

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** James & Elizabeth Grange  
**DATE:** April 29, 2019  
**REQUESTED ACTION:** Acceptance of Plat Recording ~ Berry Road Cluster Short Plat  
FLD2018-00048  
  
\_\_\_\_\_ Consent \_\_\_\_\_ Hearing   X   County Manager

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## BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Berry Road Cluster Short Plat ~ PLD2018-00008 ~ FLD2018-00048

**Project review:** The application vested on May 9, 2018. A pre-application conference was held June 8, 2017, Preliminary approval was issued on August 9, 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 2.50 acres to 9.37 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.
  - 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. In this case, the remainder lot 9.37 acres, while both cluster lots are 2.5 acres.
  - The applicant requested a variance to lot size.



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**

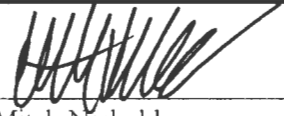
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 500 feet of the site on June 6, 2018.

**DISTRIBUTION:**

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



Scott Wiedemer  
Planner  
Community Development



Mitch Nickolds  
Director  
Community Development

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

APPROVED:   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 7-25-19

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

**PLAT NOTES:**

1. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, 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.
2. IF LONGER THAN 300 FEET, THE DRIVEWAYS SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AT THE TERMINUS. THERE SHALL ALSO BE APPROVED TURNOUTS CONSTRUCTED SUCH THAT THE MAXIMUM DISTANCE FROM TURNOUT TO TURNOUT OR FROM TURNOUT TO TURNAROUNDS DOES NOT EXCEED 500 FEET.
3. THE DRIVEWAYS MUST BE PAVED FROM THE EDGE OF NE BERRY ROAD TO THE RIGHT-OF-WAY OR TO 20 FEET FROM THE EDGE, WHICHEVER IS GREATER. THESE ROAD APPROACHES MUST BE CONSTRUCTED IN COMPLIANCE WITH STANDARD DRAWING 720.
4. ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
5. THE OWNER(S) OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING EACH LOT.
6. THE 9.37 ACRE REMAINDER LOT CREATED BY THIS CLUSTER SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED OR REDUCED IN SIZE, UNLESS THE REMAINDER LOT IS INCLUDED WITHIN AN URBAN GROWTH BOUNDARY, OR PER THE CONDITIONS OF CCC 40.210.020(C)(2).
7. A) NO ENTRYWAY TREATMENTS, MONUMENT OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED.  
B) SIGHT-OBSCURING FENCES OF ANY HEIGHT ARE NOT PERMITTED WITHIN 90 FEET OF THE PUBLIC RIGHT-OF-WAY, NOR ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGHT-OBSCURING FENCES ARE AT LEAST 50% OPAQUE.  
C) 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, FUNCTIONAL AND STRUCTURALLY SAFE FARM BUILDINGS, MONUMENTS AND LANDSCAPE FEATURES.

**PLAT NOTES:**

8. IN ACCORDANCE WITH CCC 40.810, IMPACT FEES FOR LOTS 1 & 2 IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS AND TRANSPORTATION FACILITIES BASED ON THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (SP) AND RURAL SUB-AREA (TR) AS FOUND IN CCC 40.810.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
9. NO DEVELOPMENT SHALL OCCUR OUTSIDE OF THE INDICATED BUILDING/DEVELOPMENT ENVELOPES. ADDITIONAL CLEARING OR DEVELOPMENT WITHIN A PRIORITY HABITAT AREA SHALL REQUIRE ADDITIONAL REVIEW FROM COUNTY WETLAND/HABITAT REVIEW STAFF WHICH MAY INCLUDE PERMITTING AND MITIGATION REQUIREMENTS.
10. THE APPROVED INITIAL RESERVE AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT.
11. A) WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE A MINIMUM OF THIRTY (30) FEET.  
B) WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, NONCOMBUSTIBLE SIDING AND A CLASS "A" OR BETTER RATED ROOF SHALL BE REQUIRED.
12. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHEOLOGY 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.

**BERRY ROAD CLUSTER  
SHORT PLAT  
IN A PORTION OF THE  
SW 1/4 OF THE NE 1/4 OF  
SECTION 34, T4N, R3E, W.M.  
CLARK COUNTY, WA.**

**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 BERRY ROAD CLUSTER 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 \_\_\_\_\_

**CLARK COUNTY HEALTH DEPARTMENT:**

LOTS \_\_\_\_\_ THRU \_\_\_\_\_ ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED. LOTS MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEMS, SUBJECT TO PUBLIC HEALTH APPROVAL.

COUNTY HEALTH OFFICER \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_, WA IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF BROWN SURVEYING PLLC.

DEPUTY/COUNTY AUDITOR \_\_\_\_\_

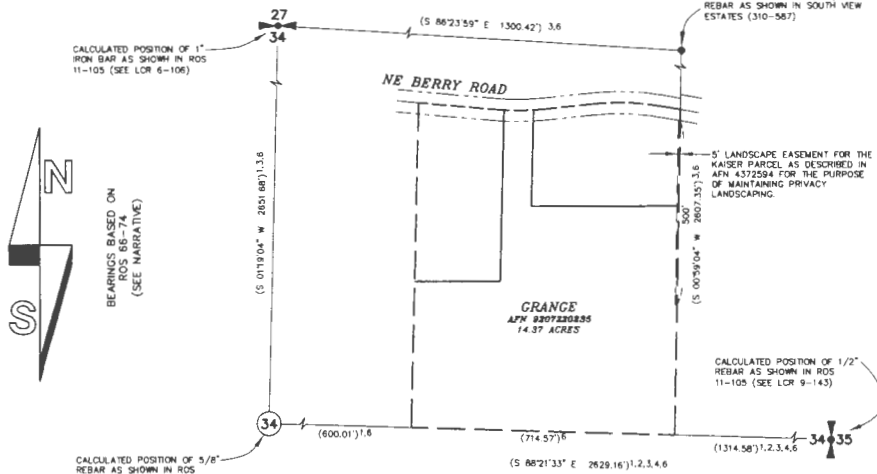
**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TOM GRANGE IN FEBRUARY, 2019.

EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 48747

SCALE: 1"=100'  
JOB NO. 18-067  
DATE: 2-04-2019  
CALC BY: EVB  
DRAWN BY: GAB  
CHECKED BY: EVB  
SHEET 1 OF 2

**BROWN**  
SURVEYING PLLC  
PO BOX 414  
AMBOY, WA 98601  
360-600-0846  
ebrownsurveying@gmail.com



**SECTION DETAIL**  
OF THE WEST HALF OF THE NORTHEAST  
QUARTER OF SECTION 34  
(NOT TO SCALE)

**SURVEY REFERENCE**

- 1) ROS 11-105
- 2) ROS 12-111
- 3) ROS 23-101
- 4) ROS 34-172
- 5) SOUTH VIEW ESTATES (310-587)
- 6) ROS 66-074

**DEED REFERENCE**

- QUIT CLAIM DEED TO GRANGE
- GRANGE LOVING TRUST A/FN 920722035



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE THE "GRANGE TRACT" CITED INTO 3 LOTS. BEARINGS FOR THIS SURVEY ARE BASED ON RECOVERED CONTROL POINTS SET IN ROS 66-74 BY OUR FIRM. NEW MONUMENTS ESTABLISHED WERE SET RADICALLY FROM THESE POINTS.

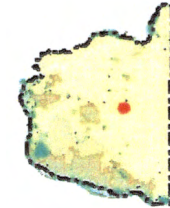
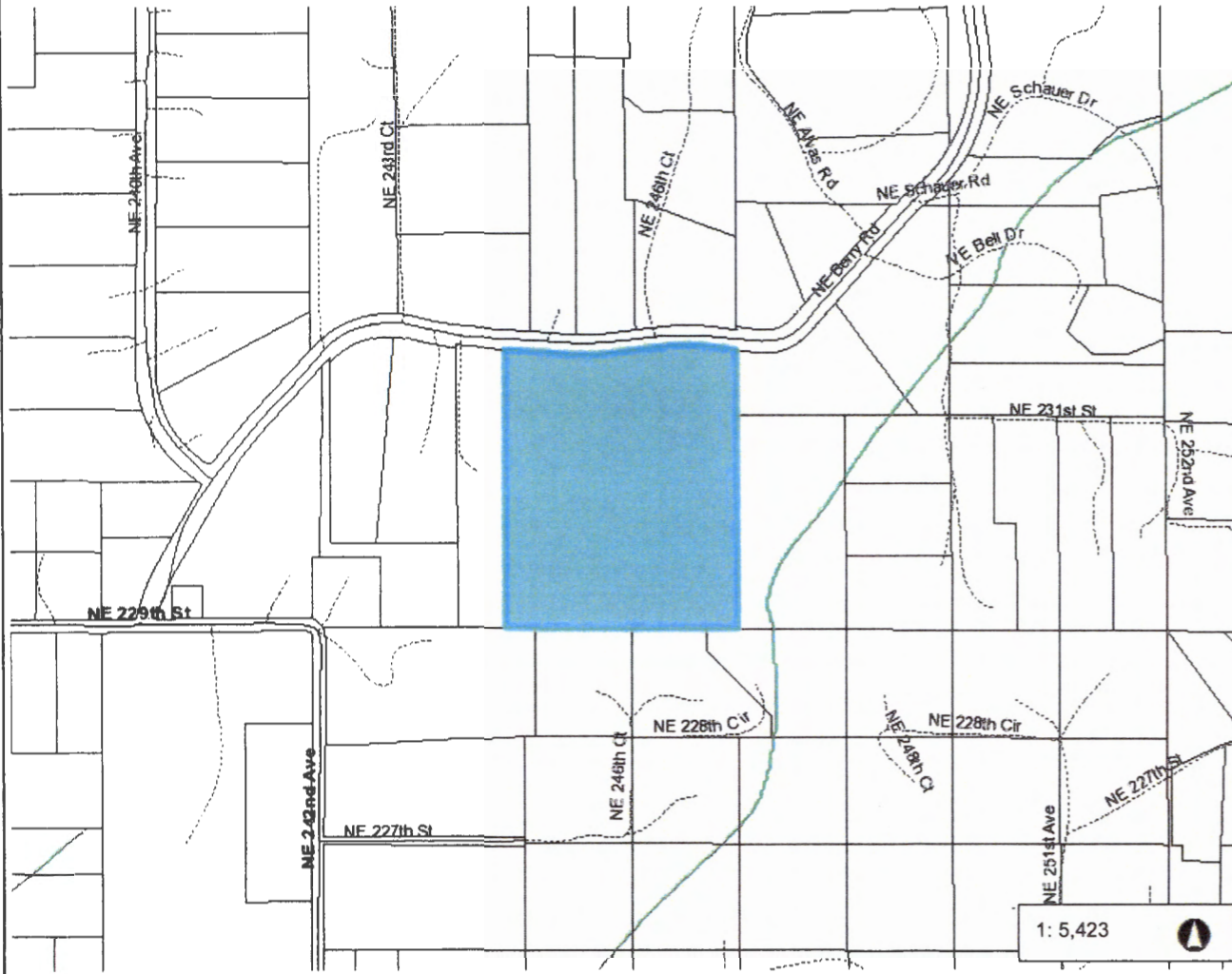
BROWN SURVEYING PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A NIKON NIVO 3.0C THREE SECOND TOTAL STATION WITH TDS DATA COLLECTION SYSTEM. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 09-08-2018.





# BERRY ROAD CLUSTER SHORTPLAT



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 5,423

903.8 0 451.89 903.8 Feet

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

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