

# Type II Short Plat Review Staff Report and Decision

**Project Name:** Nielson Short Plat

**Case Numbers:** PLD2015-00032

**Request:** Short plat roughly 2 acres into five residential lots for detached housing in two phases in the R1-10 zoning district

**Location/Parcel:** 16101 NE 22<sup>nd</sup> Avenue, Parcel 117892015 in the Southeast Quarter of Sections 14, Township 3, Range 1 east of the Willamette Meridian

**Applicant:** Harker Engineering  
Attn: Norm Harker  
12104 NW 7<sup>th</sup> Avenue  
Vancouver, WA 98685  
**Phone** - (360) 699-2206  
**E-mail** - [norm@harkerengineering.com](mailto:norm@harkerengineering.com)

**Owner:** Cliff and Sallie Nielson  
16101 NE 22<sup>nd</sup> Avenue  
Vancouver, WA 98642

**Decision**  
Approved with Conditions - Manager Initials:  Date issued: **December 2, 2015**

**Review staff**

Permit Manager	Chuck Crider	4667	<a href="mailto:chuck.crider@clark.wa.gov">chuck.crider@clark.wa.gov</a>
Land Use Planner	Richard Daviau	4895	<a href="mailto:richard.daviau@clark.wa.gov">richard.daviau@clark.wa.gov</a>
Engineering Supervisor	Ali Safayi, P.E.	4102	<a href="mailto:ali.safayi@clark.wa.gov">ali.safayi@clark.wa.gov</a>
Engineering	David Bottamini, P.E.	4881	<a href="mailto:david.bottamini@clark.wa.gov">david.bottamini@clark.wa.gov</a>
Concurrency Engineer	David Jardin	4354	<a href="mailto:david.jardin@clark.wa.gov">david.jardin@clark.wa.gov</a>
Fire Marshal's Office	Curtis Eavenson	3320	<a href="mailto:curtis.eavenson@clark.wa.gov">curtis.eavenson@clark.wa.gov</a>



**Applicable Laws**

Clark County Code: 15 (Fire Prevention); 40.200 (General Provisions); 40.220.010 (Single-family Residential); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.385 (Stormwater and Erosion Control); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.610 & 40.620 (Impact Fees); Title 24 (Public Health); RCW 58.17 (State Platting Laws) and the Clark County Comprehensive Plan

**Neighborhood Contact**

Fairgrounds, **Contact** - Bridget Schwarz (President), 2110 NW 179<sup>th</sup> Street, Ridgefield, WA 98642, **Phone** - (360) 573-5873, **E-mail** - [bridget@bridge-i-t.com](mailto:bridget@bridge-i-t.com)

**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.

The PAC information was sufficiently complete to qualify for contingent vesting and a fully complete application submittal was received within the required 180 days from issuance of the Pre-Application Conference Report. Therefore, the application is vested on the pre-application submittal date of February 17, 2015. The application is vested for transportation concurrency on September 1, 2015.

**Time Limits**

The application was determined to be fully complete on September 15, 2015. Therefore, the County requirement for issuing a decision within the 78 day deadline lapses on December 2, 2015.

**Public Notice**

Notice of application was mailed to the applicant and property owners within 300 feet of the site on October 14, 2015.

**Public Comments**

The County has not received written public comments on the proposed subdivision.

**Project Overview**

The applicant proposes to divide the subject site into five residential lots for single-family detached dwellings. The subject site is located on the east side of NE 22<sup>nd</sup> Avenue roughly 400 feet north of NE 159<sup>th</sup> Street. Access to lots 2 through 5 will be from the on-site private joint driveway and Lot 1 will access NE 22<sup>nd</sup> Avenue directly. There does not appear to be environmentally sensitive areas on the site or within proximity of the property that would encumber the site with buffers.

The following is a comprehensive plan, zoning, and use chart of the area surrounding the site:

Compass	Comp Plan	Zoning	Current Land Use
Site	UL	R1-10	Single-family residential
North	UL	R1-10	Single-family residential
South	UL	R1-10	Single-family residential
East	UL	R1-10	Single-family residential
West	UL	R1-10	Single-family residential

### Staff Analysis

Staff has reviewed the proposal for compliance with applicable code criteria/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, and/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 are not discussed below.

### LAND USE:

#### Finding 1 - Lot Standards

Staff notes that density calculations do not apply to standard single-family residential short plats, but they are subject to lot standards.

The proposed subdivision is located in the R1-10 zone which requires a minimum lot size of 10,000 square feet and an average maximum lot size of 15,000 square feet. The smallest lot in the proposed plat is 12,250 square feet and the largest lot is 34,150 square feet. Proposed lots 1 through 4 comply with the average maximum lot size requirement with an average size of 13,562.5. Lot 5 qualifies for an exception to the average maximum lot size requirement because of the existing residence (see Finding 2 below).

The R1-10 also requires an average lot width of 80 feet and an average lot depth of 90 feet. All proposed lots comply with the lot size, width, and depth requirement.

#### Finding 2 - Average Maximum Lot Size Exception

CCC 40.220.010 C gives an exception to the average maximum lot size requirement for lots containing/retaining existing residence(s). Proposed Lot 5 contains an existing residence and does not have to be included in the average maximum lot size calculations. Based on this, the plat complies with the average maximum lot size requirements.

#### Finding 3 - Existing Residential Structures

There is an existing residence and three accessory structures located on the site and the applicant proposes to retain the existing residential structures on Lot 5. One of the accessory structures (labeled as B on plan) is six feet from the side property line. Although seven feet is now required by code, five feet was the setback requirement when the structure was built, so it's considered legal non-conforming. The house and the three accessory structures comply with setback requirements of the R1-10 zone.

Finding 4 - Setbacks

Although details of home construction on the proposed lots have not been provided or required, the following setbacks apply to the proposed lots. Building setbacks are defined as the minimum horizontal distance between the property line and the foundation wall, exclusive of other building elements:

- Ten foot front setback
- 18 foot to garage
- Ten foot street side setback
- Seven foot side setback
- 15 foot rear setback

Finding 5 - Manufactured Homes

The applicant has not indicated that manufactured homes would be placed on the lots in the proposed plat. Therefore, pursuant to CCC 40.260.130, manufactured homes are prohibited on any lot in this plat (see Condition C-7f).

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.

The site is located within the Vancouver School District and the applicant has provided a letter from the district which indicates that students attending all three schools will be bussed. This addresses safe walking conditions for students who would only walk to school.

**Conclusion (Land Use)**

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

**Archeological:**Finding 7

DAHP has not yet confirmed the results of the applicant's archaeological predetermination. Prior to the issuance of final construction plans by the county, the applicant shall provide confirmation from DAHP that either confirms that no further archaeological work is necessary, or that the applicant has met, or will meet, conditions that will mitigate potential impacts to cultural resources. In addition, a note on the final construction plans will require that if resources are discovered during construction, work shall stop and DAHP and the county will be contacted

(See Conditions A-7 and C-7g)

**TRANSPORTATION CONCURRENCY:**Finding 8 - Trip Generation

County concurrency staff has reviewed the proposal which includes four new lots and has no further concerns.

**TRANSPORTATION:**Finding 9 - Roads

NE 22<sup>nd</sup> Avenue is an "Urban Local Residential Access" road and the minimum half-width frontage requirements include 23 feet of right-of-way, 14 feet of paved width, curb, gutter, and sidewalk (see Condition A-1).

The applicant has proposed a joint driveway that can serve four of the five proposed lots. A private road is also an option that could be utilized to provide access to all five lots. With a joint driveway, proposed lot #1 will have to access NE 22<sup>nd</sup> Avenue. The applicant has requested the allowance for a sideways hammerhead turnaround via a minor road modification. (See Plat Note C-7c)

Finding 10 - Minor Road Modification (EVR2015-00055)

The applicant has requested the allowance for a sideways hammerhead turnaround. The applicant believes this request meets criterion CCC 40.550.010(C)(1)(c).

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:

- 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.

Staff agrees with the applicant that the road modification request qualifies as a minor road modification and that the proposal complies with CCC 40.550.010(C)(1)(c).

Finding 11 - 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. Additional building setbacks may be required for corner lots in order to maintain adequate sight distance. 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 proposed the sight distance analysis at the driveway approach. Per the applicant, a minimum of 250 feet of sight distance required for 25 mph speed limit is met to the north and south.

**Conclusion (Transportation):**

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

**STORMWATER:**Finding 12 - Stormwater Applicability

The provisions of Clark County Code Chapter 40.385 shall apply to all new development, redevelopment, and drainage projects consistent with the Stormwater Management Manual for Western Washington (SMMWW) as modified by CCC 40.385 and the county's stormwater manual. The project adds more than 5,000 square feet or more of new impervious surface and therefore the applicant shall comply with Minimum Requirements 1 through 10 per CCC 40.385.020(A)(4).

Finding 13 - Stormwater Proposal

The applicant provided a stormwater technical information report dated July 30, 2015. The applicant has proposed a bioretention curb extension as part of the frontage and pervious pavement for the joint driveway. The detention for the homes and individual driveways will be met by construction of a pond or underground storage with control structures for each lot. Per the geotechnical engineering report dated April 14<sup>th</sup>, 2015, prepared by Soil and Water Technologies, Inc. infiltration rates were tested to be 0.5 inches per hour and local well data indicates groundwater to be greater than 100 feet deep. The applicant's geotechnical engineer recommends a minimum safety factor of 2 to be applied to the infiltration rates. (See Condition A-3a)

Per CCC 40.385.020(C)(1)(a), no new development or redevelopment shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots. (See Condition A-3b)

The proposed bioretention facility within the right-of-way will be maintained by the county and all other onsite drainage systems will be privately owned and maintained.

Unless the onsite drainage system for each lot is approved with the final construction plans, the future owners of each lot are responsible for obtaining approval of a stormwater plan with each building permit and constructing the individual onsite stormwater systems. (See Plat Note C-7e and Condition D-1)

**Conclusion (Stormwater):**

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

**GEOLOGIC HAZARD AREA:**Finding 14 - Applicability:

All development activities in or adjacent (within 100 feet) to geologic hazard areas shall comply with the provisions of CCC 40.430. The provisions of CCC 40.430, therefore, apply to this development if steep slopes or landslide hazard areas are present. The applicant supplemental geotechnical report that is dated October 23<sup>rd</sup>, 2015, prepared by Soil and Water Technologies, Inc. that states the slope is less than 15%, therefore, CCC 40.430 does not apply.

A building permit is required for retaining walls greater than 4 feet tall or when the wall is surcharged. All retaining walls shall be shown in sufficient detail on the engineering plans for staff to assess their impact on adjacent roads, structures, and public and private utilities. (See Condition A-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 findings above, staff concludes that the proposed preliminary geotechnical engineering plan, subject to conditions identified above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

**Fire Protection:**

Finding 15 - Fire Flow/Hydrants

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.

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Fire flow requirements are based on future single family dwellings with up to 3,600 square feet of inhabitable area. Prior to final approval submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval.

One and two family homes over 3,600 square feet (excluding attached garages) will have additional fire protection requirements.

Fire hydrants are required for this application. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads.

Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. A 3-foot clear space shall be maintained around the circumference of all fire hydrants. The local district fire chief approves the exact locations of fire hydrants. (See Conditions D-1 and D-2)

Finding 16 - Fire Apparatus Access/Turnaround

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 and capable of supporting the imposed loads of fire apparatus. New driveways in excess of 300 feet in length require an approved turnaround at the terminus.

Parking is prohibited on fire department access roads that are less than twenty-four (24) feet wide. Roads that are less than twenty-four (24) feet wide shall be posted "NO PARKING – FIRE LANE".

**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 & Sewer Service:**Finding 17

The applicant has submitted utility reviews from Clark Regional Wastewater and Clark Public Utilities indicating that public sewer and water is available to the subject site. All lots in the proposed plat must connect to an approved public sewer. A copy of the final acceptance letter from the sewer and water purveyor should be submitted to the Health Department with the final plat mylar. The applicant needs to comply with all requirements of the purveyor. (See Condition C-4 and C-5)

**Impact Fees:**Finding 18

All residential lots created by this plat will produce impacts on schools, parks, and traffic, and will be subject to School (SIF), Park (PIF), and Traffic Impact Fees (TIF) per dwelling. The site is within the Vancouver School District with a SIF of \$1,523.00, Park District 10 with a PIF of \$1,094.00 (acquisition) + \$440.00 (Development), and the Mt Vista Transportation Subarea with a TIF of \$4,986.45.

Impact fees shall be paid prior to issuance of a building permit for each lot. If a building permit application is made more than three years following the date of preliminary plat approval, the impact fees will be recalculated according to the then-current ordinance rate. (See Condition C-6d & D-2)

**Decision**

Based upon the proposed plan attached, 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:

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

- A-1 **Final Transportation Plan/On-Site** - The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350. NE 22<sup>nd</sup> Avenue is an "Urban Local Residential Access" road and the minimum half-width frontage requirements include 23 feet of right-of-way, 14 feet of paved width, curb, gutter, and sidewalk. (See Finding 9)
- A-2 **Transportation:**
- a. Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.

- b. **Traffic Control Plan:** Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.
- A-3 **Final Stormwater Plan** - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 40.385 and the following conditions of approval (see Finding 13):
- a. The proposed bioretention and pervious pavement shall be designed according to the design criteria of the Stormwater Management Manual for Western Washington.
- b. Per CCC 40.385.020(C)(1)(a), no new development or redevelopment shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots.
- A-4 **Geologic Hazard** - The applicant shall submit and obtain County approval of a final geotechnical engineering plan. A building permit is required for retaining walls greater than 4 feet tall or when the wall is intended to support unbalanced fill or a surcharge. All retaining walls shall be shown in sufficient detail on the engineering plans for staff to assess their impact on adjacent roads, structures, and public and private utilities. (Finding 14)
- A-5 **Erosion Control Plan** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.385.
- A-6 **Excavation and Grading** - Excavation/grading shall be performed in compliance with CCC14.07.
- A-7 **Archaeology** - The applicant shall provide confirmation from DAHP that either confirms that no further archaeological work is necessary, or that the applicant has met, or will meet, conditions that will mitigate potential impacts to cultural resources.

A note shall be placed on the face of the final construction plans as follows: "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 shall be notified. Failure to comply with these state requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

<b>B</b>	<b>Prior to Construction of Development Review &amp; Approval Authority: Development Inspection</b>
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Prior to construction, the following conditions shall be met:

- B-1 **Pre-Construction Conference** - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the county.
- B-2 **Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

- B-3 **Erosion Control** - Erosion control facilities shall not be removed without county approval.

<b>C</b>	<b>Final Plat Review &amp; Recording Review and Approval Authority: Development Engineering</b>
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Prior to final plat approval and recording, the following conditions shall be met:

- C-1 Water mains supplying fire flow and fire hydrants shall be installed, approved and operational. One and two family homes over 3,600 square feet (excluding attached garages) will have additional fire protection requirements.
- C-2 Provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads. Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. A 3-foot clear space shall be maintained around the circumference of all fire hydrants. The local fire district chief approves the exact locations of fire hydrants.
- C-3 The applicant shall provide an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. New driveways in excess of 300 feet in length require an approved turnaround at the terminus. Parking is prohibited on fire department access roads that are less than twenty-four (24) feet wide. Roads that are less than twenty-four (24) feet wide shall be posted "NO PARKING –FIRE LANE".
- C-4 All lots in the proposed plat must connect to an approved public sewer and water systems. A copy of the final acceptance letter from the sewer and water purveyor shall be submitted to the Health Department with the final plat mylar. The applicant shall comply with all requirements of the purveyor.
- C-5 Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval Letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or prior to occupancy). The Evaluation Letter will serves as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer.
- C-6 **Developer Covenant** – A "Developer Covenant to Clark County" shall be submitted for recording to include the following:
- a. Developer's Covenant: If the stormwater facilities are to be privately owned and maintained, a "Developer Covenant to Clark County" shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or

future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. An access easement to the private facilities for the purpose of inspection shall be granted to the county. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

- 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, the School, Park, and Traffic Impact Fees for each dwelling in this subdivision are: \$1,523.00 (Vancouver School District), \$1,534.00 (\$1,094.00 - Acquisition; \$440.00 - Development for Park District 10), and \$4,986.45 (Mt Vista TIF subarea) respectively. The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated \_\_\_\_\_, and expiring on \_\_\_\_\_. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule."

C-7 **Plat Notes** - The following notes shall be placed on the final plat:

- a. Sidewalks: "Prior to issuance of occupancy permits, a sidewalk shall be constructed along lot #1."
- b. Utilities: "An easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."
- c. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.350. "Driveway access for lot #1 shall come from NE 22<sup>nd</sup> Avenue".

- d. Privately Owned Stormwater Facilities: "The following party(s) is responsible for long-term maintenance of the privately owned stormwater facilities: \_\_\_\_\_."
- e. Roof and Crawl Space Drains (place this note if approved on the final construction plans): "Roof and crawl space drains are to discharge to individual private infiltration systems. These stormwater systems will be owned and maintained by the property owner on whose lot the stormwater system is located."
- f. Mobile Homes: "Mobile homes are not permitted on any lots of the proposed subdivision."
- g. Archaeological (all plats): "If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, all work in the vicinity shall cease and the Department of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

<b>D</b>	<b>Building Permits Review &amp; Approval Authority: Customer Service</b>
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Prior to issuance of building permit, the following condition shall be met:

- D-1 "Unless the onsite drainage system for each lot is approved with the final construction plans, the owners of each of the lots are responsible for obtaining approval of stormwater plan with the building permit and constructing the individual on-site stormwater system (see Finding #5).
- D-2 Impact Fees - The applicant shall pay impact fees for the proposed lots as follows:
  - a. \$1,523.00 per dwelling for School Impact Fees (Vancouver School Dist.)
  - b. \$1,534.00 per dwelling for Park Impact Fees (\$1,094.00 - Acquisition; \$440.00 - Development for Park District 10)
  - c. \$4,986.45 per dwelling for Traffic Impact Fees (Mt Vista TIF Sub-area)

If the building permit application is made more than three years following the date of preliminary site plan approval, the impact fees shall be recalculated according to the then-current rate.

<b>E</b>	<b>Development Review Timelines &amp; Advisory Information Review &amp; Approval Authority: None - Advisory to Applicant</b>
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- E-1 **Land Division** - Within 7 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.
- E-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 the DOE for further information.**

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

### Decision Appeal Process

An appeal of any aspect of this decision may be appealed to the Clark County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Community Development Director within the designated comment period.

The appeal shall 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 notice of final land use decision is mailed to parties of record. This decision was mailed on December 2, 2015. Therefore any appeal must be received in this office by the close of business on December 16, 2015.

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

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

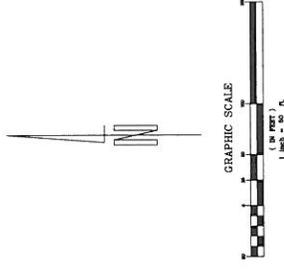
An appeal of any aspect of the Hearing Examiner's decision, *except* the SEPA determination (i.e., procedural issues), may be appealed to the Superior Court or reconsidered by the Hearing Examiner only by a party of record pursuant to Ordinance 10-19, adopted 10/27/2009 by the Board of County Commissioners.

### Attachments

- Proposed Site Plan

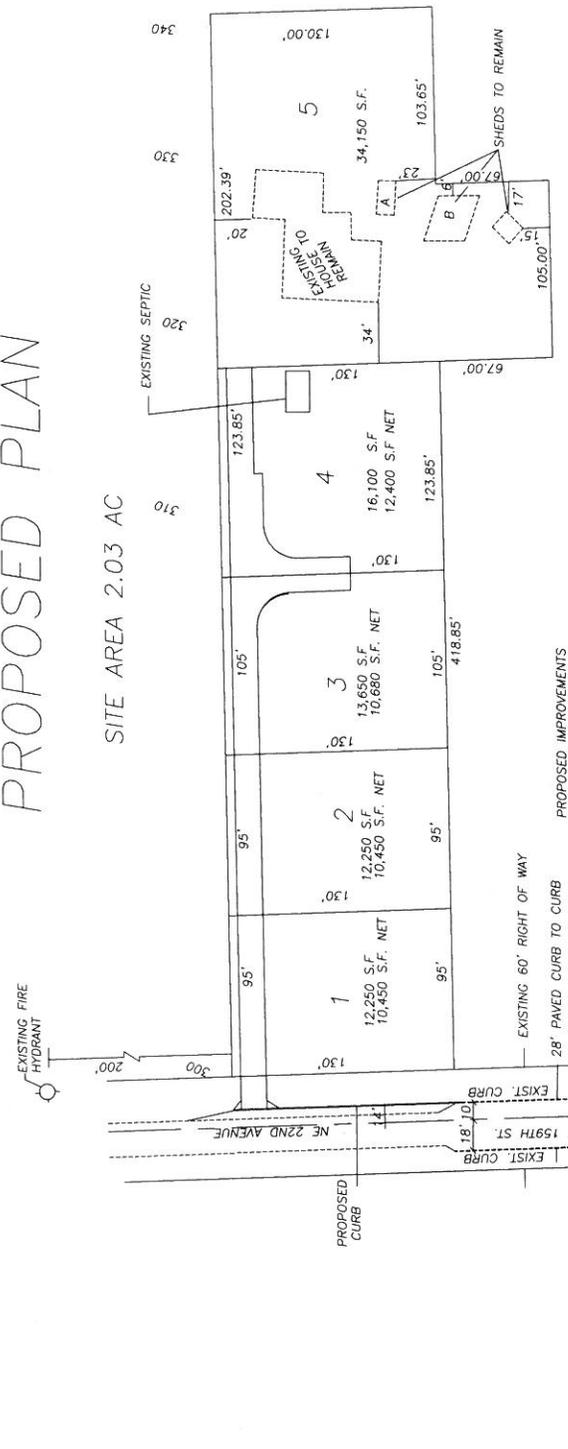
# NIELSON SHORT PLAT PRELIMINARY PLAT

LOCATED IN THE SE 1/4 OF SECTION 14, T3N, R1E, W.M.  
SERIAL NUMBER 117892-015  
APRIL 12, 2015  
REVISED AUG. 21, 2015



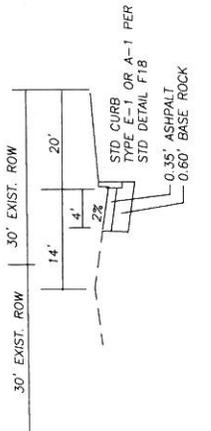
## PROPOSED PLAN

SITE AREA 2.03 AC

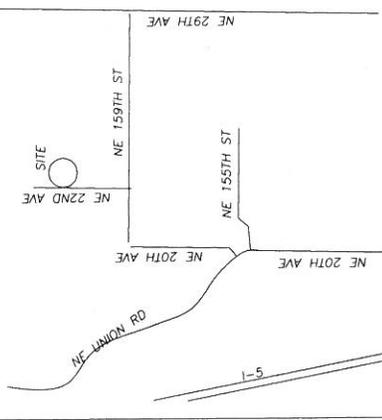


**PROPOSED IMPROVEMENTS**  
 ENVIRONMENTAL  
 NO WETLAND, STREAM, STEEP BANK BUFFER/PROTECTED AREAS  
 NO PLANNED ENHANCEMENT AREAS  
 LAND USE AND TRANSPORTATION  
 DIMENSIONS OF BOUNDARIES AND PROPOSED LOTS ARE SHOWN  
 PROPOSED EASEMENTS ARE SHOWN  
 LOCATION OF THE EXISTING BUILDINGS TO REMAIN ARE SHOWN  
 THE LOCATION AND WIDTH OF ROAD RIGHT OF WAYS ARE SHOWN  
 ALL PROPOSED IMPROVEMENTS ARE SHOWN  
 A CROSS SECTION OF THE PROPOSED NE 22ND AVENUE IMPROVEMENT IS SHOWN  
 NO ROAD SEGMENTS IN EXCESS OF 15 PERCENT GRADE ARE ON OR WITHIN 500 FEET OF THE SITE  
 THE LOCATION, WIDTH AND SURFACE MATERIAL OF OFF-SITE ROADS ARE SHOWN  
 THERE ARE NO CORNER LOTS OR DRIVEWAYS WHERE SITE DISTANCE STANDARDS CAN NOT BE MET  
 SITE DISTANCE STANDARDS CAN BE MET  
 THE PROPOSED ACCESS EASEMENT IS SHOWN  
 THE PROJECT DOES NOT INCLUDE CU, MP, PLUD, MX OR A SITE PLAN

**LANDSCAPE PLAN**  
 NO URBAN AREA ARTERIAL OR COLLECTOR ROADWAYS PROPOSED TO REQUIRE LANDSCAPING  
 NO ONSITE LANDSCAPED AREAS ARE PROPOSED.



NE 22ND AVENUE SECTION



VICINITY MAP  
NO SCALE

**EXISTING BUILDING INFORMATION:**  
 HOUSE 2984 S.F.  
 SHED A 410 S.F.  
 SHED B 348 S.F.  
 SHED C 160 S.F.  
 ALL BUILDING ARE ON STORY AND WOOD FRAME CONSTRUCTION

**OWNER/APPLICANT:**  
 CLIFF AND SALLE NIELSON  
 16101 NE 22ND AVE  
 RIDGEFIELD WA, 98642  
 CSNIELSON@COMCAST.NET

**CONTACT PERSON/ENGINEER:**  
 HARKER ENGINEERING INC.  
 12104 NW 7TH AVE  
 WACARUE, WA 98685  
 360.693.2705  
 NORM@HARKERENGINEERING.COM

