

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Craig & Lori Staples  
**DATE:** September 27, 2018  
**REQUESTED ACTION:** Acceptance of Plat Recording ~ Staples Short Plat  
FLD2018-00047  
 Consent  Hearing  County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Staples Short Plat ~ PLD2017-00029 ~ FLD2018-00047

**Project review:** The application vested on May 15, 2017. A pre-application conference was held November 10, 2016, Preliminary approval was issued on June 14, 2018. Final engineering plan review was not necessary for this proposal.

**Zoning:** AG-10; **Lot Size:** The AG-10 zone has a minimum lot area of 10 acres. **Actual Lot Size:** Parcels range in size from 10 acres to 10.01 acres.

- All lots in this plat meet or exceed the minimum of 10 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.

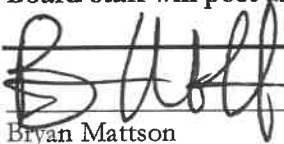
- The applicant requested a variance to lot size. Briefly describe the variance.
- This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of the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

**COMMUNITY OUTREACH**

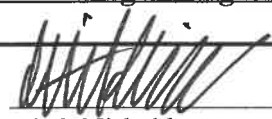
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 500 feet of the site on June 9, 2017.

**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

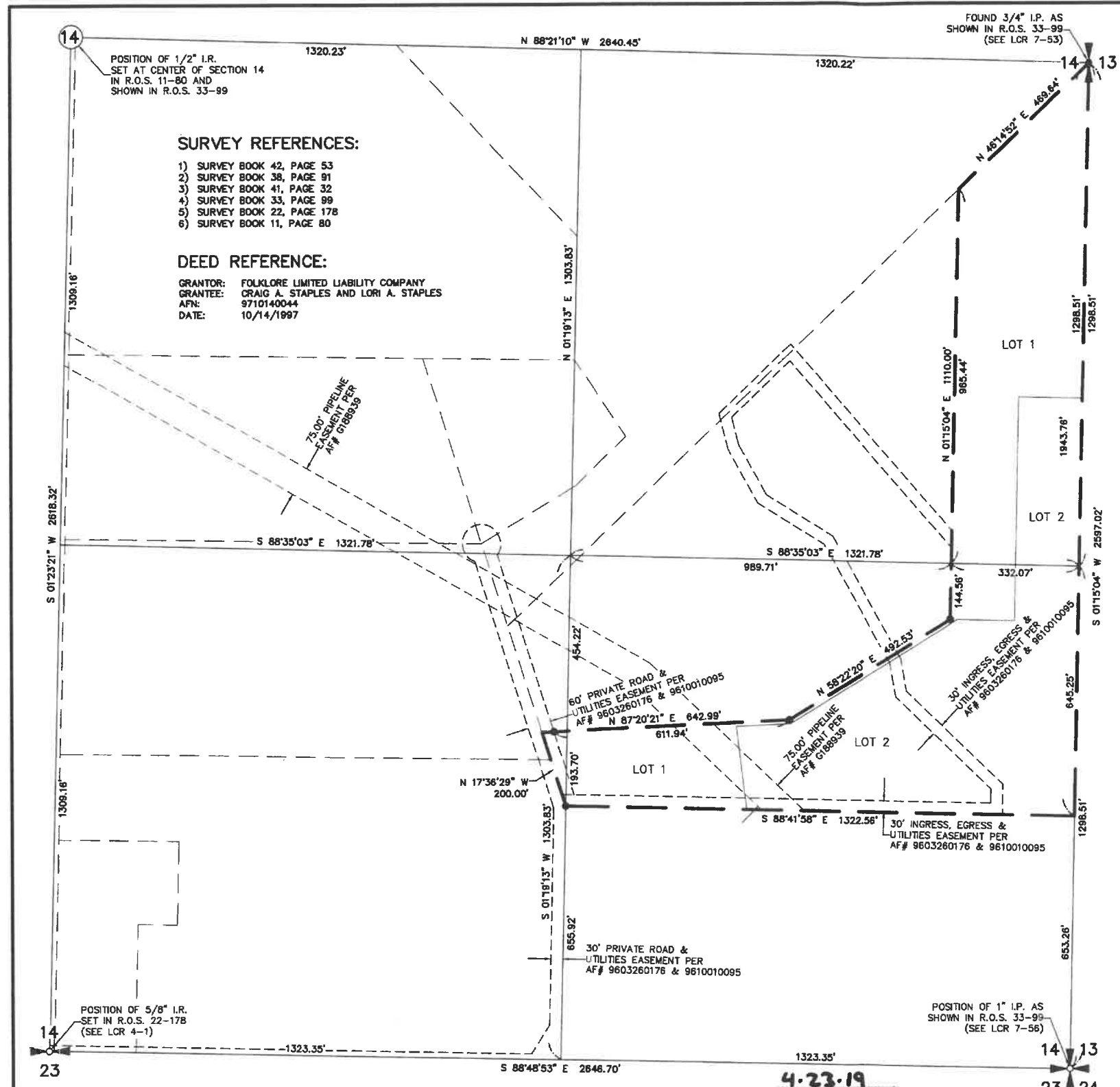
Staff Contact: Harriet Padmore, Ext.5071  
Maria Rennaker, Ext. 4955  
Shana Lazzarini, Ext. 4993

APPROVED:   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 5-9-19

SR# \_\_\_\_\_

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POSITION OF 1/2" I.R.  
SET AT CENTER OF SECTION 14  
IN R.O.S. 11-80 AND  
SHOWN IN R.O.S. 33-99

**SURVEY REFERENCES:**

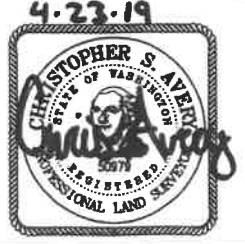
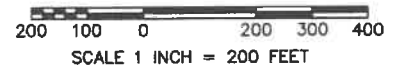
- 1) SURVEY BOOK 42, PAGE 53
- 2) SURVEY BOOK 38, PAGE 91
- 3) SURVEY BOOK 41, PAGE 32
- 4) SURVEY BOOK 33, PAGE 99
- 5) SURVEY BOOK 22, PAGE 178
- 6) SURVEY BOOK 11, PAGE 80

**DEED REFERENCE:**

GRANTOR: FOLKLORE LIMITED LIABILITY COMPANY  
GRANTEE: CRAIG A. STAPLES AND LORI A. STAPLES  
AFN: 9710140044  
DATE: 10/14/1997

POSITION OF 5/8" I.R.  
SET IN R.O.S. 22-178  
(SEE LCR 4-1)

POSITION OF 1" I.P. AS  
SHOWN IN R.O.S. 33-99  
(SEE LCR 7-56)



# STAPLES SHORT PLAT

A SHORT PLAT IN A PORTION OF THE  
NE 1/4 OF THE SE 1/4 AND  
SE 1/4 OF THE SE 1/4 AND  
SW 1/4 OF THE SE 1/4 OF  
SECTION 14, T. 4 N., R. 1 E., W.M.  
CLARK COUNTY, WA  
SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:  
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,  
1981, TO BE KNOWN AS STAPLES SHORT PLAT  
PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLARK COUNTY MANAGER:  
APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK  
COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CLARK COUNTY MANAGER \_\_\_\_\_  
CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY  
SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE  
PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

*Christopher S. Avery* 4-23-19  
CHRISTOPHER S. AVERY, PROFESSIONAL LAND SURVEYOR DATE  
PLS # 50979

**CLARK COUNTY HEALTH DEPARTMENT:**  
LOTS 1 THRU 2 ARE APPROVED. SEE PLAT NOTE 10.  
 AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.  
 AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.  
 LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER  
SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
 AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.  
 LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL, ON-SITE  
SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT  
APPROVAL.

CLARK COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE:**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF CRAIG & LORI STAPLES  
FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR \_\_\_\_\_

BASIS OF BEARING:  
WASHINGTON STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, US SURVEY FEET.

**MINISTER-GLAESER SURVEYING INC.**  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

JOB NO. 17-124.  
DATE: 04-23-19  
CALC BY: DLS  
DRAWN BY: CSA  
CHECKED BY: DLS  
FILE: 17124SP.DWG

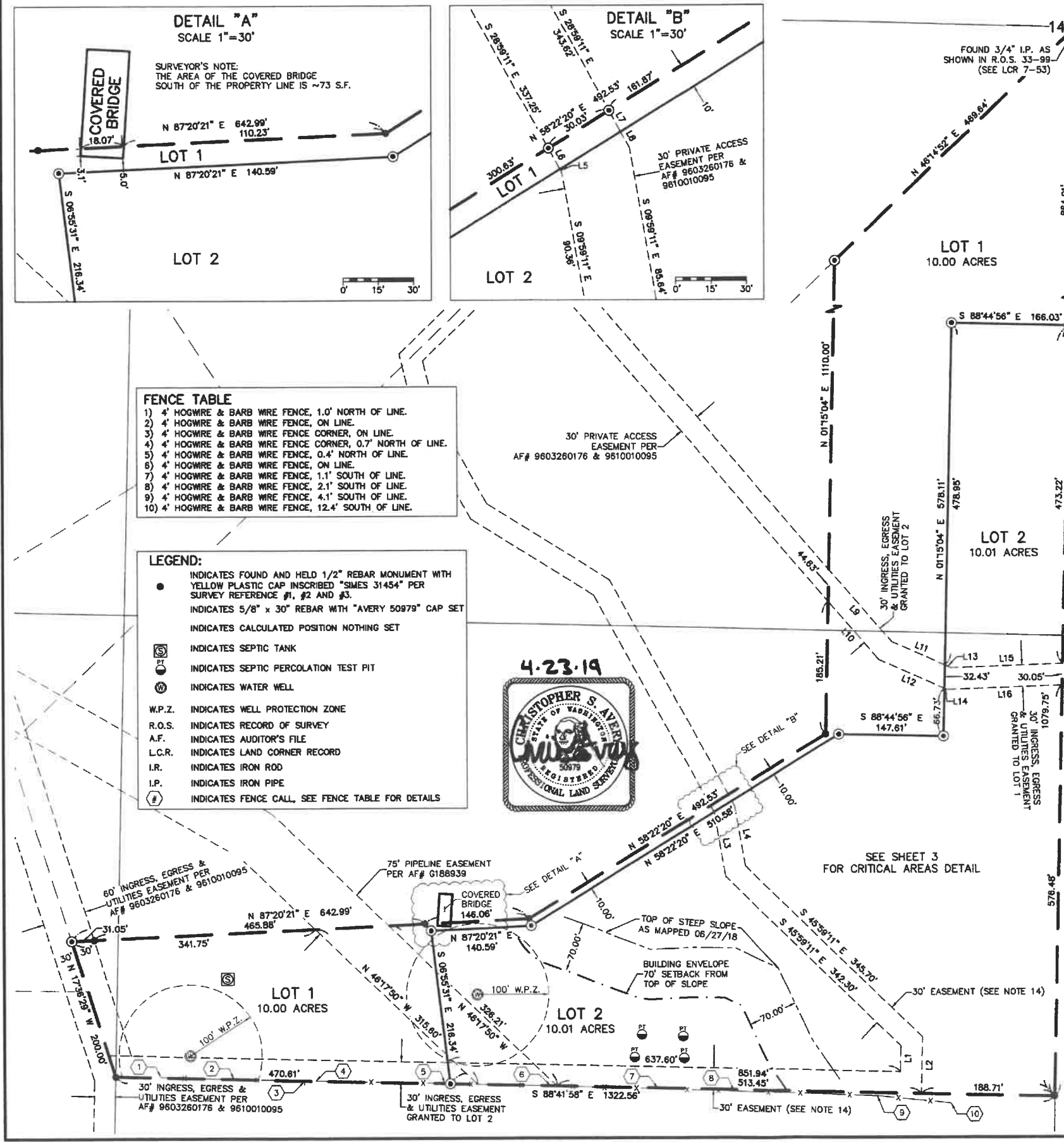
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF  
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE  
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN  
WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 04-07-17.

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 SW 1/4 OF THE SE 1/4 OF  
 SECTION 14, T. 4 N., R. 1 E., W.M.  
 CLARK COUNTY, WA  
 SHEET 2 OF 3

### PLAT NOTES:

- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJUTING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- NO CLEARING OR DEVELOPMENT SHALL OCCUR OUTSIDE OF THE INDICATED BUILDING/DEVELOPMENT ENVELOPES. ANY DEVELOPMENT BEYOND THE BUILDING/DEVELOPMENT ENVELOPES DELINEATED ON THE FINAL PLAT SHALL REQUIRE ADDITIONAL COUNTY ENVIRONMENTAL REVIEW. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJUTING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
- A MAXIMUM OF FOUR LOTS WILL BE PERMITTED TO ACCESS THE JOINT DRIVEWAY. UPGRADE THE DRIVEWAY TO A PRIVATE ROAD IS REQUIRED FOR ACCESSING MORE THAN FOUR LOTS.
- THE OWNER OF LOT 2 IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ONSITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE LOT.
- ALL DEVELOPMENT SHALL ADHERE TO THE RECOMMENDATIONS SET FORTH BY THE GEOLOGICAL HAZARD STUDY, PREPARED BY VAN W. OLIN, PE & GE, DATED APRIL 4, 2017, AND THE REQUIREMENTS OUTLINED IN CCC 40.430.
- NO STRUCTURE SHALL BE CONSTRUCTED, SUBSTANTIALLY IMPROVED, LOCATED, EXTENDED, CONVERTED, OR REPLACED, NOR ANY LAND ALTERED WITHIN THE MAPPED SPECIAL FLOOD HAZARD AREA OF THE EAST FORK LEWIS RIVER WITHOUT FULL COMPLIANCE WITH CCC 40.420, FLOOD HAZARD AREAS AND OTHER APPLICABLE REGULATIONS.
- IN ACCORDANCE WITH CCC 40.610, IMPACT FEES FOR LOT 2 IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: RIDGEFIELD SCHOOL DISTRICT (SIF) AND RURAL SUB-AREA (RIF). AS FOUND IN CCC40.610.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE REQUIRED TO MEET GROUND WATER PERMIT EXEMPTION REQUIREMENTS WITH IN RCW 90.44.050. UNLESS WATER RIGHTS ARE OBTAINED, THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE THOUSAND GALLONS PER DAY. THE WATERING OF LAWNS OR OF NONCOMMERCIAL GARDENS IS LIMITED TO A TOTAL NOT TO EXCEED ONE-HALF ACRE.
- THE APPROVED INITIAL RESERVE AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT.
- LOT 2 HAS BEEN GRANTED A TYPE II VARIANCE TO REDUCE THE FRONT SETBACK TO 37.5 FEET.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE OWNER OF LOT 2 SHALL IMPROVE THIS DRIVEWAY, AS NECESSARY, TO A MINIMUM WIDTH OF 12 FEET WIDE, ALL-WEATHER DRIVING SURFACE WITH AN OVERHEAD CLEARANCE OF 13 FEET 6 INCHES TO THE WEST BOUNDARY OF LOT 2. PER CCC 40.350.030 (B)(4)(b)(3)(c), IT SHALL HAVE AN APPROVED TURNAROUND AT THE TERMINUS. IT SHALL ALSO HAVE APPROVED TURNOUTS CONSTRUCTED SUCH THAT THE MAXIMUM DISTANCE FROM TURNOUT TO TURNOUT, OR FROM TURNOUT TO TURNAROUND DOES NOT EXCEED 500 FEET.
- 30' INGRESS, EGRESS & UTILITIES EASEMENT PER AF# 9603260176 & 9610010095. ALSO A 30' INGRESS, EGRESS & UTILITIES EASEMENT GRANTED TO LOT 1 WITH THIS PLAT.

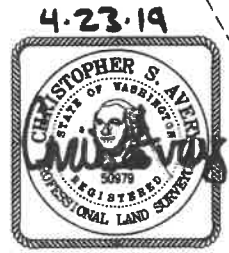


**FENCE TABLE**

- 4' HOGWIRE & BARB WIRE FENCE, 1.0' NORTH OF LINE.
- 4' HOGWIRE & BARB WIRE FENCE, ON LINE.
- 4' HOGWIRE & BARB WIRE FENCE CORNER, ON LINE.
- 4' HOGWIRE & BARB WIRE FENCE CORNER, 0.7' NORTH OF LINE.
- 4' HOGWIRE & BARB WIRE FENCE, 0.4' NORTH OF LINE.
- 4' HOGWIRE & BARB WIRE FENCE, ON LINE.
- 4' HOGWIRE & BARB WIRE FENCE, 1.1' SOUTH OF LINE.
- 4' HOGWIRE & BARB WIRE FENCE, 2.1' SOUTH OF LINE.
- 4' HOGWIRE & BARB WIRE FENCE, 4.1' SOUTH OF LINE.
- 4' HOGWIRE & BARB WIRE FENCE, 12.4' SOUTH OF LINE.

**LEGEND:**

- INDICATES FOUND AND HELD 1/2" REBAR MONUMENT WITH YELLOW PLASTIC CAP INSCRIBED "SIMS 31454" PER SURVEY REFERENCE #1, #2 AND #3.
- INDICATES 5/8" x 30" REBAR WITH "AVERY 50979" CAP SET
- INDICATES CALCULATED POSITION NOTHING SET
- ⊙ INDICATES SEPTIC TANK
- ⊙ INDICATES SEPTIC PERCOLATION TEST PIT
- ⊙ INDICATES WATER WELL
- W.P.Z. INDICATES WELL PROTECTION ZONE
- R.O.S. INDICATES RECORD OF SURVEY
- A.F. INDICATES AUDITOR'S FILE
- L.C.R. INDICATES LAND CORNER RECORD
- I.R. INDICATES IRON ROD
- I.P. INDICATES IRON PIPE
- ⊕ INDICATES FENCE CALL, SEE FENCE TABLE FOR DETAILS



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 01°20'49" W	36.43'
L2	S 01°20'49" W	78.55'
L3	S 09°59'11" E	90.36'
L4	S 09°59'11" E	85.64'
L5	S 28°59'11" E	1.35'
L6	S 28°59'11" E	10.01'
L7	S 28°59'11" E	10.01'
L8	S 28°59'11" E	7.75'

**LINE TABLE**

LINE	BEARING	DISTANCE
L9	N 40°59'11" W	134.69'
L10	N 40°59'11" W	108.43'
L11	S 66°26'42" E	81.60'
L12	S 66°26'42" E	100.88'
L13	S 66°26'42" E	9.26'
L14	S 66°26'42" E	3.79'
L15	N 87°53'19" E	157.74'
L16	N 87°53'19" E	162.61'

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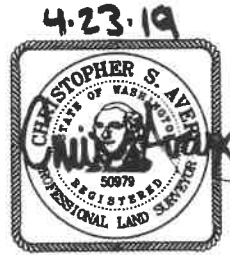
SCALE 1 INCH = 100 FEET

BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET.

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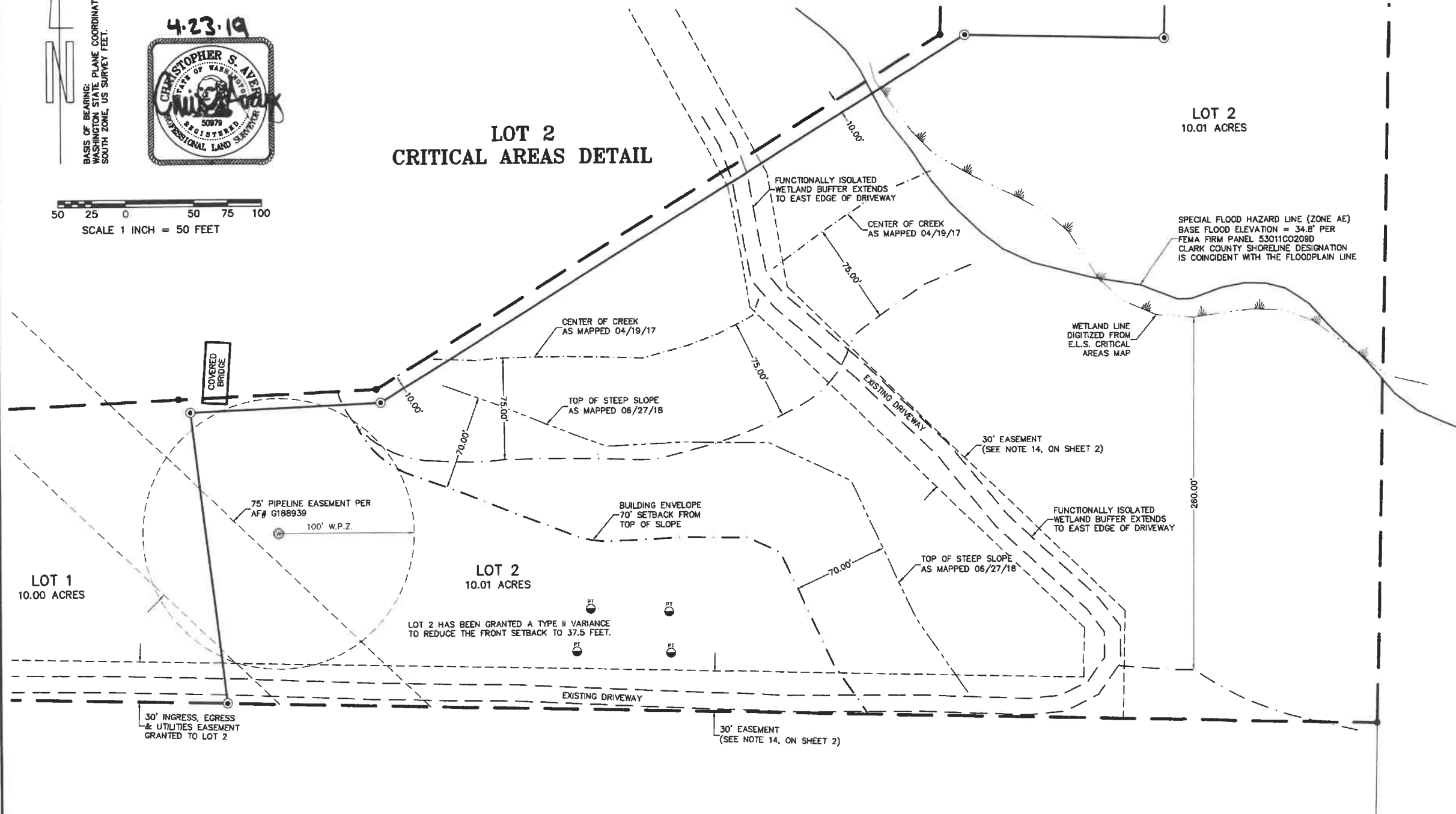
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50 25 0 50 75 100  
 SCALE 1 INCH = 50 FEET

## LOT 2 CRITICAL AREAS DETAIL

LOT 2  
 10.01 ACRES



LOT 1  
 10.00 ACRES

LOT 2  
 10.01 ACRES

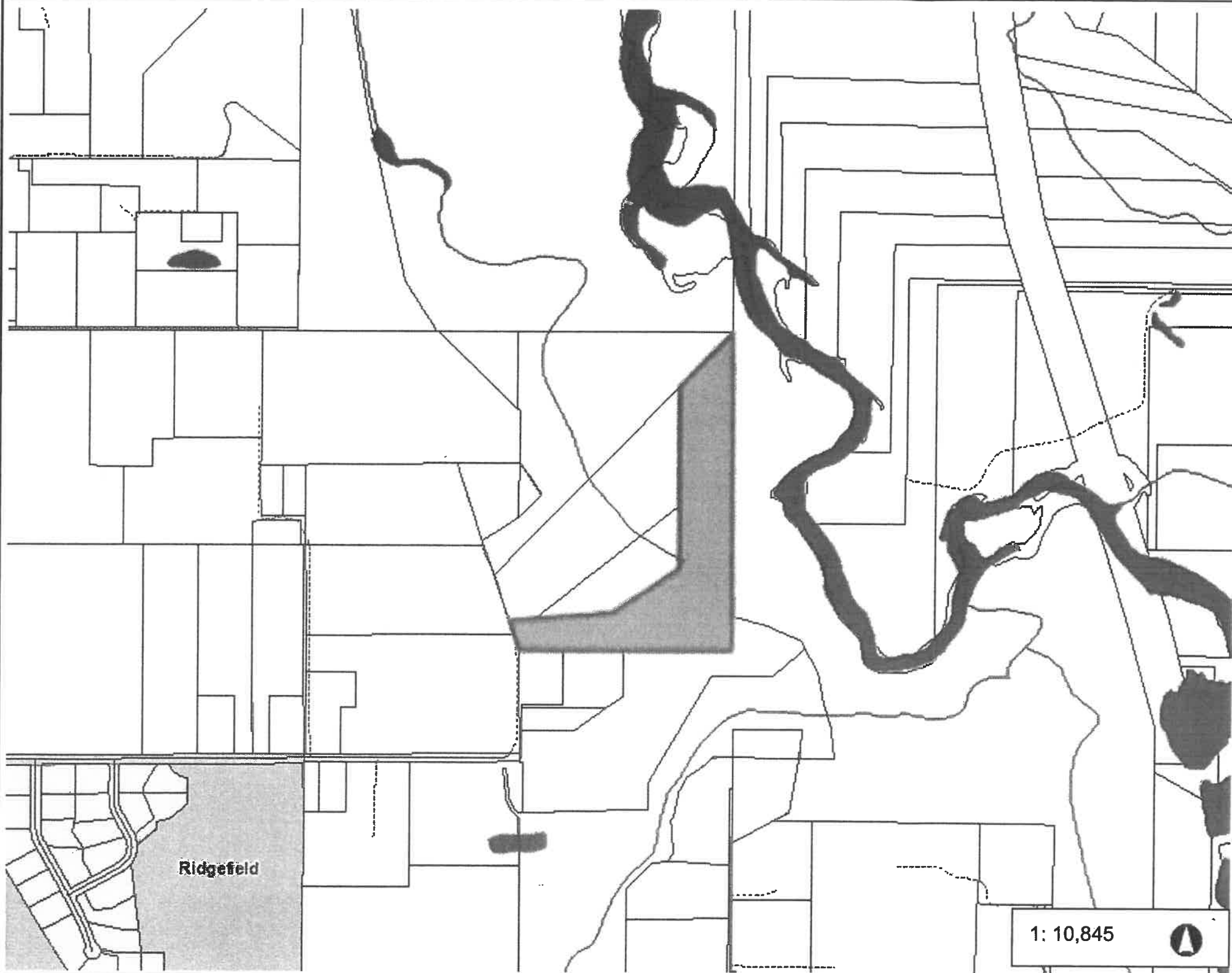
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MINISTER-GLAESER  
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 CHECKED BY: DLS  
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# STAPLES SHORT PLAT



- 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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Ridgefield