Project Name: Deryavko Short Plat

Case Number: PAC2016-00101

Location: The subject site is not addressed, but is identified as parcel number

217147-000 and is located within the NW 1/4 of Section 35, T4N, R1E

of the Willamette Meridian.

Request: The applicant proposes to short plat an existing 20 acre parcel into

two (2) parcels zoned AG-10.

Applicant: DL Design Group, Inc.

Irina Leschuk, contact 500 W 8th Street, Suite 205 Vancouver, WA 98660 Phone: (503) 644-4628 Email: iml@dleng.net

Contact: DL Design Group, Inc.

Property Owner: Aleksandr M. Deryavko & Anatoliy L. Sosnovskiy

PO Box 764

Battle Ground, WA 98604

Report Issued

Conference Date

hursday, September 29, 2016

Neighborhood Association/Contact:

Ridgefield Junction Neighborhood Association

Marc Krsul

Phone: (360) 887-5384

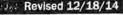
Email: marc.krsul@edwardjones.com

Type of Review:

☑ Type II

☐ Type III







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



Request to change public hearing date

A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid.

William Birth Carlo

Application holds

If approved, some application holds require a fee to be paid prior to the effective date of the hold.

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report.

- □ This pre-application conference application was sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable. The application will be contingently vested on ______, 2016 if a Fully Complete application for substantially the same proposal is submitted on or before ______, 2016. Developments do not contingently vest to stormwater or concurrency.
- ☑ This pre-application conference application was NOT sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable, because the pre-application submittal was missing complete plans with dimensions.

Appeals

An appeal of the contingent vesting decision above must be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the Pre-Application Conference Report is mailed to the applicant.

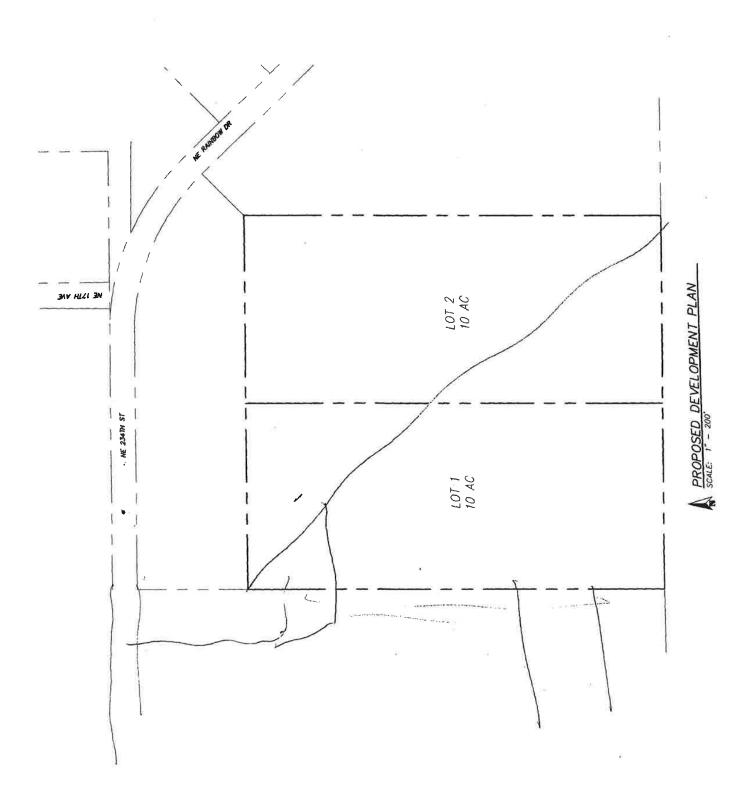
All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application.

Fee estimates

The preliminary plan review fees are listed below. Fees not listed include: final construction plan review, final site plan review, final plat review, development inspection and building plan review and inspection.

The fees checked below apply to the subject proposal, and are based upon the fee schedule in effect at the time of the pre-application conference and for the project as submitted.

Note: These fees are subject to change. The fees that are applicable to the subject proposal are subject to change if the proposed projects changes and/or if new or additional information is presented.



County staff	Name	(360) 397-2375 Phone extension	Email address
Planner:	Amy Wooten	5618	amy.wooten@clark.wa.gov
Engineer:	Brad Hazen	4346	brad.hazen@clark.wa.gov
Biologist: Transportation	Keith Radcliff	4180	keith.radcliff@clark.wa.gov
Concurrency: Fire Marshal's	David Jardin	4354	david.jardin@clark.wa.gov
Office: Building Plans	Curtis Eavenson	3320	curtis.eavenson@clark.wa.gov
Examiner:			

Major issues

- 1. **Proposal**. The applicant proposes to short plat approximately 20 acres, zoned AG-10 into two (2) lots for single-family development.
- 2. Uses. Single-family detached dwellings and accessory buildings are permitted outright in the AG-10 zone. This application proposes two (2), ten (10) –acre lots for single-family development, meeting uses standards in the AG-10 zone.

3. Development Standards.

<u>Lot requirements</u>. The following dimensional requirements have been established for the R-5 and are set forth in Tables 40.210.010-2 & 40.210.010-3.

Min			Standards imum Lot Wi			mum Lot Depth	
10 acres			660 feet			None	
为成。	Minimum S		是代型工物机(1		Maximum	
Front	Street	le Interior	Rear	Cov	erage	Building Height	
50	25	50	50	1	ı/a	35 feet	

[•] See Tables 40.210.010-2 & 40.210.010-3 for any exceptions from these standards.

The lot will not meet minimum lot width requirements portrayed in the table above. Therefore, application for variance to minimum lot width standards will be required.

Administrative variances can be considered for deviations to codified standards of up to twenty-five percent (25%) of the numerical standard. Deviations greater than twenty-five percent (25%) will require approval of a Type III variance, a public hearing, and Decision rendered by a Hearing's officer. In this case, a lot width proposed at 495 feet or more will require an administrative variance (Type II), and a lot width of 494 feet or less will require a Type III variance.

Pre-Application Conference Agenda

Date: Thursday, September 22, 2016

Location: **Public Service Center**

1300 Franklin Street, third Floor

Vancouver, WA 98660

Project Name:

DERYAVKO SHORT PLAT

Room:

313

Case:

PAC2016-00101

Time:

10:00 a.m.

Project Contact:

Neighborhood:

Irina Leschuk

500 W 8TH STREETSUITE 205

VANCOUVER, WA 98660

Phone:

503-644-4628

Fax:

Description:

Pre-Application Conference For A 2 Lot

Short Plat Located On 20 Acres In The

Ag-10 Zone District

Email: Project

NE 10TH AVE

IML@DLENG.NET

Location:

Ridgefield, WA 98642

Ridgefield Junction Nbhd Association

Parcel

2171470000

number:

Zoning:

AG-10

Planner:

Engineer:

Cases:

Amy Wooten

397-2375,

Team:

Land Use Review

Ext. 5683

Brad Hazen (360) -397-2375 ext. 4910

Work Order: 201001

Association

PAC2016-00101

AMY WOOTEN

BRAD HAZEN

Section,

and Range

Township

Q4 S35 T₄N R₁E

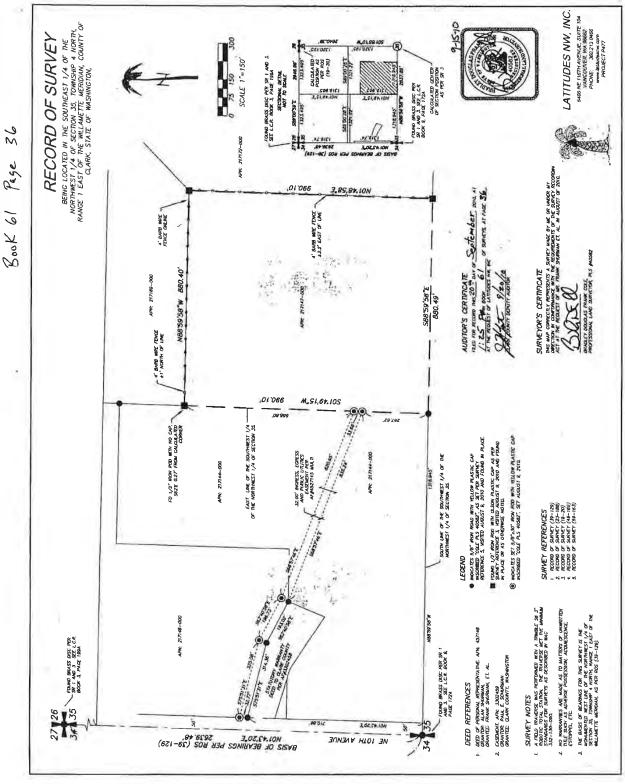


Revised 5/30/13



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





P.O. Box 9810 Vancouver, Wa 98666-9810 1300 Franklin Street

Phone: 360-397-2375

APPLICATION SUMMARY

Preapplication Conference

PAC2016-00101

Status: SCH Entered By: ALM

Received: 8/30/2016 Conference: 9/22/2016

Conference: 9/22/2016 10:00:00AM

Vested Until:

Expires: 8/30/2016

Finaled:

Team: DS

Project Name:

DERYAVKO SHORT PLAT

Project #: DEV2016-00190

Site Address: NE 10TH AVE RDG 98642

Parcel #: 2171470000

Scope of Work:

SHRT PL

Review Type: 1

Cross Reference #:

Work Order#:

Sect/Twnshp/Range: 35 / 4 / 11

School Imp Fee Dist: RDGFLD

Est. Parcel Area (Acre): 20.00

Transp Imp Fee Dist: RRL1

Est. Parcel Area (Sq. Ft.): 871,200.00

Park Imp Fee Dist: ~ Transp Overlay Fee Dist:

First Line Legal:

#22 OF SEC 35 T4NR1EWM

PRE-APPLICATION CONFERENCE FOR A 2 LOT SHORT PLAT LOCATED ON 20 ACRES IN THE AG-10 ZONE

20A

DISTRICT

Description:

Applicant:

IRINA LESCHUK

500 W 8TH STREET SUITE 205

VANCOUVER WA 98660

Owner:

DERYAVKO ALEKSANDR M & SOSNOVSKIY A

PO BOX 764

BATTLE GROUND WA 98604

Phone: 503-644-4628

Phone:

Today's Activities:	Activity Date:	Assigned To:	Done By:	Notes:
1.) Print Application Summary **	8/30/2016		ALM	
2.) Print Fees Due at Issuance	8/30/2016		ALM	
3.) Staff Schedules Conference **	8/30/2016		ALM	CONFERENCE 9/22/2016 AT 10AM ON 3RD FLOOR CONF RM 313
4.) Receives Application **	8/30/2016		ALM	ROUTE TO KRISTI
5.) Override - Parcel Holds	8/30/2016		ALM	
6.) Add Multiple Parcels	8/30/2016		ALM	N/A
7.) Override - Parcel Holds	8/30/2016		ALM	

Printed: 8/30/2016 1:26:08PM

1 of 2 Pages

FCOVERSHT99-01.RPT Modified Date: 8/30/2016

Development Application

Project name: DEL	YAVKO SHURT	PLAT	17.17	
Type(s) of application (see rever	co cido)	I / SHOETPL	AT SAME	
William Co.	N 1 1	in the constant	Part of the world of	
10 10 1	SugpIVIDE PRO	sery INTO 2	Lots	
1. 1245 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	¥.			
Applicant name:	eschuk	a Van	W. 81H ST, Suite 205 Conver WA 98660	
E-mail address: im le de	ng net	Phone and fax: 503-644-4628		
Property owner name (list n	ultiple owners	Address:	00 Box 764	
on a separate sheet):			d. 950.0	
Deryarko Aleksandr & Sosnov E-mail address:	Skiy Anatoliy		BATHLE Ground, WA, 98604	
E-mail address: alex & Polyu	nlimited.com	Phone and fax:	360-903-4080	
Contact person name (list if	not same as	Address:	Stall in CIT	
applicant): The Franker	- 1 1 1 1 T		1.41 (1)=1 i	
Same Asi A	pplicant		and the middle in the La	
E-mail address: DLENG. N	VET	Phone and fax:	14 (4d) 6 s/E T	
Project site information:		Comp plan designation:		
Site address: going file it	internal (C)		AC Fault // C	
ID 217147000			AGnowly butter Co	
Cross street: 9'm			Parcel numbers:	
NE 234# ST & 17# AVESTICATO	MAS AG	-10	217147000	
Overlay zones:	Legal:		Acreage of original parcels:	
No Mapping Indicators		~/A	2040	
Township: 4N Range: 1E			1/4 of section: NW 35	

lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the county to enter the properties listed above.

Applicant's signature

Property owner or authorized representative's signature

For staff use only Case number:

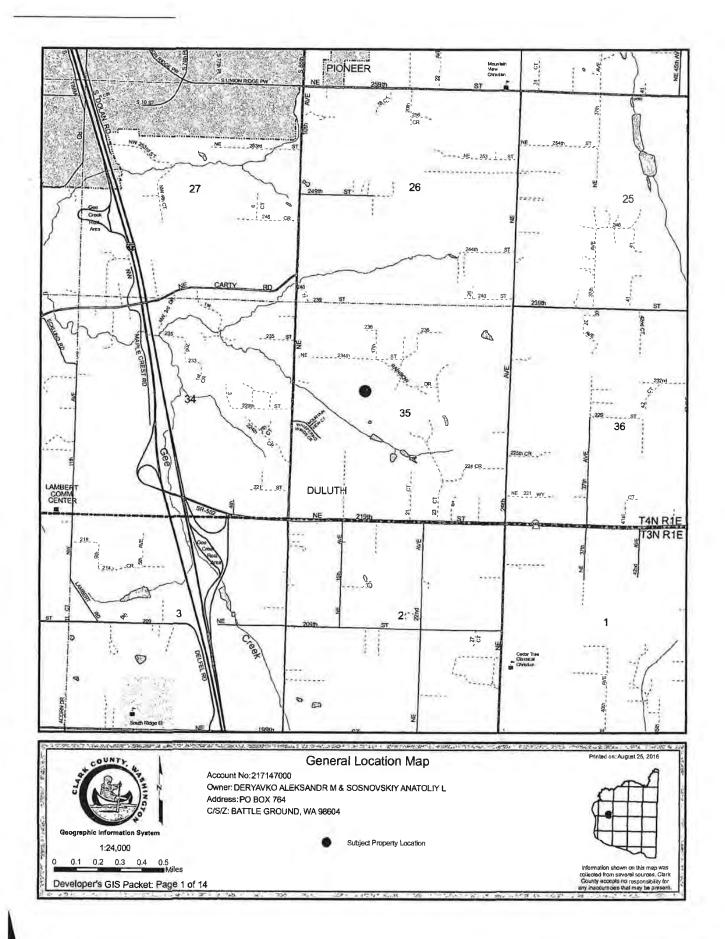
Work order number:

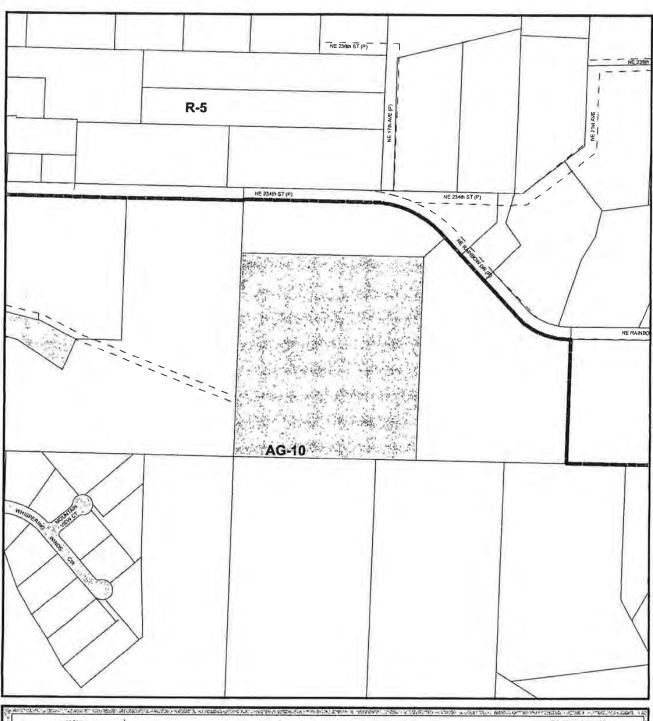
Revised 6/14/12:

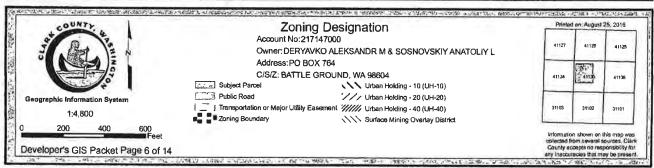


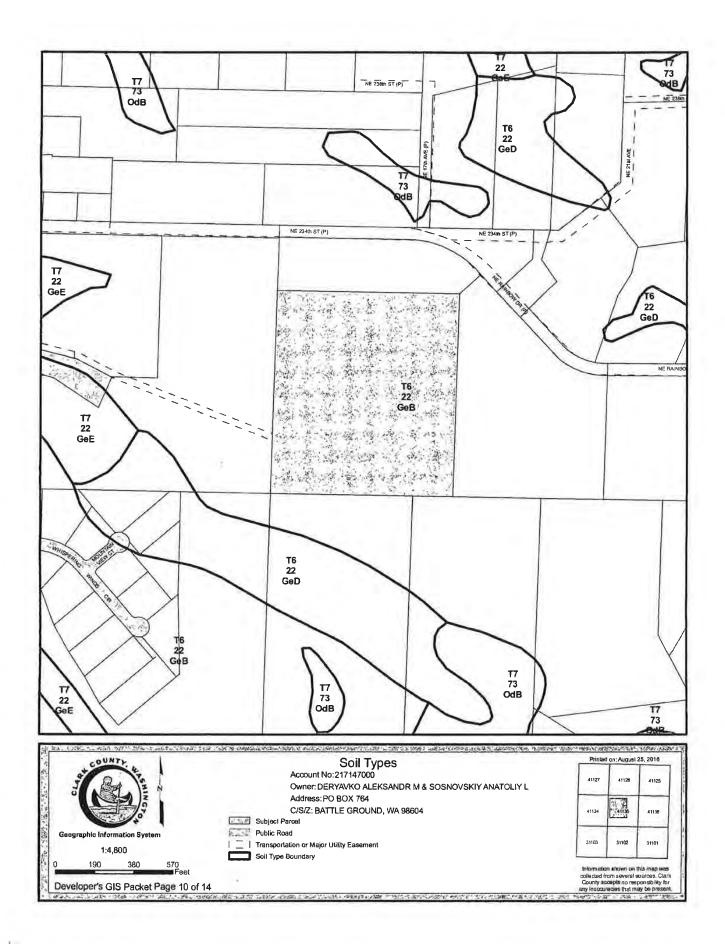
Community Development 1300 Franklin Street, Vancouver, Washington Phone: (360) 397-2375 Fax: (360) 397-2011 www.clark.wa.gov/development











Project Name:

Deryavko Short Plat

Case Number:

PAC2017-00024

Location:

The subject site is not addressed, but is identified as parcel number

217147-000 and is located within the NW 1/4 of Section 35, T4N, R1E

of the Willamette Meridian

Request:

The applicant proposes to short plat an existing 20 acre parcel into 2,

10 acre parcels in the AG-10 zone

Applicant:

Aleksandr Deryavko

Anatoliy Sosnoviski

PO Box 764

Battle Ground, WA 98604 Phone (360) 903-4080

Email alex@pdxunlimited com

Contact:

Mınıster-Glaeser Surveying

Chris Avery, contact 2200 E Evergreen Blvd Vancouver, WA 98661 Phone (360) 694-3313 Email csa@mgsurvey.com

Property Owner:

Aleksandr M Deryavko

Anatoliy L Sosnovskiy

Conference Date:

Thursday, March 2, 2017

Report Issued:

Thursday, March 9, 2017

Neighborhood Association/Contact:

Ridgefield Junction Neighborhood Association

Marc Krsul

Phone (360) 887-5384

Email marc krsul@edwardjones com

Type of Review:

☑ Type II

☐ Type III

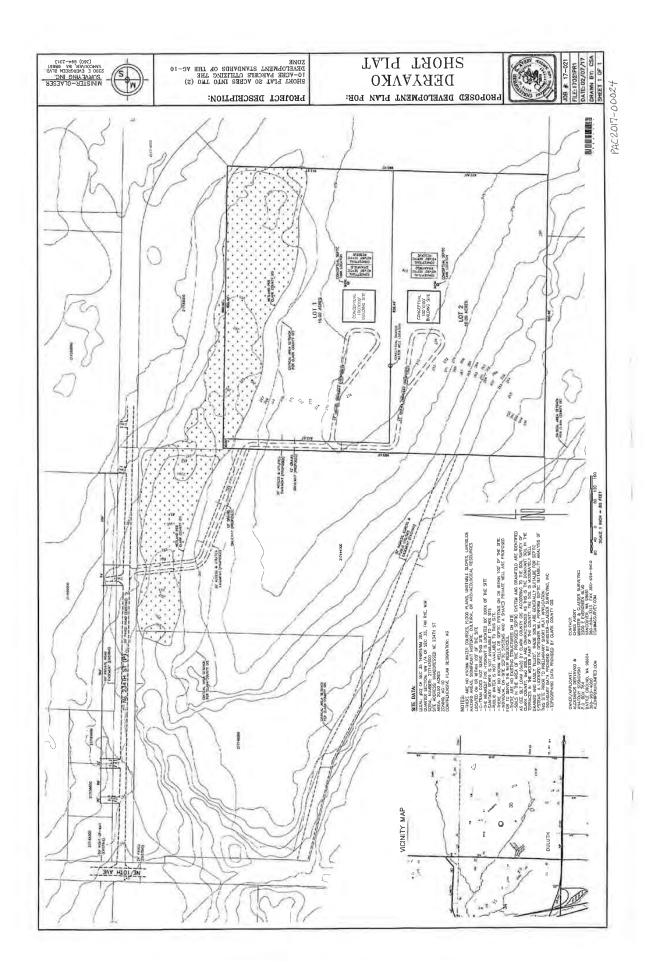


Revised 12/18/14



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Project Name:

Grace Meadow Subdivision

Case Number:

PAC2016-00115

Location:

13505 NE 152nd Avenue

Request:

The original proposal was to subdivide 91 acres (37 zoned R-10, 57 zoned AG-10) into 8 cluster lots and 1 remainder parcel on a total of 91

acres

Applicant/Owner:

Monte Phillips PO Box 635

Brush Prairie, WA 98606

Contact:

Chris Avery

Minister- Glaeser Surveying

2200 E Evergreen Vancouver, WA 98661

360-694-3313 csa@mgsurvey.com

Conference Date: October 20, 2016

Report Issued: October 26, 2017

Neighborhood Association/Contact:

Greater Brush Prairie Neighborhood Association

Name

Larry Knight, President (360) 518-3317

Email knighthawkprotection@comcast net

Type of Review: Type III

County staff

(360) 397-2375 Phone

extension	Email address		
4885	Terrı brooks@cla		

Planner	Terrı Brooks	4885	Terrı brooks@clark wa gov
Engineer	Brad Hazen	4346	Brad hazen@clark wa gov
Biologist	Keith Radcliff	4180	Keith radcliff@clark wa gov
Transportation Concurrency	David Jardin	4354	David Jardin@clark wa gov

Revised 12/18/14



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



Project Name:	Bestul Short Plat					
Case Number:	PAC2016-00120					
Request:	Proposal to divide lots.	parcel	224736000 & 22	4835000	into 3 10 acre	
Applicant: Br	ryon Bestul	6.110	□ Url	ban Area		
Site Location: 76	607 NE 299th St. Battle Groun	id, WA	98604 ☑ R u	ıral Area		
	Short Plat		oreline 🗌 Other	THE RESERVE TO SHARE THE PARTY OF THE PARTY		
Wetlands Protection buffers, so wetlands across property bour Shoreline Program o Habitat Review: A comply with the Hab habitats and species	All development applications Ordinance (WPO, CCC 40.45 located on adjacent propertie idaries. The WPO doesn't apprend that Conservation Ordinal clearing and/or developmentat Conservation Ordinance areas as defined in the current abitats and Species (PHS) lis	50). The es may a ply to st nance. ent prop (HCO, (nt the W	e WPO regulates be ffect a site due to ex reams and riparian bosals within define CCC 40.440). The	oth wetlan xtension o n areas reg ed habitat HCO regu	ds and wetland of wetland buffers culated under the areas must lates priority	
	Data Provided by the Applica					
☐ Wetland inventor		V	Hydric soils			
	nation or delineation	\checkmark	Aerial photo analys	sis (
☐ Other:						
Habitat Indicators or	Data Provided by the Applican	ıt			JOHNAN JANSA JIBAN JIB	
☐ Riparian Habitat	Conservation Zone (HCZ)		Priority species are	ea	* 8 2 1 6 2 1 *	
☐ Non-riparian hab	itat area		Point species buffe	r l		
Other:				(
Fully Complete Requi			8 1 .0 9	11. (1)		
	wetland or habitat presence (or		Development/buile		ng envelopes (or)	
	eation Report and Survey (or) Habitat Permit application etland Permit Application Habitat Analysis & Mitigation Plan					
	and Permit Application		Habitat Analysis &	Mitigation	rian	
Other: Wetland Comments			Povio	w Piologie	t: Keith Radcliff	
	view shows wetland signatu	moe ond				
(224736000 & 2248) wetlands and or wet the presence, catego	35000). For that reason Staff land buffers may be impacte ry, score and the buffers request the Wetland Protection Ord	f require ed by the uired to	es wetland delineati e proposed project. adequately protec	ion (CCC4 . Delineati t wetland	.0.450.030 (D)) as ion will determine habitat and water	
category, the wetlan	d score and intensity of land	d use pr	roposed on develop	pment site	es are what define	
wetland buffers. As	such, a determination and si	ite visit	with applicable fee	es are the	criteria for a fully	
complete application	to verify delineation finding	s. If wet	lands are present,	the location	on of any wetlands	

on the subject parcel require mapping on new plat plans and must show proposed impacts to wetlands

Wetland and buffer boundary data must be submitted in digital form (refer to CCC 40.450.030.D.3 for

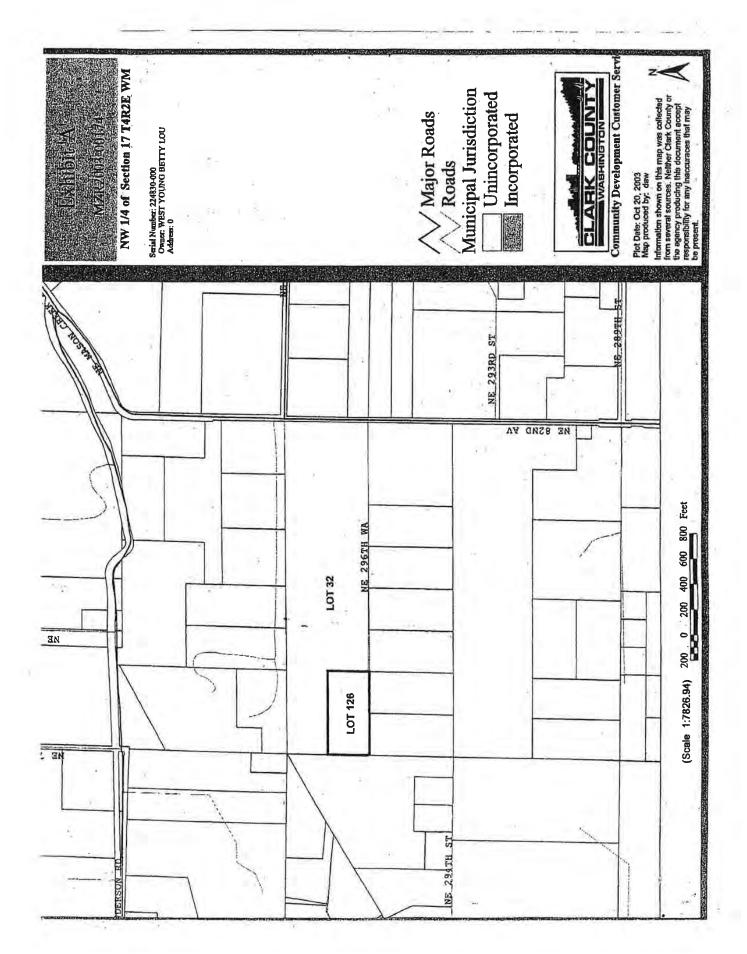




and/or wetland buffers.

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Project Name: Bestul Short Plat - BLA

Case Number: PAC2016-00148

Location: 7607 NE 299th Street

Request: The applicant is proposing to subdivide two (2) existing lots, totaling

approximately 29.94 acres into three (3), ten (10) -acre lots in the AG-

10 zone.

Applicant/Contact: Bryon Bestul

7607 NE 299th Street Battleground, WA 98604 Phone: (360) 901-3653 Email: bjbestul@juno.com

Property Owner: Bryon Bestul

Conference Date: Monday December 12, 2016

Report Issued: Friday: December 16, 2016

Neighborhood Association/Contact:

Neighborhood Associations Council of Clark County

Doug Ballou, Chair Phone: (360) 573-3314

Email: dougballou@comcast.net

Art Stubbs, Vice Chair Phone: (360) 882-1104 Email: sixsplus8@aol.com

Type of Review:

✓ Type II

☐ Type III



Revised 12/18/14



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



Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

- 1. Traffic Profile
- 2. Sales History

Plan review process notes

For Type II, II-A and III Reviews

Within 30 days of your application being determined fully complete, staff will hold an "Early Issues Meeting" to discuss your application and identify possible plan review issues. Within a few days of this meeting, you will be notified in writing or by email, of their findings and whether there is any need for additional information or supplemental applications (e.g., road modification).

Once contacted, you will have 14 days to submit any requested information and/or supplemental applications. Please note: supplemental applications will not be accepted beyond this 14-day submittal deadline unless an application hold, with payment of fee, has been approved.

For Type II Reviews only

- If the 14-day submittal deadline **is met**, the applicant will receive a courtesy draft staff report at least 7 days prior to the issuance of the decision.
- If the 14-day submittal deadline **is not met** and a hold to extend this time limit has not been approved, a courtesy draft staff report will **not** be issued before the decision.

Request to change public hearing date

A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid.

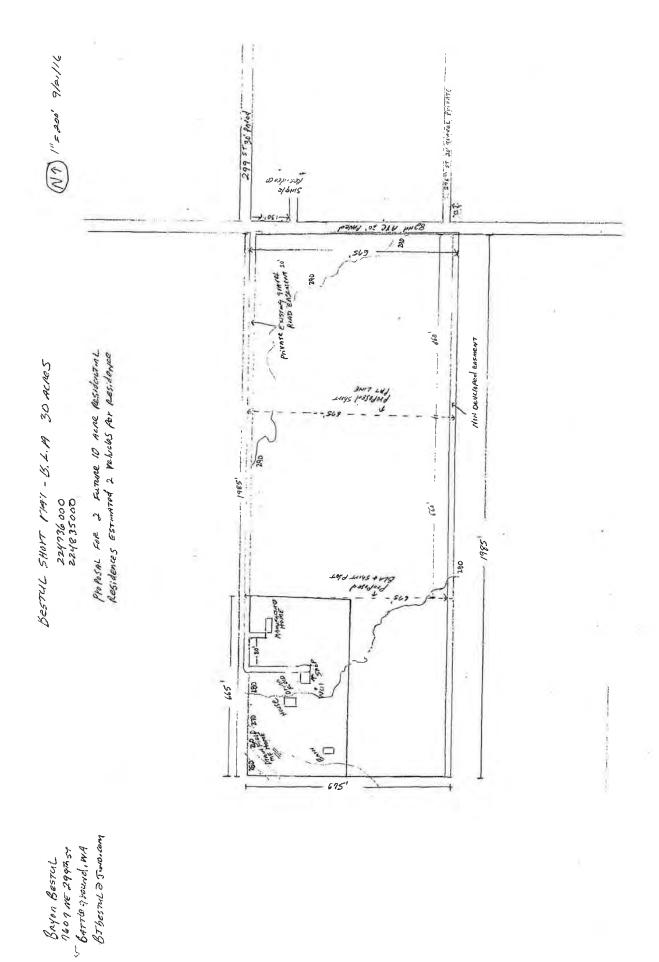
Application holds

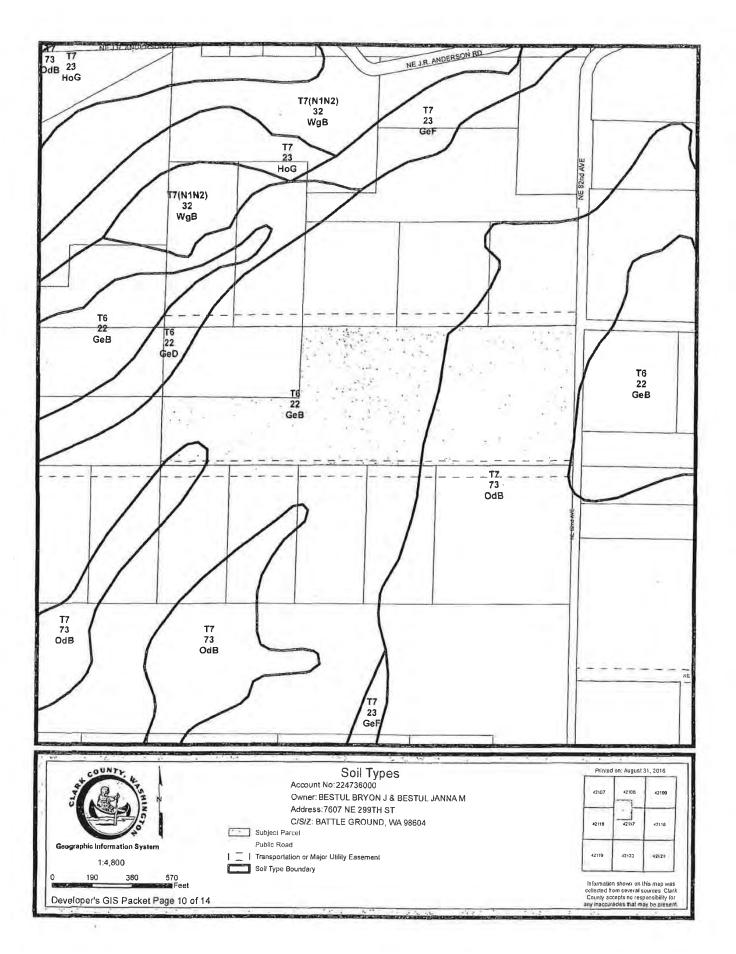
If approved, some application holds require a fee to be paid prior to the effective date of the hold.

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report.

✓ This pre-application conference application was sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable. The application will be contingently vested on November 16, 2016 if a Fully Complete application for substantially the same proposal is submitted on or before June 14, 2017. Developments do not contingently vest to stormwater or concurrency.





Traffic Profile for Minor Development (To be completed by Applicant)

Attach the following: Vicinity Map(at least 2 mile radius) Development Site Plan 8-1/2"x11"

Date: 9/30/16

Development Name: - Bryon BestuL

Activity Number:

Estimated Date of Full Occupancy:

<u>Site Summary</u>: (include any existing structures to remain/to be replaced, type of proposed development, size (square footage) of building, number of units for proposed development, etc)

Proposal is for a short plat and a B.L.A. creating three 10 acre parcels.

Currently we have one 5 acre with a residence and one 25 acre buildable parcel.

Proposal will create two additional peak hour trips per home.

Project Name:

GAYLORD'S SHORT PLAT

Case Number:

PAC2016-00130

Location:

23812 NE Chelatchie Road

Request:

Divide 39.37 acre parcel into 2 lots in the FR-20 zone district.

Applicant:

Michael Wheaton 335 Hillshire Drive Woodland, WA 98674

(360) 624-2231 MFWheaton@comcast.net

无一種生物質

Contact:

Same as applicant

Property Owner:

James and Debra Gaylord 23812 NE Chelatchie Road

Amboy, WA 98601

Conference Date: November 10, 2016

Report Issued: November 18, 2016

Neighborhood Association/Contact:

There is no recognized neighborhood association in this area.

Type of Review: Type II



County staff	Name	(360) 397-2375 Phone extension	Email address
Planner:	Terri Brooks	4885	Terri.brooks@clark.wa.gov
Engineer:	Brad Hazen	4346	Brad.hazen@clark.wa.gov
Biologist:	Lance Watt	5601	Lance.watt@clark.wa.gov
Transportation Concurrency:	David Jardin	4354	David.Jardin@clark.wa.gov
Fire Marshal's Office:	Curtis Eavenson	3320	Curtis.eavenson@clark.wa.gov

Revised 12/18/14



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



Pre-Application Conference Agenda

Thursday, November 10, 2016 Date:

Public Service Center Location:

1300 Franklin Street, third Floor

Vancouver, WA 98660

Project Name:

Project Contact:

Room:

GAYLORDS SHORT PLAT

313

Michael Wheaton 355 HILLSHIRE DR

WOODLAND, WA 98674

Description:

Pre-Application Conference - Request

To Divide 40 Acres Into 2 Residential

Building Lots In The Fr-20 Zn -

Neighborhood:

Terri Brooks

-397-2375 ext. 4885

Engineer:

Brad Hazen (360)

-397-2375 ext. 4910

Association

Planner:

BRAD HAZEN

Cases:

PAC2016-00130

TERRI BROOKS

Case:

PAC2016-00130

Time:

11:00 a.m.

360-624-2231

Phone:

Fax:

MFWHEATON@COMCAST.NET

Email:

23812 NE CHELATCHIE RD Project

2750130000

Location:

Amboy, WA 98601

Parcel number:

Zoning: FR-20

Team:

Land Use Review

Work

201030

Order:

Section,

Township

and Range

S15 T₅N R₃E



(360)

Revised 5/30/13



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



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

Page 3 of 7

Pre-Application Conference Sign-In Sheet Form DS1153D

Project Name:

Staples Short Plat

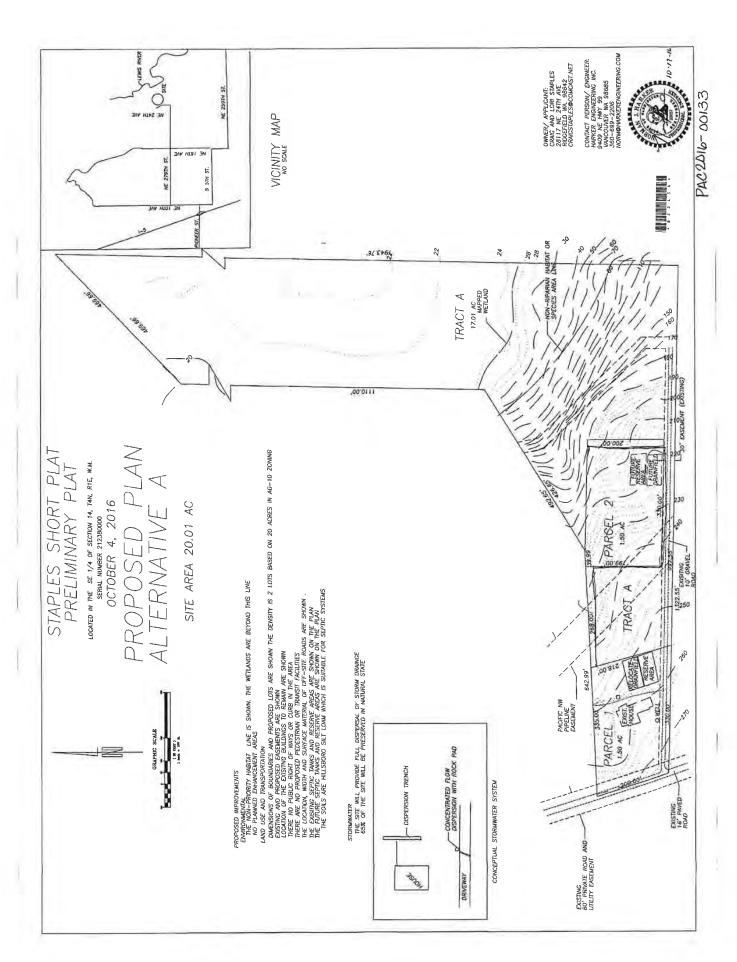
Case Number:

PAC2016-00133

Conference Date: November 10, 2016

Please provide your mailin	g address or email address.			
Name (Please Print)	Mailing Address	Email Address		
1 Bryan Mattson	Land Use Review	Bryan Mattson@clark wa gov		
2 Jennifer Reynolds	Development Engineering	Jennifer Reynolds@clark wa gov		
3 Curtis Eavenson	Clark County Fire Marshal	Curtis Eavenson@clark wa gov		
4 David Jardin	Public Works	David Jardin@clark wa gov		
NORM HARKEN	9409 NE HWY 99	normenarkerengineering		
Cruix Fraples	78117 NE ZYTE AN	CIALLSTAPLES COMESTAR Steve M Blandshold.co.		
NORM HARKER FINITE STAPLES 7 Steve Morasch 8 Lance Watt	805 produce, 54c100	Steve M Blander bol 4. co.		
8 Lance Watt	Wetland / HAB Review	Lance waste clark wa gov		
9				
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Pre-Application Conference Agenda

Thursday, November 17, 2016 Date:

Public Service Center Location:

1300 Franklin Street, third Floor

Vancouver, WA 98660

Project Name:

Room:

BLUEBERRY ACRES CLUSTER SUBDIV

Case:

PAC2016-00139

Time:

2:00 p.m.

Project Contact:

Joel Stirling

2208 E. EVERGREEN SUITE A

VANCOUVER, WA 98661

Phone:

360-759-1794 360-759-4983

Fax: Email:

joel@sterling-design.biz

Description:

Neighborhood:

Request To Subdivide 40 Acres Into 4

Residential Lots In The Ag-10 Zone

Project

3504 NW 179TH ST

Location:

Ridgefield, WA 98642

Parcel Fair Ground Neighborhood

Association

number:

AG-10

1805320000

Planner:

Amy Wooten

360-397-2375, Ext. 5683

Engineer:

David Bottamini (360)

-397-6118 ext. 4881

Team:

Zoning:

Land Use Review

Work Order: 201037

Association

Cases:

PAC2016-00139 DAVID BOTTAMINI

AMY WOOTEN

Section,

Township and Range Q2 So8 T₃N



Revised 5/30/13

R₁E



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





Phone: 360-397-2375

APPLICATION SUMMARY

Preapplication Conference

Status: SCH Entered By: ALM

PAC2016-00139

Received: 10/27/2016

Conference: 11/17/2016 25m

Conference: 11/17/2016 - 9:00:00AM

Vested Until:

Expires: 10/27/2016

Finaled:

Team: DS

Project Name: BLUEBERRY ACRES CLUSTER SL

Project #: DEV2016-00257

Site Address: 3504 NW 179TH ST RDG 98642

Parcel #: 1805320000

Scope of Work: SUB

Review Type: 1

Cross Reference #:

Work Order#:

Sect/Twnshp/Range: 08 / 3 / 11

School Imp Fee Dist: RDGFLD

Est. Parcel Area (Acre): 40.00

Transp Imp Fee Dist: RRL1 Park Imp Fee Dist: ~

Est. Parcel Area (Sq. Ft.): 1,742,400.00

Transp Overlay Fee Dist:

Description:

REQUEST TO SUBDIVIDE 40 ACRES INTO 4 RESIDENTIAL LOTS IN THE AG-10 ZONE

First Line Legal:

#59 OF SEC 8 T3NR1EWM

40A

JOEL STIRLING

2208 E. EVERGREEN SUITE A

VANCOUVER WA 98661

Owner:

FIRESTONE STAN PO BOX 61928

VANCOUVER WA 98666

Phone: **360-759-1794**

Phone:

Today's Activities:	Activity Date:	Assigned To:	Done By:	Notes:
1.) Print Application Summary **	10/27/2016		ALM	
2.) Print Fees Due at Issuance	10/27/2016		ALM	DAM)
3.) Staff Schedules Conference **	10/27/2016		ALM	CONFERENCE 11/17/2016 AT-9:08AM CONF RM 313
4.) Receives Application **	10/27/2016		ALM	ROUTE TO THE PRE-APP BIN
5.) Add Multiple Parcels	10/27/2016		ALM	

Fee Description		Amount Due	Amount Paid	Receipt Number
Fire Marshal Review		434.00	0.00	
Planning Issuance Fee		94.00	0.00	
Pre-Application Con -Plan		805.00	0.00	
Pre-Application Con-Enviro		137.00	0.00	
Pre-Application Conf - Eng		1,405.00	0.00	,
Engineering Issuance Fee		94.00	0.00	
	Totals	2,969.00	0.00	Balance Due 2,969.00

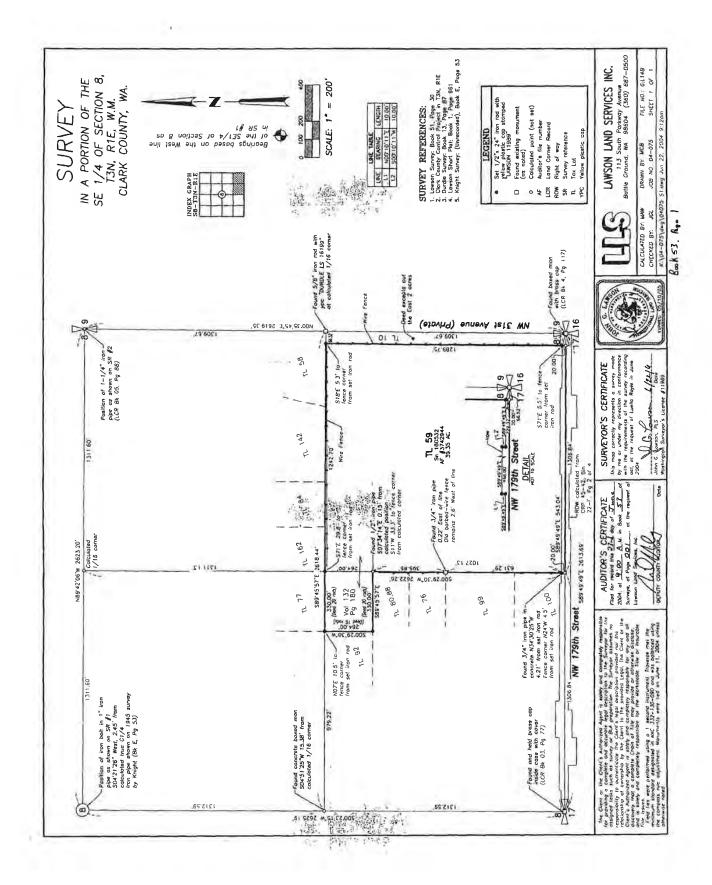
CONDITIONS:

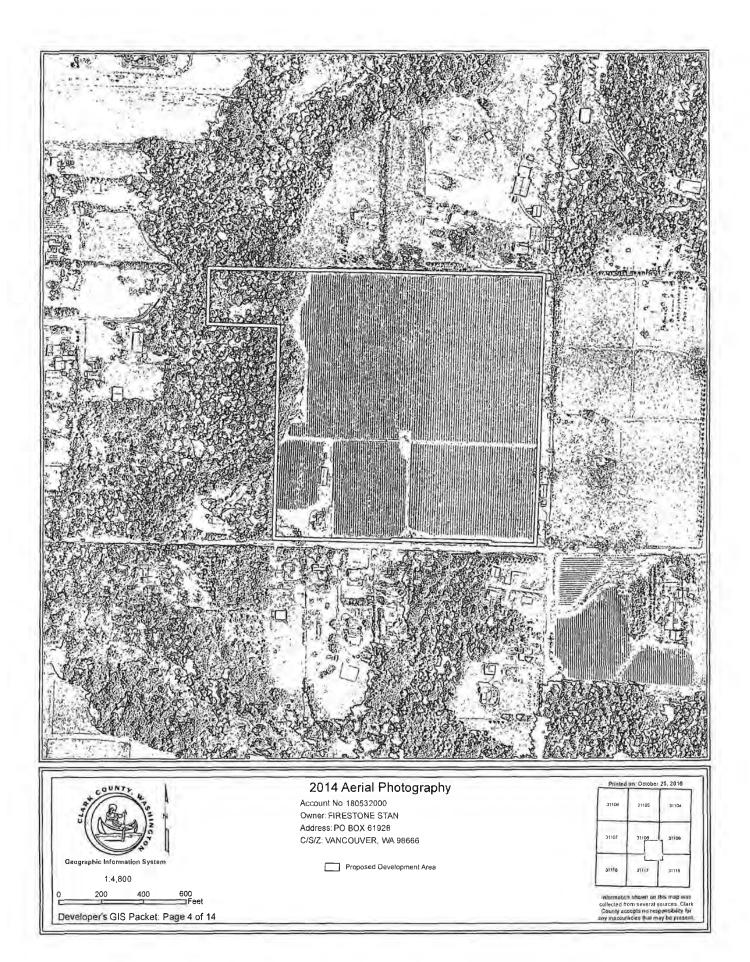
Printed: 10/27/2016 11:17:23AM

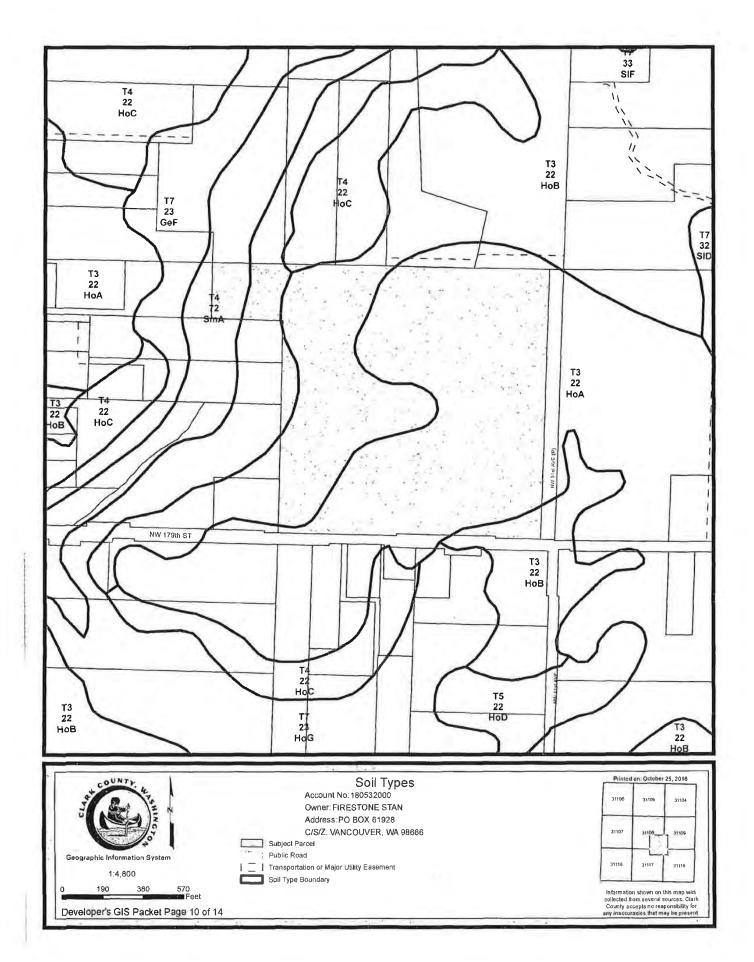
1 of 2 Pages

FCOVERSHT99-01.RPT

Modified Date: 10/27/2016







CLARK COUNTY PRELIMINARY TRAFFIC SUMMARY

DATE: 10/26/2016

DEVELOPMENT NAME: Blueberry Acres Cluster Subdivision

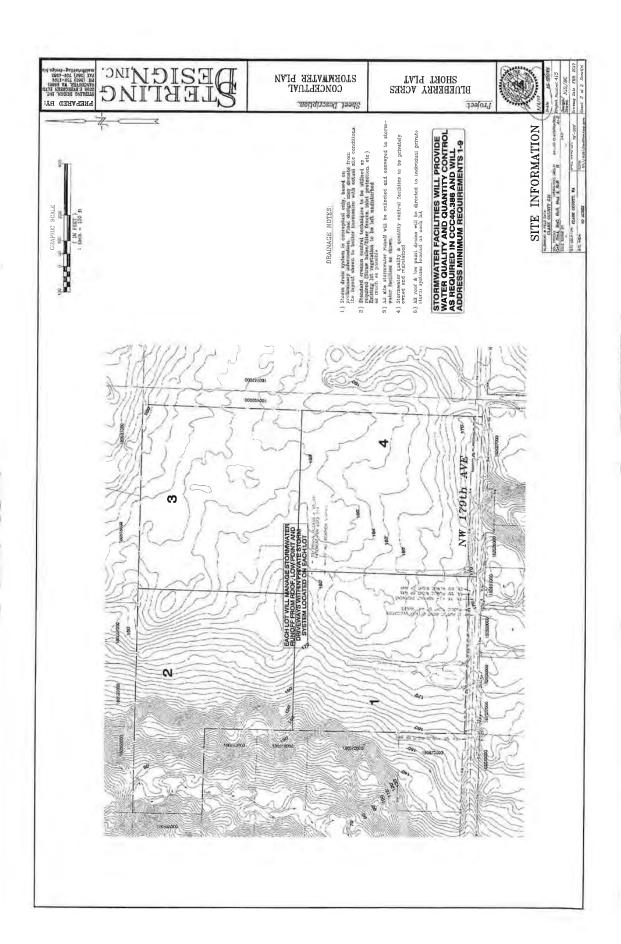
ACTIVITY NUMBER: PAC 2016-

ESTIMATED DATE OF FULL OCCUPANCY: Summer 2016

SITE SUMMARY

The site is located at 3504 NW 179th Street Ridgefield, WA 98642, just west of I-5 freeway. The parcel is located in a portion of the SE ¼ of Section 8, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington. The serial number for the parcel is 180532-000. The site currently has (1) single-family dwelling units.

The property is proposed to be divided into a total of 4 single-family residential building lots. This development will create an additional 3 lots for building new homes in the area. At approximately 10 vehicle trips per new home per day, there will be an additional 30 trips generated by this development at the time of full build out. At one PM peak hour trip per home per day, 3 new PM peak hour trips would be generated by this development.



Project Name:

Blueberry Acres Cluster Short Plat

Case Number:

PAC2017-00026

Location:

3504 NW 179th Street

Request:

The applicant proposes to subdivide approximately 40 acresinto four

(4) lots in the AG-10 zone.

Applicant:

Sterling Design, Inc. Joel Stirling, contact 2208 E Evergreen Blvd. Vancouver, WA 98661

Phone: (360) 759-1794, Fax: (360) 759-4983

Email: mail@sterlingdesign.biz

Contact:

Sterling Design, Inc.

Property Owner:

Stan Firestone

PO Box 61928

Vancouver, WA 98666

Conference Date:

Thursday, March 9, 2017

Report Issued:

Thursday, March 16, 20

Neighborhood Association/Contact:

Fairgrounds Neighborhood Association

Bridget Schwarz, president Phone: (360) 573-5873

Email: bridget@bridge-i-t.com

Type of Review:

✓ **Type II** ☐ Type III



Revised 12/18



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• If the 14-day submittal deadline **is not met** and a hold to extend this time limit has not been approved, a courtesy draft staff report will **not** be issued before the decision.

Request to change public hearing date

A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid.

Application holds

If approved, some application holds require a fee to be paid prior to the effective date of the hold.

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report.

- ✓ This pre-application conference application was sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable. The application will be contingently vested on February 9, 2017 if a Fully Complete application for substantially the same proposal is submitted on or before September 12, 2017. Developments do not contingently vest to stormwater or concurrency.
- ☐ This pre-application conference application was NOT sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable, because the pre-application submittal was missing ______.

Appeals

An appeal of the contingent vesting decision above must be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the Pre-Application Conference Report is mailed to the applicant.

All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application.

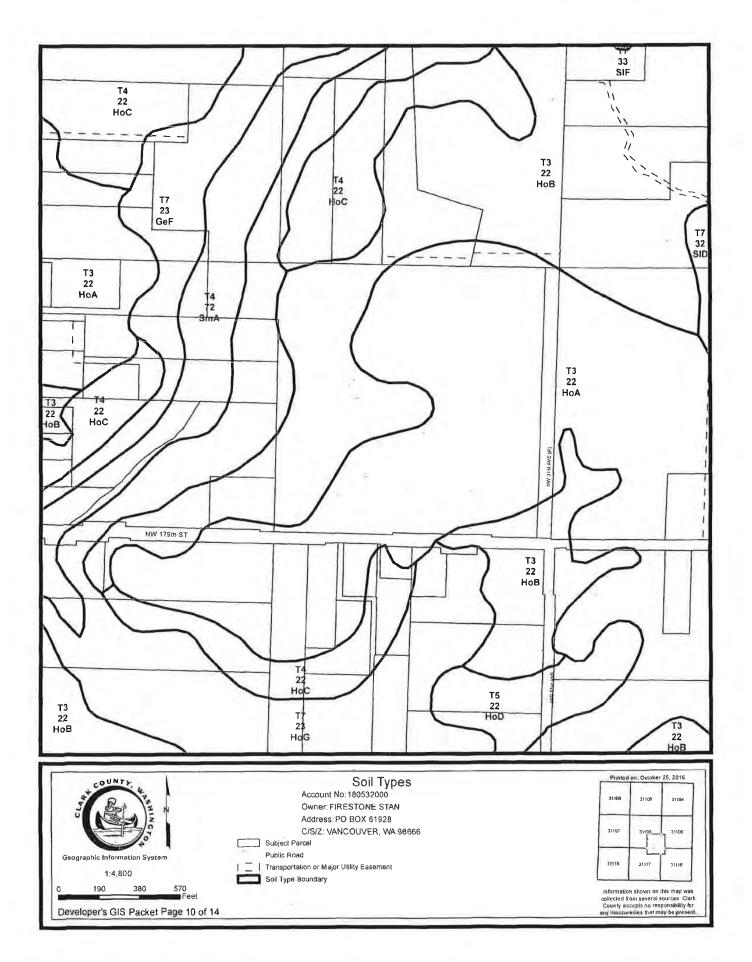
Fee estimates

The preliminary plan review fees are listed below. Fees not listed include: final construction plan review, final site plan review, final plat review, development inspection and building plan review and inspection. The fees checked below apply to the subject proposal, and are based upon the fee schedule in effect at the time of the pre-application conference and for the project as submitted.

Note: These fees are subject to change. The fees that are applicable to the subject proposal are subject to change if the proposed projects changes and/or if new or additional information is presented.







Project Name:

Mountain Estates Cluster Subdivision

Case Number:

PAC2016-00143

Location:

Southeast corner of NE 50th Avenue and NE 199th Street

Request:

Divide 574 acres into 57 residential building and 1 remainder using the AG-10 cluster provisions of the code. A boundary line adjustment is also proposed for a lot on the NE corner of NE 72nd Avenue and NE 199th Street. The applicant is proposing to use non-contiguous lots for

the project.

Applicant:

Sterling Design, Inc.

Joel Stirling

2208 E. Evergreen Blvd Vancouver, WA 98661

(360) 759-1794 joel@sterlingdesign.biz

Contact:

Same as applicant

Property Owner:

Manor Land Company

PO Box 61983

Vancouver, WA 98666

Conference Date: November 22, 2016

Report Issued: December 1, 2016

Neighborhood Association/Contact:

Meadow Glade Neighborhood Association

Terry Smith, President

(360) 687-5380

Email: mgnassoc@outlook.com

Fairgrounds Neighborhood Association Bridget Schwarz, president

(360) 573-5873

Email: bridget@bridge-i-t.com

Type of Review: Type III





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



Pre-Application Conference Agenda

Date: Tuesday, November 22, 2016

Location: **Public Service Center**

1300 Franklin Street, third Floor

Vancouver, WA 98660

Project Name:

MOUNTAIN ESTATES CLUSTER SUB

Room:

313

Case: Time: PAC2016-00143

10:00 a.m.

Project Contact:

Sterling Design Inc

2208 E EVERGREEN BLVD

VANCOUVER, WA 98661

Phone: Fax:

360-759-1794 360-759-4983

Email:

mail@sterling-design.biz

Description:

Pre-App For A 57 Lot Cluster

Subdivision And Bla Located On 574.89 Acres In The Ag-10 Zone

District.

Project

6112 NE 179TH ST

Location:

Vancouver, WA 98686

Fair Ground Neighborhood Neighborhood:

Association

Parcel number: 1928220000 1933240000

1932970000 1935240000

Zoning:

AG-10

Planner:

Engineer:

Terri Brooks

(360)

Team:

Land Use Review

Work Order: 201045

David Bottamini (360)

-397-6118 ext. 4881

-397-2375 ext. 4885

Association

Cases:

PAC2016-00143 DAVID BOTTAMINI

TERRI BROOKS

Section, Township and Range Q1 S07 T₃N R₂E

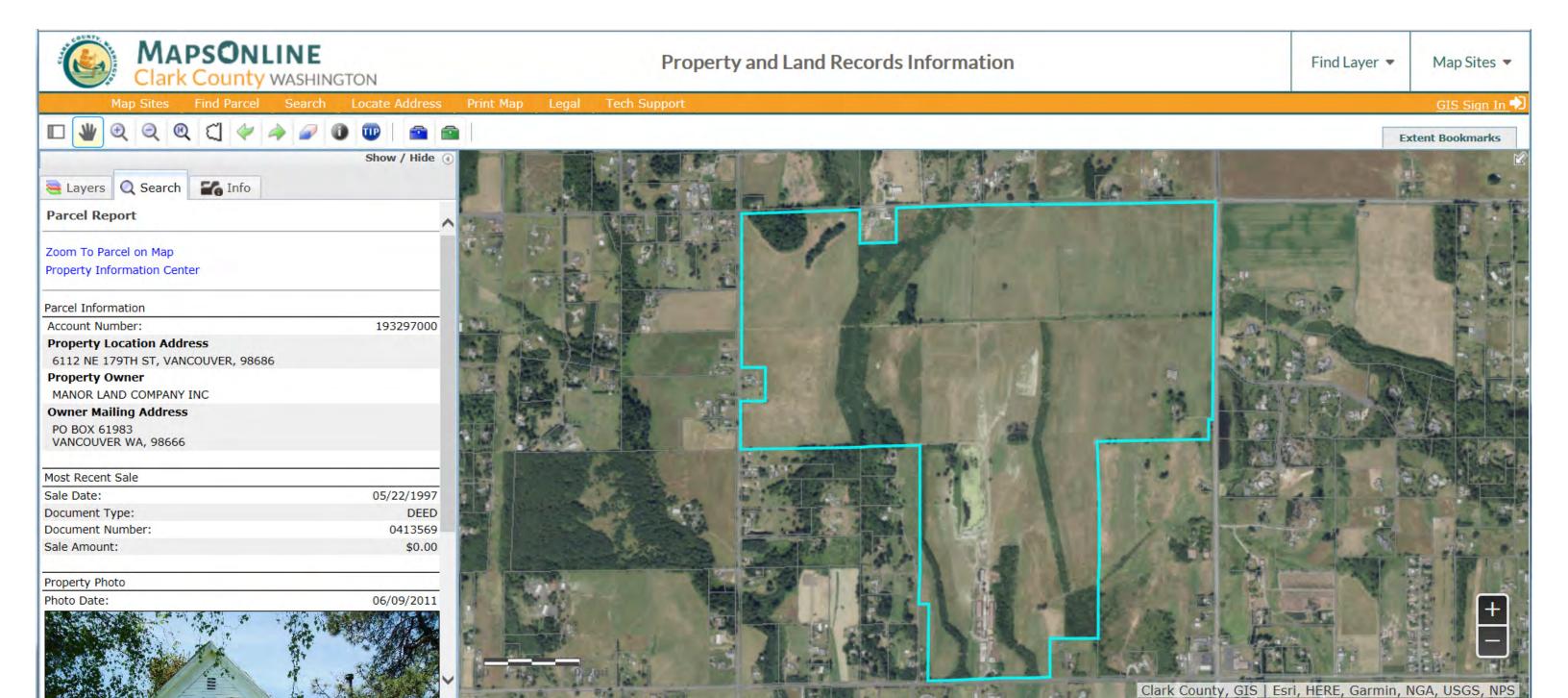


Revised 5/30/13



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





Project Name:

Mountain Estates Cluster Subdivision

Case Number:

PAC2016-00169

Location:

Southeast corner of NE 50th Avenue and NE 199th Street

Request:

Divide 425.89 acres into 42 residential building lots and 1 remainder

using the AG-10 cluster provisions of the code.

Applicant:

Sterling Design, Inc.

Joel Stirling

2208 E. Evergreen Blvd Vancouver, WA 98661

(360) 759-1794 joel@sterlingdesign.biz

Contact:

Same as applicant

Property Owner:

Manor Land Company

PO Box 61983

Vancouver, WA 98666

Conference Date: February 9, 2017

Report Issued: February 9, 2017

Neighborhood Association/Contact:

Meadow Glade Neighborhood Association

Terry Smith, President

(360) 687-5380

Email: mgnassoc@outlook.com

Fairgrounds Neighborhood Association

Bridget Schwarz, president

(360) 573-5873

Email: bridget@bridge-i-t.com

Type of Review: Type III

(360) 397-2375

Phone

County staffNameextensionPlanner:Terri Brooks4885

David Bottamini 4881

ion Email address

Terri.brooks@clark.wa.gov

David.bottamini@clark.wa.gov

Revised 12/18/14



Engineer:

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



Pre-Application Conference Agenda

Date:

Thursday, February 9, 2017

Location:

Public Service Center

1300 Franklin Street, third Floor

Vancouver, WA 98660

Project Name:

MOUNTAIN ESTATES CLUSTER SUB

Case:

PAC2017-00007

Room:

313

Time:

9:00 a.m.

Project Contact:

Sterling Design Inc

2208 E EVERGREEN BLVD

Phone:

360-759-1794

VANCOUVER, WA 98661

360-759-4983

Sterling Design Inc

2208 E EVERGREEN BLVD

VANCOUVER, WA 98661

Email:

mail@sterling-design.biz

360-759-1794

360-759-4983

JOEL@STERLINGDESIGN.BIZ

Description:

To Subdivide 425.89 Acres Into 42 Residential Building Lots With 1

Remainder Lot Utilizing The Ag-10

Cluster Development Standards

Project Location: 6112 NE 179TH ST Vancouver, WA 98686

Neighborhood:

Fair Ground Neighborhood

Association

Parcel number:

1928220000 1933240000

1932970000 1935240000

Zoning:

AG-10

Planner:

Engineer:

Terri Brooks

(360)

-397-2375 ext. 4885

David Bottamini (360)

-397-6118 ext. 4881

Team:

Land Use Review

Work Order: 201045



Revised 5/30/13



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



Project Name:

Ridgeport Estates Cluster Subdivision

Case Number:

PAC2016-00150

Location:

NW 192nd Street and NW Krieger Road, Parcel 190860-000

Request:

To subdivide 75.85 acres into eleven (11) cluster lots in the AG-10 zone

and to boundary line adjust parcel 180286-000 from 6.1 acres to 5

acres in the R-5 zone.

Applicant /Contact:

Paul Williams

7504 NW 10th Avenue Vancouver; WA. 98662 **Phone**: 360-931-3122

Email: paulwilliamspe@gmail.com

Property Owner:

Kromminga Family Limited Partnership

Dan Kromminga 19519 NE 20th Avenue Ridgefield, WA 98642 **Phone**: 360-798-2476

Email: dankromminga@hotmail.com

Conference Date:

December 12, 2016

Report Issued:

December 15, 2016

Neighborhood Association/Contact: Neighborhood Association/Contact:

Fairgrounds Neighborhood Association

Bridget Schwarz, president **Phone:** (360) 573-5873

Email: bridget@bridge-i-t.com

Type of Review: □ Type III

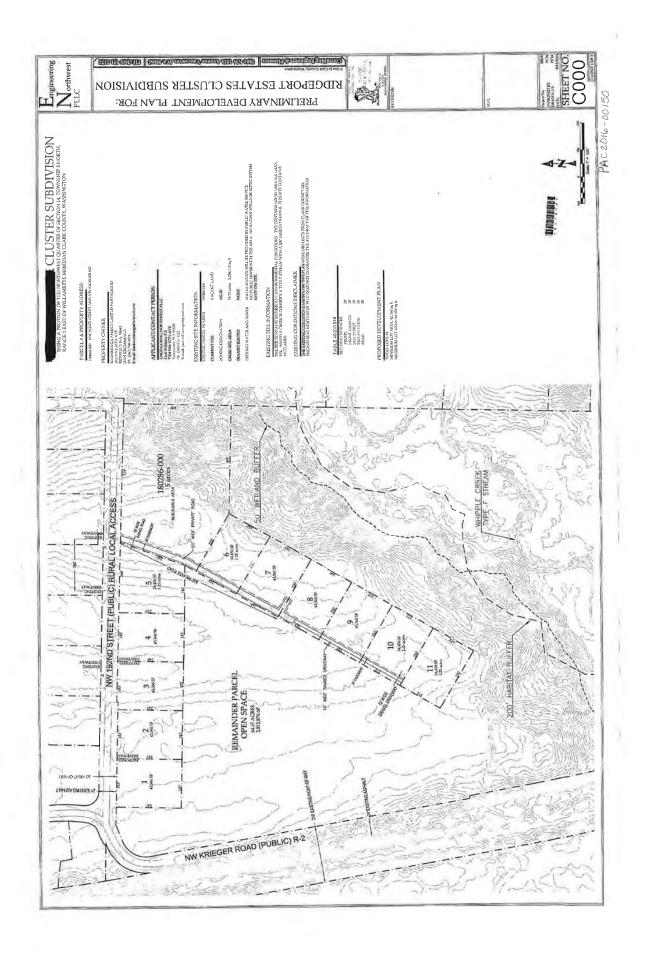




Revised 12/18/14



Community Development 1300 Franklin Street, Vancouver, Washington Phone: (360) 397-2375 Fax: (360) 397-2011 www.clark.wa.gov/development 5



Project Name:

Bee Tree School Short Plat 1

Case Number:

PAC2017-00001

Location:

≈9800 NE 314th Street LaCenter, WA 98629

Request:

The applicant is proposing to divide a 39.45 acre parcel in the FR-20 zone into a 19.45 acre lot and a 20 acre lot. The current parent parcel consists of 79.89 acres of which the short plat proposal is the westerly half. The westerly half has previously been deemed a separate legal lot

of record by Clark County review MZR2007-00027.

Applicant/Buyer:

Andrew Desrocher

PO Box 1344

Ridgefield, WA 98642 desrocherinc@gmail.com

Property Owner:

William & Pearl McKee Trustees

PO Box 340

Battle Ground, WA 98604

Conference Date:

Thursday, February 2, 2017

Report Issued:

Thursday, February 9, 2017

Neighborhood Association/Contact: This parcel is not within an established or active

neighborhood association

Type of Review: □ Type II ☑ Type III

(360) 397-2375

Phone

Email address County staff Name extension

Planner:

Bryan.mattson@clark.wa.gov Planner: Bryan Mattson 4319

Engineer: Biologist:

Jennifer Reynolds 4330 5601 Lance Watt

Jennifer.reynolds2@clark.wa.gov Lance.watt@clark.wa.gov

Revised 12/18/14



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



Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

- 1. Map showing a safe-walking route to the schools or a letter from the school district stating that children living in this development will be bussed to schools
- 2. Copy of current owner's deed
- 3. Traffic Profile
- 4. Sight Distance Certification
- 5. Road Modification?
- 6. Habitat/Wetland Delineation Report and Building envelopes or Preliminary Habitat/Wetland Permit

Plan review process notes

For Type II, II-A and III Reviews

Within 30 days of your application being determined fully complete, staff will hold an "Early Issues Meeting" to discuss your application and identify possible plan review issues. Within a few days of this meeting, you will be notified in writing or by email, of their findings and whether there is any need for additional information or supplemental applications (e.g., road modification).

Once contacted, you will have 14 days to submit any requested information and/or supplemental applications. Please note: supplemental applications will not be accepted beyond this 14-day submittal deadline unless an application hold, with payment of fee, has been approved.

Request to change public hearing date

A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid.

Application holds

If approved, some application holds require a fee to be paid prior to the effective date of the hold.

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report.

This pre-application conference application was sufficiently complete to
qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as
applicable. The application will be contingently vested on, 2016 if a Fully Complete
application for substantially the same proposal is submitted on or before, 2016.
Developments do not contingently vest to stormwater or concurrency.

☑ This pre-application conference application was NOT sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable, because the pre-application submittal was missing unstable slopes and landslide hazard areas, significant historic resources (old school location), location and width of off-site roadways used for access to the site (NE 322nd street), and the proposed layout of structures.

Appeals

An appeal of the contingent vesting decision above must be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the Pre-Application Conference Report is mailed to the applicant.

All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application.

Fee estimates

The preliminary plan review fees are listed below. Fees not listed include: final construction plan review, final site plan review, final plat review, development inspection and building plan review and inspection. The fees checked below apply to the subject proposal, and are based upon the fee schedule in effect at the time of the pre-application conference and for the project as submitted.

Note: These fees are subject to change. The fees that are applicable to the subject proposal are subject to change if the proposed projects changes and/or if new or additional information is presented.

Preliminary plan review fees

The following list of preliminary plan review fees (i.e., those items marked to the left) must be submitted with the development proposal to be considered Counter Complete.

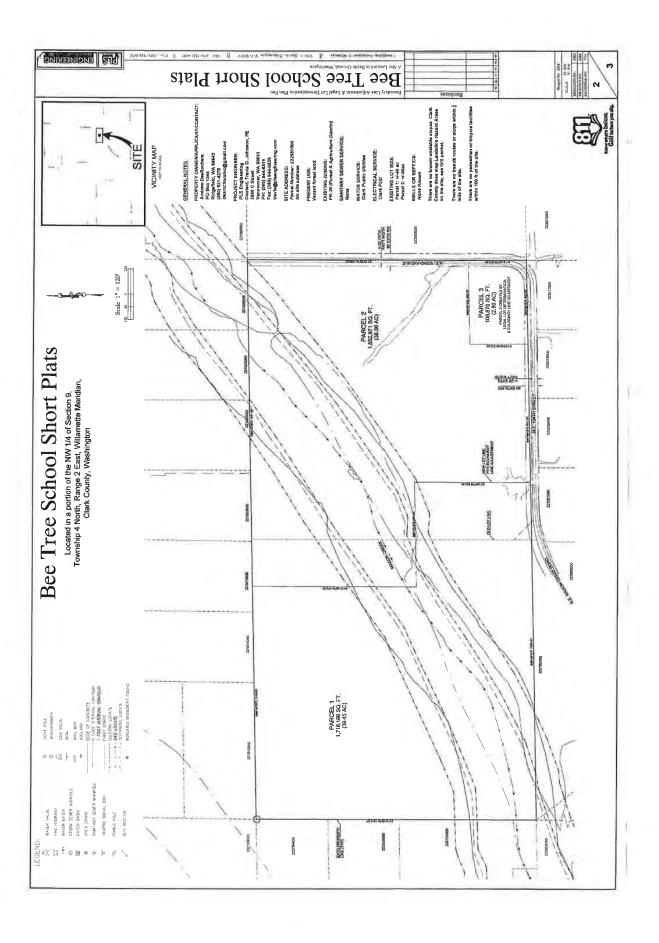
A \$590 application submittal fee is required for the application to be considered Counter Complete.

The following list of preliminary plan review fees (i.e., those items marked to the left) must be submitted with the development proposal to be considered Fully Complete.

Note: During Fully Complete Review, staff will confirm whether the items and amounts shown below are accurate.

Community Development

	Application	Base Fee	Issuance Fee
	SEPA		
$ \mathbf{V} $	Project review	\$1,222	\$53
	Non-projects (includes annual review applications	\$1,987	\$53
	EIS review	Cost recovery	\$53
\square	Short Plat	\$4,117	\$94
	Application Submittal Fee	\$590	\$94



Project Name:

Bee Tree School Short Plat 1

Case Number:

PAC2017-00034

Location:

Parcel #222961-000 ≈9800 NE 314th Street LaCenter, WA 98629

Request:

The applicant requested a 2nd preapplication conference proposing to divide a 42.39 acre parcel in the FR-20 zone into a 20 acre lot and a 22.39 acre lot. The current parent parcel consists of 79.89 acres of which the short plat proposal is a boundary adjusted portion. The parent parcel has previously been recognized as 4 separate legal lots by MZR2016-00129 and the configuration was thereby adjusted by

approved BLA2017-00007.

Applicant/Buyer:

Andrew Desrocher

PO Box 1344

Ridgefield, WA 98642 desrocherinc@gmail.com

Property Owner:

William & Pearl McKee Trustees

PO Box 340

Battle Ground, WA 98604

Conference Date:

Thursday, March 16, 2017

Report Issued:

Thursday, March 23, 2017

Neighborhood Association/Contact: This parcel is not within an established or active neighborhood association

Type of Review: □ Type II ☑ Type III

(360) 397-2375

County staff	Name	Phone extension	Email address
Planner:	Bryan Mattson	4319	Bryan.mattson@clark.wa.gov
Engineer:	Jennifer Reynolds	4330	Jennifer.reynolds2@clark.wa.gov
Biologist:	Lance Watt	5601	Lance.watt@clark.wa.gov

Revised 12/18/14



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



 Habitat/Wetland Delineation Report and Building envelopes or Preliminary Habitat/Wetland Permit

Plan review process notes

For Type II, II-A and III Reviews

Within 30 days of your application being determined fully complete, staff will hold an "Early Issues Meeting" to discuss your application and identify possible plan review issues. Within a few days of this meeting, you will be notified in writing or by email, of their findings and whether there is any need for additional information or supplemental applications (e.g., road modification).

Once contacted, you will have 14 days to submit any requested information and/or supplemental applications. Please note: supplemental applications will not be accepted beyond this 14-day submittal deadline unless an application hold, with payment of fee, has been approved.

Request to change public hearing date

A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid.

Application holds

If approved, some application holds require a fee to be paid prior to the effective date of the hold.

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report.

- ☑ This pre-application conference application was sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable. The application will be contingently vested on March 16, 2017 if a Fully Complete application for substantially the same proposal is submitted on or before September 19, 2017. Developments do not contingently vest to stormwater or concurrency.
- ☐ This pre-application conference application was NOT sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable, because the pre-application submittal was missing ______.

Appeals

An appeal of the contingent vesting decision above must be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the Pre-Application Conference Report is mailed to the applicant.

All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application.

Bee Tree School Short Plat #1

Pre-Application Narrative

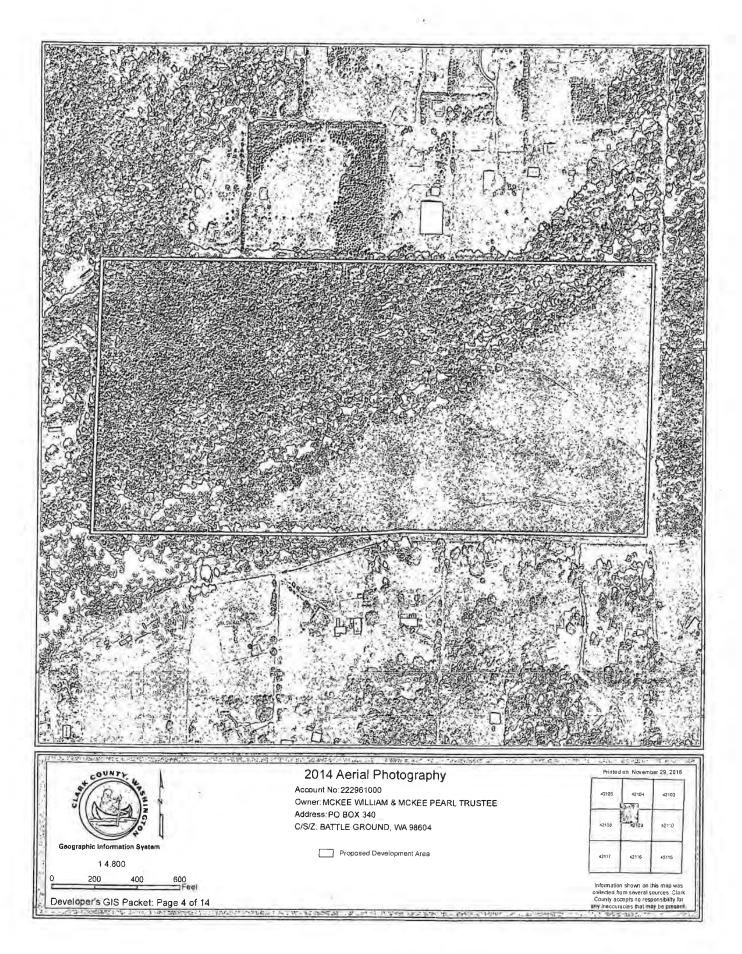
This application is for a Pre-Application Conference for a proposed 2 lot Short Plat. This Short Plat is for the east portion of parcel 2222196000. This parcel was previously determined to be 2-40 acre lots of record. It is configured as a east half and a wqest half. In this application we will be dealing with the east half.

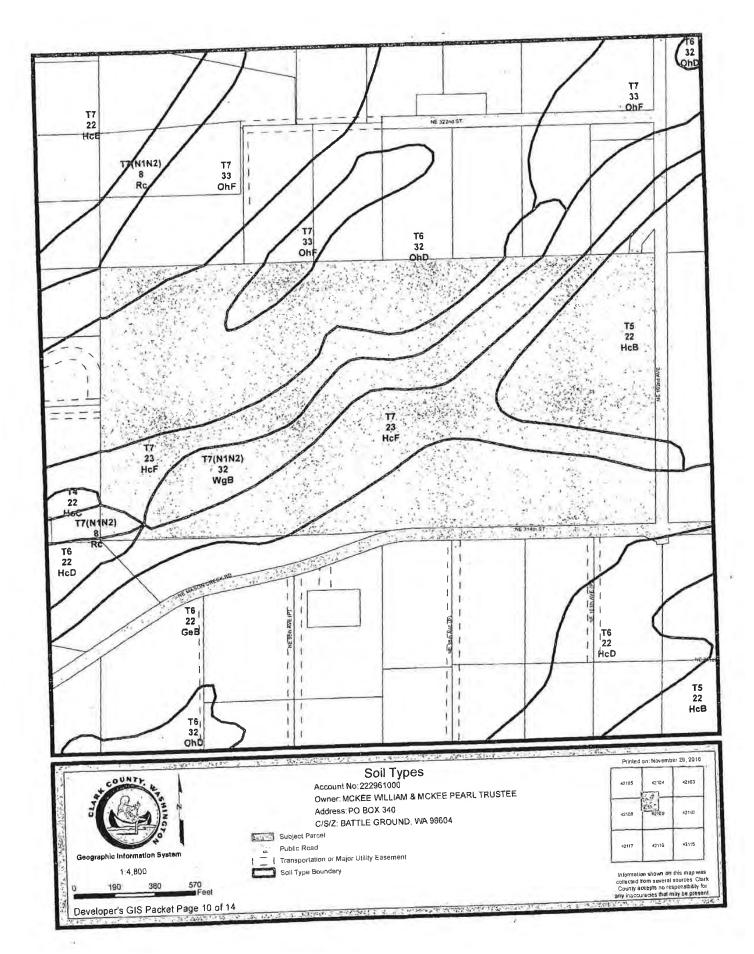
Prior to the Short Plat application being made the east half and west half will be lot line adjusted. The east portion will become 40.5 acres. The configuration is shown on or proposed plan. This lot line adjustment will be possible because the current zoning is AG-20. Therefore a reduction in size for the west portion to 39.5 acres does not create a nonconforming lot.

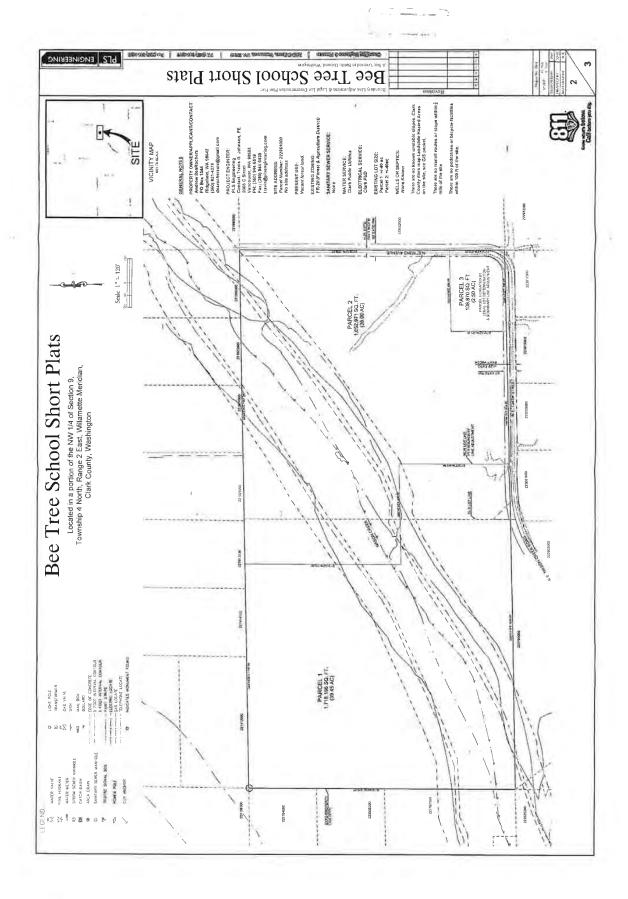
The east parcel has a historic lot of record within it. This historic lot of record is 2.5 acres. This 2.5 acre lot will be lot line adjusted to a different location within this parcel as shown on the Proposed Plan. This lot line adjustment will not change the size of this lot therefore it will not be made more nonconforming.

Once these lot line adjustments are made the portion of this parcel to be divided will be 38 acres. This Short Plat application will propose one new 20 acre lot and the existing lot will be 18 acres. This 18 acre lot falls within the allowed 10% reduction allowed by clark county.

These lots will be served by public water and private septic systems. These lots will all be accessed seperatly with individual driveways from the public road.







Project Name:

SEEKINS SHORT PLAT

Case Number:

PAC2017-00009

Location:

14201 NE 154th Street

Request:

Short plat 29 22 acres in the AG-10 zone into three lots

Applicant:

Leanne Reid

12718 NW 24th Avenue Vancouver, WA 98685 (360) 887-0397

(360) 887-0397

Leanne reid@esd112 org

Contact:

Dave Weston, AKS Engineering 9600 NE 126th Avenue, Suite 2520

Vancouver, WA 98682

(360) 882-0419 davew@aks-eng com

Property Owner:

Lyle Seekins

PO Box 1037

Brush Prairie, WA 98606

Conference Date:

February 9, 2017

Report Issued:

February 15, 2017



Greater Brush Prairie Neighborhood Association Larry Knight, President (360) 518-3317

Email knighthawkprotection@comcast net

* 8 2 2 2 4 7

Type of Review: □ Type II

County staff	Name	(360) 397-2375 Phone extension	SCANNED Email address
Planner	Jan Bazala	4499	Jan bazala@clark wa gov
Engineer	Brad Hazen	4346	Brad hazen@clark wa gov
Transporation	David Jardin	4354	David jardin@clark wa gov

Revised 12/18/14



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



The proposal is subject to state platting standards in accordance with RCW 58 17, as well as the criteria in CCC 40 540 030 (Short Plat Provisions) Staff's decision on this application will be based on an analysis of the proposal, and its compliance with all applicable platting and zoning criteria

Lot Standards

Table 40 210 010-2 contains lot standards for the AG-10 zoning district. The minimum lot area is 10 acres. Minimum lot width is 660 feet. There is no minimum depth requirement.

"Front lot line" means that portion of the property line abutting a street right-of-way, street easement, street tract, or private driveway easement. The front lot line determines the lot width. The fronts of Lots 2 and 3 are clearly defined as their north lot lines and will meet the 660 foot lot width. However, Lot 1 takes access from the shared driveway, thus, the lot front of Lot 1 is that along the shared driveway easement that cuts through Lot 1. This doesn't meet the 660 foot width requirement.

A separate driveway for Lot 1 directly from NE 154 would meet the code requirement for lot width for Lot 1 The driveway easement to Lot 2 would need to be exclusive to Lot 2

Per 40 200 040 C 1 a rural lots can count up to 30' feet of right of way, and under C 2, one lot can be as little as 9 0 acres Since the new arterial will bisect Lot 1, you can count up to 30' of the right of way on each side of the 72' wide ROW, leaving 12' of the right of way that will have to be deducted from Lot 1

Development Standards

The applicable setbacks for residential structures on each lot, in accordance with Table 40 210 010-3, are as follows

- Front 50 feet (measured from private road easement)
- Side and rear 50 feet
- Street Side 25 feet (from NE 137th Avenue right of way)

Contingent vesting?

The preapplication handout lists all the requirements for contingent vesting Unfortunately, a few items are missing to prevent contingent vesting at this time

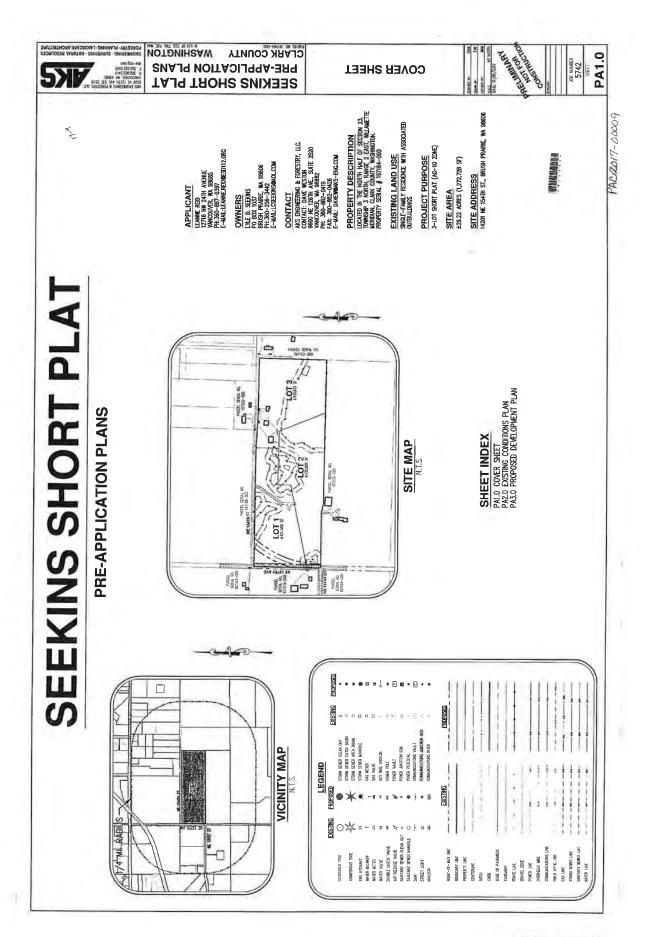
- 1) the location of any existing wells and/or septic systems on-site and within 100' of the site. There must be an existing on-site system, and the location of the homes around the perimeter does does not automatically prohibit the existence of systems within 100 feet of the site's perimeter.
- 2) the type of soil for the proposed septic systems, and a brief narrative discussing soil suitability for septic systems is missing
- 3) The proposed layout of structures, areas to be landscaped, and off street parking and loading areas. If development envelopes are shown, and a note indicating that these activities will be located within the envelopes, this requirement will be met.

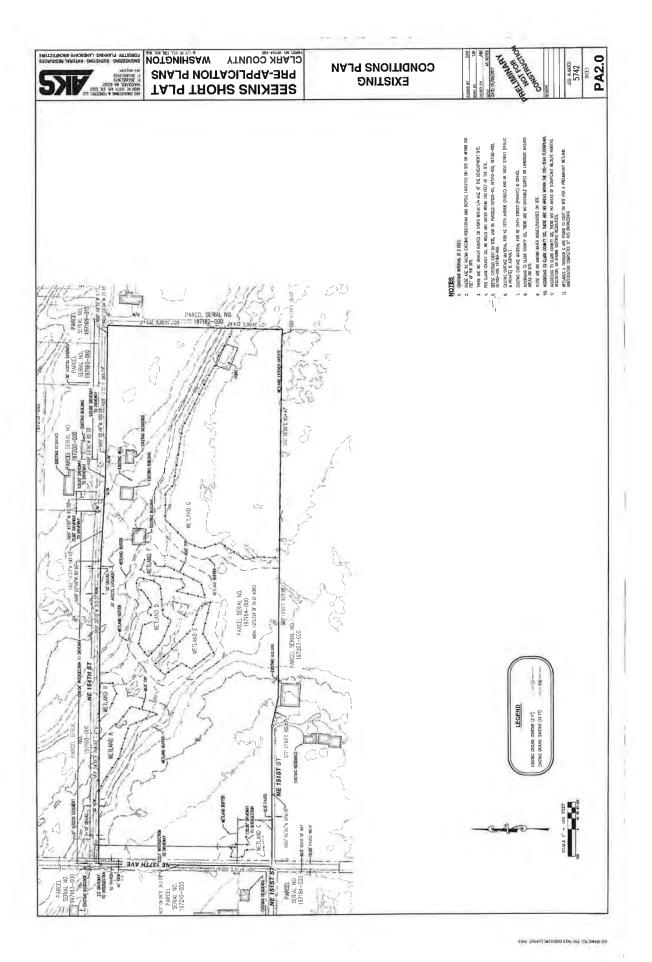
A second free preapp is allowed, and if the above missing information is adequately addressed and added to the existing submittal, it will be contingently vested. Contingent vesting occurs at the time of the preapp submittal, not at the time of the conference

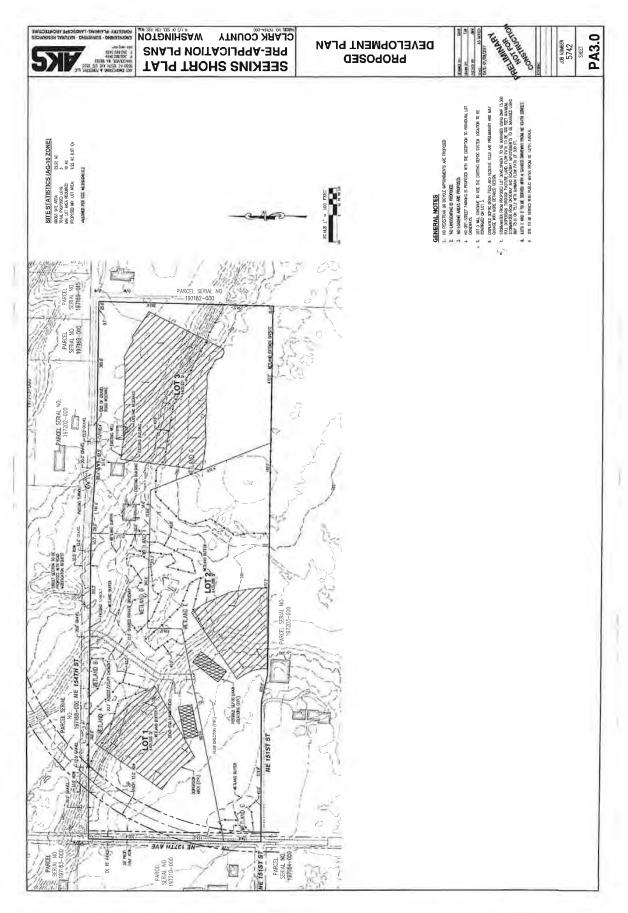
Applicable Regulations

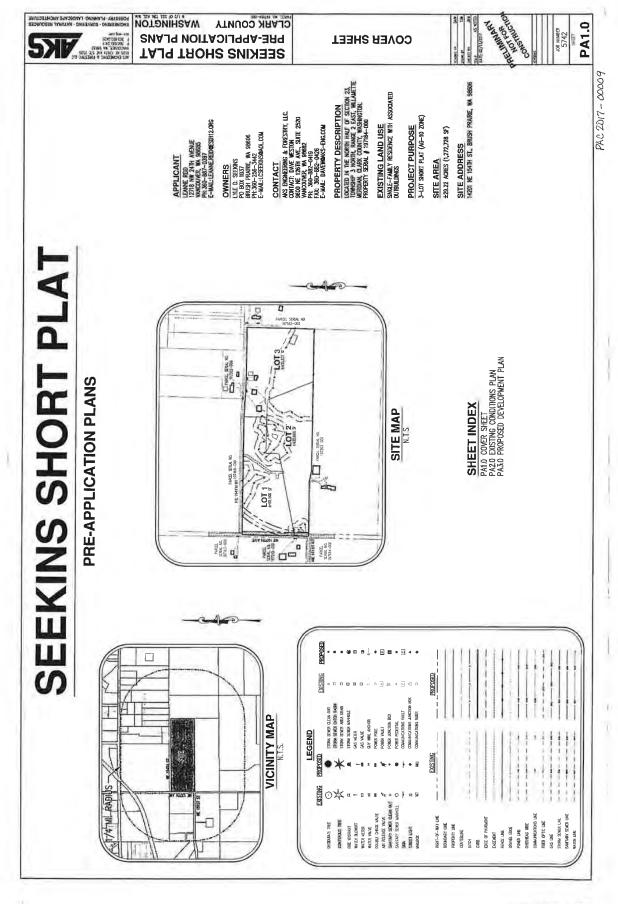
The following identifies the applicable titles of the Clark County Code that must be addressed upon submittal of a full application for the subject development proposal

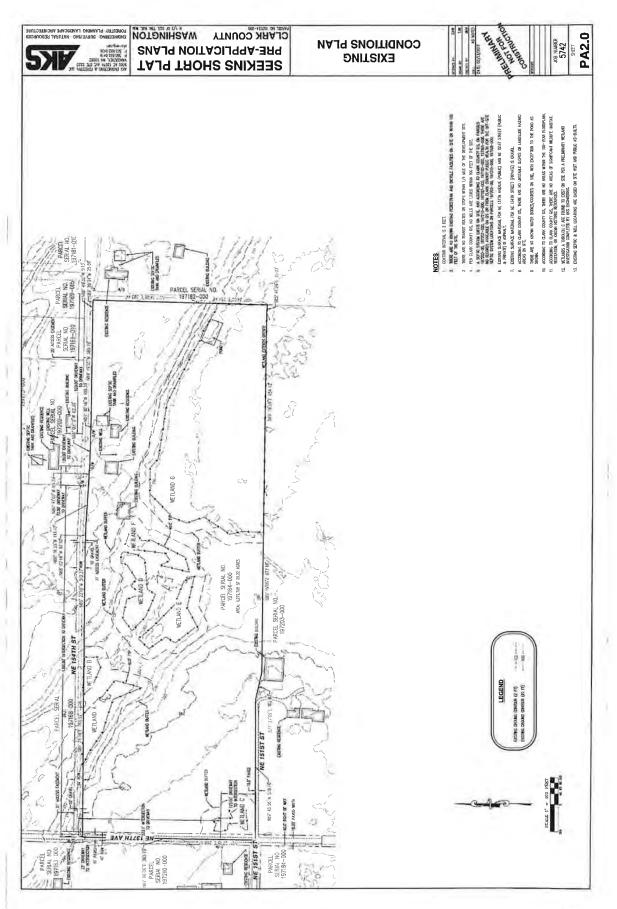
FJ2 - \$	SEPA: Title 40.570
X	State Environmental Policy Act (SEPA) Environmental Checklist
	Environmental Impact Statement
X	Archeological (40 570 080)
"# 	Land Division - Tatle 40.540 MR FR 120 40 10 10 10 10 10 10 10 10 10 10 10 10 10
	Legal Lot Determination
X	Short Plat & Large Lot (40 540 030)
	Subdivision (40 540 040)
	Binding Site Plan (40 540 020B4e)
1 1 7	Land Use - Title 40 - 14 - 14 - 14 - 14 - 14 - 15 - 15 - 15
X	Impact Fees (40 610)
	Zone Change (40 560 020)
X	Zone District Ag-10
	Site Plan Review (40 520 040)
	Uses Permitted Subject to Plan Dir Review (40 520 020)
	Conditional Use (40 520 030)
	Planned Unit Development (40 520 080)
	Provisions Applying to Special Uses (40 260)
	Landscaping (40 320)
	Parking & Loading (40 340)
	Solid Waste & Recycling (40 360)
	Sewer & Water (40 370)
	Signs (40 310)
	Solid Waste Zoning Permits (40 260 200)
	Interpretations and Exceptions (40 100 050)
	Non-Conforming Uses, Structures & Lots (40 530)
	Variances (40 550 020)
300 1400	Columbia River Gorge National Scenic Area (40 240) Critical Areas
0 m n n n n n n n n n n n n n n n n n n	Critical Aquifer Recharge Area - Category 1 (40 410)
	Geologic Hazard Area (40 430)
X	Habitat Conservation (40 440)
	Floodplain (40 420)
	Shoreline Management (Separate Plan and Regulations)
X	Wetland Protection (40 450)
AT 2 944	Transportation 40.350
X	Road Modification (40 550 010)
X	Transportation Concurrency (40 350 020)
X	Stormwater and Erosion Control (40 386)
	Public Health - Title 24

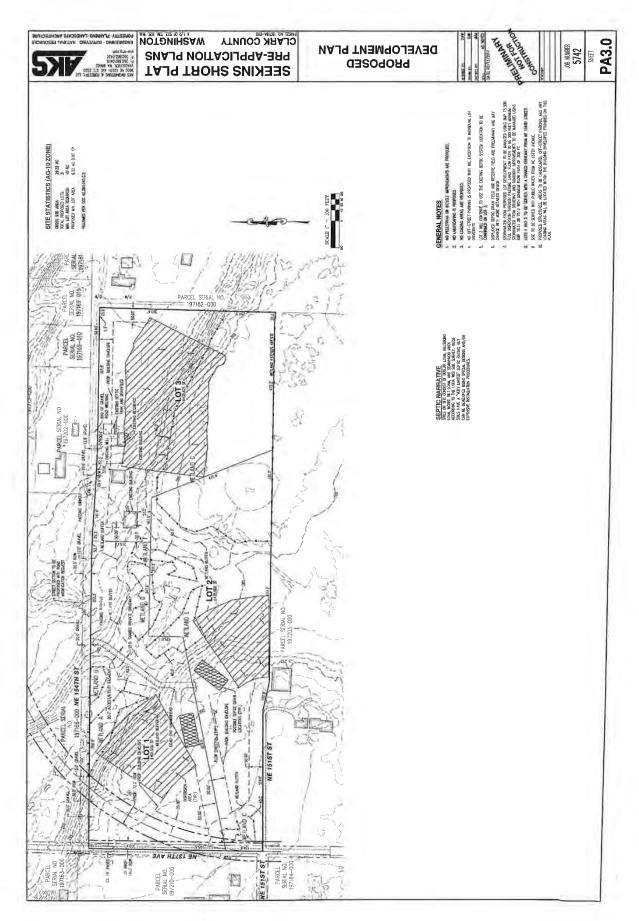














A Pre-Application Narrative for Seekins Short Plat

Site

The proposed development site is located at 14201 NE 154th Street, in Clark County, Washington The parcel number for this project is 197164-000. The site is approximately 29-22 acres in size and is zoned Agricultural District 10 (AG-10). There is one existing residence and two outbuildings located in the northeast portion of the subject site. All existing structures are proposed to be retained on Lot 3. The site has approximately 632 feet of frontage on NE 137th. Avenue and 1,960 feet of frontage on NE 154th Street. The site is surrounded by properties zoned AG-10 to the north, east, south, and west, with exception of three properties that are zoned R-5, located on the north side of NE 154th. Street adjacent to the subject site's northeast corner. There are seven wetlands on the subject site, with three of them extending off site. Clark County GIS indicates that there is a stream crossing the subject site. This was a hand dug irrigation ditch that has been converted to underground conveyance.

Project Description

The applicant proposes to subdivide the subject site into three lots, for the future construction of two additional detached single-family residences. The existing structures, well, and septic system are proposed to remain on Lot 3.

The subject site is approximately 29 22 acres in size. This application proposes two 10 acre lots (Lots 2 and 3) and one lot with 9 22 acres (Lot 1), which is within 10% of the minimum lot area as allowed by CCC 40 200 040 C 2.

Streets

No frontage improvements are proposed to NE 137th Avenue, with exception of dedicating 10 feet of right-of-way (ROW) for a total half-width of 30 feet. As part of the land use application a

Seekins Short Plat - Pre Application

Clark County

road modification request will be submitted to reduce impacts to the on-site wetlands. With this road modification request proposed improvements to NE 154th Street include widening the gravel width to 20 feet between NE 137th Avenue and the on-site wetlands, at which point the road will be widened to 12 feet with turnouts spaced approximately 500 feet to the existing residence's eastern driveway edge, where the proposed improvements will end

Clark County GIS indicates that a Minor Arterial is planned over a portion of the subject site. The ultimate purpose of this future street is to connect NE 137th Avenue with NE 142nd Avenue at its intersection with NE 159th Street. This application proposes to dedicate the required ROW to accommodate the future street, but no improvements are proposed. The proposed alignment is based on the County's minimum centerline radius 955 feet as shown in the Street Alignment Exhibit included with this application.

Structures

This application proposes to retain the existing residence and outbuildings on proposed Lot 3 Proposed Lots 1 and 2 will have detached single-family residences constructed on them after the Final Plat has been recorded

Utilities

This project will extend the existing water main located in NE 137th Avenue north to the subject site's northwest corner. Lots 1 and 2 are proposed to be connected to public water provided by Clark Public Utilities, via water services from NE 137th Avenue. The existing residence on Lot 3 is proposed to retain the use of the existing on-site well and to not connect to public water. The subject site is located outside of public sewer service district and therefore new septic systems are proposed for Lots 1 and 2 and the existing residence is proposed to continue using the existing septic system. Other utilities will be provided by their applicable companies.

Landscaping

The site currently has trees, shrubs, pasture grass, and hay This application proposes to limit impacts to the existing landscaping if possible. No landscaping is proposed with this application

Phasing

This application proposes to construct the proposed project in one phase

Property Information Fact Sheet

Mailing Information

Account No 197164000 Owner SEEKINS LYLE D Address PO BOX 1037

C/S/Z BRUSH PRAIRIE, WA 98606

Assessed Parcel Size 29 57 Ac

Property Type SURFACED STREETS WITH CURBS AND GUTTERS

PARCEL LOCATION FINDINGS

Quarter Section(s) NE 1/4,S23,T3N,R2E, NW 1/4,S23,T3N,R2E

Municipal Jurisdiction ClarkCounty
Urban Growth Area County

Zoning AG-10

Zoning Overlay No Mapping Indicators Comprehensive Plan Designation AG

Columbia River Gorge NSA No Mapping Indicators

Late-Comer Area No Mapping Indicators

Trans Impact Fee Area Rural 1

Park Impact Fee District No Mapping Indicators
Neighborhood Association Greater Brush Prairie

School District Battle Ground

Elementary School Glenwood Heights

Junior High School Laurin Senior High School Prairie

Fire District FD 3

Sewer District Rural/Resource

Water District Clark Public Utilities

Wildland No Mapping Indicators

Historic Sites No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS

Soil Type(s) CvA, 12% of parcel

DoB, 34 3% HIA, 36 1% Su, 28 4%

Hydric Soils Hydric, 29 5% of parcel

Non-Hydric, 70 5%

Flood Zone Designation Outside Flood Area,

500 Year Flood Area

CARA Category 2 Recharge Areas

Liquefaction Susceptibility Very Low to Low, Peat

NEHRP D, PEAT

Slope 0 - 5 percent, 90 3% of parcel

5 - 10 percent, 9 7%

Landslide Hazards No Mapping Indicators

Slope Stability No Mapping Indicators

Priority Habitat and Species Areas No Mapping Indicators

Priority Species Area Buffer No Mapping Indicators

Priority Habitat Area Buffer No Mapping Indicators

Archeological Predictive High, 97 6% of parcel

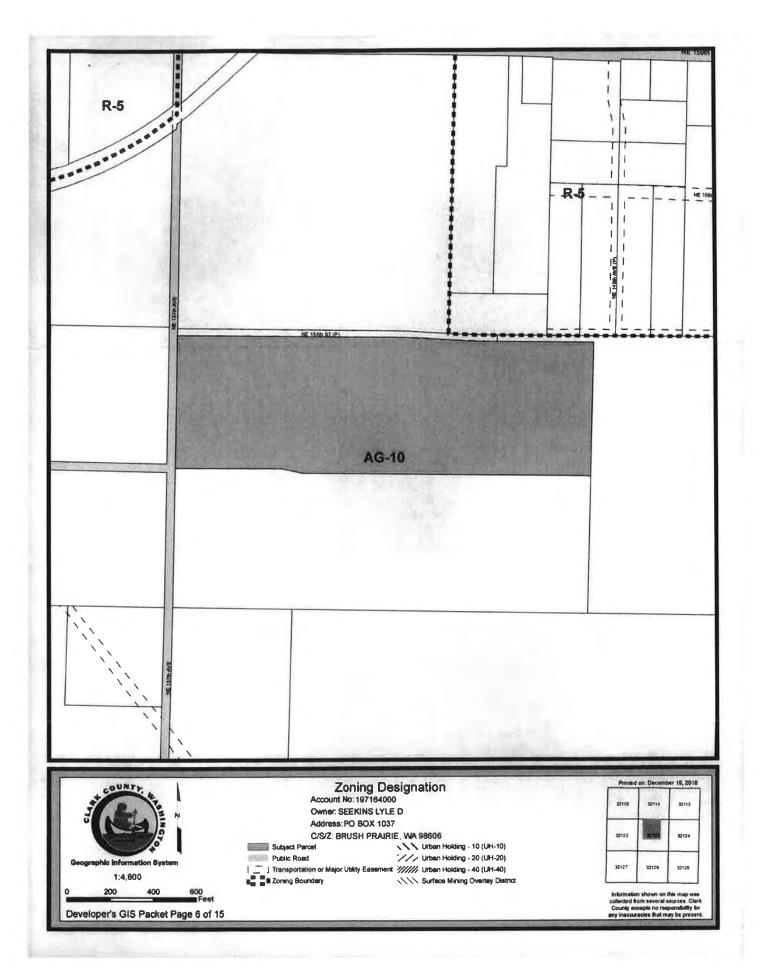
Moderate-High, 2 4%

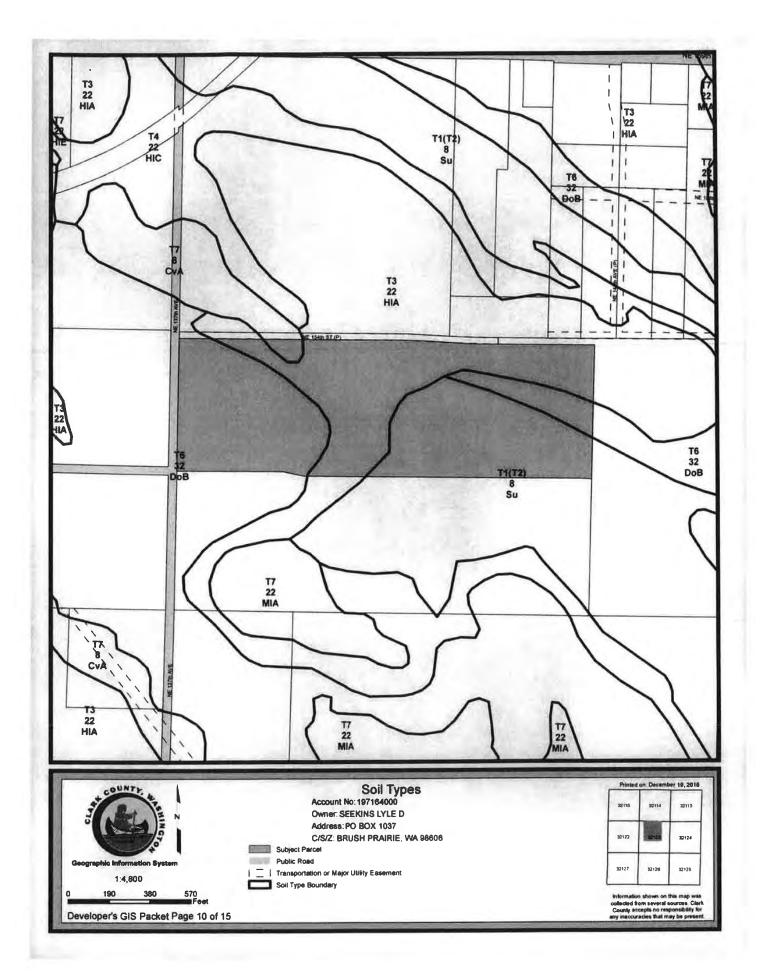
Archeological Site Buffers No Mapping Indicators

This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.

^{***}NOTE***







Project Name: SEEKINS SHORT PLAT

Case Number: PAC2017-00033

Location: 14201 NE 154th Street

Request: Short plat 29 22 acres in the AG-10 zone into three lots

Applicant: Leanne Reid

> 12718 NW 24th Avenue Vancouver, WA 98685 (360) 887-0397 Leanne reid@esd112 org

Contact: Dave Weston, AKS Engineering

9600 NE 126th Avenue, Suite 2520

Vancouver, WA 98682 (360) 882-0419 davew@aks-eng com

Property Owner: Lyle Seekins

PO Box 1037

Brush Prairie, WA 98606

Conference Date: February 9, 201

Report Issued: February 16, 201

Neighborhood Association/Contact:

Greater Brush Prairie Neighborhood Association Larry Knight, President (360) 518-3317

Email knighthawkprotection@comcast net

Type of Review: □ Type II

County staff	Name	(360) 397-2375 Phone extension	Email address
Planner	Jan Bazala	4499	Jan bazala@clark wa gov
Engineer	Brad Hazen	4346	Brad hazen@clark wa gov
Transporation	David Jardin	4354	David jardin@clark wa gov

Revised 12/18/14



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



Project Name: Wells Short Plat

Case Number: PAC2017-00010

Location: 21505 NW 67th Avenue

Ridgefield, WA 98642

Request: The applicant is proposing to divide an approximately 23 acre parcel

into two (2) lots utilizing the standards of the AG-10 zone, resulting in a 12 6 acre parcel with an existing residence and a new 10 4 acre

parcel

Applicant/Contact: Chris Avery, Minister-Glaeser

2200 E Evergreen Blvd Vancouver, WA 98661 <u>Csa@mgsurvey.com</u>

Property Owner: Donald Wells

21505 NW 67th Avenue Ridgefield, WA 98642

Conference Date: Thursday, February 9, 2017

Report Issued: Thursday, February 16, 2017

Neighborhood Association/Contact: Fairgrounds Neighborhood Association

Bridget Schwarz, president Email <u>bridget@bridge-i-t com</u>

Type of Review: ☑ Type II ☐ Type III

I WANTE BANK IN IN IN IN

(360) 397-2375

Phone

County staff	Name	extension	Email address
Planner			
Planner	Bryan Mattson	4319	Bryan mattson@clark wa gov
Engineer	Brad Hazen	4910	Brad hazen@clark wa gov
Biologist Transportation	Lance Watt	5601	Lance watt@clark wa gov
Concurrency	David Jardin	4354	David jardin@clark wa gov

Revised 12/18/14



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



Zoning

The proposed development site is located within the AG-10 (Agriculture 10) District designation. The purpose of the Agriculture 10 district is to encourage the conservation of lands which have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production. These areas are subject to normal and accepted forestry and farming practices.

Development Standards

New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and building height, and setbacks in Tables 40 210 010-2 and 40 210 010-3, subject to the provisions of Chapter 40 200 and Section 40 550 020

	Table 40 210 010-2 Lot Requirements						
Zoning District	Use/Activity	Mınımum Lot Area (acres)	Mınımum Lot Wıdth (feet)	Minimun Lot Dept (feet)			
AG-10	All Uses	10' or legally described as one-sixty-fourth (1/64) of a section	660²	None			

Any new standard lots will 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. Lot 2 does not currently meet the minimum 660' width requirement as measured at the front setback. Several possible remedies were discussed as to whether they would correct the width deficiency (1) adding a note on the plat that the driveway would access the lot within the southerly 30', (2) adding an easement along the southerly 20' of the lot 2 from which the driveway would access northerly, and (3) configuring lot 1 so that a flag stem ran along a southerly portion of lot 2 from which an easement would allow access. After discussion with the planning group, the only acceptable solution would be the creation of a flag stem belonging to lot 1 and providing an easement for access for lot 2 from this flag stem.

The applicable setbacks for each lot, in accordance with Table 40 210 010-3, are as follows

	Table <u>40</u>	210 010-3 Set	backs, Lot Cov	erage and F	Building Height	
		Mınımun	ı Setbacks'			M
Zoning	ng	Side		Dean	Maximum Lot	Maximum Building Height
District	Front (feet)	Street (feet)	Interior (feet)	Rear (feet)	Coverage	(feet)
AG-10	50 ²	25	50 ³	50 ³	N/A	35⁴

See Section 40 530 010(D)(2) for nonconforming lots

² From public road right-of-way or private road easement

³ All structures

⁴ Residential buildings only

A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid

Application holds

If approved, some application holds require a fee to be paid prior to the effective date of the hold

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report.

- ☑ This pre-application conference application was sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable The application will be contingently vested on January 12, 2016 if a Fully Complete application for substantially the same proposal is submitted on or before July 10, 2017 Developments do not contingently vest to stormwater or concurrency
- ☐ This pre-application conference application was NOT sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G) as applicable, because the pre-application submittal was missing ______

Appeals

An appeal of the contingent vesting decision above must be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the Pre-Application Conference Report is mailed to the applicant

All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application

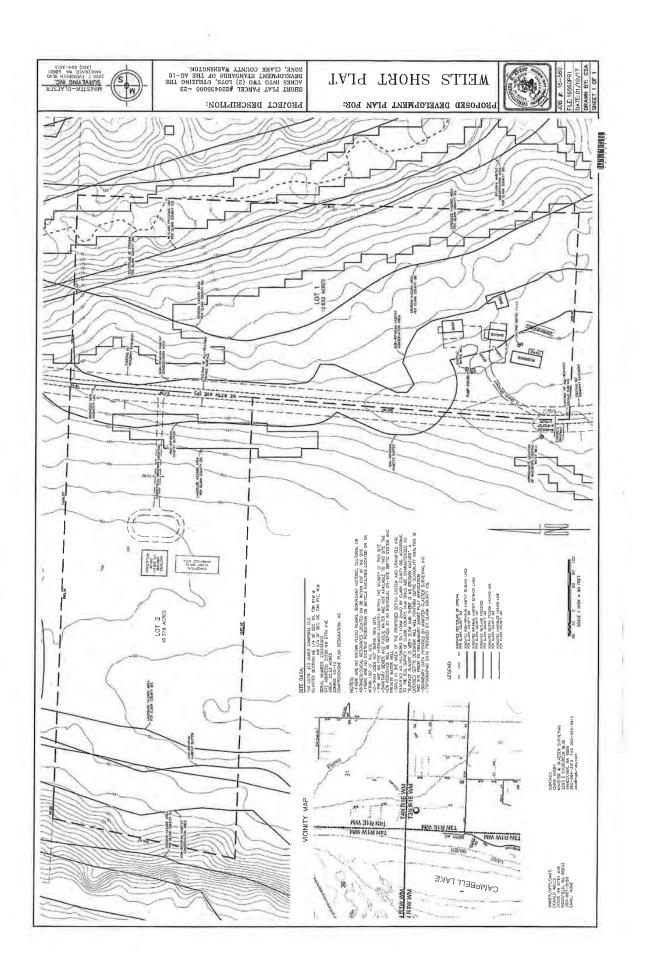
Fee estimates

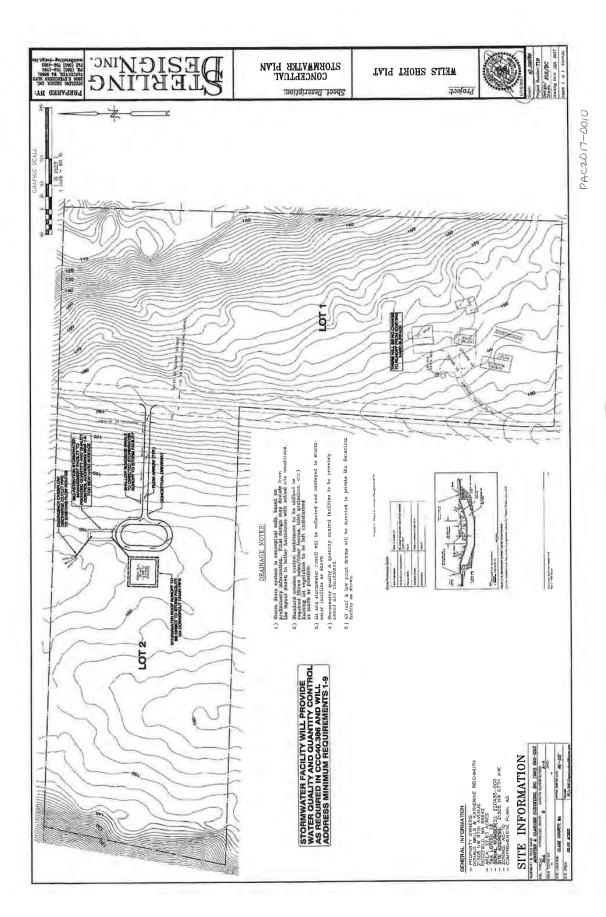
The preliminary plan review fees are listed below <u>Fees not listed include</u> final construction plan review, final site plan review, final plat review, development inspection and building plan review and inspection. The fees checked below apply to the subject proposal, and are based upon the fee schedule in effect at the time of the pre-application conference and for the project as submitted

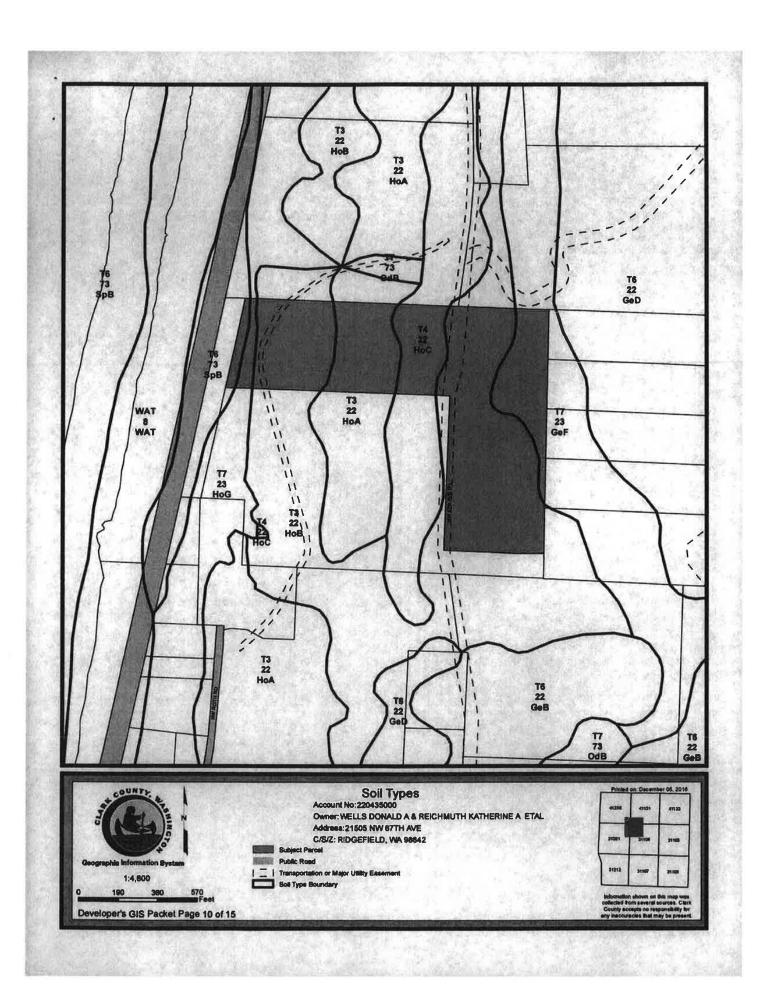
Note: These fees are subject to change The fees that are applicable to the subject proposal are subject to change if the proposed projects changes and/or if new or additional information is presented

Preliminary plan review fees

The following list of preliminary plan review fees (i.e., those items marked to the left) must be submitted with the development proposal to be considered Counter Complete









Project Name:

Ridgeport Estates Cluster Subdivision

Case Number:

PAC2017-00020

Location:

NW 192nd Street and NW Krieger Road, Parcel 190860-000 and

parcel 180286-000

Request:

This is a second pre application for the proposal to subdivide 70.96 acres into seven (7) cluster lots and one open space tract in the AG-10 zone and to boundary line adjust parcel 180286-000 from 6.1 acres to 10 acres in the R-5 zone and in the Rural Conservancy Resource Land.

Applicant / Contact:

Paul Williams

7504 NW 10th Avenue Vancouver, WA. 98662 **Phone**: 360-931-3122

Email: paulwilliamspe@gmail.com

Property Owner:

Kromminga Family Limited Partnership

Dan Kromminga 19519 NE 20th Avenue Ridgefield, WA 98642 **Phone**: 360-798-2476

Email: dankromminga@hotmail.com

Conference Date:

March 2, 2017

Report Issued:

March 9, 2017

Neighborhood Association/Contact:

Fairgrounds Neighborhood Association

Bridget Schwarz, president **Phone:** (360) 573-5873

Email: bridget@bridge-i-t.com

Type of Review: □ Type III



(360) 397-2375

County staff Name Phone extension Email address

Planner: Engineer: Melissa Curtis David Bottamini

5870 4881 Melissa.curtis@clark.wa.gov David.Bottamini@clark.wa.gov

Revised 12/18/14



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

