Type II Staff Report and Decision
Notice to Parties of Record

Project Name: Cruanas Short Plat

Case Number: PLD2017-00060

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: October 14, 2020

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:	Cruanas Short Plat
Case Number(s):	PLD2017-00060, SEP2017-00080, GEO2017-00030, WET2017-00091
Request:	The applicant is requesting Short Plat Approval to subdivide 20 acres into two (2) single-family residential lots. While the current zone is AG-20, this proposal was contingently vested as allowed by CCC 40.510.020(G)(2) under the previous AG-10 zone.
Address:	33410 NE 60th Avenue
Parcel number(s):	222319-000
Applicant:	Richard and Lisa Caruanas 14410 NE 76th Ave Vancouver, WA 98662 lafincaalpacas@msn.com 503.351.1616
Owner:	Ross and Danielle Higgins 33410 NE 60th Avenue rmhiggins@gmail.com 909.921.4600
Contact Person:	Chris Avery Minister and Glaeser Surveying, Inc. 2200 E. Evergreen Blvd. Vancouver, WA 98661 CSA@mgsurvey.com 360.694.3313
Staff contact:	Bryan Mattson Bryan.mattson@clark.wa.gov 564.397.4319
	Melissa Curtis Melissa.curtis@clark.wa.gov 564.397.5870

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E-mail: ADA@clark.wa.gov

Decision
Approved subject to Conditions of Approval

Land Use Review manager's initials: SE **Date issued: October 14, 2020**

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	byran.mattson@clark.wa.gov
Land Use Review Planner	Melissa Curtis	564.397.5870	melissa.curtis@clark.wa.gov
Fire Marshal's Office	Donna Goddard	564.397.3323	donna.goddard@clark.wa.gov
Environmental Services			
Biologist	Lance Watt	564.397.5601	lance.watt@clark.wa.gov
Public Works			
Transportation and Stormwater Engineering Supervisor	Tom Grange P.E.	564.397.4102	tom.grange@clark.wa.gov
Engineering Team Leader	Ali Safayi P.E.	564.397.4102	ali.safayi@clark.wa.gov
Engineer	Jennifer Reynolds	564.397.4631	jennifer.reynolds@clark.wa.gov
Concurrency Engineer	David Jardin	564.397.4354	david.jardin@clark.wa.gov

Comp Plan Designation: Agriculture / AG-20

Parcel Number(s): 222319-000

Applicable Laws

CCC 40.540.030 Short Plats, Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.010 (Forest, Agriculture and Agricultural-Wildlife Districts), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Neighborhood Association and Contact

This parcel is not located within an active Neighborhood Association.
Neighborhood Associations Council of Clark County (NACCC)
Stephan Abramson, Chair
E-mail: abramson@lifescipartners.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.

A pre-application conference on this matter was held on April 13, 2017. The pre-application was determined contingently vested as of March 17, 2017, the date the fully complete pre-application was submitted.

The fully complete application was submitted on October 12, 2017 and determined to be fully complete on October 12, 2017. Given these facts, the application is vested on March 17, 2017. 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 October 12, 2017. The applicant was asked to submit additional information which extended the deadline by 995 days. Therefore, the code requirement for issuing a decision within 78 days lapses on September 19, 2020. The state code requirement for issuing a decision with 120 days lapse on October 31, 2020.

Public Notice
Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Neighborhood Associations Council of Clark County, and property owners within 500 feet of the site on October 5, 2018.

(Note: This site is not located within the boundaries of a recognized neighborhood association.)

Public Comments
Daniel and Gail Annett, exhibit 8, dated November 8, 2017. Mr. and Mrs. Annett have concerns on the AG-10 zone and the "window of opportunity" opened up to allow for the AG-10 from AG-20. They also have concerns the AG-10 zone will diminish the open spaces in the area and let the residential development protocols progress within the defined growth management boundaries of municipalities and leave the countryside to "current agricultural and not to "best" single or multiple family dwellings uses.

Washington Department of Ecology, exhibit 10 and exhibit 20, dated December 28, 2017, discussed water quality, water resources, and listed construction activities that require coverage under the Department of Ecology Construction Stormwater General Permit.

Cowlitz Indian Tribe, exhibit 11, dated November 14, 2017, Inadvertent Discover Language, In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer, this number may vary by circumstance) must stop and following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discover site, and,
3. Take reasonable steps to restrict access to the site of discover.

Project Overview

This 20.75-acre parcel is located at 33410 NE 60th Avenue, in Clark County, Washington. It lies southeast of NE Johnson Road and Lockwood Creek. At the time of contingent vesting the project was zoned AG-10 but the zoning has since been changed to AG-20. The subject site is served by Fire District 10, the La Center School District, an onsite septic system and private wells, and lies within the Rural Transportation Impact Fee area.

The site currently has one agricultural structure. The property is hilly with a gentle rolling slopes, treed on the most northwestern portion of the site. Lockwood Creek is the primary stream running along the western property line and a second stream that crosses the flag stem driveway and continues off site. There are a pair of unclassified streams which runs through the central portion of the parcel to Lockwood Creek. The site plan indicates an easement along the flag stem for access and utilities to proposed lot 1. This flag stem comes directly off NE 60th Avenue.

Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	Agriculture 20	AG-20	Vacant
North	Agriculture 20	AG-20	Vacant
East	Agriculture 20	AG-20	Single Family
South	Agriculture 20	AG-20	Single Family
West	Agriculture 20	AG-20	Single Family

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

Land Use
Finding 1 - Uses
According to the use table for the AG-10 zone, (Table 40.210.010-1), single-family detached residential uses were a permitted use within the AG-10 zone.

Finding 2 - Development Standards
New lots and structures subject to the AG-10 zone shall comply with the following applicable standards for lots and building height, and setbacks, subject to the provisions of Chapter 40.200 and Section 40.550.020:

Lot Requirements				
Zoning District	Use/Activity	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
AG-10	All Uses	10[1] or legally described as one-sixty-fourth (1/64) of a section	660[2]	None

All new lots need to meet the minimum area of 10 acres and the minimum width of 660' as measured at the front setback line per CCC40.100.070.

Minimum lot area is noted in the table above; based on the proposed short plat, lot 1 is 11.22 acres and proposed lot 2 is 9.54 acres. One lot within a proposed short plat shall be considered in compliance with the minimum lot area if it is within ten percent (10%) of the required lot area for the zone as stated in CCC 40.200.040(C)(2). Both of the lots are in compliance with the AG-10 minimum lot area and width standards, based on a review of the revised preliminary plat, *[Exhibit 14]*. Any changes to lot area or width may require additional review. (See Condition D-7)

The applicable setbacks for each lot, in accordance with the AG-10 zone, are as follows:

Setbacks, Lot Coverage and Building Height						
Zoning District	Minimum Setbacks[1]				Maximum Lot Coverage	Maximum Building Height (feet)
	Front (feet)	Side		Rear (feet)		
		Street (feet)	Interior (feet)			
AG-10	50[2]	25	50[3]	50[3]	N/A	35[4]

Finding 3 - Fence Encroachment
The Clark County Surveyor's Office has identified a minor fence encroachment on the southern and eastern portion of the site (Exhibit 31). If the encroachment reduces the average minimum lot size below the standard if the property is lost; the applicant shall address the resolution prior to final plat. (See Condition D-8)

1. The applicant can give the property to the neighboring property owner(s);

2. Record a document signed by the neighboring property owner(s) stating that they realize there is an encroachment and that the fence was never erected as a boundary, and relocate the fence; or,

3. If the neighbor will not accept a quit claim and will not sign an agreement to relinquish any claim, the final plat may show the gross area (to the deed line) and show the net area (to the fence or other encroached area) with the provision that the net area will meet minimum lot size and dimensions in the event of loss of the disputed area. A plat alteration process could still be required if platted property is lost.

Finding 4 - Safe Walking Conditions
CCC Table 40.510.050-1(23) states "For residential developments within a 1-mile radius from a public school, a letter from the applicable school district stating if bus transportation will be provided for students" is required. The site is not within 1 mile of a school and therefore this criterion does not apply.

Finding 5 - Notice of Agricultural, Forest, or Mineral Resource Activities
Per 40.510.020(D)(5), all plats, building permits or development approvals under this title issued for residential development activities on, or within a radius of five hundred (500) feet for lands zoned agriculture-wildlife (AG-WL), agriculture (AG-20), forest (FR-40 and FR-80), or surface mining (S), *or in current use pursuant to Chapter 84.34 RCW*, shall contain or be accompanied by a notice provided by the responsible official. Such notice shall include the following disclosure:

"The subject property is within or near designated agricultural land, forest land or mineral resource land (as applicable) on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. Potential discomforts or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) 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."

In the case of subdivisions or short plats, such notice shall be provided in the Developer Covenants to Clark County; in the case of recorded binding site plans, such notice shall be recorded separately with the County Auditor. (See Condition D-6.e)

Finding 6 - State Platting Standards (RCW 58.17)
With conditions of approval, staff finds the proposed subdivision will make appropriate provisions for public health, safety, and general welfare of the community. Proof of adequate water and sewer service, as well as treatment of any increase of stormwater runoff will be provided, to protect groundwater supply and integrity. Impact Fees will also be required to contribute a proportionate share toward the costs of school and transportation provisions, maintenance and services.

Conclusion (Land Use)
Staff finds that the proposed preliminary plan, subject to conditions, meets meet land use requirements of the Clark County Code, as proposed.

Archaeology
Finding 1 – Pre-Determination
The DAHP concurs with the recommendation of the pre-determination that no additional studies are necessary; however, a note on the final construction plans will require that if resources are discovered during ground disturbance, work shall stop and DAHP and the county will be contacted. (See Condition D-16.e)

Conclusion (Archaeology)
Staff finds that the proposed preliminary plan, subject to conditions identified above, meets archaeology requirements of the Clark County Code.

Transportation
Finding 1 – Transportation Applicability
The provisions of Clark County Code Chapter 40.350, the Transportation and Circulation Ordinance, applies to any subdivision, short plat, site plan application, or conditional use permit. This application seeks to short plat 1 existing tax lot totaling 20.75 acres into 2 legal lots.

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

NE 60th Avenue
The applicant has approximately 30 feet of frontage along NE 60th Avenue. NE 60th Avenue is classified as a Rural Local Access and has a varying pavement width within a 20-foot half-width right-of-way. Frontage improvements are not required in the Rural Area outside of Rural Centers; however, right-of-way dedication is required. The applicant shall dedicate any additional right-of-way along their frontage of NE 60th Avenue to achieve a 25-foot half-width right-of-way. (See Condition D-1)

Finding 3 – Access
Both lots will take access from the existing driveway off of NE 60th Avenue which will be located within the flag stem of Lot 2. The applicant shall record a minimum 20-foot wide access easement along the portion of driveway within the boundary of Lot 2 that provides access to Lot

1. Additionally, the easement should encompass any turnouts needed along this portion of driveway to ensure that no turnout to turnout or turnout to turnaround is greater than 500 feet. The applicant has illustrated the placement of these turnouts in Exhibit 46. (See Conditions D-2 and D-6.a)

The owner of each lot will be responsible for constructing their on-site driveways and any turnouts or turnarounds as needed as part of the building permit application. Driveways shall have a minimum width of 12 feet of clear, unobstructed all-weather driving surface and an overhead clearance of 13 feet, 6 inches. All driveways longer than 300 feet 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. (See Condition E-2)

Driveways in rural areas connecting with paved public roads shall be paved from the edge of the public road to the right-of-way or 20 feet from the edge of the public road, whichever is greater. (See Condition D-3)

Finding 4 – 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 certificate prepared by Sterling Design, Inc, dated October 11, 2017. The certificate reports that 500 feet of sight distance is not available in all directions where the joint driveway accesses the public road network. The applicant has submitted a road modification request addressing the sight distance deficiencies.
[See Finding 5 – Road Modification]

Finding 5 – Road Modification

The applicant is requesting the following road modification:

- Allowance for deficiencies in sight distance at the intersection of the joint driveway and NE 60th Avenue.

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 26], prepared by Sterling Design dated October 16th, 2018, providing justification for the request.

Staff's Evaluation
Per CCC 40.350.030(B)(8), the purpose of this section [Sight Distance] is to ensure safe access to the public road network. The road in question has a statutory unposted speed of 50 mph, this requires a sight distance of 500 feet in both directions onto NE 60th Avenue from the joint driveway access location.

Staff concurs with the applicant's assessment that the existing topography, road profile and stop control of NE 60th Avenue as it enters NE Lockwood Creek Road allows for safe access from the joint driveway with the available sight distance. Approval criterion CCC 40.550.010(C)(2)(a) has been demonstrated.

The applicant shall clear and maintain vegetation within the NE 60th Avenue and NE Lockwood Creek Road rights-of-way to the extent feasible in order to maximize the available sight distance. (See Condition D-4)

Road Modification Recommendations
Staff recommends **Approval** for the above road modification request, subject to conditions identified above. The Development Engineering Division Manager has approved the technical road modification request. [See Exhibit 48]

Conclusion (Transportation)
Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the transportation 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 (CCSM 2015). The project adds more than 5,000 square feet of new hard surface; therefore, the applicant shall comply with Minimum Requirements (MR) 1 through 9.
(See Condition E-3)

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

Finding 2 - Stormwater Proposal

The existing site improvements consists of an unfinished single-family residence foundation, barn and driveway. Site conditions consist of grassy fields from the east property line past the middle and forested slopes on the western property line. Lockwood Creek lies west of the western property line. The site slopes east to west with the high point located at the southeast property line near the flag stem. Slopes along the western edge of the property are designated as Geological Hazards. Mapped soil types include: Hesson Clay (HcD), Hillsboro Silt Loam (HoG), Gee Clay Loam (GeB), Hesson Clay (HcB), which have a hydrologic soil group classification of "B" or "C" and a Clark County WWHM Soil Group classification of "SG-3" or "SG-4".

The applicant submitted a geotechnical report prepared by Rapid Soil Solutions, LLC, dated April 3rd, 2020. Groundwater was not found down to 8 feet, and a coefficient of permeability of 1.12 in/hr was found. The report recommends a safety factor of 2.

The applicant provided a Preliminary Technical Information Report prepared by Sterling Design, Inc, dated April 10th, 2020. Proposed site improvements include a shared driveway with turnouts, two private driveways serving Lots 1 and 2 with turnouts and turnarounds, and two single-family residence. This will result in 0.71 acres of proposed new hard surface.

On-site Stormwater Management (MR#5) and Flow Control (MR#7) will be met with Downspout Dispersion (BMP T5.10C) for all roof runoff totaling 0.35 acres, and Sheet Flow Dispersion (BMP T5.12) for all driveway runoff totaling 0.36 acres. The applicant has submitted WWHM calculations to demonstrate compliance with the LID Performance and Flow Control Standards.

Runoff Treatment (MR#6) is proposed to be addressed with infiltration through soils meeting the CEC and organic content requirements of Book 1 Chapter 3.2.2.1 of the Clark County Stormwater Manual. However, testing of the on-site soils to determine if they meet this requirement has not yet been performed. The applicant will be required to provide a soil analysis determining if the on-site soils meet the treatment requirements with the building permit application, if applicable.

There are three wetlands located on-site; one, Category III and two, Category IV. Wetlands Protection (MR#8) is triggered and is proposed to be addressed by matching pre-developed flows for any runoff to the wetlands.

A portion of the future driveway on Lot 2, along the east property line of Lot 1, will required a stormwater easement on Lot 1 to accommodate the proposed dispersion BMPs associated with the future driveway. This easement shall be delineated on the final plat. (See Condition D-5)

Conclusion (Stormwater)
Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

Geologic Hazard Area
Finding 1 - Geological Hazard Applicability
Clark County GIS indicates that portions of the site are located in a regulated geologic hazard area. All development activities in or adjacent (within 100 feet) to geologic hazard areas shall

comply with the provisions of CCC 40.430. It is the burden of the applicant to determine if the provisions of CCC 40.430 apply to this development and comply with CCC 40.430 if necessary.

Finding 2 – Geological Hazard Assessment
The applicant provided a Geological Hazard Report prepared by Rapid Soil Solutions, LLC, dated August 3, 2017. The report found that potentially unstable slopes exist in the vicinity of Lockwood Creek, and to some extent in the draws leading into the stream as well. The report states that the proposed building envelopes should not increase the risk of unstable slopes provided the development follows the recommendations outlined in the report. (See Condition E-4)

Conclusion (Geologic Hazard Area)
Based upon the development site characteristics, the proposed geotechnical plan, the requirements of the County's geologic hazard area ordinance, and the findings above, staff concludes that the proposed preliminary geotechnical engineering plans is feasible, subject to conditions.

Transportation Concurrency
Concurrency has reviewed the Land Use Review application for the Cruanas Short Plat development. The traffic information submitted indicates that this application seeks to divide 20 acres into two 10-acre parcels. The applicant's traffic information suggests a trip generation at 1 AM peak hour trips and 1 PM peak hour trips with an average daily trip generation of 10. The proposed development site is located at 33410 NE 60th Avenue.

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

Conclusion (Concurrency)
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.

Habitat Review
Finding 1 - Applicability
A habitat/wetland determination (HAB2017-00058; WET2017-00061) was previously conducted on the subject parcel by County Wetland/Habitat Review staff and issued August 25, 2017. The conditions of that determination are still considered valid and are summarized below.

Finding 2 - Stream Typing
The Washington Department of Natural Resources (DNR) indicates multiple stream types in or near the subject parcel. Lockwood Creek is the primary stream running along the western property line; DNR identifies this as a Type F stream. Washington DNR also identifies two Type Ns (non-fish bearing, seasonal) streams. The first occurs on the northern end of the parcel and generally flows to the northwest towards Lockwood Creek. The second is crossed over by the existing flag stem driveway and continues to the west offsite towards Lockwood creek. Finally, there are a pair of unclassified streams which bisect the central portion of the parcel and generally flow west/northwest towards Lockwood creek. County Wetland/Habitat

Review staff conducted a site visit and confirmed the Ordinary High-Water Mark location and flow regime of Lockwood Creek as a Type F stream. County Wetland/Habitat Review staff also confirmed the presence of a Type Ns stream on the northern end of the parcel. Neither of the unrated streams were present as streams, nor was there a stream crossing the driveway; all of these streams were identified as wetlands during the site visit.

Finding 3 - Buffers
Per the Habitat Protection Ordinance, streams are considered priority riparian habitat and are afforded a riparian conservation zone (HCZ) to protect ecological habitat and water quality values for the stream resource. The riparian HCZ for a Type F stream extends outward from the OHWM to the edge of the one hundred (100) year floodplain or to a distance of two hundred (200) feet, whichever is greater; in this instance the 200 foot line is greater and shown on the provided map in light blue. A seasonal stream has a riparian HCZ of 75 feet or to a distance of two hundred (200) feet, whichever is greater; in this instance the 75-foot line is greater and shown on the provided map in light blue.

Finding 4 - Impacts
The Habitat Conservation Ordinance follows a hierarchy of impacts with the first being avoidance of all impacts within a priority habitat area, if possible. The applicant may avoid a habitat permit by mapping the locations of these priority habitat types and establishing development envelopes that clearly show the priority habitat is not impacted or disturbed; the building envelopes must be labeled on the plat and a note must be included on the face of the plat indicating that no construction will occur outside of development envelope areas. The applicant has provided a proposed development plan which indicates a 100 foot by 100 foot conceptual building pad on Lot 2 as well as an existing foundation and barn on Lot 1; there is an existing driveway to access Lot 1 and the barn and a proposed driveway to access Lot 2. It appears that there should be room to avoid the riparian habitat by the creation of a building envelope for the two lots. The applicant shall be required to provide building envelopes on the final plat as well as a plat note.

Finding 5 - Mitigation
Any proposed clearing or development within a priority habitat area will require a Habitat Permit with applicable mitigation. Storm water designs and outflow should be designed to avoid adverse impacts to riparian habitat.

Finding 6 - Clearing Exemptions
The Habitat Protection Ordinance has an exemption for clearing, as minimally necessary, for placement of fencing, private wells, septic systems, water, electrical or utility connections in habitat areas where practical alternatives do not exist.

Finding 7 - Agricultural Activity
Per the Habitat Conservation Ordinance (Table 40.440 010-1), existing agriculture is reviewed under Section 40.440.040.B.1.b. The applicant may continue agricultural practices as they currently exist. If the proposed use of the land changes from agriculture to development, any proposed clearing or development within a priority habitat area will require a Habitat Permit with applicable mitigation.

Wetland Review

Finding 8 - Wetland Applicability
A habitat/wetland determination (HAB2017-00058; WET2017-00061) was previously conducted on the subject parcel by County Wetland/Habitat Review staff and issued August 25, 2017. The conditions of that determination are still considered valid and are summarized below.

No wetland indicators are mapped on the subject parcel (222319000), however there are modeled depressional and riverine wetlands associated with Lockwood Creek offsite to the west. Analysis of historic aerial imagery suggests there are wetland signatures on the subject parcel in the vicinity of the mapped unrated streams which bisect the property. County Wetland/Habitat Review staff conducted a site visit and confirmed the presence of three Category IV wetlands and two Category III wetlands on the subject parcel as shown on the provided proposed development plan.

Finding 9 - Wetland Buffers
Per the Wetland Protection Ordinance (Table 40.450.030-5), wetland buffers are established based on the type of development which might occur. A residential driveway is considered a Moderate Intensity Use per Table 40.450.030-5; residential development at a density at or lower than 1 unit per 5 acres is a Low Intensity use.

Finding 10 - Wetland Categories
Wetland A is a large Category III wetland just north of the existing barn. It begins offsite to the east and continues down to Lockwood Creek in two swales which converge in a forested swale north of the barn. The vegetation is primarily emergent on the eastern side of the parcel before they converge; the southern swale is within a grazed pasture for the existing alpaca farm. The area where the swales converge is dominated by Himalayan blackberry before it continues down the hill into a forested section towards Lockwood Creek.

a. Per the Wetland Protection Ordinance (Table 40.450.030-4), a Category III wetland with a Habitat Score of 6 is afforded the protection of a Moderate Intensity Use wetland buffer of 100 feet in order to protect water quality and habitat functions. The Low Intensity Use buffer is 65 feet. The minimum buffer width at its narrowest point shall not be less than the low intensity use water quality buffer width contained in Table 40.450.030-2; 40 feet for a Category III wetland.

b. The preliminary plans provided propose a building envelope outside of the Low Intensity Use wetland buffer for Wetland A. The proposed driveway will cross Wetland A in two locations which would require a wetland permit; there is a recently placed culvert on the southern swale of Wetland A which would require a wetland permit and may be combined with the future driveway crossing.

Wetland B and C are Category IV wetlands on the far northern end of the parcel. Wetland B occurs just north of Wetland A and terminates onsite as shown on the provided map. Wetland C occurs on the far northern end of the parcel and terminates in a Type Ns seasonal stream as shown on the provided map. Both of the wetlands begin offsite to the east. The vegetation is primarily ungrazed emergent, with small sections of scrub/shrub offsite to the east.

a. Per the Wetland Protection Ordinance (Table 40.450.030-2), a Category IV wetland is afforded the protection of a Moderate Intensity Use wetland buffer of

40 feet in order to protect water quality and habitat functions. The Low Intensity Use buffer is 25 feet.

b. The preliminary plans provided propose a building envelope outside of the Low Intensity Use wetland buffer for Wetland B. There do not appear to be any impacts to Wetlands B or C or their buffers.

Wetland D is a Category III wetland just south of the existing driveway on the flagstem entering the property. It begins at a culvert underneath the driveway and continues to the southwest down to Lockwood Creek in a swale which likely turns into a seasonal stream (as mapped by the Washington DNR). The vegetation is primarily emergent near the driveway and continuing to the southwest near an existing barn.

a. Per the Wetland Protection Ordinance (Table 40.450.030-4), a Category III wetland with a Habitat Score of 6 is afforded the protection of a Moderate Intensity Use wetland buffer of 100 feet in order to protect water quality and habitat functions. The Low Intensity Use buffer is 65 feet. The minimum buffer width at its narrowest point shall not be less than the low intensity use water quality buffer width contained in Table 40.450.030-2; 40 feet for a Category III wetland.

b. The existing driveway functionally isolates the northern end of the wetland buffer for Wetland D.

c. It did not appear there would be any improvements to the existing driveway which would impact Wetland D or its buffer. If there are improvements to the existing driveway within the wetland or wetland buffer then a wetland permit with applicable mitigation would be required.

Wetland E is a Category IV wetland just north of the existing driveway on the flagstem entering the parcel. Wetland E begins offsite to the northeast and continues to a culvert underneath the existing driveway as shown on the provided map. The vegetation is primarily ungrazed emergent.

a. Per the Wetland Protection Ordinance (Table 40.450.030-2), a Category IV wetland is afforded the protection of a Moderate Intensity Use wetland buffer of 40 feet in order to protect water quality and habitat functions. The Low Intensity Use buffer is 25 feet.

b. The existing driveway functionally isolates the southern end of the wetland buffer for Wetland E.

c. It did not appear there would be any improvements to the existing driveway or the proposed new driveway which would impact Wetland E or its buffer. If there are improvements to the existing driveway within the wetland or wetland buffer then a wetland permit with applicable mitigation would be required.

<u>Finding 11 -</u> Wetland Delineation
The applicant has provided a wetland delineation report prepared by The Resource Company, Inc. and dated September 19, 2017 which identifies three wetlands on the subject parcel in

approximately the same location as those in the wetland determination WET2017-00061; the wetlands identified on the flag stem were not delineated since there were no proposed impacts to the driveway at this location or these features. There is an extended culvert in the location of the proposed driveway on Lot 1 in the southern finger of the wetland. The delineation indicates the wetland begins at the culvert, while the determination indicates that the wetland continues to the edge of the parcel to the old culvert. The names of the wetlands in the delineation report are different than those in the determination; Wetland A in the determination is Wetland C in the delineation report, Wetland and Wetland C in the determination report is Wetland A in the delineation report. The wetland names in the delineation report will be used going forward. The wetland rating form for the three wetlands are approximately the same and would not result in a change in the wetland buffers noted above.

Finding 12 - Wetland Impacts
The Wetland Protection Ordinance follows a hierarchy of impacts with the first being avoidance of all impacts within a wetland or wetland buffer, if possible. In the event that avoidance is not possible, County staff shall determine if the proposed development meets the reasonable use Exception (CCC 40.450.010.B.4). The applicant shall provide documentation that the any impacts have been minimized. Any unavoidable adverse wetland or wetland buffer impacts shall require a wetland permit/fees with applicable mitigation. Impacts within the water quality buffer or wetland buffer impacts which cannot be mitigated onsite may be considered indirect wetland impacts (CCC 40.450.040.D.5) and would be mitigated at the appropriate wetland mitigation ratios (Table 40.450.040-3). The responsible official may waive the requirements of Sections 40.450.030 (D) and (F) in certain cases where it is determined that all development is clearly separated from the wetlands and wetland buffers.

a. Development envelopes shall be shown on the final construction plan and final plat;

b. A note referencing the development envelopes shall be placed on the final construction plan and final plat.

The location of any wetlands, wetland buffers, and wetland mitigation areas shall be shown on the new plat and any future construction plans. As currently shown on the preliminary development plan, the proposed 100 foot by 100-foot building pad for Lot 2 is outside of the Low Intensity Use buffer for Wetland A and Wetland B which meets the Avoidance criteria in the Wetland Code. There is direct wetland and wetland buffer impacts associated with the proposed driveway to Wetland A which would require a wetland permit with applicable mitigation. The applicant has applied for the subject wetland permit (WET2017-00091) to address the impacts.

The applicant has provided a Revised Wetland Mitigation Plan prepared by The Resource Company, Inc. and dated July 20, 2020. This plan indicates driveway impacts as follows: 9,610 square feet of direct wetland buffer impact and 1,652 square feet of direct wetland impact; it also indicates 13,365 square feet of indirect wetland impact from an inadequate wetland buffer. After reviewing the mitigation plan, County Wetland/Habitat Review staff agree with the 1,652 square feet of direct Wetland Impact to Wetland C shown and the 9,610 square feet of direct wetland buffer impact. It appears there is an additional 593 square feet of indirect wetland impact to an offsite wetland bringing the total indirect impact to 13,958 square feet.

Per 40.450.040.C.5 for road and utility crossings are allowed within wetlands/buffer if they can meet the following conditions:

a. Buffer functions, as they pertain to protection of the adjacent wetland and its functions, are replaced. This condition can be met. The area to be impacted by the driveway is currently field and a young planted tree line. The applicant proposes wetland buffer averaging by adding additional buffer on the western end of the wetland in the forested section which meets the requirement of being equal size and functionally equivalent. Hydrologic connectivity of the wetlands can be addressed through installation of culverts.

b. Impacts to the wetland and buffer are minimized. This condition has been met. Given the location of the wetlands in relation to the proposed lots, there is no way to avoid impacts to Wetland C to access the northern end of the parcel. The impacts related to driveway construction have been minimized to the extent possible. Hydrologic connectivity of the wetlands can be addressed through installation of culverts.

Finding 13 - Stormwater Facilities

Stormwater facilities are discussed under section C.4 of the Wetland Protection Ordinance (CCC 40.450.040.C.4). Stormwater dispersion facilities that comply with the standards of Chapter 40.385 shall be allowed in all wetland buffers per the Wetland Protection Ordinance provided the outfalls comply with the standards of subsection C.4.b of the wetland protection ordinance. Enhancement of wetland buffer vegetation to meet dispersion requirements may also be considered as buffer enhancement for the purpose of meeting the buffer averaging or buffer reduction standards. Other stormwater facilities are only allowed in buffers of wetlands with low habitat function (less than 5 points on the habitat section of the rating form), provided that the facilities shall be built on the outer edge of the buffer and not degrade the existing buffer function and are designed to blend with the natural landscape. Any proposed stormwater impacts to wetlands and wetland buffers should be accounted for and indicated on the plans. The stormwater plan appears to propose sheet flow dispersion off of the driveway which should not adversely impact the wetland or wetland buffer.

Finding 14 - Buffer Averaging

The Preliminary Wetland Mitigation Plan proposes utilizing wetland buffer averaging for the proposed direct wetland buffer impacts and to establish the proper wetland buffers to avoid indirect wetland impacts incurred from the driveway impacts. It proposes reducing the wetland buffer by 22,935 square feet of field and young trees and replacing that with 23,390 square feet of buffer that is primarily forested.

c. The remaining 593 square feet of indirect wetland impact which was not accounted for would bring the total impacts to 23,568 square feet. This additional area could be added onto the wetland buffer addition area to the west, as shown in the attached map.

d. To utilize wetland buffer averaging, the boundary of the buffer zone may be modified if the following conditions are met:

    i. A maximum of 25% of the total required buffer area on the site may be averaged; this condition is met since the proposed area is less than 25% of the total buffer onsite.

ii. The total area contained in the buffer, after averaging, shall be at least functionally equivalent and equal in size to the area contained within the buffer prior to averaging. This condition can be met. County Wetland/Habitat Review staff have redrawn the proposed averaging area along the western edge of the wetland/wetland buffer within a forested section. The area is approximately 23,594 square feet of forest and field, which is an equal size and functionally equivalent to the 23,568 square feet of pasture/field and a young planted tree line. This condition has been met.

Finding 15 - Wetland Bank Credits
The Preliminary Wetland Mitigation Plan proposes to purchase wetland bank credits from the East Fork Lewis Wetland Mitigation Bank for the direct wetland impacts. There are 1,652 square feet (0.04 acres) of direct wetland impacts related to the driveway crossing over the wetlands. The East Fork Lewis Wetland Mitigation Banking Instrument indicates a 1:1 credit ratio for impacts to Category III wetlands. As such, the applicant shall be required to purchase 0.04 wetland credits from the East Fork Lewis Wetland Mitigation Bank prior to construction of the driveway.

Finding 16 - Temporary Impacts
Temporary impacts are expected to the wetland and wetland buffer during construction of the proposed driveway. Temporary impacts shall be addressed as follows:

e. After construction, the temporarily impacted areas shall be returned to a pre-disturbance grade
f. After construction, the temporarily impacted areas shall be reseeded with a native grass seed mixture appropriate for the hydrology of the site.
g. The applicant shall maintain the performance standard of 100% herbaceous cover in the temporarily disturbed areas.
h. The applicant shall maintain and monitor the temporarily disturbed area for 1 year to ensure the performance standard is met. Any areas not meeting this standard shall be replanted, with maintenance and monitoring continuing until the standard has been met.

Finding 17 - Exemptions
It appears the proposed drain fields will be to the north and west of the proposed building pad. Clearing, as minimally necessary for septic drain fields are allowed within wetland buffers as an exemption per CCC 40.450.010.C.1.j, provided practical alternatives do not exist. Septic drain fields within a wetland buffer shall be reseeded with a native grass seed mix appropriate for the site and meet the performance standards for temporarily disturbed areas as noted above.

The field adjacent to Wetland C appears currently to be actively grazed as an alpaca farm. In reviewing historic aerial imagery, it appears it was formerly utilized for hay production and general livestock grazing. The Wetland Protection Ordinance has an exemption for existing agricultural practices (CCC 40.450.010.C.1.c); the applicant may continue to graze and rear alpacas on the subject parcel provided that the wetland and buffer are not degraded from their current state.

Finding 18 - State and Federal Permitting

The Department of Ecology and the U.S. Army Corps of Engineers also regulate wetland impacts at the state and federal levels, respectively through the 401-water quality certification process and/or a 404 Clean Water permit. Typically, these agencies are involved in projects with over 1/10th of an acre or wetland fills.

Finding 19- Incidental Damage
Incidental damage to surrounding native vegetation shall be mitigated by replanting with native vegetation of like kind.

Finding 20 - Erosion BMP's
The applicant shall utilize best management practices to control erosion and prevent sediment from entering the adjacent wetlands and wetland buffers.

Finding 21 - Conservation Covenant
Prior to recording the Final Plat, the applicant shall record a conservation covenant that runs with the land that identifies the streams, priority riparian habitat, wetland, wetland buffers and mitigation areas. This covenant shall be in a form approved by the County Prosecuting Attorney.

Conclusion (Habitat and Wetland Review)
Based upon the development site characteristics and the proposed development plan, staff concludes that the proposed Development application complies with the requirements of Chapters 40.440 and 40.450 addressed herein, PROVIDED that certain conditions (listed above) are met. Therefore, the requirements of the preliminary plan review criteria are satisfied.

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-3)

Finding 2 – Fire Flow
Fire flow in the amount of 500 gallons per minute supplied for 30 minutes duration is required for this application. Prior to final approval, submit proof from the water purveyor indicating if fire flow is available at the site. Fire flow is available within 1000 feet of the property line so an additional fire hydrant will be required to be placed within 500 feet of either lot (See Condition D-12.b). Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval (See Condition D-12.c). Where fire flow is not provided in the full amount by a public water system, the side and rear setbacks for all buildings shall be increased to thirty (30) feet. Class "B" or better rated roof and noncombustible siding shall be required. (See Conditions D-12.d and D-16.f)

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 Conditions E-5 and G-4)

Finding 3 – Fire Apparatus Access
The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standard. Provide 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 F-1 and H-1)

Finding 4 – Fire Apparatus Turnarounds
New private driveways in excess of three hundred (300) feet in length shall be provided with an approved turnaround at the terminus. Turnouts shall be provided at intervals five hundred (500) feet or less, such that no portion of the driveway is in excess of three hundred (300) feet from an approved turnaround or turnout. (See Conditions F-2 and H-2)

Conclusion (Fire Protection)
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 – Water
The site will be served by the Clark Public Utilities water district. A letter from Clark Public Utilities district confirm that water services are available to the site.

Finding 2 – Onsite Septic System
The south lot 1 had an on-site sewage system installed in 2008 which only serves the bathroom in the existing barn (ON36332). An Operation and Maintenance (O&M) inspection was conducted on 4/18/2017 and the UV bulb replaced. This system requires annual O&M inspection. There must be a current satisfactory inspection at the time of final plat. (See Condition D-15.g)

No public or private easements or rights-of-way shall be through the approved initial, reserve, or existing on-site sewage system sites. (See Condition D-15.d)

Finding 3 – Reserve
The approved initial, reserve, and or existing sewerage 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)). A note to this effect shall be placed upon the final plat (Mylar). (See Condition D-16.g)

Provisions shall be made to prevent flow or accumulation of surface water over the area where an on-site sewage system is located (WAC 246-272-140(6)).

Finding 4 – Stormwater
The Health Department must receive written confirmation that no stormwater plan is required or a copy of the final drainage plan which has been signed off by the Engineering staff prior to the final plat approval. (See Condition D-15.f)

The test hole location shall be included in the drainage plans so that it can be determined that the required setbacks can be maintained. (See Condition D-15.c)

Finding 5 – Final Plat
Prior to final plat approval, ALL proposed lots shall have a current approved site evaluation or valid permit. Should either be allowed to expire, subsequent approval of an on-site sewage treatment system cannot be assured, and the Health Department cannot sign the plat. (See Condition D-15.g)

Finding 6 – Signature
Where use of wells or septic systems are proposed, Public Health staff must sign the final plat prior to submittal to the county for final plat review and recording. (See Condition D-13)

Conclusion (Water and Sewer Services)
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

- ❑ Rural sub-area with a TIF of $ 2,848.38 per dwelling,
- ❑ La Center School District, with a SIF of $3,501.00 per dwelling

The amounts listed above are an estimate using the current impact fee rates and are subject to change. As found in CCC40.610.040, impact fees are calculated using the rates in effect at the time of building permit issuance. (See Conditions D-16.h and E-6)

Conclusion (Impact Fees)
Staff finds that the proposed preliminary plan, subject to conditions identified above, meets impact fee requirements of the Clark County Code.

SEPA Determination

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** - The impacts cannot be mitigated through conditions of approval and, therefore, require the preparation of an Environmental Impact Statement (EIS);

- **MDNS = Mitigated Determination of Non-Significance** - The impacts can be addressed through conditions of approval; or,

- **DNS = Determination of Non-Significance** - The impacts can be addressed by applying the Clark County Code.

The likely SEPA determination of Non-Significance (DNS) in the Notice of Development Review Application issued on October 5, 2018 is hereby final.

SEPA Appeal Process
An appeal of this SEPA determination and any required mitigations, must be filed with the Department of Community Development within fourteen (14) calendar days from the date this notice.

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and should contain the following information:

- 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 40.510.020(H) or 40.510.030(H)
  - The reasons why the SEPA determination is in error
- The appeal fees

Please refer to the *Appeals* handout for more information and fees.

The decision of the Hearing Examiner is final unless:
- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

Staff Contact Person: Bryan Mattson, 564.397.4319
Melissa Curtis, 564.397.5870

Responsible Official: Dan Young, Community Development Director

Decision

Based upon the proposed plan known as Exhibit 14, 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

General Habitat Conditions

These are conditions that are not specifically tied to subsequent review and approval processes and that may need to be met at a time specified in each condition or apply generally as described.

1. The applicant shall implement the July 20, 2020 Preliminary Wetland Mitigation Plan prepared by The Resource Company, Inc., except as amended.
2. The priority habitat area, wetlands, and wetland buffers shall be maintained in a natural state. The applicant shall retain all native vegetation on site that is outside of the indicated development area within the priority habitat areas, wetlands, and wetland buffers. The applicant shall only impact areas indicated on the provided plans during construction of this project. Any changes to the development layout causing greater impacts to the priority habitat mitigation area, wetland, or wetland buffer than what is approved herein on the provided site plans, mitigation plan, and narrative shall be subject to additional habitat and/or wetland review by County Wetland/Habitat Review staff and may include additional permits and/or mitigation requirements.
3. The applicant shall utilize best management practices to control erosion and prevent sediment from entering adjacent priority habitat, wetlands and wetland buffers.
4. Any unforeseen disturbance to the indicated priority habitat, wetland, or wetland buffer not mentioned as a part of this permit shall be replanted with native vegetation.
5. Temporary impacts are expected to the wetland and wetland buffer during construction of the proposed driveway. Temporary impacts shall be addressed as follows:
    a. After construction, the temporarily impacted areas shall be returned to a pre-disturbance grade
    b. After construction, the temporarily impacted areas shall be reseeded with a native grass seed mixture appropriate for the hydrology of the site.
    c. The applicant shall maintain the performance standard of 100% herbaceous cover in the temporarily disturbed areas.
    d. The applicant shall maintain and monitor the temporarily disturbed area for 1 year to ensure the performance standard is met. Any areas not meeting this standard shall be replanted, with maintenance and monitoring continuing until the standard has been met.
6. Excluding non-native vegetation removal, clearing of native vegetation shall be limited to what is minimally necessary to construct this project. No additional native trees or shrubs shall be removed outside of the areas indicated. Invasive species may be removed provided that ground disturbing heavy machinery (scraping, ripping, etc.) is not used. Cutting, mowing, and ground disturbance with hand tools is allowed; efforts shall be made to prevent injury to neighboring native vegetation.

A	**Final Construction Review for Land Division** **Review and Approval Authority: Development Engineering**

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 None

B	**Prior to Construction of Development** **Review and Approval Authority: Development Inspection**

Prior to construction, the following conditions shall be met:

B-1 None

C	**Provisional Acceptance of Development** **Review and Approval Authority: Development Inspection**

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 None

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 **Right-of-Way Dedication on NE 60th Avenue** – The required right-of-way dedication needed along the frontage of NE 60th Avenue to achieve a 25-foot half-width shall be conveyed to the county with the final plat. (See Transportation Finding 2)

D-2 **Joint Driveway Access Easement** – The applicant shall delineate on the final plat a joint access easement over any portion of the existing or proposed driveway on Lot 2 that serves Lot 1. The easement should be wide enough to encompass all required turnouts but not less than 20 feet in width. (See Transportation Finding 3)

D-3 **Pave back of Driveway** - The applicant shall complete the pave back of the joint driveway at its intersection with NE 60th Avenue. The pave back should be a minimum of 20 feet back from the nearest paved edge of the public roadway. (See Transportation Finding 3)

D-4 **Sight Distance** – The applicant shall provide a sight distance certification letter verifying that sight distance is met as approved by the Road Modification (EVR2018-00071) at the intersection of the joint driveway with NE 60th Avenue and that vegetation and has been cleared and/or maintained within the NE 60th Avenue and NE Lockwood Creek Road rights-of-way to the extent feasible in order to maximize the available sight distance. (See Transportation Finding 5)

D-5 **Stormwater Easement** – The applicant shall delineate on the final plat a stormwater easement over any portion of Lot 1 along its eastern property line needed to accommodate

the stormwater facilities proposed for the future flag driveway on Lot 2. (See Stormwater Finding 7)

D-6 **Developer Covenant** – A "Developer Covenant to Clark County" shall be submitted for recording to include the following:

a. Joint Driveway Maintenance Covenant - A 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).

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. Impact Fees: "In accordance with CCC 40.610, 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: La Center School District (SIF) and Rural 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."

e. Land Near Agricultural, Forest or Mineral Resources: Land owners and residents are hereby notified that this plat is located within 500 feet of lands zoned agriculture-wildlife (AG-WL), agriculture (AG-20), forest (FR-40, FR-80), or surface mining (S), or in current use under Revised Code of Washington (RCW) Chapter 84.34. Therefore, the subject property is within or near designated agricultural land, forest land or mineral resource land, as applicable, on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. Potential discomforts or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery including aircraft 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.

D-7 **Land Use** - Any changes to lot area or width may require additional review. (See Land Use Finding 2).

D-8 **Fence Encroachment**-The Clark County Surveyor's Office has identified a fence encroachment on the southeastern portion of the site. The applicant shall address the

encroachments as outlined in finding 6 or a method acceptable to the Clark County Prosecuting Attorney's Office. (See Land Use Finding 3)

D-9 Habitat Plan:

a. All priority habitat areas shall be delineated on the construction plans and Final Plat.

b. The applicant shall indicate a building envelope for each of the lots which clearly avoids the riparian habitat conservation zone.

c. The applicant shall include a note on the construction plans which states that "No clearing or development shall occur outside of the building envelope indicated on the face of the plans. Any additional clearing or development within a priority habitat area shall require consultation with County Wetland/Habitat Review staff as well as potential permit and mitigation requirements."

D-10 Wetland Plan:

a. Prior to construction, the applicant shall provide proof of purchase of 0.04 wetland credits from the East Fork Lewis Wetland Mitigation Bank for direct wetland impacts related to construction of the driveway.

b. The applicant shall indicate the location of wetlands and the mitigated wetland buffers on the Final Construction Plans.

c. The Final Construction plan shall show location of the outer extent of the wetland buffer for marking in the field. Markings shall be installed prior to construction and maintained throughout the duration of construction.

d. The applicant shall place culverts of sufficient size to maintain water flow and a hydrologic connection between the eastern and western ends of Wetland C on either side of the proposed driveway. These culverts shall be indicated on the Final Construction Plans.

e. The applicant shall indicate a development envelope for each of the lots which clearly avoids the wetland and wetland buffers.

f. The applicant shall include a note on the construction plans which states that "No clearing or development shall occur outside of the development envelope indicated on the face of the plans. Any additional clearing or development within a wetland or wetland buffer shall require consultation with County Wetland/Habitat Review staff as well as potential permit and mitigation requirements."

g. The wetland and buffer boundaries shall be delineated on the face of the Final Site Plan.

h. A conservation covenant shall be recorded in a form approved by the Prosecuting Attorney as adequate to incorporate the other restrictions of Chapter 40.450 and to give notice of the requirement to obtain a wetland permit prior to engaging in regulated activities within a wetland or its buffer.

D-11 Buffers - Permanent physical demarcation along the upland boundary of the habitat and wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedge row, fencing, or other prominent physical marking approved by the responsible official. In addition, small signs shall be posted at an

interval approved by the Resource Permitting and Enhancement Manager, and perpetually maintained at locations along the outer perimeter of the wetland buffer approved by the responsible official worded substantially as follows:

Priority Habitat and Wetland Buffer –
Please retain in a natural state

D-12 Fire Marshal Requirements:

a. The applicant shall submit proof from the water purveyor, (CPU), indicating that fire flow is available at the site. (See Fire Protection Finding 2)

b. Fire flow is available within 1000 feet of the property line so an additional fire hydrant will be required to be placed within 500 feet of either lot. (See Fire Protection Finding 2)

c. Water mains supplying fire flow and fire hydrants shall be installed, approved, and operational prior to final plat approval. (See Fire Protection Finding 2)

d. Where fire flow is not provided in the full amount by a public water system, the side and rear setbacks for all buildings shall be increased to thirty (30) feet. Class "B" or better rated roof and noncombustible siding shall be required. (See Fire Protection Finding 2)

D-13 Public Health Signature Requirement – Public Health is <u>not</u> required to sign the final plat, <u>unless</u> the use of well or septic systems is proposed.

D-14 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.

D-15 On-Site Sewage System Requirements - For on-site water wells and sewage system, the following requirements shall be completed:

a. The location of all existing wells (in use, not in use, or abandoned) shall be indicated on the final plat map;
b. Each on-site sewage system shall be on the same lot it serves;
c. Test hole locations corresponding to the designated treatment sites shall be surveyed and indicated on the final plat map;
d. No public or private easements or rights-of-way shall be extended through the approved, reserve or existing on-site sewage system sites;
e. Provisions shall be made to prevent flow or accumulation of surface water over the area where an on-site sewage system is located;
f. A copy of the county approved final drainage plan shall be submitted for review; and,
g. All proposed lots shall have a current approved septic system site evaluation or septic system permit. Should either be allowed to expire, subsequent approval of an on-site sewage treatment system cannot be assured and, therefore, Public Health will not sign the final plat.

D-16 Plat Notes - The following notes shall be placed on the final plat:

a. Driveways: "All new driveways longer than three hundred (300) feet 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 five hundred (500) feet."

b. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.350."

c. On-site Drainage System: "The owners of each lot are responsible for obtaining approval of individual stormwater plans with the building permit and constructing the individual on-site stormwater systems. The homeowner is responsible for long term maintenance of the drainage system serving their lot."

d. Geologic Hazard: "At the time of building permit application, the applicant shall include the recommendations contained in the Geological Hazard Assessment prepared by Rapid Soil Solutions, LLC, dated August 3, 2017 in the building permit plans. The applicant shall implement the recommendations identified in the geotechnical report unless further studies present new or different facts."

e. Archaeological (all plats): "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."

f. Fire Protection: "Where fire flow is not provided in the full amount by a public water system, the side and rear setbacks for all buildings shall be increased to thirty (30) feet. Class "B" or better rated roof and noncombustible siding shall be required.". (See Fire Protection Finding 2)

g. Onsite Septic Systems: "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)). (See Water and Sewer Service Finding 3)

h. Impact Fees: "In accordance with CCC 40.610 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: La Center School District (SIF) and Rural 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."

i. Wetland Covenants: "Clark County Wetland Protection Ordinance (Clark County Code Chapter 40.450) requires wetlands and wetland buffers to be maintained in a natural state. Refer to the Conservation Covenant recorded in conjunction with this plat for

limitations on the maintenance and use of the wetland and wetland buffer areas identified on the face of this plat."

j. Building/Development Envelope: "No clearing or development shall occur outside of the building/development envelope indicated on the face of the plans. Any additional clearing or development within a wetland, wetland buffer, or priority habitat area shall require consultation with County Wetland/Habitat Review staff as well as potential permit and mitigation requirements."

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 **Driveways** – The owners of Lots 1 & 2 are responsible for constructing their on-site driveways, and ensuring they include appropriate turnouts and turnarounds: driveways longer than 300 feet shall be provided with an approved turnaround at the terminus and approved turnouts at maximum 500-feet intervals in accordance with the Clark County Standard Details. (See Transportation Finding 3)

E-3 **Stormwater** - The applicable stormwater minimum requirements must be determined in accordance with CCC 40.386. The owners of Lots 1 & 2 are responsible for obtaining approval of individual stormwater plans with the building permit and constructing the individual on-site stormwater systems. The homeowner is responsible for long term maintenance of the drainage system serving their lot. (See Stormwater Finding 1)

E-4 **Geological Hazard** – The owners of each lot are responsible for obtaining approval of individual site improvements in compliance with CCC 40.430, and the following conditions:

a. Geological Hazard Report: The applicant shall implement the recommendations identified in the Geological Hazard Report prepared by Rapid Soil Solutions, LLC, dated August 3, 2017, unless further studies present new or different facts. (See Geological Hazard Finding 2)

E-5 **Fire Protection** - Homes exceeding 3600 square feet will require additional fire protection features up to and including a residential fire sprinkler system when adequate public water and hydrants are not within required distances. (See Fire Protection Finding 2)

E-6 **Impact Fees:** Impact fees shall be assessed for impacts on schools and transportation facilities based for the following districts: La Center School District (SIF) and Rural 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."

F	**Occupancy Permits**

	Review and Approval Authority: Building

Prior to issuance of an occupancy permit, the following conditions shall be met:

F-1 **Fire Apparatus Access** - The applicant shall provide 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 3)

F-2 **Driveways** - New private driveways in excess of three hundred (300) feet in length shall be provided with an approved turnaround at the terminus. Turnouts shall be provided at intervals five hundred (500) feet or less, such that no portion of the driveway is in excess of three hundred (300) feet from an approved turnaround or turnout. (See Fire Protection Finding 4)

G	Development Review Timelines & Advisory Information Review and Approval Authority: None - Advisory to Applicant

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:

- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
- 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 regard to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to ensure 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. (See Fire Protection Finding 1)

G-4 **Building Elevation Approvals** – Approval of building elevations submitted for preliminary plan review does not ensure compliance with other requirements (such as building setbacks) under other construction codes. Compliance with other construction codes is the responsibility of the applicant at the time of building permit issuance.

G-4 **Fire Protection** - Homes exceeding 3600 square feet will require additional fire protection features up to and including a residential fire sprinkler system when adequate public water and hydrants are not within required distances. (See Fire Protection Finding 2)

H	**Post Development Requirements** **Review and Approval Authority: As specified below**

H-1 **Fire Apparatus Access** - The applicant shall maintain 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 3)

H-2 **Driveways** - New private driveways in excess of three hundred (300) feet in length shall be maintained with an approved turnaround at the terminus. Turnouts shall be maintained at intervals five hundred (500) feet or less, such that no portion of the driveway is in excess of three hundred (300) feet from an approved turnaround or turnout. (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 October 14, 2020. Therefore, any appeal must be received in this office by the close of business on October 28, 2020.

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

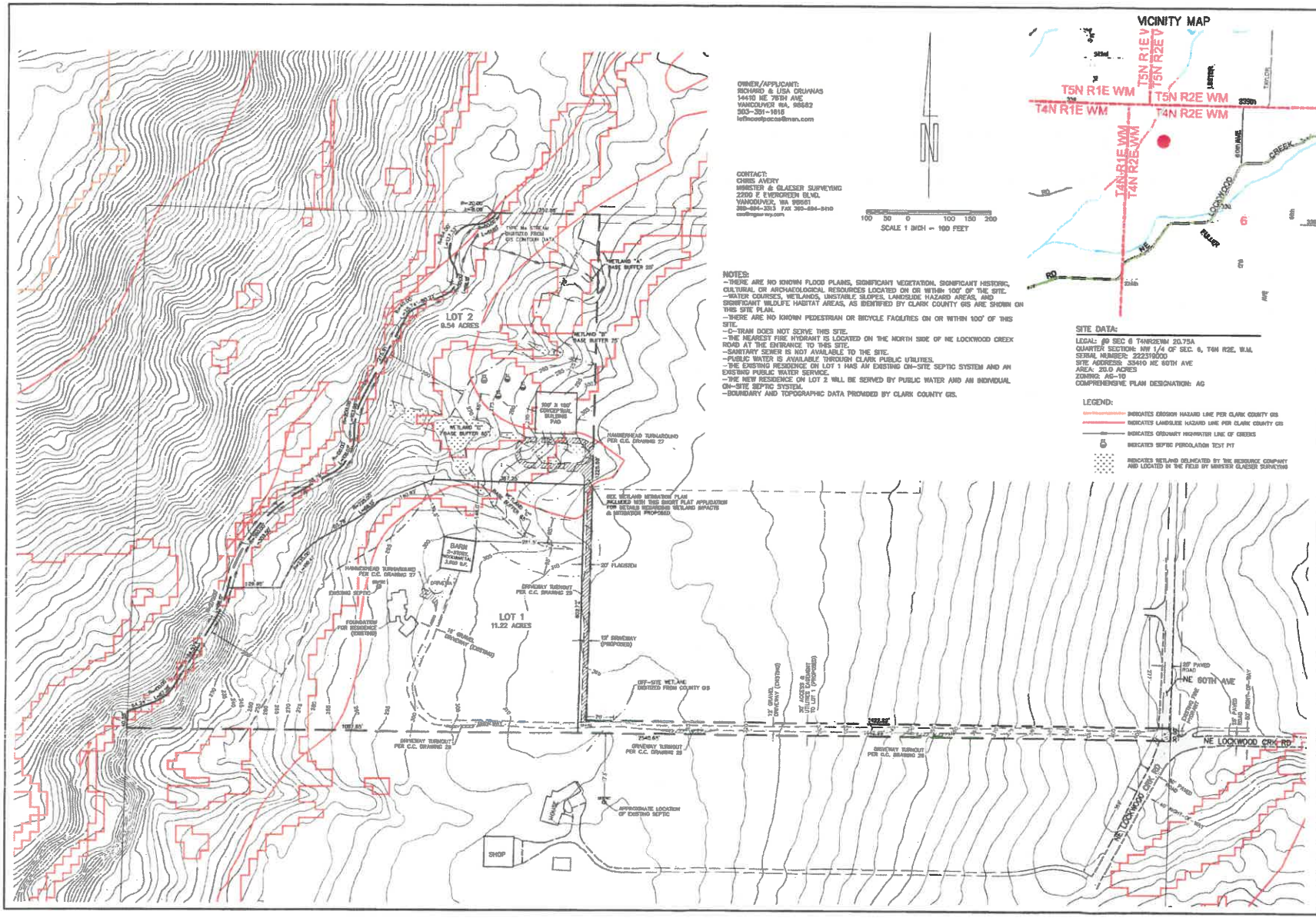
- Case number designated by the county;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
  - That each petitioner is entitled to file the appeal as an interested party in accordance with 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 fees.

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



OWNER/APPLICANT:
RICHARD & LISA CRUANAS
14410 NE 76TH AVE
VANCOUVER WA, 98682
503-391-1616
lefthandpocas@msn.com

CONTACT:
CHRIS AVERY
MINISTER & GLAESER SURVEYING
2200 E EVERGREEN BLVD.
VANCOUVER, WA 98661
360-694-3313 FAX 360-694-3410
cavery@mgsurvey.com

SCALE 1 INCH = 100 FEET

NOTES:
-THERE ARE NO KNOWN FLOOD PLAINS, SIGNIFICANT VEGETATION, SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES LOCATED ON OR WITHIN 100' OF THE SITE.
-WATER COURSES, WETLANDS, UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS, AND SIGNIFICANT WILDLIFE HABITAT AREAS, AS IDENTIFIED BY CLARK COUNTY GIS ARE SHOWN ON THIS SITE PLAN.
-THERE ARE NO KNOWN PEDESTRIAN OR BICYCLE FACILITIES ON OR WITHIN 100' OF THIS SITE.
-C-TRAN DOES NOT SERVE THIS SITE.
-THE NEAREST FIRE HYDRANT IS LOCATED ON THE NORTH SIDE OF NE LOCKWOOD CREEK ROAD AT THE ENTRANCE TO THIS SITE.
-SANITARY SEWER IS NOT AVAILABLE TO THE SITE.
-PUBLIC WATER IS AVAILABLE THROUGH CLARK PUBLIC UTILITIES.
-THE EXISTING RESIDENCE ON LOT 1 HAS AN EXISTING ON-SITE SEPTIC SYSTEM AND AN EXISTING PUBLIC WATER SERVICE.
-THE NEW RESIDENCE ON LOT 2 WILL BE SERVED BY PUBLIC WATER AND AN INDIVIDUAL ON-SITE SEPTIC SYSTEM.
-BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY CLARK COUNTY GIS.

VICINITY MAP

SITE DATA:
LEGAL: @ SEC 6 T4N R2E WM 20.75A
QUARTER SECTION: NW 1/4 OF SEC. 6, T4N R2E, W.M.
SERIAL NUMBER: 222319000
SITE ADDRESS: 33410 NE 60TH AVE
AREA: 20.0 ACRES
ZONING: AG-10
COMPREHENSIVE PLAN DESIGNATION: AG

LEGEND:
- INDICATES EROSION HAZARD LINE PER CLARK COUNTY GIS
- INDICATES LANDSLIDE HAZARD LINE PER CLARK COUNTY GIS
- INDICATES ORDINARY HIGHWATER LINE OF CREEKS
- 6 INDICATES SEPTIC PERCOLATION TEST PIT
- INDICATES WETLAND DELINEATED BY THE RESOURCE COMPANY AND LOCATED IN THE FIELD BY MINISTER GLAESER SURVEYING

MINISTER-GLAESER SURVEYING, INC.
2200 E EVERGREEN BLVD.
VANCOUVER, WA. 98661
(360) 694-3313

PROJECT DESCRIPTION:
SHORT PLAT TWENTY (20) ACRES INTO TWO 10-ACRE LOTS UTILIZING THE DEVELOPMENT STANDARDS OF THE AG-10 ZONE, CLARK COUNTY WASHINGTON

PROPOSED DEVELOPMENT PLAN & EXISTING CONDITIONS FOR:
CRUANAS SHORT PLAT

JOB #: 17-074
FILE: 17074PR3
DATE: 09/18/18
DRAWN BY: CSA
SHEET 1 OF 1

EXHIBIT # 14

PLD2017-00060; SEP207-00080; GEO2017-00030; WET2017-00091

PARTIES OF RECORD

Role	Company Name	Name	Address 1	Address 2	City	State	Zip Code	Email Address
Planner	Clark County	Bryan Mattson						
Applicant		Richard and Lisa Cruanas	14410 NE 76th Ave		Vancouver	WA	98662	lafincaalpacas@msn.com
Owner		Ross and Danielle Higgins	33410 NE 60th Ave					rmhiggins@gmail.com
N/H Association	NACCC							naccc.chair@gmail.com
Contact Person	Minister and Glaeser Surveying, Inc	Chris Avery	2200 E Evergreen Blvd		Vancouver	WA	98661	csa@mgsurvey.com
Utility Contact								
	Clark County	Desiree DeMonye						Desiree.DeMonye@clark.wa.gov
	City of Vancouver	Kristin Lehto						Kristin.Lehto@cityofvancouver.us
		Jennifer Halleck						Jennifer.Halleck@vansd.org
		Jeff Roberts						jeff@crandallgroup.com
Public Commenter	Department of Historic Preservation	Gretchen Kaehler	PO Box 48343		Olympia	WA	98504-8343	gretchen.kaehler@dahp.wa.gov
Public Commenter		Daniel & Gail Annett	5915 NE Lockwood Creek Road		La Center	WA	98629	annettd@aol.com
Public Commenter	Washington Department of Ecology	Sonia Mendoza	PO Box 47775		Olympia	WA	98504-7775	swrosepacoordinator@ecy.wa.gov
Public Commenter	Cowlitz Indian Tribe	Nathan Reynolds	PO Box 2547		Longview	WA	98632	nreynolds@cowlitz.org

Date printed: 10/14/2020

EXHIBIT LIST

Project Name: **CRUANAS SHORT PLAT**

Case Number: **PLD2017-00060**

EXHIBIT NO.	DATE	SUBMITTED BY	DESCRIPTION
1	9/15/17	Applicant	Application Package
2	9/15/17	CC Land Use	Legal Lot Determination
3	10/12/17	CC Land Use	Fully Complete
4	10/23/17	CC Surveyor's Office	Preliminary Boundary Survey Corrections
5	10/26/17	CC Land Use	Notice of Type II Application
6	10/26/17	CC Land Use	Affidavit of Mailing – Exhibit 5
7	11/3/17	Public Works	Concurrency Comments
8	11/8/17	Daniel & Gail Annett	Public Comment
9	11/9/17	Department of Historic Preservation	Archaeology Comment Letter
10	11/9/17	Washington Department of Ecology	Shorelands and Water Quality Comments
11	11/14/17	Cowlitz Tribe	Archaeology Comments
12	11/15/17	CC Land Use	Early Issues Email to applicant
13	9/10/18	CC Land Use	Email explaining that code update since original early issues have made the lot width conforming to code standards
14	9/24/18	Applicant	Revised Proposed Development Plan and Existing Conditions
15	9/24/18	Applicant	Revised Preliminary Boundary Survey
16	9/24/18	Applicant	Revised Preliminary Technical Information Report
17	9/24/18	Applicant	Road Modification application and submittal
18	9/24/18	Applicant	Revised SEPA checklist
19	10/1/18	CC Surveyor's Office	2nd Review Corrections Required for the Preliminary Boundary Survey

20	10/2/18	Washington Department of Ecology	Ecology Comments Regarding Wetlands
21	104/18	CC Public Works	Email requesting additional information regarding the Road Modification
22	10/5/18	CC Development Engineering	Email requesting additional information regarding stormwater
23	10/05/18	CC Land Use	2nd Notice of Type II
24	10/05/18	CC Land Use	Affidavit of Mailout
25	10/10/18	CC Wetland and Habitat Review	Email requesting revisions related to wetland impacts, buffers, and providing a new mitigation plan
26	10/17/18	Applicant	Revised Road Modification information
27	10/19/18	Washington Department of Ecology	2nd Notice Comments Regarding Wetlands and Water Quality
28	11/26/19	Applicant	Revised Preliminary Boundary Survey and County Acceptance
29	11/26/19	Applicant	Revised Stormwater Plan
30	11/26/19	Applicant	Revised Wetland Mitigation Plan
31	12/2/19	CC Surveyor's Office	Approval of preliminary boundary survey with condition to resolve encroachments
32	12/6/19	CC Development Engineering	Request for additional stormwater information
33	12/9/19	CC Wetland and Habitat Review	Request for additional Wetland-Habitat information
34	1/7/20	Applicant	Revised Preliminary Stormwater Plan 1-7-2020
35	1/7/20	Applicant	Revised Preliminary Stormwater TIR January 2020
36	1/7/20	Applicant	Infiltration Testing Addendum
37	1/14/20	CC Development Engineering	Request for revised TIR
38	1/7/20	CC Development Engineering	Road Modification approval as conditioned
39	3/30/20	Applicant	Revised Preliminary TIR
40	3/30/20	Applicant	Revised Preliminary Stormwater Plan
41	4/3/20	Applicant	Revised Preliminary TIR 4-3-20
42	4/3/20	Applicant	Revised Preliminary Stormwater Plan 4-3-20

43	4/8/20	CC Wetland and Habitat Review	Request for additional clarification or revisions to wetland and stormwater info
44	4/8/20	CC Fire Marshal	Fire Marshal Comments
45	4/10/20	Applicant	Revised Preliminary TIR 4-10-2020
46	4/10/20	Applicant	Revised Stormwater Plan 4-10-2020
47	4/21/20	Applicant	Revised Wetland Mitigation Plan 7-20-2020
48	9/10/20	CC Development Engineering	Technical Road Modification Report
49	9/10/20	CC Development Engineering	Development Engineering Staff Report
50	10/6/20	Applicant	Revised Application
51	10/6/20	Applicant	Higgins Deed
52	10/6/20	CC Wetland and Habitat Review	Report
53	10/14/20	CC Land Use	Staff Report and Decision
54	10/14/20	CC Land Use	Affidavit of Mailing – Exhibit 53
55			
56			

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