

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Scott Heaton
DATE: July 24, 2019
REQUESTED ACTION: Acceptance of Plat Recording - Heaton Cluster Short Plat
FLD2017-00021
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Heaton Cluster Short Plat FLD2017-00021 PLD2016-00017

Project review: The application vested on August 12, 2016. A pre-application conference was held August 13, 2015. Preliminary approval was issued on January 12, 2017.

Zoning: R-5 Zone; **Lot Size:** The R-5 Rural Cluster standards require a minimum cluster lot area of 1 acre and minimum remainder parcel area of 65% of the total site. **Actual Lot Size:** Both cluster lots are at least one acre, comply with the dimensional standards, and the remainder lot is at least 65% of the site which complies with the cluster provisions 40.210.020(D).

- All lots in this plat are above the minimum of ~~XXXX~~ square feet.
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.

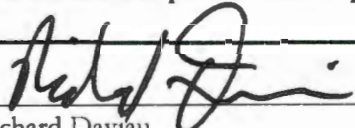
- The applicant requested a variance to lot size. **Briefly describe the variance.**
- This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of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

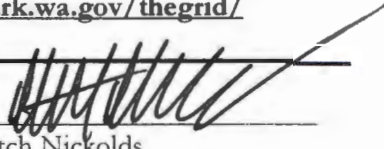
COMMUNITY OUTREACH

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 October 24, 2016.

DISTRIBUTION:

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


Richard Daviau
Planner
Community Development


Mitch Nickolds
Director
Community Development

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

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 7-30-17

SR# _____



HEATON CLUSTER SHORT PLAT

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST, W.M. COUNTY OF CLARK AND STATE OF WASHINGTON

PLD 2016-00017
ORIGINAL TAX PARCEL 142948000
JUNE 4, 2019



BASIS OF BEARINGS
RECORD OF SURVEY IN BOOK 23, PAGE 67, CLARK COUNTY SURVEY RECORDS

SURVEY DATA
DATES OF SURVEY: OCTOBER 2015
SURVEY CREW: HALCUMB
EQUIPMENT: TRIMBLE S6 ROBOTIC TOTAL STA (2 SEC 1) & TRIMBLE RB GNSS BASE AND ROVER
METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT

NARRATIVE:

THE PURPOSE FOR THIS SURVEY WAS TO DEFINE AND MONUMENT THE HEATON TRUST TRACT OF LAND AS DESCRIBED IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 434706 D, CLARK COUNTY DEED RECORDS. THE SUBJECT AND SURROUNDING DEEDS ARE CONSISTENT WITH THOSE HASEGORN SURVEYS REFERENCED HEREON AS R1, R2 AND R3. THE SUBJECT DEED DESCRIBES THE EXTERIOR BOUNDARY OF SAID SURVEYS, AND THEN EXCEPTS OUT CERTAIN PARTS BY DEED REFERENCE. SUBSEQUENT PARCELS HAVE BEEN SOLD BY HEATON BY DEEDS AS REFERENCED. THE RESULTANT PARCEL IS THE SITE SURVEYED HEREON, AS ITALIKING.

THE WEST LINE IS A LINE 10'-FEET DISTANT AND EASTERLY FROM THE ORDINARY HIGH WATER LINE ALONG THE WASHOUGHA RIVER. THIS LINE WAS ESTABLISHED BY FIELD SURVEY AND A PHYSICAL EXAMINATION OF THE BANK. THE SOUTHERLY LINE IS THE CENTERLINE OF THE TRIBUTARY, ALSO ESTABLISHED BY FIELD SURVEY. THE WESTERLY PORTION OF THE NORTH LINE WAS HELD AS SURVEYED. THE BASIS FOR THE REMAINING LINES WAS SAID SURVEYS AND THE DEED DIGITALS FOR THE SAID PARCEL, AUDITOR'S FILE NUMBER 3802924, SAID RECORDS.

ORDINARY HIGH WATER LINE SURVEYED OCTOBER 2015

REMAINDER LOT 7.91 ACRES (UNBUILDABLE)

LOT 1 2.13 ACRES

LOT 2 2.12 ACRES

REQUIRED NOTES

- 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, RUNNING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES ALSO, A SIDE WALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLIGHT REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL POSITIVE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE LOT.
- 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.
- NO ENTRANCE TREATMENTS, MONUMENT OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED.
- SIGHT-OBSCURING FENCES OF ANY HEIGHT ARE NOT PERMITTED WITHIN 50 FEET OF THE PUBLIC RIGHT-OF-WAY, NOR ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGN-OBSCURING FENCES ARE AT LEAST 50% OPACQUE.
- 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.
- CLARK COUNTY HABITAT CONSERVATION ORDINANCE (CLARK COUNTY CODE CHAPTER 40-40) AND REQUIRES PRIORITY HABITAT TO BE MAINTAINED IN A NATURAL STATE REFER TO THE CONSERVATION COVENANT RECORDED UNDER AUDITOR'S FILE NUMBER [REDACTED] FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE PRIORITY HABITAT AREAS IDENTIFIED ON THE FACE OF THIS PLAT.
- NO CLEARING OR DEVELOPMENT SHALL OCCUR OUTSIDE OF THE INDICATED BUILDING ENVELOPES. ANY DEVELOPMENT BEYOND THE DEVELOPMENT ENVELOPES DELINEATED IN THE FINAL PLAT SHALL REQUIRE ADDITIONAL COUNTY ENVIRONMENTAL REVIEW, INCLUDING BUT NOT LIMITED TO, ADDITIONAL PERMITS AND MITIGATION REQUIREMENTS.
- AN INDIVIDUAL WELL MAY BE CONSTRUCTED ON LOT 2 UPON APPROVAL OF THE CLARK COUNTY HEALTH DISTRICT. AT SUCH TIME, THE SHARED WELL EASEMENT DEPICTED HEREON WILL BE TERMINATED.
- THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE ENVELOPED TO MEET RCW 90.44.050. THE WASHINGTON STATE WATER RIGHTS DEDIMOTION REQUIREMENT, 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 NON-COMMERCIAL 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. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL. (WAC 246-272-140(5)).

APPROVALS

BOARD OF CLARK COUNTY COUNCILORS
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____
BOARD OF COUNTY COUNCILORS OF CLARK COUNTY, WASHINGTON

CHAIR _____
ATTEST: CLERK TO THE BOARD _____
CLARK COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES & REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. SEE NOTES #8, #10 AND #11.
...LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL OR TWO PARTY WATER SYSTEMS SUBJECT TO HEALTH DEPARTMENT APPROVAL (SEE NOTE 9).
...LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER _____ DATE _____
CLARK COUNTY PLANNING DIRECTOR
APPROVED _____ DATE _____

PUBLIC WORKS
APPROVED _____ DATE _____

CLARK COUNTY ENGINEER
APPROVED _____ DATE _____

ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.100 LAWS OF WASHINGTON, TO BE KNOWN AS HEATON CLUSTER SHORT PLAT IN BOOK _____ PAGE _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____
AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF SCOTT HEATON

AUDITOR'S RECEIVING NO. _____
DEPUTY COUNTY AUDITOR _____ 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 RCW 58.17 LAWS OF WASHINGTON.
Scott Heaton
SCOTT HEATON, PLS 38028 _____ DATE _____

PREPARED FOR
SCOTT HEATON



- LEGEND**
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "X" DEVL'S "80028"
 - FOUND MONUMENT AS NOTED
 - SEWER PERC TEST HOLES
 - EXISTING WELL
 - BUILDING ENVELOPE LINE
 - EXISTING SEPTIC SYSTEM
 - APPROXIMATE SHORELINE MANAGEMENT ZONE AREA PER HAB2016-00012
 - APPROXIMATE SHORELINE MANAGEMENT ZONE AREA PER HAB2016-00012

- REFERENCES**
- R1 SURVEY IN BOOK 1, PAGE 83
 - R2 SURVEY IN BOOK 23, PAGE 110
 - R3 SURVEY IN BOOK 25, PAGE 67



HEATON CLUSTER SHORT PLAT



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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