

Type II Staff Report and Decision Notice to Parties of Record

Project Name: Klundt Short Plat

Case Number: PLD-2020-00049

The attached decision is final unless an appeal is filed with the Department of Community Development.

An **appeal** of any aspect of this decision may be appealed to the Clark County Hearing Examiner by a party of record only. A Party of Record includes the applicant and those individuals who submitted written testimony or a written request to be a “party of record,” prior to the issuance of the decision.

The appeal shall be filed with the Department of Community Development within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the county;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
 - The specific aspect(s) of the decision being appealed;
 - The reasons why each aspect is in error as a matter of fact or law;
 - The evidence relied on to prove the error; and,
- The appeal fee.

See the *Appeals* handout for more information and fees.

Mailed on: September 29, 2020

DS1334

Revised 7/15/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

Type II Staff Report and Decision

Project Name: KLUNDT SHORT PLAT

Case Number(s): PLD-2020-00049

Request: The applicant is requesting Short Plat Review approval to divide .83 acres into four (4) single-family residential lots located in the R1-6 zone district.

Address: 2117 NW 69th Street

Parcel number: 146701-010

Applicant: Tony Klundt
6009 NW Thunderbird Avenue
Vancouver, WA 98663
(360)567-5158
tntklundt@msn.com

Owner: Arthur & Celia Klundt
6009 NW Thunderbird Avenue
Vancouver, WA 98663
tntklundt@msn.com

Contact Person: Chris Avery
2200 E. Evergreen Blvd.
Vancouver, WA 98661
(360)694-8410
csa@mgsurvey.com

Staff contact: Bryan Mattson
bryan.mattson@clark.wa.gov
564.397.4319

Decision

Approved, subject to Conditions of Approval

Land Use Review manager's initials: *PER EMAIL AUTH.* Date issued: *9/29/2020*

FOR SUSAN ELLINGER

Revised 9/28/2020



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County Review Staff

Department/Program	Name	Phone	Email Address
Community Development			
Land Use Review Manager	Susan Ellinger	564.397.5122	susan.ellinger@clark.wa.gov
Land Use Review Planner	Bryan Mattson	564.397.4319	bryan.mattson@clark.wa.gov
Fire Marshal's Office	Donna Goddard	564.397.3323	donna.goddard@clark.wa.gov
Engineering Team Leader	Ali Safayi P.E.	564.397.4102	ali.safayi@clark.wa.gov
Engineer	Michelle Dawson	564.397.4568	michelle.dawson@clark.wa.gov
Concurrency Engineer	David Jardin	564.397.4354	david.jardin@clark.wa.gov

Comp Plan Designation: Urban Low Density Residential/R1-6

Applicable Laws

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (R1-6 Single-Family Residential District), Chapter 40.340 (Parking and Loading), Section 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.550.010 (Road Modifications), Section 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan

Neighborhood Association and Contact

West Hazel Dell Neighborhood Association

Ila Stanek

360.573.3314

E-mail: whdna@comcast.net

Vesting

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report. Contingent vesting does not apply to stormwater or concurrency standards.

The original preapplication conference on this matter was held on August 9, 2018 and the preapplication report was issued August 16, 2018. This preapplication conference review expired after one year without submittal of the preliminary land division. A pre-application conference waiver on this matter was then issued on April 3, 2020. The pre-application was

determined not contingently vested as of March 5, 2020, the date the fully complete pre-application waiver was submitted.

The fully complete application was submitted on May 15, 2020 and determined to be fully complete on May 29, 2020. Given these facts, the application is vested on May 15, 2020. This vesting does not apply to stormwater or concurrency standards. There are no disputes regarding vesting.

Time Limits

The application was determined to be fully complete on May 29, 2020. The applicant was asked to submit additional information which extended the deadline by 42 days. Therefore, the code requirement for issuing a decision within 78 days lapses on date September 26, 2020.

Public Notice

Notice of application was mailed to the applicant, West Hazel Dell Neighborhood Association and property owners within 300 feet of the site on July 10, 2020.

Public Comments

Comment Submitted by

Gordon E. and Andrea Noren

7012 NW 23rd Court

Vancouver, WA 98665

The Noren's expressed concern for the proposed density and whether 2-story homes fit with the neighborhood character.

Date Received

7/14/2020

Applicant Response

The applicant did not respond to public comments.

Staff Response

The proposed density complies with the required density of the R1-6 zone and the allowed maximum building height limit is 35, which would allow 2-story homes should they choose. In regard to the a perceived fit with neighborhood character, staff's role is to review the proposal for compliance with development standards and cannot comment on issues that are not based in the development code.

Project Overview

This site is 0.83 acres and is located in the R1-6 zone district. To the North of the site is NW 69th St. to the west and east of the site are lots developed with single-family residences located in the R1-6 zone.

The property to the south is a mobile home park, located within the City of Vancouver's jurisdiction with a zoning classification of R-18.

The existing residence on the proposed site is connected to public water and an on-site septic system that's located in the NE quadrant of the parcel. It's accessed via a driveway that is located near the midpoint of the north property line where it fronts NW 69th St.

The site is relatively flat, with an east to west slope and is approximately 42' above mean sea level on its western boundary and 51' in elevation on its eastern boundary.

This site is located in the Vancouver School District, Park District 1, Rural Transportation Impact Fee area, Fire District 6, and the City of Vancouver Water and Sewer Districts.

Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	UL	R1-6	Single-Family Residence
North	UL	R1-6	Single-Family Residence
East	UL	R1-6	Single-Family Residence
South	UH	R-18	Mobile Home Park
West	UL	R1-6	Single-Family Residence

Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

- | | |
|---------------------------------|--|
| 1. Earth | 9. Housing |
| 2. Air | 10. Aesthetics |
| 3. Water | 11. Light and Glare |
| 4. Plants | 12. Recreation |
| 5. Animals | 13. Historic and Cultural Preservation |
| 6. Energy and Natural Resources | 14. Transportation |
| 7. Environmental Health | 15. Public Services |
| 8. Land and Shoreline Use | 16. Utilities |

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues

Only the major issues, errors in the development proposal, or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements and, therefore, are not discussed below.

Finding 1- Lot Standards

Zoning for this site is R1-6. Per Table 40.220.010-2, lots in the R1-6 zone district require an average minimum lot area of 6,000 square feet and a maximum lot average lot area of 8,500 square feet. Each lot must have an average lot width of 50 feet and an average lot depth of 90 feet.

Per CCC 40.220.010(C)(2)(B), An exception to the maximum average lot size may be granted for a short plat creating lot(s) for an existing legal residence(s), but when three (3) or more lots are created, only those lots with existing residences are exempted from maximum lot area average calculations. The proposal indicates that lot 1 will use this allowance while lots 2, 3 and 4 will have an average lot size of 6,923 square feet.

All lots meet the average minimum lot width and depth requirements. [See Exhibit 25]

Finding 2- Setbacks

The setbacks prescribed for the R1-6 zone district are as follows:

Front:	10 feet for the dwelling and 18 feet for the garage entrance
Interior Side:	5 feet
Street Side:	10 feet
Rear:	10 feet

Per the applicant, the building footprints shown on the proposed plan are shown for stormwater calculations only. It may be important to note that the building footprint shown on Lot 3 does not meet the minimum front setback to the shared access easement. Any future buildings on the proposed lots will need to comply with all minimum setbacks. [See Condition E-5]

Finding 3- State Platting Standards (RCW 58.17)

As per RCW 58.17.110, adequate provisions must be made to ensure safe walking conditions for students in the development to and from schools. Either a map showing a safe-walking route to the schools or a letter from the school district stating that children living in the development will be bussed to schools will be required as part of the preliminary submittal package if the subject parcel is within 1 mile of a public school.

The applicant submitted a letter from the Vancouver School district stating at the present time, the bus stop for students attending Fruit Valley Elementary and Discovery Middle School is located at NW 69th Str & NW 23rd Ct. The bus stop for students attending Hudson's Bay High School is located at 6610 NW Whitney Road. [See Exhibit 1]

Finding 4- Existing Structures

The existing residence is proposed to remain on Lot 1. The existing shed located on proposed Lot 2 will need to be removed prior to final plat. [See Condition D-9]

Finding 5 - County/State Platting Standards

With conditions of approval, staff finds the proposed subdivision will make appropriate provisions for the public health, safety and general welfare of the community. Connection to public water and sewer facilities, as well as treatment of any future stormwater runoff will be provided to protect groundwater supply and integrity. Impact fees will also be required to ensure that the development will contribute a proportionate share toward the costs of school, park and transportation facilities, maintenance and services.

Conclusion Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets land use requirements of the Clark County Code.

Transportation

Finding 1- Pedestrian/Bicycle Circulation

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act (ADA) are required for this development. Bike lanes are not required along the streets of the development. [See Condition A-1.a]

Finding 2- Roads

Road improvements and design are required to comply with Table 40.350.030-2.

NW 69th Street

NW 69th Street is classified as an Urban Neighborhood Circulator; half-width improvements are required per Standard Detail Drawing #12. The applicant proposes to construct the required 18-foot half-width pavement; however, the proposal includes a road modification to request reduced frontage improvements with regard to the curb and sidewalk. [See Finding 5 – Road Modification]

Finding 3- Sight Distance

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at all proposed driveway approaches and intersections.

The applicant has submitted a sight distance certification letter prepared by Jolma Design, LLC Dated May 12th, 2020. This letter reports that the proposed and existing access to the 4-lot short plat can achieve the required sight distance of 250 feet with the removal of existing brick columns and fence posts and with trimming of existing vegetation.

The final engineering plans shall show sight distance triangles at the intersections of the private driveways with NW 69th Street. The plans will also need to show objects that are within the sight distance triangles and shall identify any objects and/or vegetation within the sight distance triangles that needs to be maintained, trimmed, or removed.

[See Conditions A-1.b & C-1]

Finding 4- Access Management

Lots 1-3 will be served by a joint driveway that will use the existing driveway approach and Lot 4 shall be served by an individual driveway access onto NW 69th Street. The shared driveway shall be located within a minimum of a 20-foot access easement.

[See Condition A-1.c & D-1]

Conclusion

Development Engineering concludes that the proposed preliminary plan, subject to conditions identified in their attached report, meets transportation requirements of the Clark County Code.

Road Modification

Finding 1- Road Modification

The applicant is requesting the following road modification:

- Partial relief of frontage improvements to NW 69th Street.

40.550.010(C)(2) Approval Criteria:

Modifications to the standards contained in Chapter 40.350 may be granted when the applicant demonstrates at least one (1) of the following is met:

- a. Topography, right-of-way, existing construction or physical conditions, or other geographic conditions make compliance with standards clearly impractical for the circumstances;
- b. A minor change to a specification or standard is required to address a specific design or construction problem which, if not enacted, will result in an unusual hardship;
- c. An alternative design is proposed which will provide a plan that is functionally equivalent or superior to the standards;
- d. Application of the standards of Chapter 40.350 to the development would be grossly disproportional to the impacts created;
- e. A change to a specification or standard is required to ensure consistency with existing features adjacent to or affected by the site where those existing features are not expected to change over time.

Applicant's Discussion

The applicant has submitted a technical road modification narrative [Exhibit 8 & 20] prepared by Jolma Design, LLC dated June 29th & August 4th, 2020 providing justification for the request.

Staff's Evaluation

Per CCC 40.350.030(B)(3) [Design Criteria] & CCC 40.350.030(B)(5) [Frontage roads/Improvements], the purpose of these sections is to ensure uniform development of county roads with new developments. Frontage improvements are required on urban developments, and the required half-width improvements for a Neighborhood Circulator are 27 feet of right-of-way, 18 feet paved roadway, and a concrete curb/gutter & 5-foot sidewalk.

The applicant proposed to construct the required 18 feet of paved half-width roadway and a 5-foot attached asphalt walkway along their frontage of NW 69th Street. The existing half-width right-of-way meets the standards. Due to the small size of the development a reduction in the required frontage improvements can be considered proportional to the impacts of the development. Staff can support the request to not provide curb/gutter and a concrete sidewalk. However, to promote/facilitate pedestrian safety, the asphalt path shall be separated from the roadway. Approval criterion CCC 40.550.010(C)(2)(d) has been demonstrated.

[See Condition A-1.d, A-1.e & A-1.f]

Road Modification Recommendations

Staff recommends Approval for the road modification request, subject to the conditions above.

The Development Engineering Division Manager has concurred with the staff's recommendations and approved the road modification. [See Exhibit 24]

Conclusion

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the transportation requirements of the Clark County Code.

Transportation Concurrency

Finding 1- Concurrency

Concurrency has reviewed the Land Use Review application for the Klundt Short Plat. The traffic information submitted indicates that this application seeks to divide 0.83 acres into 4 single-family residential lots. The applicant's traffic information suggests an AM peak hour trip generation at 3, PM peak hour trips at 3 and an ADT at 28. The proposed development site is located at 2117 NW 69th Street in Vancouver.

The applicant has submitted traffic information under the provisions of Clark County Code section 40.350.020. Staff concurs with the applicant's findings.

Conclusion

Transportation Concurrency staff concludes that the proposed preliminary plan, subject to conditions identified in their attached report, meets transportation concurrency requirements of the Clark County Code.

Stormwater**Finding 1- Applicability**

The provisions of Clark County Code Chapter 40.386 shall apply to all new development, redevelopment, land disturbing activities and drainage projects consistent with the Stormwater Management Manual for Western Washington (SMMWW) and the Clark County Stormwater Manual (2015). The project adds more than 5,000 square feet of new impervious surface; therefore, the applicant shall comply with Minimum Requirements (MR) 1 through 9.

[See Condition A-3.a]

No new development shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots.

[See Condition A-3.b]

Finding 7- Stormwater Proposal

The site consists of a single-family residence with lawn, landscaping, and trees. The site is gently sloped from east to west. Mapped soil types include Hillsboro Silt Loam (HoB & HoA), which have a hydrologic soil group classification of "B" and a Clark County WWHM Soil Group classification of "SG-3". The applicant submitted a geotechnical report prepared by Jolma Design, LLC dated June 29th, 2020. Infiltration testing took place at ground surface with a test depth of 6 inches and below ground surface with a test depth of 5 feet. This resulted in a coefficient of permeability of 0.58 in/hr. and 3.86 in/hr., and a recommended safety factor of 2 at both depths. Groundwater was not encountered during infiltration testing. GIS Maps indicates the depth to groundwater at approximately 30 feet.

[See Conditions A-3.c, C-2 & C-3]

The applicant provided a revised Preliminary Stormwater Technical Information Report [Exhibit 19] prepared by Jolma Design, LLC dated July 31st, 2020. Proposed site improvements include frontage improvements on NW 69th Street, driveways and 3 single family residences. This will result in 0.34 acres of proposed new hard surface.

On-site Stormwater Management (MR#5) will be met by Downspout Infiltration (BMP T5.10B) for all non-pollution generating hard surfaces, Compost Amended Vegetated Filter Strips (CAVFS) (BMP T7.40) for all pollution generating hard surfaces, and Post-Construction Soil

Quality & Depth (BMP T5.13) for all other land disturbing activities to meet the LID Performance Standard.

Runoff Treatment (MR#6) will be addressed with CAVFS for all pollution generating hard surfaces.

Flow Control (MR#7) will be addressed with partial infiltration to meet the Standard Flow Control Requirement.

Wetlands Protection (MR#8) is not triggered as site runoff will not discharge directly or indirectly to a wetland.

The stormwater facilities located within the public right-of-way shall be owned and maintained by the county. The CAVFS systems used to treat the street improvements along NW 69th Street must be located entirely within public right-of-way. [See Conditions A-3.d]

Stormwater facilities located on individual lots shall be owned and maintained by the homeowners. Any stormwater facility used to manage runoff for multiple lots shall be located within an easement. [See Conditions A-3.e, D-1, D-2.d, D-7.e, D-7.f, & E-2]

Conclusion

Development Engineering concludes that the proposed preliminary plan, subject to conditions identified in their attached report, meets the stormwater requirements of the Clark County Code.

Fire Protection

Finding 1- Building Construction

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. [See Condition G-4]

Finding 2- Fire Flow

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Prior to final approval submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval. A letter from City of Vancouver water department dated 12/3/19 indicates there is adequate fire flow available. [See Conditions A-6.a & D-5]

Finding 3- Fire Hydrants

Fire hydrants are required for this application. The indicated number and spacing of the fire hydrants are adequate. Additionally, a three (3) –foot clear space shall be maintained around the circumference of all fire hydrants. [See Conditions A-6.a & H-1.a]

Finding 4- Fire Apparatus Access

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed

vertical clearance of not less than 13.5 feet, with an all-weather driving surface capable of supporting the imposed loads of fire apparatus. [See Conditions A-6.b & H-1.b]

Finding 5- Homes Exceeding 3600 Square Feet

Homes exceeding 3600 square feet including attached garages will require additional fire protection features up to and including a residential fire sprinkler system when adequate public water and a hydrant is not within required distances. [See Condition E-4]

Finding 6- Parking

Parking is prohibited on access roads that are less than twenty-four (24) feet wide. Roads that are less than twenty-four (24) feet wide shall be posted "NO PARKING-FIRE LANE". [See Condition A-6.c]

Conclusion

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the fire protection requirements of the Clark County Code.

Water and Sewer Service

Finding 1- Public Water & Sewer

The site will be served by The City of Vancouver water & sewer district. Letters from the purveyor confirm that services are available to the site. Prior to final plat approval, documentation is required from The City of Vancouver that utilities have been installed and approved. [See Conditions D-8-a and D-8-b]

Finding 2 - Public Health Site Evaluation

A Development Review Evaluation Letter (DRE) was submitted as part of the preliminary review application. The DRE confirms that the existing residence is served by a private, on-site septic system, located north of the existing residence. This system and any additional sewage systems located during development of this plat shall be properly abandoned with documentation submitted to CCPH prior to final plat approval. Proper abandonment of the systems requires tank pumping by a licensed pumper, breaking in the tank lids, and filling the cavities with compacted soil. Any cesspools, drywells, or pump chambers discovered on the site must also be abandoned in this manner and locations shown on the final plat. [See Conditions B-5 & D-4]

While the letter indicates that no existing water wells were noted onsite, any wells located during development of this plat shall be properly decommissioned by a licensed well driller with documentation submitted to CCPH prior to final plat approval and all decommissioned wells must be shown on the final plat. [See Conditions B-5 & D-4]

The proposed development must connect to approved public water and sewer systems. A copy of the final acceptance letter from the City of Vancouver must be submitted with the Mylar. (See Condition D-8-c).

Conclusion

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets water and sewer service requirements of the Clark County Code.

Impact Fees

Finding 1- Impact Fees

With the exception of Lot 1 which will be configured around the existing home, the additional residential lots created by this plat will produce impacts on schools, parks, and traffic, and are subject to School Vancouver (SIF), Park 1 (PIF), and Rural Traffic Impact Fees (TIF) in accordance with CCC 40.610.

- Rural TIF of \$2848.38 per dwelling
- Vancouver School District, with a SIF of \$2880.75 per dwelling
- Park District #1, with a PIF of \$2133.00 per dwelling

The amounts listed above are an estimate using the current impact fee rates and are subject to change. As found in CCC 40.610.040, impact fees are calculated using the rates in effect at the time of building permit issuance.

Staff Contact Person: Bryan Mattson, 564.397.4319

Responsible Official: Dan Young, Community Development Director

Decision

Based upon the revised proposed plan known as Exhibit 25, and the findings and conclusions stated above and within the attached reports and decisions, the Community Development Director hereby **APPROVES** this request, subject to the following conditions of approval.

Conditions of Approval

A	Final Construction Review for Land Division Review and Approval Authority: Development Engineering
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Prior to construction, a Final Construction Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

A-1 Final Transportation Plan/On-Site - The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

- a.** The applicant shall show all pedestrian facilities will be constructed in compliance with ADA Standards. [See Transportation Finding 1]
- b.** The applicant shall show sight distance triangles at all driveways on the final construction plans. [See Transportation Finding 3]
- c.** A minimum 20-foot wide access easement shall be reserved for the joint driveway. [See Transportation Finding 4]
- d.** The applicant shall construct pavement widening for a final half-width of 18 feet along their frontage of NW 69th Street. [See Road Modification Finding 1]

- e. The applicant shall construct a detached 5-foot asphalt path along NW 69th Street, with appropriate transitions to/from the roadway. [See Road Modification Finding 1]
- f. The applicant shall construct an ADA compliant receiving ramp for the pedestrian crossing at NW 22nd Avenue. [See Road Modification Finding 1]

A-2 Transportation - Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.

A-3 Final Stormwater Plan - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 40.386 and the following conditions of approval:

- a. The applicant shall submit final construction plan and a final Technical Information Report that addresses Minimum Requirements #1 through #9. [See Stormwater Finding 1]
- b. The applicant shall demonstrate that the development will not materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots. [See Stormwater Finding 1]
- c. The unfactored and design infiltration rates used to size any infiltration facility shall be identified on the final construction plans. [See Stormwater Finding 2]
- d. Any stormwater facility proposed to manage runoff solely from public right-of-way must be located entirely within the public right-of-way or public Tract. No portion of a public stormwater facility is allowed on the private lots. [See Stormwater Finding 2]
- e. A stormwater easement shall be reserved for all private/joint stormwater facilities not in the public right-of-way. [See Stormwater Finding 7]

A-4 Erosion Control Plan - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.386 and the following conditions of approval:

A-5 Excavation and Grading - Excavation/grading shall be performed in compliance with CCC14.07.

A-6 Fire Marshal Requirements

- a. The applicant shall submit plans showing the location of water lines and hydrants for review and approval. [See Fire Protection Findings 2 & 3]

- b. Access roads shall have an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface capable of supporting the imposed loads of fire apparatus. [See Fire Protection Finding 4]
- c. Parking is prohibited on access roads that are less than twenty-four (24) feet wide. Roads that are less than twenty-four (24) feet wide shall be posted "NO PARKING-FIRE LANE". [See Fire Protection Finding 6]

B	Prior to Construction of Development Review and Approval Authority: Development Inspection
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Prior to construction, the following conditions shall be met:

- B-1 Traffic Control Plan** - Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern work within or impacting the public transportation system.
- B-2 Pre-Construction Conference** - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.
- B-3 Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.
- B-4 Erosion Control** - Erosion control facilities shall not be removed without County approval.
- B-5 Septic Tank and Well Decommissioning:**
Prior to provisional acceptance, abandonment of septic systems, water wells and underground tanks shall be decommissioned in accordance with the procedures of the Clark County Public Health. [See Water and Sewer Finding 2]

C	Provisional Acceptance of Development Review and Approval Authority: Development Inspection
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Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction plans and the following conditions of approval:

- C-1 Sight Distance** - The applicant shall provide documentation, from an engineer licensed in the state of Washington, indicating that the required sight distance is available at both driveway approaches after construction of all roads/frontage improvements are completed. [See Transportation Finding 3]
- C-2 Stormwater** - In accordance with Book 2, Section 5.1.2, of the Clark County Stormwater Manual, if the tested coefficient of permeability determined at the time of construction is at least 95 percent of the uncorrected coefficient of permeability used to determine the

design rate, construction may proceed. If the tested rate does not meet this requirement, the applicant shall submit a plan to the county that follows the requirements in Book 1, Section 1.8.5. This plan shall address steps to correct the problem, including additional testing and/or resizing of the facility to ensure that the system will meet the minimum requirements of the manual. [See Stormwater Finding 2]

- C-3 Stormwater** - During installation of the infiltration facilities, the applicant shall demonstrate that groundwater table is at least 5 feet below the designed elevation of the bottom of the CAVFS and 1 foot below the bottom of the roof infiltration trenches. The system shall be redesigned if the required separation is not achieved. [See Stormwater Findings 2]

D Final Plat Review & Recording Review and Approval Authority: Development Engineering

Prior to final plat approval and recording, the following conditions shall be met:

- D-1 Joint Driveway Access/Stormwater Easement** - The applicant shall delineate on the final plat a joint access easement over any portion of the existing or proposed driveway on Lots 1 through 3 that is needed to provide access to the lots. The easement should be wide enough to encompass all required stormwater facilities but not less than 20 feet in width. [See Transportation Finding 4 & Stormwater Finding 2]
- D-2 Developer Covenant** - A "Developer Covenant to Clark County" shall be submitted for recording to include the following:
- a. Joint Driveway Maintenance Covenant** - A private joint driveway maintenance covenant shall be submitted to the responsible official for approval and recorded with the County Auditor. The covenant shall set out the terms and conditions of responsibility for maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easements, and other considerations, as required under 40.350.030(C)(4)(g). [See Transportation Finding 4]
 - b. Critical Aquifer Recharge Areas** - "The dumping of chemicals into the groundwater and the use of excessive fertilizers and pesticides shall be avoided. Homeowners are encouraged to contact the State Wellhead Protection program at (206) 586-9041 or the Washington State Department of Ecology at 800-RECYCLE for more information on groundwater /drinking supply protection."
 - c. Erosion Control** - "Building Permits for lots on the plat shall comply with the approved erosion control plan on file with Clark County Building Department and put in place prior to construction."
 - d. Responsibility for Stormwater Facility Maintenance:** For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to

county approval of the final stormwater plan shall approve such arrangements. Final plats shall specify the party(s) responsible for long-term maintenance of stormwater facilities within the Developer Covenants to Clark County. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

- e. Impact Fees: "In accordance with CCC 40.610, except for Lot 1 designated on the final plat as waived, impact fees for each dwelling in this short plat shall be assessed for impacts on schools, parks and transportation facilities based for the following districts: Vancouver School District (SIF), Park District 1 (PIF) and the Rural Transportation Sub-area (TIF). As found in CCC40.610.040, impact fees are calculated using the rates in effect at the time of building permit issuance."
- D-3 Public Health Signature Requirement** – Public Health is not required to sign the final plat, unless the use of well or septic systems is proposed.
- D-4 Abandonment of On-Site Water Wells and Sewage Systems** - The location of abandoned septic tanks and decommissioned wells shall be shown on the face of the final plat. [See Water & Sewer Findings 2 & 3]
- D-5 Fire Marshal Requirements** - Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Prior to final approval submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval. A letter from City of Vancouver water department dated 12/3/19 indicates there is adequate fire flow available.
- D-6 Addressing** - At the time of final plat, existing residence(s) that will remain may be subject to an address change. Addressing will be determined based on point of access.
- D-7 Plat Notes** - The following notes shall be placed on the final plat:
- a. **Archaeological**: "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."
 - b. **Sidewalks**: "Prior to issuance of occupancy permits, sidewalks shall be constructed along all the respective lot frontages."
 - c. **Utilities**: "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 streets 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."

- d. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.350."
- e. Privately Owned Stormwater Facilities: "The following party(s) is responsible for long-term maintenance of the privately owned stormwater facilities: _____."
- f. On-site Drainage System: "Stormwater facilities for all lots of the development shall be installed in accordance with the approved final engineering As-Built plans, if applicable, or 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. These stormwater systems will be owned and maintained by the property owner(s) on whose lot the stormwater system is located."
- g. Impact Fees: "In accordance with CCC 40.610, except for Lot 1 on this plat as waived, impact fees for each dwelling in this short plat shall be assessed for impacts on schools, parks and transportation facilities based for the following districts: Vancouver School District (SIF), Park District 1 (PIF) and Rural (TIF). As found in CCC40.610.040, impact fees are calculated using the rates in effect at the time of building permit issuance."

D-8 Water and Sewer:

- a. The applicant shall produce documentation from the City of Vancouver that sewer has been installed and approved. [See Water and Sewer Finding 1].
- b. The applicant shall produce documentation from the City of Vancouver that water has been installed and approved. [See Water and Sewer Finding 1].
- c. A copy of the final acceptance letter from the City of Vancouver must be submitted with the Mylar. [See Water and Sewer Finding 2]

D-9 Existing Structures – The shed located on proposed lot 2 must be removed prior to recording the final plat. [See Land Use Finding 4]

**E Building Permits
Review and Approval Authority: Permit Services**

Prior to issuance of a building permit, the following conditions shall be met:

- E-1 Excavation and Grading** - Excavation/grading shall be performed in compliance with CCC 14.07.
- E-2 Stormwater** - If the applicant does not obtain approval with the final engineering plans of typical lot drainage plans for each of the lots, then the applicable stormwater minimum requirements must be determined in accordance with CCC 40.386 at the time of building permit application. 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. [See Stormwater Finding 7]

- E-3 Impact Fees** - "In accordance with CCC 40.610, except for Lot 1 on this plat as waived, impact fees for each dwelling in this short plat shall be assessed for impacts on schools, parks and transportation facilities based for the following districts: Vancouver School District (SIF) \$2880.75, Park District 1 (PIF) \$2133.00 and Rural (TIF) \$2848.38. As found in CCC40.610.040, impact fees are calculated using the rates in effect at the time of building permit issuance."
- E-4 Fire Marshal Requirements** - Homes exceeding 3600 square feet including attached garages will require additional fire protection features up to and including a residential fire sprinkler system when adequate public water and a hydrant is not within required distances. [See Fire Protection Finding 5]
- E-5 Setbacks** - Any future construction on the newly created lots shall meet setback standards prescribed for the R1-6 zone. [See Land Use Finding 3]

F	Occupancy Permits Review and Approval Authority: Building
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Prior to issuance of an occupancy permit, the following conditions shall be met:

F-1 None

G	Development Review Timelines & Advisory Information Review and Approval Authority: None - Advisory to Applicant
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- G-1 Land Division** - Within seven (7) years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.
- G-2 Department of Ecology Permit for Construction Stormwater** - A permit from the Department of Ecology (DOE) is required if:
- a. The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; AND
 - b. There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one-acre threshold. This applies even if the applicant is responsible for only a small portion (less than one acre) of the larger project planned over time. **The applicant shall contact DOE for further information.**

G-3 Building and Fire Safety

Building and fire, life, and safety requirements must be addressed through specific approvals and permits. This decision may reference general and specific items related to structures and fire, life, and safety conditions, but they are only for reference in regards to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to insure that Building Safety and Fire Marshal requirements are in compliance or brought into compliance. Land use decisions do not waive any building or fire code requirements.

- G-4 Building Construction** - Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

H	Post Development Requirements Review and Approval Authority: As specified below
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H-1 Fire Marshal Requirements:

- a. A three (3) –foot clear spaces shall be maintained around the circumference of all fire hydrants. [See Fire Protection Finding 3]
- b. Access roads shall maintain an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet with an all-weather driving surface capable of supporting the imposed loads of fire apparatus. [See Fire Protection Finding 4]

Note: The Community Development Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Appeal Process

An **appeal** of any aspect of this decision may be appealed to the Clark County Hearing Examiner by a party of record only. A Party of Record includes the applicant and those individuals who submitted written testimony or a written request to be a “party of record,” prior to the issuance of the decision.

The appeal shall be filed with the Department of Community Development within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on 9/29/2020. Therefore any appeal must be received in this office by the close of business on 10/13/2020.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the county;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:

- That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
- The specific aspect(s) of the decision being appealed;
- The reasons why each aspect is in error as a matter of fact or law;
- The evidence relied on to prove the error; and,
- The appeal fee.

An appeal of any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), may be appealed to the Superior Court or reconsidered by the Hearing Examiner only by a party of record.

Refer to the *Appeals* handout for more information and fees.

Attachments

- Copy of Proposed Preliminary Plan [Exhibit 25]

KLUNDT SHORT PLAT

2117 NW 69TH STREET
VANCOUVER, WA 98665
TAXLOT# 146701-010

SITE INFORMATION

1. PARCEL NO. 146701-010
2. ADDRESS 2117 NORTHWEST 69TH STREET
VANCOUVER, WA, 98665

SITE DATA:

LOT SUMMARY: BLDG SF PAVEMENT SF
 LOT 1: 2,500 SF 360 SF
 LOT 2: 2,007 SF 420 SF
 LOT 3: 2,400 SF 420 SF
 LOT 4: 7,600 SF 1,023 SF
 SHARED ACCESS TO LOT 2 & 3

SITE AREA: 0.77 AC 34,382 SF
 BLDG FOOTPRINT: 10,603 SF
 DRIVEWAY: 1,900 SF
 SIDE (INTERIOR) = 5'
 REAR = 10'

PROJECT INFORMATION

CLIENT:
 TONY KLUNDT
 6009 NW THUNDERBIRD AVENUE
 VANCOUVER, WA 98665
 TONKLUNDT@GMAIL.COM

PROPERTY OWNER:
 ARTHUR & CELIA KLUNDT
 10000 15TH AVENUE NW
 VANCOUVER, WA 98645

PRIMARY CONTACT:
 GUY FLETCHER
 MINISTER-GLAESER SURVEYING, INC.
 2200 E. EVERGREEN BLVD
 VANCOUVER, WA 98661
 GUY@MGSURVEY.COM

CIVIL ENGINEER:
 MINISTER-GLAESER SURVEYING, INC.
 105 PARKWAY AVENUE, STE 201
 PO BOX 1281
 BATTLE GROUND, WA 98604
 (509) 724-0892
 ADMIN@JOUHADERSON.COM

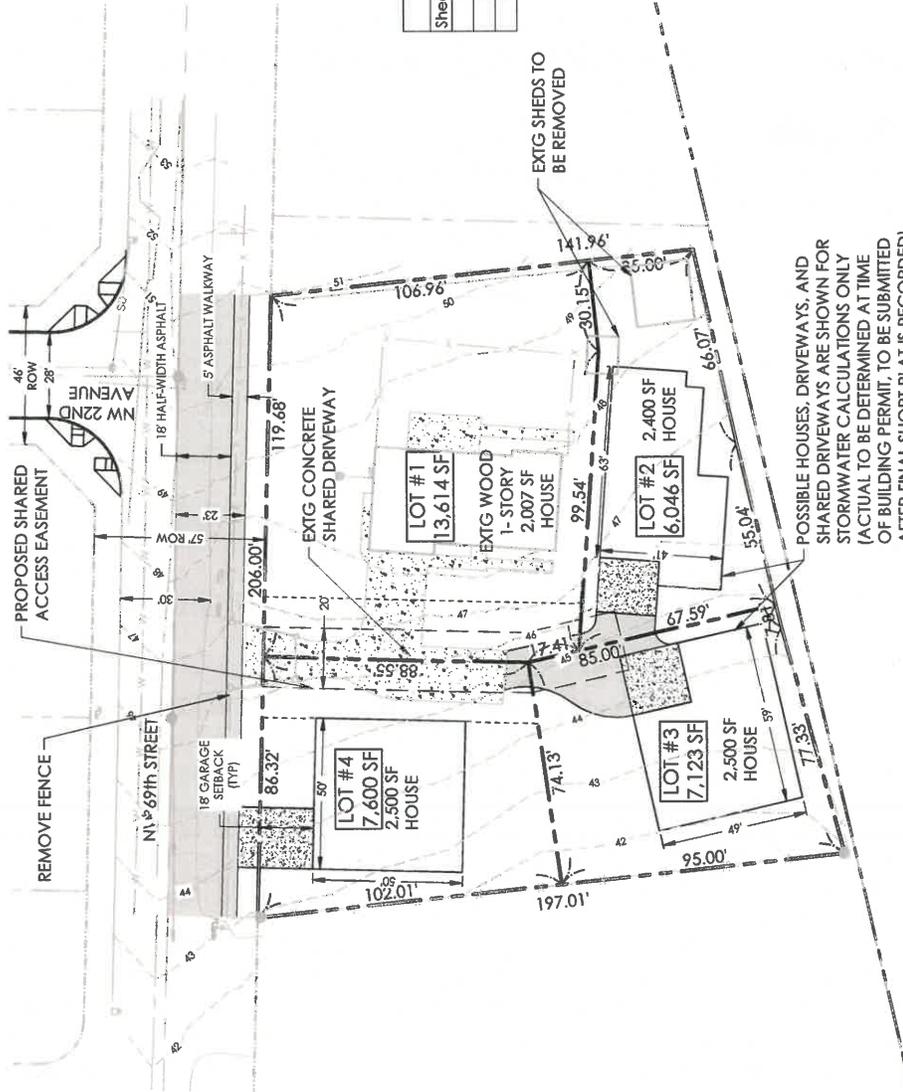
PROJECT NAME:
 KLUNDT SHORT PLAT

SITE VICINITY MAP (NTS)



Sheet List Table

Sheet Number	Sheet Title
C-101	PRELIMINARY DEVELOPMENT PLAN
C-102	PRELIMINARY STORMWATER PLAN
C-103	PRELIMINARY UTILITY PLAN



POSSIBLE HOUSES, DRIVEWAYS, AND SHARED DRIVEWAYS ARE SHOWN FOR STORMWATER CALCULATIONS ONLY (ACTUAL TO BE DETERMINED AT TIME OF BUILDING PERMIT, TO BE SUBMITTED AFTER FINAL SHORT PLAT IS RECORDED)



02/24/2020

PROJECT NAME:
 KLUNDT SHORT PLAT

CLIENT:
 MINISTER-GLAESER SURVEYING, INC.
 CLARK COUNTY, WA

MARK	DATE	DESCRIPTION
>	9/24/20	Issued for review

PROJECT: 19092
 DESIGNED: DGS
 DRAWN: SAK
 CHECKED: BJJ
 SCALE
 SCALE AS NOTED
 SHEET TITLE
 PRELIMINARY DEVELOPMENT PLAN
 SHEET
 C-101

Role	Company Name	Name	Address 1	Address 2	City	State	Zip Code	Email Address
Planner	Clark County	Bryan Mattson						
Applicant/Contact		Chris Avery	2200 E Evergreen Blvd		Vancouver	WA	98661	csa@mgsurvey.com
Owner		Arthur & Celia Klundt	6009 NW Thunderbird Ave		Vancouver	WA	98663	tntklundt@msn.com
N/H Association	West Hazel Dell Nbhd Assoc							whdna@comcast.net
Contact Person								
Utility Contact								
	Clark County	Desiree de Monye						desiree.demonye@clark.wa.gov
	City of Vancouver	Kristin Lehto						Kristin.Lehto@cityofvancouver.us
		Nicole Daltoso						nicole.daltoso@vansd.org
		Jeff Roberts						jeff@crandallgroup.com
Public Commenters		Gordon and Andrea Noren	7012 NW 23rd Court		Vancouver	WA	98665	an7000@icloud.com
		Joe Wilkinson						joe_wilkinson_1@msn.com
		Travis Bankhead						travandaspn@gmail.com



EXHIBIT LIST

Project Name: **Klundt Short Plat**

Case Number: **PLD-2020-00049**

EXHIBIT NUMBER	DATE	SUBMITTED BY	DESCRIPTION
1	4/24/20	Applicant	Application Package
2	5/29/20	CC Land Use	Fully Complete
3	6/9/20	CC Surveyor's Office	Preliminary Boundary Survey Corrections
4	6/22/20	CC Fire Marshal	Fire Marshal Final Comments
5	6/23/20	CC Land Use	Early Issues Memo
6	6/29/20	Applicant	Revised Stormwater TIR 6-29-20
7	6/29/20	Applicant	Responses to Early Issues
8	6/29/20	Applicant	Revised Technical Road Modification
9	6/29/20	Applicant	Revised Preliminary Boundary Survey
10	7/1/20	Applicant	Revised Stormwater TIR 7-1-20
11	7/1/20	Applicant	Revised Development Plan 7-1-20
12	7/10/20	CC Land Use	Notice of Type II Application
13	7/10/20	CC Land Use	Affidavit of Mailing - Exhibit 12
14	7/13/20	CC Land Use	Re-Notice of Type II Application
15	7/13/20	CC Land Use	Affidavit of Mailing - Exhibit 14
16	7/14/20	Gordon and Andrea Noren	Public Comment
17	8/3/20	CC Public Works	Transportation Concurrency Comments
18	8/4/20	Applicant	Revised Development Plan 8-4-2020
19	8/4/20	Applicant	Revised Stormwater TIR 8-4-2020
20	8/4/20	Applicant	Revised Road Modification Request 8-4-2020
21	8/18/20	Public Works	RMRT email indicating non-support of Revised Road Modification request 8/4/2020
22	8/19/20	CC Development Engineering	OK to release hold with condition of approval to add detached AC path
23	9/17/20	CC Development Engineering	Development Engineering Staff Report
24	9/17/20	CC Development Engineering	Road Modification Staff Report

Copies of these exhibits can be viewed at:
 Department of Community Development
 Development Services Division
 1300 Franklin Street
 Vancouver, WA 98666-9810

EXHIBIT NUMBER	DATE	SUBMITTED BY	DESCRIPTION
25	9/24/20	Applicant	Revised Proposed Development Plan 9-24-2020
26	9/29/20	CC Land Use	Staff Report and Decision
27	9/29/20	CC Land Use	Affidavit of Mailing - Exhibit 26

Copies of these exhibits can be viewed at:
Department of Community Development
Development Services Division
1300 Franklin Street
Vancouver, WA 98666-9810