

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Person Family Living Trust
DATE: January 27, 2020
REQUESTED ACTION: Acceptance of Plat Recording – Person Family Cluster Subdivision
FLR-2019-00005
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Person Family Cluster Subdivision PLD2018-00032; FLR-2019-00005

Project review: The application vested on August 31, 2018. A pre-application conference was held August 31, 2017. Preliminary approval was issued on December 18, 2018.

Zoning: R-10 Zone Utilizing Rural Cluster Provisions; **Lot Size:** The R-10 cluster provisions allow cluster lots to be a minimum of 1 acre; Remainder lots must be 75% of the gross site area.

- Cluster lots range between 1.7 and 2.39 acres, exceeding the minimum cluster lot area. All lot width and depth requirements are met. The unbuildable remainder lot is 29.94 acres, exceeding the 75% minimum requirement.

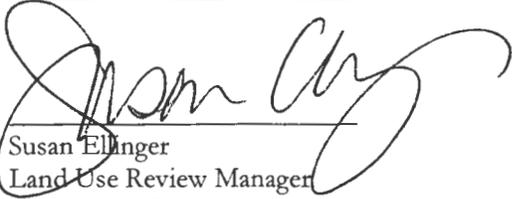
COMMUNITY OUTREACH

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 17, 2018. Notice of the application and hearing were posted on the site by the applicant on November 8, 2018.

DISTRIBUTION:

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


Jan Bazala
Planner
Community Development


Susan Ellinger
Land Use Review Manager
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071
Shana Lazzarini Ext 4993
Joe Kinsman Ext 4955

APPROVED:  _____
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

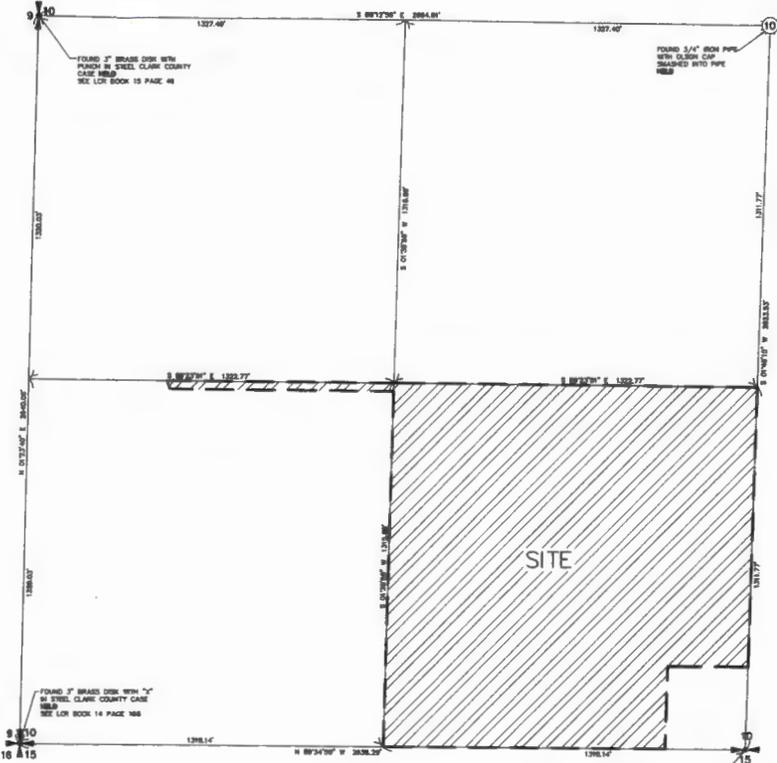
DATE: 1-30-20

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, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. 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 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.
3. OREGON WHITE OAK WOODLAND AREA PER CLARK COUNTY HAB2017-00076 SHAPE FILE. NO FIELD WORK PERFORMED TO LOCATE LIMITS.
4. CENTERLINE OF CREEK PER CLARK COUNTY HAB2017-00076 SHAPE FILE. NO FIELD WORK PERFORMED TO LOCATE CREEKS.
5. POTENTIAL UNSTABLE SLOPE AREA PER CLARK COUNTY GIS DATA.
6. CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE JOINT DRIVEWAY.
7. DIRECT DRIVEWAY ACCESS ONTO NE 299TH STREET IS PROHIBITED EXCEPT FOR THE APPROVED JOINT DRIVEWAY AND THE DRIVEWAY TO THE REMAINDER.
8. THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. EACH DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
9. THE REMAINDER LOT IN THIS RURAL CLUSTER SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED UNTIL THE PROPERTY IS REZONED AND BROUGHT INTO AN URBAN GROWTH AREA (UGA).
10. AGRICULTURAL BUILDINGS MUST BE SETBACK 50 FEET TO ALL PROPERTY LINES.
11. NO ENTRYWAY, MONUMENTS OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSTRUED TO PROHIBIT LANDSCAPING.
12. SIGN-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 30% OPAQUE.
13. IN ACCORDANCE WITH CCC CH. 40.810, IMPACT FEES FOR ANY NEW HOME CONSTRUCTED ON LOTS 1, 2 AND 4 IN THIS CLUSTER DEVELOPMENT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (SFD) AND RURAL SUB-AREA (TFL). CONSISTENCE WITH CCC 40.810.040, IMPACT FEES SHALL BE CALCULATED AT THE TIME OF BUILDING PERMIT ISSUANCE USING THE THEN APPLICABLE RATES.
14. THE APPROVED INITIAL RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT.
15. THE REMAINDER PARCEL SHALL BE USED FOR FORESTRY. RESIDENTIAL DEVELOPMENT IS PROHIBITED. ACTIVITIES ON THE REMAINDER PARCEL SHALL BE CONSISTENT WITH THE MANAGEMENT PLAN COVENANT FILED UNDER AUDITOR'S FILE NUMBER 2644949. CHANGES TO THE MANAGEMENT PLAN SHALL REQUIRE COUNTY REVIEW AND APPROVAL CONSISTENT WITH CCC 40.210.020.D.3.C(2)(A)(X).
16. NO CLEARING OR DEVELOPMENT SHALL OCCUR OUTSIDE OF THE BUILDING/DEVELOPMENT DEVELOPES IN PRIMARY HABITAT AREAS INDICATED ON THE FACE OF THE PLANS. ANY CHANGES TO THE DEVELOPMENT LAYOUT CAUSING GREATER IMPACTS TO THE PRIMARY HABITAT AREA THAN WHAT IS APPROVED WITH THIS REVIEW SHALL BE SUBJECT TO ADDITIONAL HABITAT REVIEW BY COUNTY WETLAND/HABITAT REVIEW STAFF AND MAY INCLUDE ADDITIONAL PERMIT AND/OR MITIGATION REQUIREMENTS.
17. 30' PRIVATE ACCESS AND UTILITY EASEMENT TO BE MAINTAINED BY LOTS 1,2,3 AND 4 EQUALLY.
18. THE 30' FOOT WIDE SECTION OF THE REMAINDER LOT THAT ABUTS NE 299TH STREET SHALL BE MAINTAINED IN NATIVE VEGETATION AS PROVIDED BY THE FOREST MANAGEMENT PLAN.
19. BUILDING SETBACKS AS FOLLOWS:
 SIDE YARD 30 FEET
 REAR YARD 30 FEET
 FRONT YARD 20 FEET FROM DRIVEWAY ACCESS



SURVEY REFERENCES:

- 1) OLSON SURVEY BOOK 3 PAGE 173
- 2) OLSON SURVEY BOOK 24 PAGE 160
- 3) LARSON SHORT PLAT BOOK 2 PAGE 41
- 4) WESEBORN SURVEY BOOK 63 PAGE 63
- 5) HAZEDORN SURVEY BOOK 35 PAGE 84
- 6) HAZEDORN SURVEY BOOK 27 PAGE 131
- 7) SHORT PLAT BOOK 1 PAGE 95

DEED REFERENCE:

GRANTOR: DOROTHY PERSON ETUX
 GRANTEE: DOROTHY PERSON TRUSTEE ETUX
 APR: 5541354 D
 DATE: 8-23-2018

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCUESCENCE, 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 1-29-18.

PERSON FAMILY CLUSTER SUBDIVISION

A SUBDIVISION IN A PORTION
 SE 1/4 OF THE SW 1/4 AND THE
 SW 1/4 OF THE SW 1/4
 OF SECTION 10
 T. 4 N., R. 2 E., W. M.,
 CLARK COUNTY, WASHINGTON
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:
 APPROVED BY: _____ DATE _____
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170. LOTS OF WASHINGTON, 1981, TO BE KNOWN AS _____ PERSON FAMILY CLUSTER SUBDIVISION, 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 _____ THIS _____ ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS _____ DAY OF _____ 20____
 IN BOOK _____ OF PLATS, AT PAGE _____
 AT THE REQUEST OF _____ PERSON FAMILY TRUST
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

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.

David Denny
 DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR
 PLS # 35477
 8-23-2018

BASED ON BEARING AND DISTANCE WASHINGTON STATE PLANS COORDINATE SYSTEM SOUTH ZONE, US FEET. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 10, CORNERED AND MEASURED BY SURVEYOR DAVID ALLAN DENNY, LICENSE # 122828947.



MINISTER-GLAESER SURVEYING INC.
 2200 E EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 894-3313

JOB NO. 18-035
 DATE: 12-12-2018
 CALC BY: DAD
 DRAWN BY: DAD
 CHECKED BY: DAD
 FILE: 18035_095

PERSON FAMILY CLUSTER SUBDIVISION

A SUBDIVISION IN A PORTION
SE 1/4 OF THE SW 1/4 AND THE
SW 1/4 OF THE SW 1/4
OF SECTION 10
T. 4 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

SURVEY REFERENCES:

- 1) OLSON SURVEY BOOK 3 PAGE 173
- 2) OLSON SURVEY BOOK 24 PAGE 168
- 3) LAWSON SHORT PLAT BOOK 2 PAGE 41
- 4) WEISBERG SURVEY BOOK 62 PAGE 63
- 5) HAZEDORN SURVEY BOOK 35 PAGE 64
- 6) HAZEDORN SURVEY BOOK 27 PAGE 131
- 7) SHORT PLAT BOOK 1 PAGE 95

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DOWDY 35477", SET
- ⊙ INDICATES CALCULATED POSITION NOTHING SET
- ⊙ INDICATES PERC TEST PIT
- ⊙ INDICATES SEPTIC SYSTEM LID

BASIS OF BEARING: MD 83/91, WASHINGTON STATE
MAGNETIC NORTH AND TRUE NORTH
DIFFERENCE: 11.15 MINUTES WEST
ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER
SECTION 10, T. 4 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
COMBINED SCALE FACTOR: 1.00002847

SCALE 1 INCH = 80 FEET

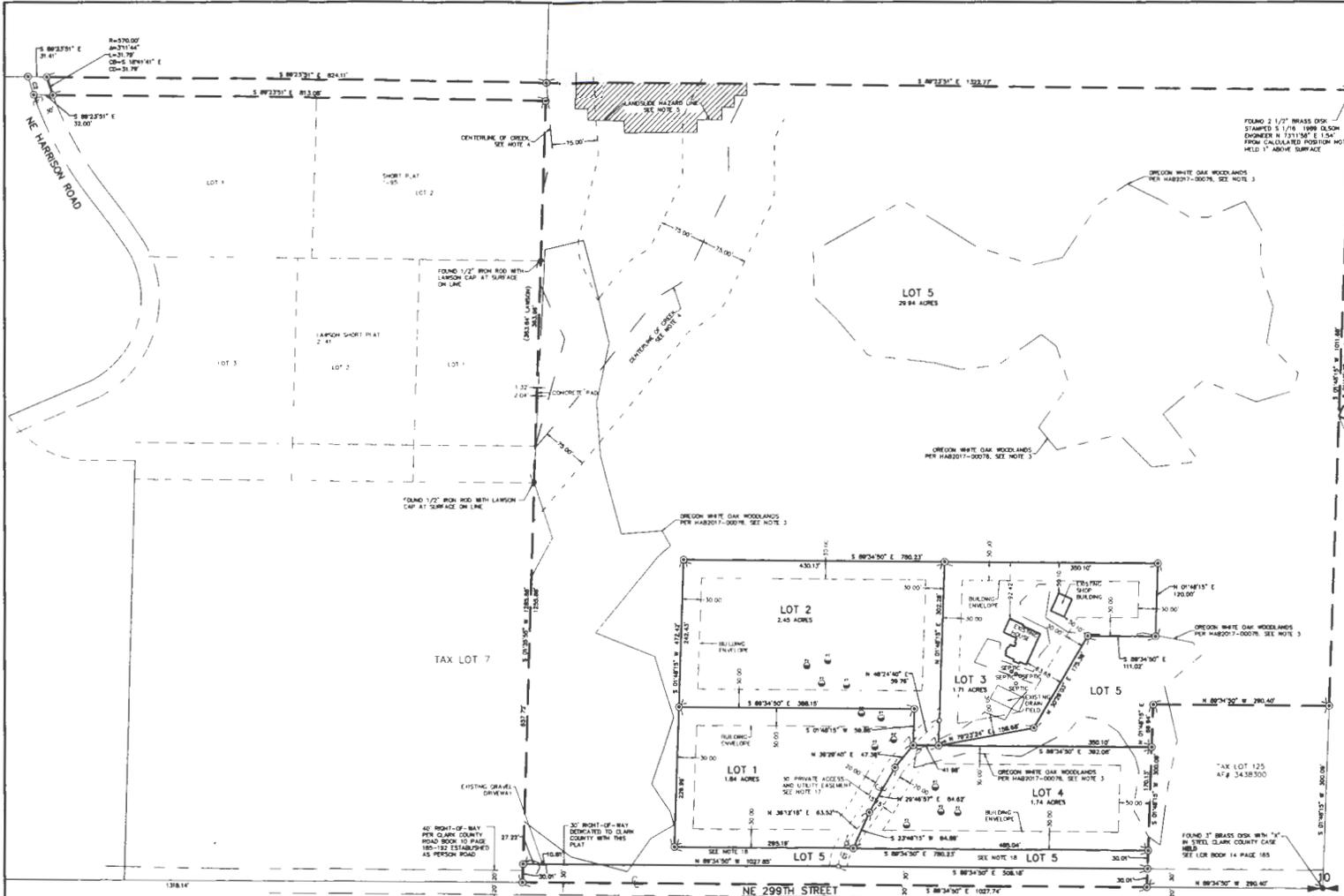


CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING
C1	70.00	332°34'	40.80	S 19°30'21" W
C2	800.00	37°10'	31.80	S 17°41'38" E



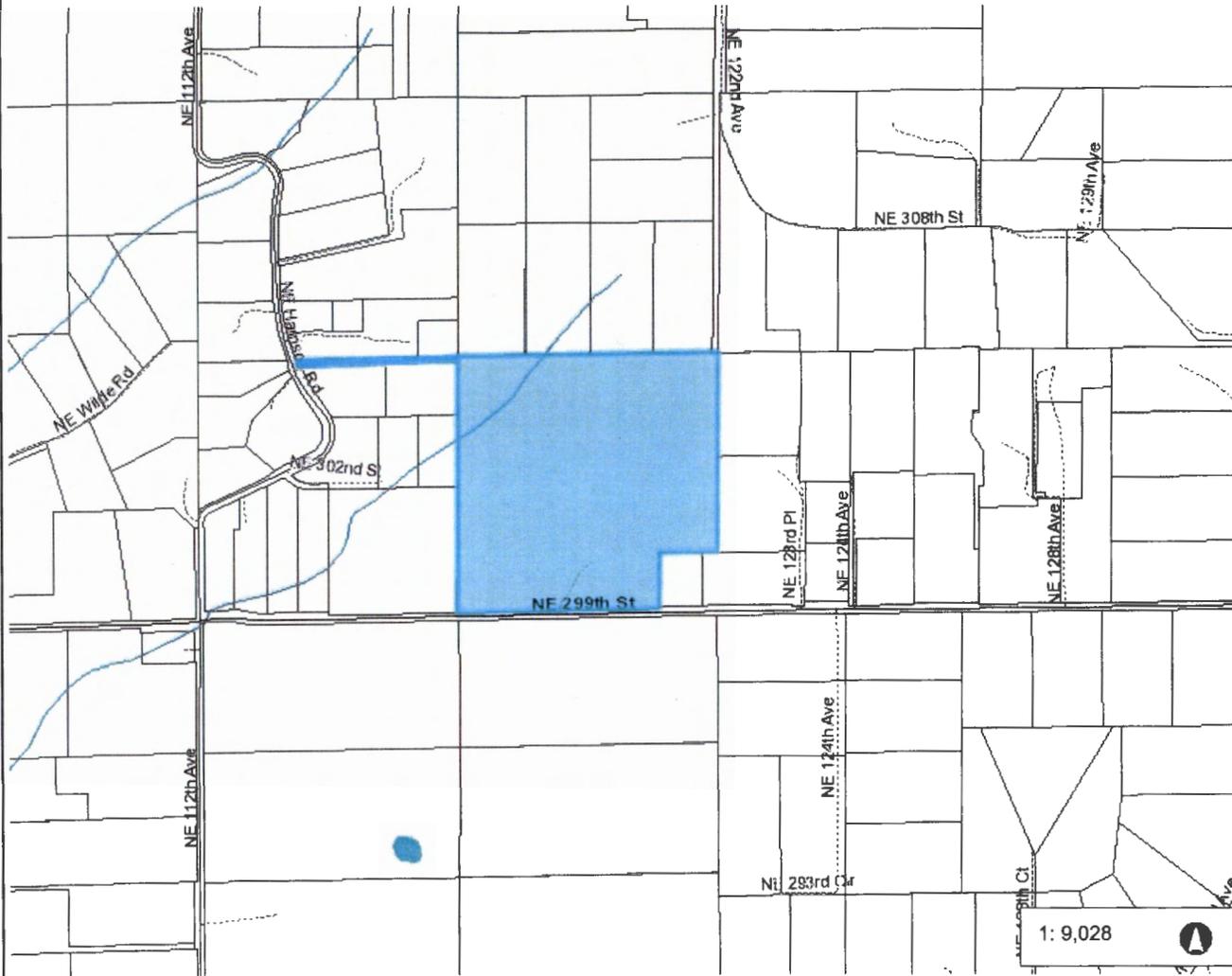
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 594-3313

JOB NO. 18-030
DATE: 12-12-2019
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 18030.DWG





PERSON FAMILY CLUSTER SUBDIVISION



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

Notes:



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

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.

1: 9,028