

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Gregory & Jae Weber

DATE: August 6, 2020

REQUESTED ACTION: Acceptance of Plat Recording – Whipple Creek Executive Homes Cluster Subdivision - FLR-2020-00062

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Whipple Creek Executive Homes Cluster Subdivision - PLD2018-00038 / PST-2020-00012 / FLR-2020-00062

Project review: The application contingently vested on May 31, 2017. A pre-application conference was held June 15, 2017. Preliminary approval was issued on October 16, 2019. Final engineering approval was granted June 18, 2020.

Zoning: R-5 using rural cluster provisions. **Lot Size:** Per the rural cluster provisions (CCC 40.210.020.D.3.a), density is based on 110% of the gross site area. Multiplying 21.16 acres by 110% equals 23.27 acres, which equates to four developable lots based on 5-acre zoning.

- 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 at least 65 percent of the total site area.

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 July 11, 2019. Notice of the application and hearing were posted on the site by the applicant on July 20, 2019.

DISTRIBUTION:

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

Harriet Padmore For
Melissa Curtis
Melissa Curtis *Per Email Authorization*
Planner
Community Development

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

Harriet Padmore For
Susan Ellinger
Susan Ellinger
Land Use Review Manager
Community Development
Per Email Authorization

APPROVED: Kathleen Old
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: Aug. 10, 2020

SR# _____

PLAT NOTES:

- CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE JOINT DRIVEWAYS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH OCC 40.350.
- ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/Private ROADS, TRACTS AND SIX (6) FEET ADJACENT TO THE PRIVATE HIGHWAYS, EGRESS AND UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MAINTENANCE REQUIREMENTS AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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.
- 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.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, 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.
- 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 BUILDING AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
- NO CLEARING OR DEVELOPMENT SHALL OCCUR OUTSIDE THE BUILDING ENVELOPES SHOWN ON THE FACE OF THIS PLAT WITHOUT WRITTEN CONFIRMATION FROM CLARK COUNTY THAT THE PROPOSED ACTIVITY COMPLETS WITH, OR IS EXEMPT FROM, CLARK COUNTY CODE 40.440 AND 40.450.
- THE REMAINDER LOT IN THIS RURAL CLUSTER SUBDIVISION/SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED UNTIL THE PROPERTY IS REZONED AND BROUGHT INTO AN URBAN GROWTH AREA (UGA).
- AGRICULTURAL BUILDINGS MUST BE SETBACK 50 FEET TO ALL PROPERTY LINES.
- NO ENTRYWAY TREATMENTS, MONUMENT OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSTRUED TO PREVENT LANDSCAPING.
- SIGHT-OBSCURING 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. SIGHT-OBSCURING FENCES ARE AT LEAST FIFTY PERCENT (50%) OPAQUE.
- IMPACT FEES: IN ACCORDANCE WITH OCC 40.810, IMPACT FEES FOR EACH CHALLENGE IN THIS SUBDIVISION SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: RINGFIELD SCHOOL DISTRICT (SR) AND THE RURAL SUB-AREA (TR) AS FOUND IN CDD40.810.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THE SUBJECT PROPERTY IS ADJACENT TO COMMERCIAL, AGRICULTURAL OR FOREST LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT. POTENTIAL DISCOMFORTS OR INCONVENIENCE MAY INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRBORNS) DURING ANY TWENTY-FOUR (24) HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.
- ANY FUTURE DEVELOPMENT WITHIN THE 200 FOOT SHORELINE BUFFER WILL BE SUBJECT TO CHAPTER 40.400.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, REVIEW AND APPROVAL OF FINAL CONSTRUCTION PLANS ARE REQUIRED. SHARED DRIVEWAY ACCESS SHALL BE CONSTRUCTED AND COMPLETION OF CONSTRUCTION LETTER ISSUED.
- DRIVEWAYS LONGER THAN 300 FEET SHALL BE CONSTRUCTED WITH AN APPROVED TURNAROUND AT THE TERMINUS AND APPROVED TURNAROUNDS SHALL BE 100-FOOT INTERVALS SUCH THAT NO PORTION OF THE DRIVEWAY IS IN EXCESS OF THREE HUNDRED (300) FEET FROM AN APPROVED TURNAROUND OR TURNOUT.
- THE JOINT DRIVEWAYS SHALL BE LOCATED INSIDE OF A MINIMUM OF A 20-FOOT WIDE EASEMENT.
- A 10 FOOT WIDE LANDSCAPE BUFFER HAS BEEN PROVIDED ALONG THE EAST LINE OF LOT 3, TO COMPLY WITH THE REQUIREMENTS OF 40.210.020.0.4.
- OUTWARD-FACING RETAINING WALLS OVER FOUR FEET IN HEIGHT ARE SUBJECT TO POTENTIAL SETBACK REQUIREMENTS IN 40.320.010.F.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, SUBMITTAL REVIEW AND APPROVAL OF PLANS IS REQUIRED SHOWING LOCATION OF WATER LINES AND FIRE HYDRANTS, SUCH THAT NO LOT OR PARCEL, IS IN EXCESS OF 300 FEET FROM A FIRE HYDRANT AS MEASURED ALONG APPROVED FIRE APPARATUS ROADS, REQUIRED CLEAR SPACE AROUND FIRE HYDRANTS AND ROADWAYS AND MANEUVERING AREAS THAT ARE CONSISTENT WITH THE PRELIMINARY PLAN. THE FIRE DISTRICT CHIEF SHALL SIGN THE ENGINEERING CONSTRUCTION SETPLAN INDICATING FIRE HYDRANT LOCATION HAS BEEN REVIEW AND APPROVED.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A CURRENT UTILITY REVIEW LETTER FROM THE WATER PURVEYOR INDICATING REQUIRED FIRE FLOW IS AVAILABLE AT THE SITE.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A PLAT ALTERATION DECLARATION SHALL BE RECORDED AS NOTED IN LAND USE FINDING 12 OF PLD2018-0003A.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, LOTS 1, 2, AND 3 MUST CONNECT TO AN APPROVED PUBLIC WATER SYSTEM. A COPY OF THE FINAL ACCEPTANCE LETTER OR EQUIVALENT FROM THE PURVEYOR SHALL BE SUBMITTED TO COMMUNITY DEVELOPMENT.

SURVEY REFERENCES:

- "WHIPPLE CREEK HEIGHTS" SUBDIVISION BOOK 11, PAGE 338
- "WETLER WALKER PLAT", SUBDIVISION BOOK 316, PAGE 80A

DEED REFERENCE:

GRANTOR: GREGORY S. WEBER & JAE WEBER
 GRANTEE: STEVE TAYLOR & ANN TAYLOR
 A/P: 5046185
 DATE: 01/27/14

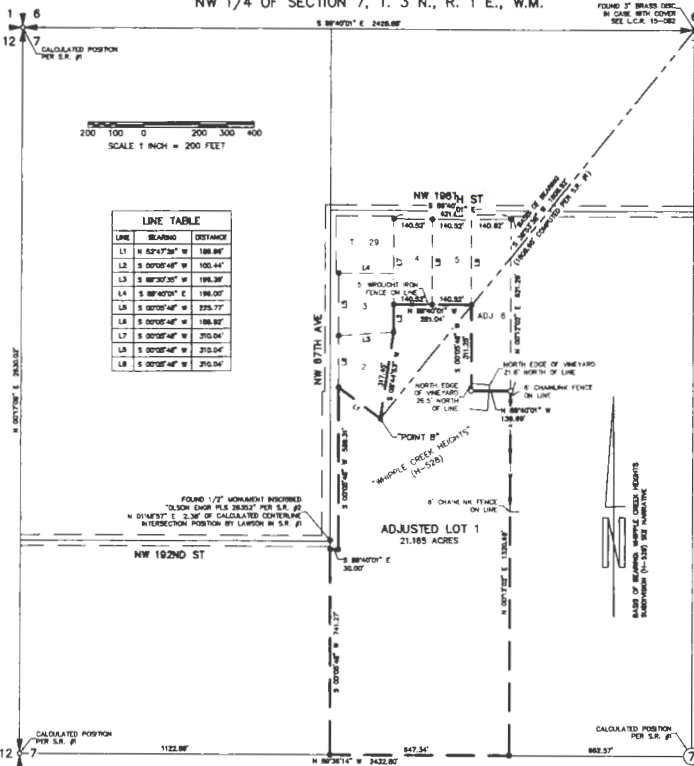
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY OF LOT 1 OF "WHIPPLE CREEK HEIGHTS" AND SUBDIVIDE SAID LOT 1 INTO FOUR (4) NEW LEGAL LOTS OF RECORD. SAID LOT 1 WAS PREVIOUSLY BOUNDARY LINE ADJUSTED BY DEED #5046185. WE FIRST CREATED MATHEMATICAL COORDINATE MODEL OF "WHIPPLE CREEK HEIGHTS" AND DEED #5046185. WE THEN USED A GPS BASE AND ROVER TO LOCATE THE FOUND MONUMENTS AND ESTABLISH ADDITIONAL ON-SITE RANDOM CONTROL POINTS. ANY MONUMENTS AND IMPROVEMENTS THAT COULD NOT BE DIRECTLY OBSERVED BY GPS PROCEDURES WERE LOCATED USING A 3-SECOND TOTAL STATION INSTRUMENT WITH AN ELECTRONIC DATA COLLECTOR. SAID MODEL WAS THEN TRANSLATED TO POINT "A" AND ROTATED TO POINT "B".

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE REQUIREMENTS FOR SURVEYS AS RECORDED IN WA 352-130-090. ALL CORNERS NOTED AS FOUND WERE NOTED ON 08-08-18.

NW 1/4 OF SECTION 7, T. 3 N., R. 1 E., W.M.



WHIPPLE CREEK EXECUTIVE HOMES

CLUSTER SUBDIVISION
 IN A PORTION OF
 LOT 1 OF "WHIPPLE CREEK HEIGHTS"
 IN THE NE 1/4 & THE SE 1/4
 OF THE NW 1/4 OF
 SECTION 7, T. 3 N., R. 1 E., W.M.
 CLARK COUNTY, WA
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE: _____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 9A.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "WHIPPLE CREEK EXECUTIVE HOMES".
 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 1 THRU _____ ARE APPROVED.
 IF AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED, LOTS 1-3 IN THIS PLAT MAY BE SERVED BY EITHER INDIVIDUAL WATER SYSTEMS OR AN APPROVED SMALL PUBLIC WATER SYSTEM. SUBJECT TO HEALTH DEPARTMENT APPROVAL. *LOTS 1-3*
 AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED. *only*
 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 PLATS, AT PLACE _____
 AT THE REQUEST OF _____
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR: _____

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS PLAT 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 GREGORY WEBER IN MAY, 2020.

Christopher S. Ayres, PROFESSIONAL LAND SURVEYOR
 PLS # 50978
 DATE: 07/05/20

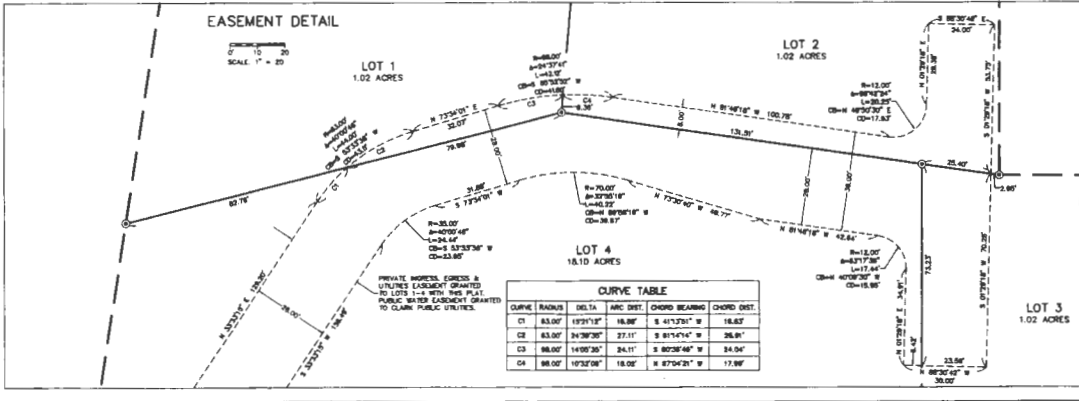


- LEGEND:
- INDICATES FOUND & HELD 1/2" MONUMENT UNLESS OTHERWISE NOTED
 - ⊙ INDICATES 3/4" & 5/8" BEAR WITH "ANDY ARBY" CAP SET
 - INDICATES CALCULATED PORTION
 - S.R. INDICATES SURVEY REFERENCE
 - INDICATES FENCE LINE



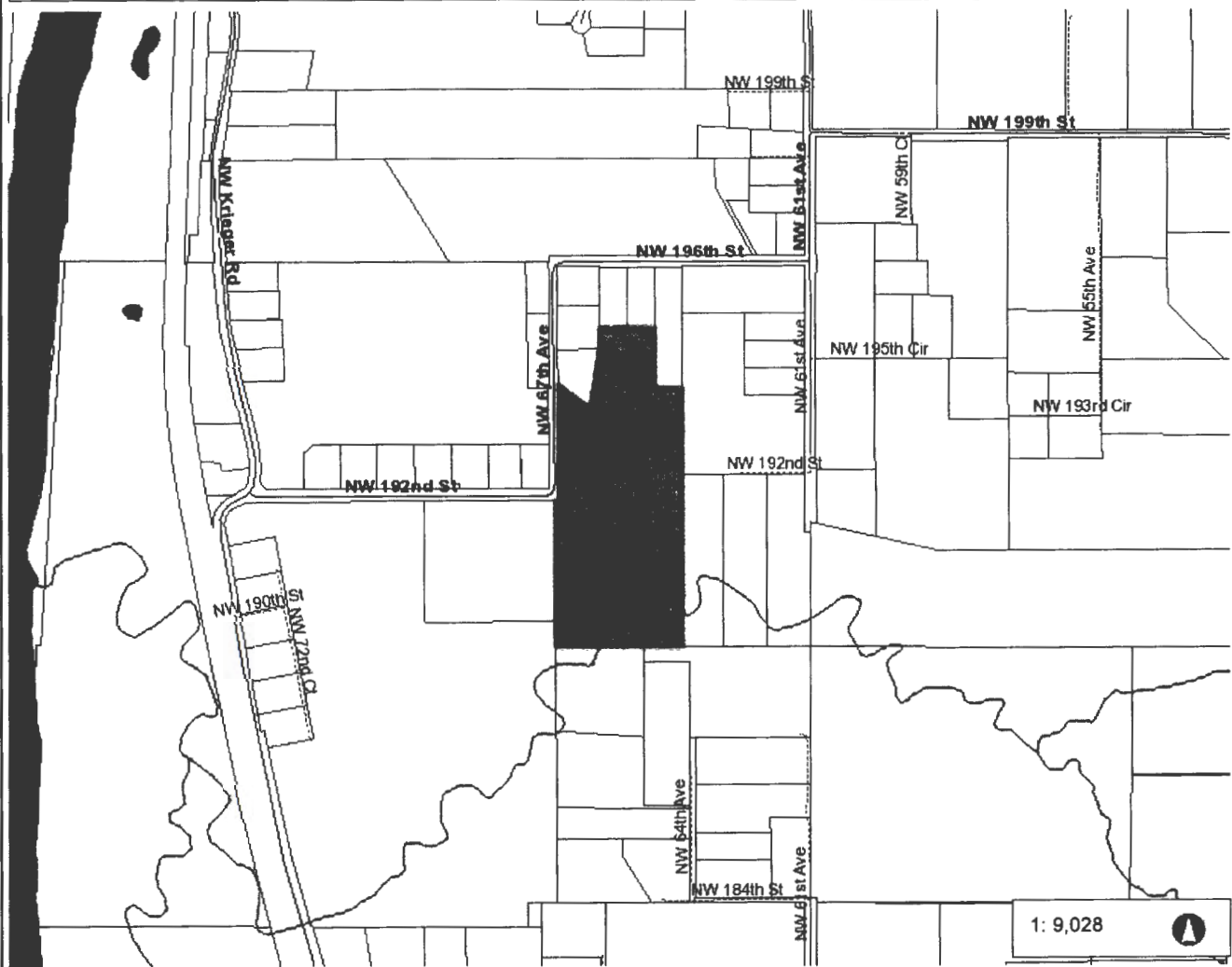
MINISTER-GLAESER SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313
 JOB NO. 182195JLW
 DATE: 07-28-20
 CALC BY: CSA
 DRAWN BY: CSA
 CHECKED BY: DLS
 FILE: 182195JLW.DWG

EASEMENT DETAIL





WHIPPLE CREEK EXECUTIVE HOMES CLUSTER SUBDIVISION



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

Notes:

1,504.7 0 752.33 1,504.7 Feet

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

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