

Notice of Type II Application Non-SEPA

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code, Section 40.510.020 and applicable code sections as listed below.

Closing date for public comments: August 21, 2020

Project Name: Shierman Short Plat

Case Number: PLD-2020-00063

Request: The applicant is requesting a short plat approval to divide 10.17 acres into two 5 acre lots in the R-5 zoning district

Address: South NE 259th Street

Parcel number: 227632-000

Applicant: James Shierman
24407 NE 37th Avenue
Ridgefield, WA 98642
360.887.8886
shiermanconstruction@gmail.com

Owner: Same as applicant

Contact Person: Wolfe Project Management
Mason Wolfe
2401 W Main Street. Ste 210
Battle Ground WA 98604

Staff contact: Melissa Curtis
564.397.5870
Melissa.curtis@clark.wa.gov

Legal description of property: Tax lot 35, NE Quarter of Section 30, Township 4, Range 2 East of the Willamette Meridian

Plan/Zone designation: R-5/ Rural 5

Revised 8/4/2020



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov

Neighborhood Association/Contact: Not located within a Neighborhood Association
Stephan Abramson, Chair
abramson@lifescipartners.net
360.574.3363

Approval Standards/Applicable Laws

Clark County Code: Title 14 (Building Safety), Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Residential Zoning District); Chapter 40.320 (Landscaping), Chapter 40.330 (Crime Prevention and Safety), 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 40.540 (Boundary Line Adjustments & Land Divisions), Chapter 40.610 (Impact Fees), Title 24 (Public Health), , RCW 58.17, and the Clark County Comprehensive Plan.

Application Date: June 3, 2020
Fully Complete Date: June 24, 2020

Timelines/Process

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling 564.397.4489, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

In Person: The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Melissa Curtis
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810
Email: Melissa.curtis@clark.wa.gov

Date of this notice: August 6, 2020

Shierman Short Plat

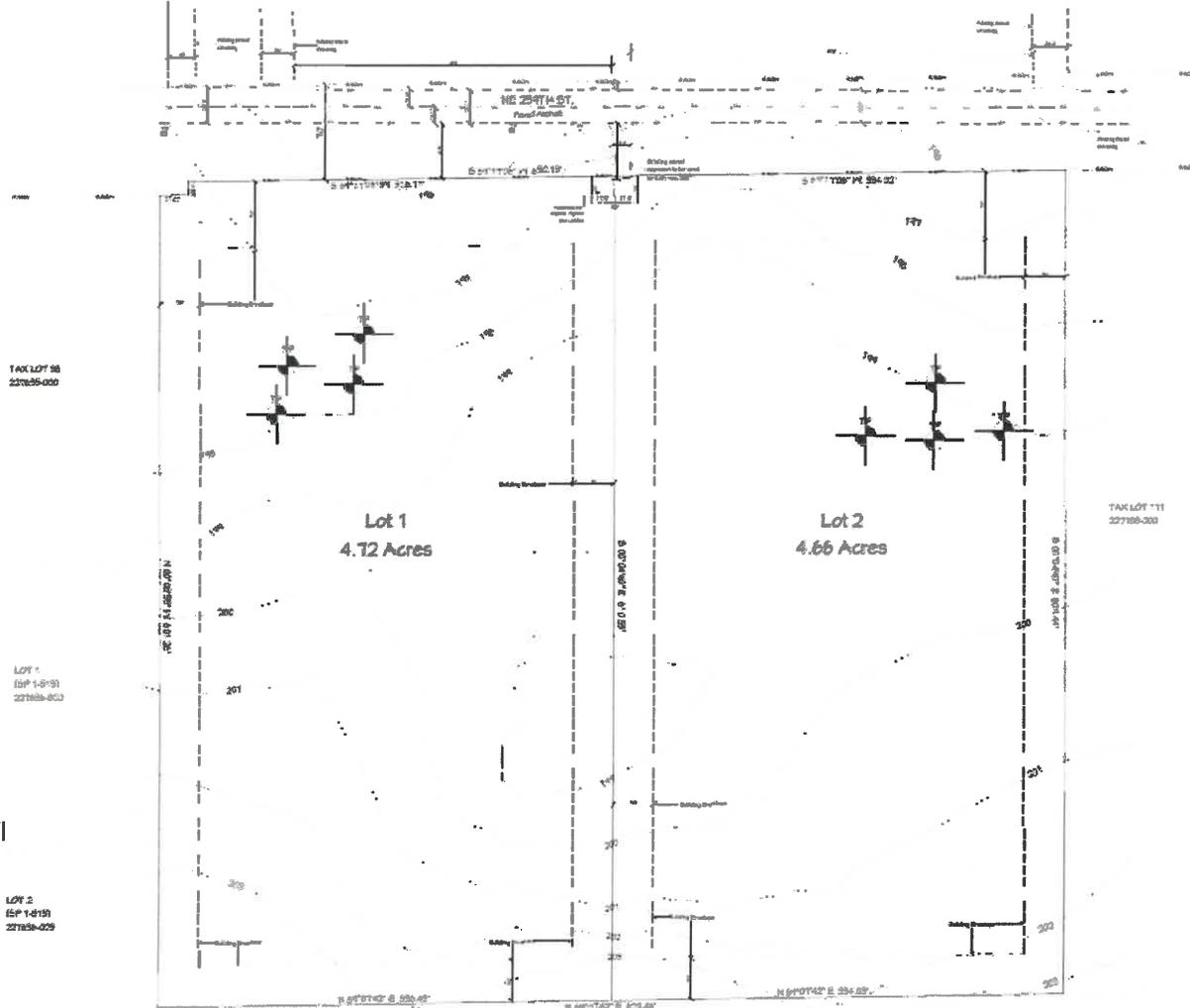
A Rural Residential Land Division

In the NE 1/4 of Section 30, T4N R2E WM

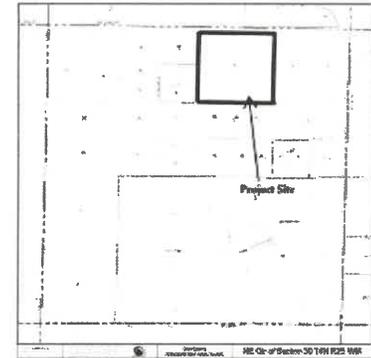
County Parcel #: 227632000

Not Site Address NE 259th Street

Battle Ground, WA 98604



VICINITY MAP

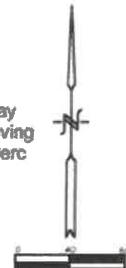


PLAT NOTES:

- 1.) Total Gross Area;
 - 1.1) Gross area after ROP = 404,201 SF / 9.86 Acres.
 - 1.2) Gross area to Quarter Section Line = 442,989 SF / 10.17 Acres.
- 2.) Density Allowances;
 - 2.1) R-8 Rural Section zoning allows calculations before ROP was removed from adjacent parcels which for this project is 10.17 Acres.
 - 2.2) Density allowed is 1 residential lot per Section for a total of 2 residential lots.
 - 2.3) This short plat proposes 2 residential lots.
- 3.) Lot 1 = 205,477 SF / 4.72 Acres, (8.13 Acres to Quarter Section Line in ROP).
- 4.) Lot 2 = 228,234 SF / 4.66 Acres, (8.06 Acres to Quarter Section Line in ROP).
- 5.) Lots 1 and 2 will have access to NE 259th Street via shared driveway approach.
- 6.) Lot 1 can independently access the road approach as depicted on this plat.
- 7.) Lot 2 can independently access the road approach as depicted on this plat.
- 8.) Each lot will install a well for water. Horizons to be shown on Final Plat.
- 9.) Each lot will install a septic system at time of building permit.
- 10.) There are no existing structures.
- 11.) There are no existing driveways on site except existing approach shown.
- 12.) There are no existing wells.
- 13.) There are no existing septic systems.
- 14.) There are no above ground tanks or known underground tanks.
- 15.) There are no adjacent roads.
- 16.) No bodies of water.
- 17.) No environmental critical areas on or within 100' of site.
- 18.) There are no transit stops at or near the site.
- 19.) There are no existing or proposed pedestrian or bicycle facilities on or near the site.
- 20.) No new roads or improvements proposed for this project.
- 21.) No grading activities proposed prior to final plat.
- 22.) 20' side and rear setbacks are shown to meet the code.
- 23.) There is no required or proposed landscape screening.

LEGEND:

- E-ROW Existing Right-of-Way
- EP Existing Edge of Paving
- Test Pit for Septic Perc



REVISION TABLE	REVISED
SUBJECT DATE	

Shierman Short Plat
 A Rural Residential Land Division
 In the NE 1/4 of Section 30, T4N R2E WM
 Not Site Address NE 259th Street
 Battle Ground, WA 98604

PRELIMINARY PLAT
 Existing Contingent Path
 Proposed Development Path
 Transportation and Utility Plan
 Landscape Plan

OWNER/APPLICANT:
 Jensen and Phyllis Shierman
 shierman@nwcc.com
 360-437-4444

DRAWINGS PROVIDED BY:
 Mosaic Engineering, LLC
 360-407-9289
 mosaic@wccorp.com

DATE:	6/3/20
SCALE:	1" = 40'
SHEET:	P-1

