS, IF APPLICABLE, OR THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING DEPARTMENT AND CONSTRUCTING THE INDIVIDUAL LOT STORMWATER SYSTEM. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- F. PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTIES IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: PROPERTY OWNER.
- G. RURAL CLUSTER DEVELOPMENT: THE REMAINDER LOT IN THIS RURAL CLUSTER SUBDIVISION/SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED UNTIL THE PROPERTY IS REZONED AND ACCIDENT INTO AN URBAN GROWTH AREA (UGA).
- H. IMPACT FEES: IN ACCORDANCE WITH CCC 40.010 EXCEPT FOR LOT B, IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: WOODFIELD SCHOOL DISTRICT (W) AND RURAL SUB-AREA (W) AS FOUND IN CCC 40.010. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- I. SEPTIC SYSTEMS: THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
- J. WETLAND AND HABITAT DEVELOPMENT ENVELOPES: NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THIS PLAT UNLESS THE ACTIVITIES ARE CERTAINLY OF APPROVED UNDER THE PROVISIONS OF THE CLARK COUNTY WETLAND PROTECTION ORDINANCE (CCC 40.400 & CCC 40.410). OTHER BUILDING SETBACKS MAY APPLY WITHIN THE DEVELOPMENT ENVELOPES.
- K. WETLAND CONDIMENTS: CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.400) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED BY A NATURAL STATE, REFER TO THE CONDEMPNOR CONVEYANCE RECORDED IN CONFORMANCE WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT.
- L. DESIGN REQUIREMENTS:
 1. NO OUTDOOR TREATMENTS, MONUMENTS OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSIDERED TO PROHIBIT LANDSCAPING.
 2. "SIGNET"-DESIGNING FENCES OF ANY HEIGHT ARE NOT PERMITTED WITHIN FIFTY (50) FEET OF THE PUBLIC RIGHT-OF-WAY, NOR ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGNET-DESIGNING FENCES ARE AT LEAST FIFTY PERCENT (50%) OPAQUE.
 3. "TO THE MAXIMUM PRACTICABLE EXTENT" EXISTING HISTORIC RURAL FEATURES SHALL BE PRESERVED AS PART OF THE CLUSTER DEVELOPMENT. THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO: ROCK WALLS, FENCES, FOUNTAINS, AND STRUCTURALLY SAFE FARM BUILDINGS, MONUMENTS AND LANDSCAPE FEATURES.

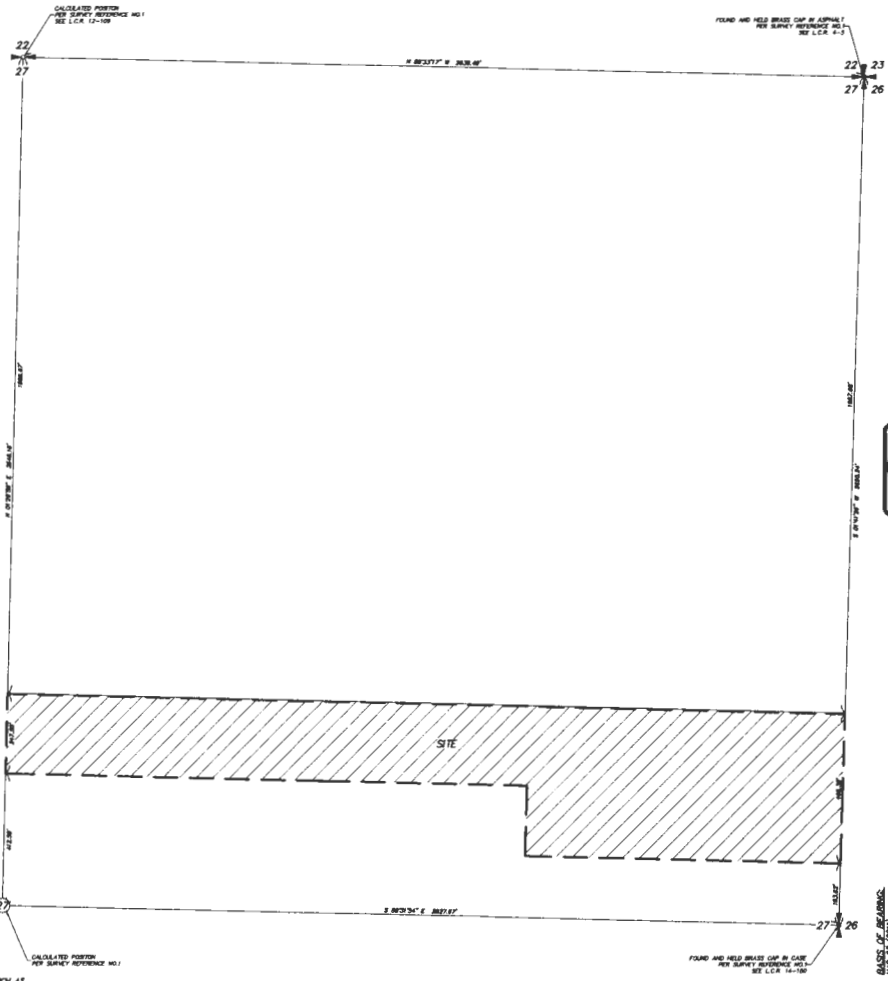
SURVEY REFERENCES:

1. OLSON SURVEY BOOK 18, PAGE 170
2. OLSON SURVEY BOOK 8, PAGE 100
3. OLSON SURVEY BOOK 12, PAGE 144
4. COONEY SURVEY BOOK 18, PAGE 89

DEED REFERENCE:

GRANTOR: PACIFIC LIFESTYLE HOMES, INC.
GRANTEE: LARRY R. JEANS
JAN 26/2011 (REC. 12-28-2017)

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCQUESCENCE, ESTOPPEL, ETC.
A FIELD REVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN WAAC 132-130-290. ALL CORNERS NOTED AS FOUND WERE NOTED ON AUGUST 04, 2016



**NE 10TH AVENUE
CLUSTER SHORT PLAT**
PLD2018-00009
IN THE SW 1/4 OF THE NE 1/4
AND THE SE 1/4 OF THE NE 1/4
OF SECTION 27
T. 4 N., R. 1 E., W.M.
CLARK COUNTY, WASHINGTON
JOB NO.: 575
DRAWING DATE: 11-27-18
SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:
APPROVED BY: _____ DATE _____
PLANNING DIRECTOR
CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 36.17(1) LARS OF WASHINGTON
TO BE KNOWN AS _____ PLAT NO. _____ CLARK COUNTY, WASHINGTON
CLARK COUNTY ASSESSOR: _____ DATE _____
CLARK COUNTY MANAGER:
APPROVED AND ACCEPTED BY THE CLARK COUNTY MANAGER
COUNTY, WASHINGTON, THIS _____ DAY OF _____ 2018
CLARK COUNTY ENGINEER:
CLARK COUNTY ENGINEER _____ DATE _____

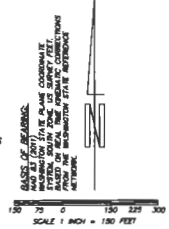
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM
THE FIELD AND THAT THE INFORMATION IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

APPROVE: A PROFESSIONAL LAND SURVEYOR _____ DATE _____
PLS P. 5/2018

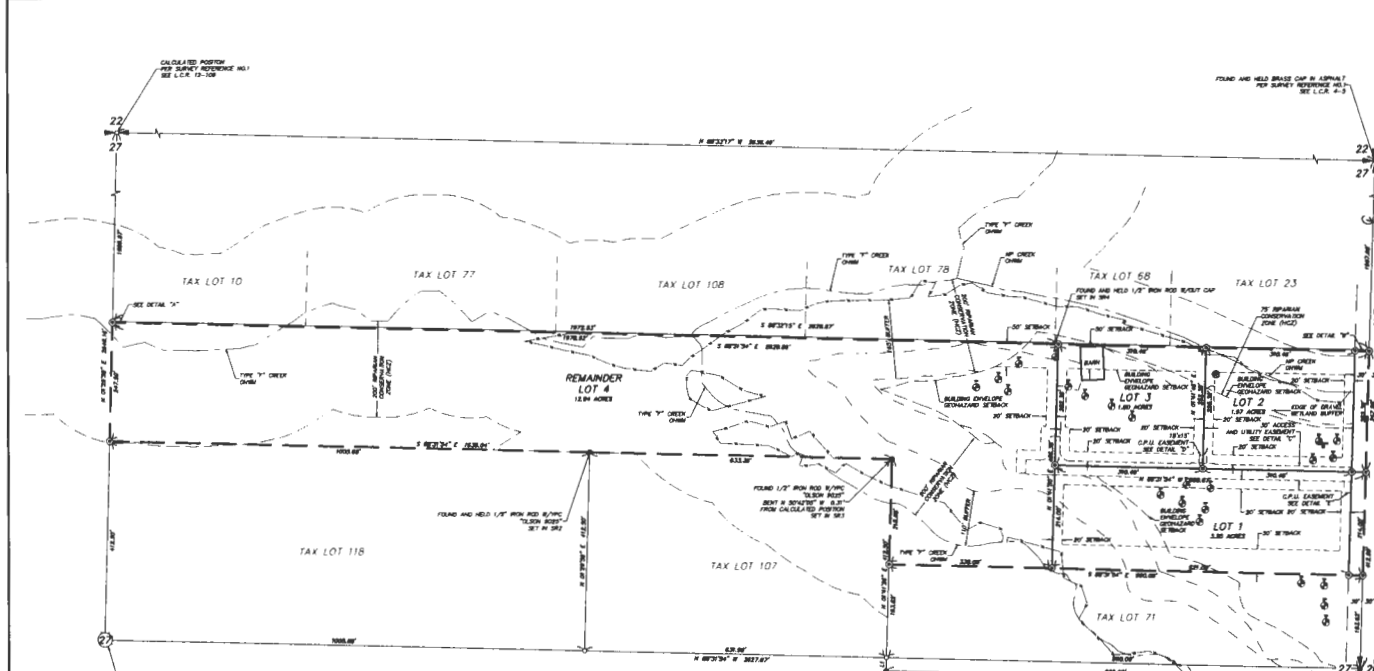
CLARK COUNTY HEALTH DEPARTMENT:
LOTS _____ THERE _____ ARE APPROVED. AN APPROVED SHARED
PUBLIC WATER SYSTEM AND SEPTIC SYSTEM ARE REQUIRED.
COUNTY HEALTH OFFICER _____

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____ 2018
IN BOOK _____ OF PLATS, AT PAGE _____ AT THE
REQUEST OF _____ PACIFIC LIFESTYLE HOMES
AUDITOR'S FILE NUMBER _____
CLARK COUNTY CLERK _____

2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519
PLS ENGINEERING



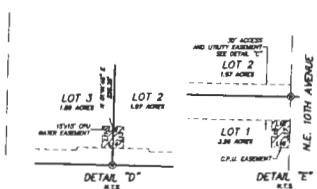
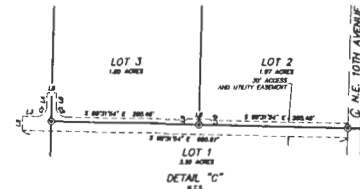
**NE 10TH AVENUE
CLUSTER SHORT FLAT**
 PLD2018-00009
 IN THE SW 1/4 OF THE NE 1/4
 AND THE SE 1/4 OF THE NE 1/4
 OF SECTION 27
 T. 4 N., R. 1 E., W.M.
 CLARK COUNTY, WASHINGTON
 -JOB NO. 2721
 DRAWING DATE: 11-27-18
 SHEET 2 OF 2



- LEGEND:**
- INDICATES BOUNDARY PEGS AS NOTED
 - INDICATES CHAINED PEGS
 - INDICATES 1/2" x 1/2" BARS WITH YELLOW PLASTIC CAP "1/2" 4700" SET
 - INDICATES BURNED BOUNDARY
 - L.C.A. INDICATES LAND CORNER RECORD
 - R.S.D. INDICATES RECORD OF SURVEY
 - W.C. INDICATES WELLS PLANNED OR EXISTING
 - ORW INDICATES ORSHAW HIGH IN RED MARK
 - INDICATES HIGH PEG BEARING BEARING
 - INDICATES SPANISH CONDORSHIP ZONE
 - INDICATES VENEZUELA SET
 - INDICATES RECOMMENDED WELL
 - INDICATES RECOMMENDED SEPTIC

LINE	BEARING	DISTANCE
L1	N. 89°30'21" E	87.30'
L2	N. 89°30'21" E	30.00'
L3	S. 89°30'21" E	30.00'
L4	N. 89°30'21" E	30.00'
L5	S. 89°30'21" E	30.00'
L6	S. 89°30'21" W	88.80'
L7	S. 89°30'21" W	87.30'
L8	S. 89°30'21" E	88.80'
L9	N. 89°30'21" E	8.00'
L10	S. 89°30'21" W	2.00'
L11	N. 89°30'21" W	18.80'
L12	N. 89°30'21" E	18.80'
L13	S. 89°30'21" W	18.80'
L14	N. 89°30'21" W	18.80'
L15	S. 89°30'21" W	29.00'
L16	N. 89°30'21" E	14.00'
L17	N. 89°30'21" E	28.00'
L18	N. 89°30'21" W	14.00'

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD DIST
C1	200.00'	30.000°	30.00'	N. 89°30'21" E	30.00'
C2	200.00'	30.000°	30.00'	S. 89°30'21" E	30.00'



CLASS OF SURVEYING:
 AND BY (TITLE)
 LICENSE NO. 11111
 SYSTEM: SURVEYING
 FROM THE INTERNATIONAL STATE NETWORK

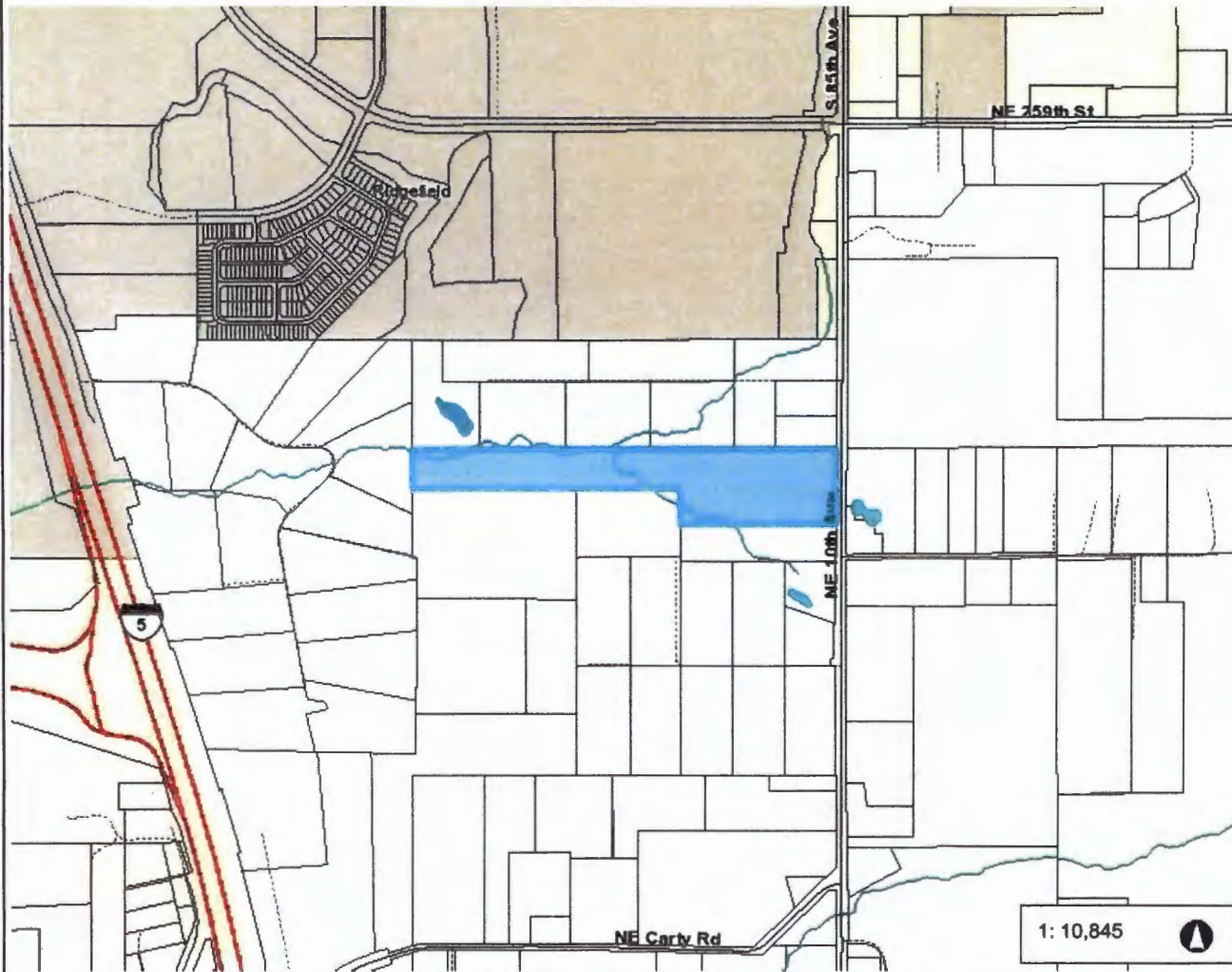
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NE 10TH AVENUE CLUSTER SHORT PLAT



Legend

-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

1: 10,845 

1,807.6 0 903.78 1,807.6 Feet

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

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