

Type III Land Division and Environmental Review Staff Report and Recommendation

Project Name: ROJDK Subdivision

Case Number: PLD2015-00021; SEP2015-00034; HAB2015-00048; & GEO2015-00048

Location: The site is identified as parcel number 130047-000 and is located within the NW ¼ of Section 04, T1N, R4E of the Willamette Meridian. The site is approximately 40.63 acres in area and irregularly shaped, with frontage on SE 20th Street and SE 342nd Avenue in Washougal, Washington.

Request: The applicant requests approval of a nine (9) lot subdivision, utilizing the County's cluster subdivision provisions in the R-5 zoning district.

Applicant / Contact: Cascade Field Services
Thomas Self
507 NE 99th Street, #60
Vancouver, Washington 98665
Phone: (360) 931-4680
Email: cascadefs@comcast.net

Property Owner: Kysar Development LLC
PO Box 2190
Woodland, WA 98674
Email: derekk@northwoodcabinets.com

Recommendation

Approved subject to Conditions of Approval

Land Use Review manager's initials: _____



Date issued: 9/23/15

Public Hearing date: October 8, 2015

Revised 2/5/15



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
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For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360)397-2322
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E-mail: ADA@clark.wa.gov

County Review Staff

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Engineer	David Bottamini	4881	David.bottamini@clark.wa.gov
Concurrency Engineer	David Jardin	4354	david.jardin@clark.wa.gov

Comp Plan Designation: R-5 / R-5

Parcel Number(s): 130047-000

Applicable Laws

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.385 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Neighborhood Association and Contact

Washougal River Neighborhood Association: Brendan Addis, contact
512 NE 302nd Avenue
Washougal WA 98671
Phone: (360) 567-7921
Email: Brendanaddis@comcast.net

Vesting

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on Thursday, July 24, 2014. The pre-application was determined contingently vested as of July 1, 2014, the date the fully complete pre-application was submitted, if a Fully Complete application for substantially the same proposal was submitted on or before January 27, 2015.

The fully complete application was submitted on July 6, 2015, and determined to be fully complete on July 27, 2015. Given these facts, this application is vested to July 6, 2015.

There are no disputes regarding vesting.

Time Limits

The application was determined to be fully complete on July 27, 2015. The applicant requested a project 'hold' in order to submit a revised plan which extended the deadline by two (2) days. Therefore, the code requirement for issuing a decision within 92 days lapses on October 29, 2015. The state requirement for issuing a decision within 120 calendar days, lapses on November 26, 2015.

Public Notice

Notice of application and public hearing was mailed to the applicant, Washougal River Neighborhood Association and property owners within 500 feet of the site on August 19, 2015. One sign was posted on the subject property and two within the vicinity on August 31, 2015.

Public Comments

A letter was received from John Warta [Exhibit 4], on Sunday, August 16, 2015 via email. In his letter he indicates that he is opposed to the cluster configuration and that he thinks it is a far better use of the property to divide the lot into five (5) –acre parcels. His letter contends that one (1) –acre lots are too small as usable agricultural property and that the large open space tract will eventually become overrun with weeds and have limited if any public value.

Staff Response: The applicant is proposing to utilize the County's Rural Cluster Development standards [See CCC 40.210.020(D)] which are intended to maintain the rural character of the parcel while preserving and/or enhancing sensitive environmental and wildlife habitat areas. The proposed development is located within the southeast corner of the subject lot and proposes eight (8) one (1) –acre lots. The remainder lot is approximately 31.49-acres and proposes to set aside a Type N creek, steep slopes, and heavily timbered lands. There are no homes proposed on the remainder lot. Based on the plan, the applicant has designed a development which meets the goals for rural cluster development, that will protect the rural nature of the site and protect sensitive lands.

A letter was received from State of Washington Department of Ecology [Exhibit 7] on August 25, 2015 regarding the construction of stormwater facilities, water quality and the need for coverage under a state Construction Stormwater General Permit. All comments can be addressed under standard conditions of approval contained within this report.

Project Overview

The project site, at approximately 40.63 acres, is located just outside of the growth boundary for the City of Washougal. It is identified as parcel number 130047000 and abuts both SE 20th Street and SE 342nd Avenue. The site is irregularly shaped and is encumbered with an unnamed creek, geologic hazards, and riparian habitat conservation areas.

The site carries a comprehensive plan designation of Rural 5 and zoning designation of R-5, and neighboring large lot residential uses zoned R-5 to the north, west and south. To the east of the subject site, across SE 342nd Avenue, are several large lot residential uses with R-30 zoning intended in the future for multi-family development, carrying an Urban Holding 20 overlay.

The subject site is served by the Washougal School District, Washougal Water District, and the East County Fire District.

The parent parcel currently is vacant and has recently been logged and replanted in accordance with the Class 4 General Forest Practices Permit approved for the site and revised Timber Management Plan. The proposed development will consist of eight (8) one (1) –acre lots which are intended for single-family development. Access to the lots will be provided via a 24-foot public road within a 60-foot right-of-way off of SE 342nd Avenue.

Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	R-5	R-5	Vacant, developable ground
North	R-5	R-5	Large lot, single family development
East	UH	R-30	Large lot, single family development
South	R-5	R-5	Large lot, single family development
West	R-5	R-5	Large lot, single family development

Staff Analysis

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

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

8. Land and Shoreline Use

16. Utilities

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts could 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 proposal not discussed below comply with the applicable code requirements.

Land UseFinding 1 – Uses

According to Table 40.210.020-1, single-family detached residential uses are permitted outright in the R-5 zone.

Finding 2 – Lot Requirements

The subject lot is approximately 40.63 acres in size. In the R-5 zone, according to Table 40.210.020-2, this parcel could accommodate eight (8) 5-acre lots; therefore, the maximum number of lots allowed for this development is eight (8), plus one (1) remainder parcel used only for agriculture and forestry uses. This project meets density requirements as proposed. [See Condition D-14.f]

Finding 3 – Development Standards

Table 40.210.020-4 prescribes lot requirements for rural cluster development in the R-5 zone. Minimum lot area is established at one (1) acre, with a minimum lot width of 100 feet, a minimum lot depth of 140 feet, and the remainder lot must contain at least 65% of the overall lot area. The development proposes eight (8) one (1) –acre lots, dimensioned 145-feet by 307-feet, with a remainder parcel totaling 31.49 acres (or, 77% of the overall lot area). The proposed development meets lot requirements for cluster subdivisions in the R-5 zone.

Lot Type	Zoning District	Minimum Lot Area	Maximum Lot Size	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
Cluster Lot	R-20, R-10, R-5	1 acre ¹	None ²	100 ³	140
Remainder Lot	R-5	65% of site	None ²	None	None
	R-20, R-10	75% of site	None ²	None	None

¹ Unless a larger size is required by the Clark County Health Department. Cluster lots can use right-of-way to meet the minimum lot size as permitted by Section 40.200.040(C)(1).

² The minimum standard for remainder parcels controls the maximum size of cluster lots.

³ Unless a greater width shall be required by the Clark County fire code.

Minimum setbacks, lot coverage and building height are established in Table 40.210.020-5, which prescribes 35-foot height limitation for single family dwellings and 20-foot front, side and rear yard setbacks for this development. The plan portrays 20-foot setbacks on each of the lots; however, lots 2, 3, 8 & 9 are sharing the private driveway easement along the proposed westerly boundary of lots 8 & 9. And, since the front lot line is considered the edge of the driveway easement, the 20-foot front yard setback shall be calculated from the edge of that easement. Therefore, prior to final plat approval, the setback lines for lots 8 & 9 shall be revised to reflect a 20-foot setback from the edge of the driveway easement line. [See Condition D-1]

Finding 4 – Design Requirements

In conformance with standards put forth in Subsection 40.210.020(D)(5), the following note shall be placed on the face of the final plat:

- a. No entryway treatments, monument or other permanent development signs are permitted. This shall not be construed to prohibit landscaping;
- b. Sight-obscuring fences of any height are not permitted within fifty (50) feet of the public right-of-way, nor along cluster lot lines adjacent to the remainder lot. Sight-obscuring fences are at least fifty percent (50%) opaque;
- c. To the maximum practicable extent, existing historic rural features shall be preserved as part of the cluster development. These features include but are not limited to rock walls, fences, functional and structurally safe farm buildings, monuments and landscape features. [See Condition D-2]

Finding 5 – Landscaping

Cluster subdivision provisions contained in Subsection 40.210.020(D)(6) require, at a minimum, proposed or existing landscaping and vegetation of sufficient size and type to provide a buffer of vegetation six (6) feet in height and fifty percent (50%) opaque year round within three (3) years of planting. Additionally, Table 40.320.010-1 requires an L2, 10-foot buffer between developments zoned R-5 and multi-family parcels that are separated by a street.

The applicant's narrative indicates that the development will install Western Azalea (*Rhododendron Occidentale*) and Shore Pine (*Pinus Contorta*) along SE 342nd Avenue. The plants are proposed to be staggered every 6-feet with each variety spaced at 12-feet on center. However, there is no mention of any landscape strip along SE 342nd Avenue. Therefore, prior final construction review, the applicant shall submit a landscape plan that portrays vegetation to the L2 standard within a 10-foot wide strip along SE 342nd Avenue. [See Condition A-8]

Finding 6 – Notice of Resource Activities

The applicant submitted a Timber Management Plan for the subject parcel in conjunction with this application. The plan indicates that "... *timber will be harvested in the future and will be restocked with commercial forest species.*" Therefore, in conformance with Subsection 40.320.010(D)(9), the following note shall be recorded as part of the Developer Covenants to Clark County for each parcel within the cluster:

"The subject property is adjacent to commercial agricultural or forest lands on which a variety of commercial activities may occur that are not compatible with residential development. Potential discomforts or inconvenience may include, but are not limited

to: Noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any twenty-four (24) hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides.” [See Condition D-7.c]

Finding 7 – Pedestrian Facilities

According to state platting laws (RCW 58.17.110) appropriate provisions shall be made to assure safe walking conditions for students who only walk to and from school.

The subject development is located within the Washougal School District, and specifically within the boundaries of Gause Elementary, Jemtegaard Middle and Washougal High Schools. According to available GIS information, there are no schools located within one (1) mile of the subject site.

The applicant provided a letter from the Director of Facilities for the Washougal School District. The letter indicates that bus transportation will be provided to students who live more than one (1) mile from school; therefore, no ‘safe-walking’ conditions are warranted.

Finding 8 – County/State Platting Standards

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

Conclusion

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

Archaeology

Finding 9 – DAHP Compliance

The applicant has submitted an archaeological pre-determination to the Washington State Department of Archaeology and Historic Preservation (DAHP) in conjunction with the Type IV Forest Practices permit that finalized in November, 2014.

At that time, DAHP concurred with the recommendation of the pre-determination that no additional studies are necessary [See Exhibit 13]; however, a note on the final grading plans will require that if resources are discovered during ground disturbance, work shall stop and DAHP and the county will be contacted. [See Conditions A-6 & D-14.a]

Conclusion

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

Habitat

Finding 10 – Stream Typing

The Washington Department of Natural Resources indicates a Type Ns (Non fish-bearing, seasonal stream) is mapped coming into the eastern side of the parcel and continuing to the west and then off-site. On July 21, 2015, County Environmental Staff conducted a determination (HAB2015-00048; WET2015-00032) to confirm the flow regime and location of the stream. County staff concur that the stream is a Type Ns stream, and according to the Habitat Conservation Ordinance (40.440.010.C.1.a) streams are a priority habitat and a Type Ns stream has a seventy-five (75) foot riparian habitat conservation zone (HCZ) to protect water quality and riparian habitat functions. The location of the stream and the 75 foot riparian HCZ shall be demarcated on the final plat or site plan.

Finding 11 – Habitat Permit Exemption

Per Clark County Code 40.440.010.D (Table 40.440.010-1), an exemption may be issued on proposed lots with riparian habitat conservation zones (HCZ) if the impacted lots establish building and clearing envelopes which are clearly outside of the habitat area. Building envelopes shall be clearly labeled on the plat or site plan and a note must be included on the face of the plat indicating that no construction will occur outside of the development envelope area. The applicant has proposed building envelopes on the “Preliminary Plat” which clearly avoid the riparian habitat conservation zone. As such, a Habitat Permit is not required and no further habitat review is needed.

Finding 12 – Additional Requirements

Any development outside of the proposed building envelopes will require additional review by County staff and potentially a Habitat Permit with applicable mitigation. [See Conditions A-4, D-14.c & E-5]

Conclusion

Environmental Services concludes that the proposed preliminary plan, subject to conditions, meets habitat requirements of the Clark County Code.

Geo-Hazard

Finding 13 - 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. The applicant submitted a preliminary geotechnical report that is dated January 29, 2015, prepared by Paul Williams, P.E., in which the areas that have been sloped 15% are greater than 100 feet from the proposed lots. The applicant has identified the steep slope area on the proposed preliminary plat and an associated 100 setback. [See Condition A-3]

A building permit is required for retaining walls greater than 4 feet tall or when the wall is surcharged. [See Condition D-6]

Conclusion

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.

Transportation

Finding 14 - Roads

SE 20TH Street and SE 342nd Ave. are “Rural Local Access” roads and the required minimum half-width frontage dedication is 25 feet. The applicant shall propose dedication along the frontage of SE 20th Street in order to meet the 25-foot half-width right-of-way requirement. [See Condition D-3]

The applicant is proposing an on-site public road that meets the standards associated with a “Rural Cul-de-Sac” that requires a 24-foot paved-width and 42 feet of right-of-way, and a 45-foot radius cul-de-sac. Per associated Standard Detail #25 and Table 40.350.030-3, the curb return radii shall be at least 25 feet. [See Condition A-1]

Per CCC Table 40.350.030-2 and Standard Detail Drawing #21, parking shall be prohibited along the proposed rural local access road. [See Condition D-4]

Driveways longer than 300 feet shall be constructed with an approved turnaround at the terminus and approved turnouts at maximum 500-foot intervals (see the Standard Details Manual, Drawings #27 and #29). [See Condition E-1]

Finding 15 – Sight Distance

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements. Per the applicant’s sight distance analysis, dated January 29, 2015, 500 feet of sight distance has been achieved to the north and south of the intersection of the proposed cul-de-sac and SE 342nd Avenue. However, a note on the preliminary plan states that vegetation must be removed to improve sight distance at the intersection of onsite road and SE 342nd Avenue. [See Condition D-5]

Conclusion (Transportation):

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

Transportation Concurrency

Finding 16 – Trip Generation

County concurrency staff has reviewed the proposed ROJDK Subdivision. The traffic profile submitted indicates that the proposed development will divide 40.6 acres into 9 lots. The applicant’s traffic profile has estimated an average daily trip generation of 77 at buildout. The development is not anticipated to generate more than 10 peak hour trips. Therefore, no further traffic analysis is required.

The applicant has submitted a traffic profile under the provisions of Clark County Code section 40.350.020(D)(1).

Conclusion

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

StormwaterFinding 17 - 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 property is located in rural areas of the county and, therefore, the applicable minimum requirements must be determined per CCC 40.385.020(A)(5).

Finding 18 – Stormwater Proposal

The applicant has submitted a technical information report dated January 25, 2015. The applicant has proposed stormwater mitigation consisting of dispersion as part of addressing minimum requirements 1 – 5 which are applicable per the applicant. [See Condition A-2]

For each individual lot, a single-family residential stormwater review will be necessary with each building permit application. 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 D-14.e and Condition E-2]

Conclusion

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

Fire ProtectionFinding 19 – Building Construction

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

Finding 20 – Residential Construction

One and two family homes over 3,600 square feet (excluding attached garages) will have additional fire protection requirements. And, any reduced setbacks will require additional fire protection features such as automatic fire sprinklers and fire resistive construction methods. Contact the Clark County Fire Marshal's Office for additional information. [See Condition E-4.b]

Finding 21 – Fire Flow

Fire flow in the amount of 1,000 gallons per minute supplied for 1 hour duration is required for this application. Prior to obtaining building permits, 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 the commencement of combustible building construction. Fire flow is based upon a 3,600sf type V-B constructed building. [See Conditions A-10.a & E-4.c]

Finding 22 – Fire Hydrants

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no portion of any lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads. [See Conditions A-10.b & D-11.a]

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 (Vancouver Fire Department) approves the exact locations of fire hydrants. [See Conditions A-10.c, D-11.b and H-1.a]

Finding 23 – Fire Apparatus Access

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standards, and provide fire apparatus access. Ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet to within 150 feet of all lots and parcels. Maintain access roads with 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. [See Conditions A-10.d, D-11.c & H-1.b]

Finding 24 – Fire Apparatus Turnarounds

Dead end fire apparatus access roads in excess of 150 feet require an approved turnaround, and shall comply with the Clark County Road Standards. [See Conditions A-10.e & D-11.d]

Finding 25 – Parking and Gated Access

Parallel parking is prohibited on streets that are less than twenty-four (24) feet wide. Streets that are less than twenty-four (24) feet wide shall be posted “NO PARKING”. [See Conditions D-11.e & H-1.c]

Gates that obstruct fire apparatus access roads require permits and approval by the Fire Marshal prior to their installation. [See Conditions D-11.f & H-1.d]

Conclusion

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

Sewer and Water Service

Finding 26 – Service Availability

The site will be served by the City of Washougal for potable water and privately via on-site septic systems. A letter from the City of Washougal confirms that services are available to this site.

Finding 27 – Septic Service

The applicant proposes the use of new septic systems to serve new homes within this development. A Development Review Evaluation was completed by the Clark County public Health Department in April, 2015. The following conditions are included in the evaluation:

- a. Lots 2 - 9 must have current 'site approvals' at the time of final plat. [See Condition D-10.h]
- b. The drainfields or soil dispersal components of the on-site sewage system must be located on the same lot they serve. [See Condition D-10.c]
- c. Surveyed test hole locations must be shown on the face of the final plat. [See Condition D-10.d]
- d. The Health Department must receive written confirmation that no stormwater plan is required or a copy of the final drainage plan which has been signed off by Development Engineering prior to final plat approval. [See Condition D-10.g]
- e. The following note shall be placed on the face of the final plat:
"THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. These sites shall be maintained so they are free from encroachment by buildings, roads and other structures. These areas shall not be covered by any impervious material and not be subject to vehicular traffic or other structures. These areas shall not be covered by any impervious material and not be subject to vehicular traffic or other activity which would adversely affect the soil (WAC246-272-140(5))."
[See Condition D-14.b]

Finding 28 – Water Service

The applicant is required to connect to public water services, City of Washougal purveyor. Prior to final plat approval, the applicant shall procure all required permits and approvals and pay all related fees to the City of Washougal. [See Condition D-15]

Finding 29 – Public Health Department Evaluation

A *Public Health Evaluation Letter* was submitted for this development. A final approval letter must be submitted to the county that will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by Public Health staff, if applicable. [See Condition A-9]

Finding 30 – Final Plat

Where use of wells or septic systems are proposed, Public Health staff must sign the final plat prior to submittal to the county for final plat review and recording. [See Condition D-8]

Conclusion

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

Impact Fees

Finding 31 – Impact Fees

The additional residential lots created by this plat will produce impacts on schools, parks, and traffic, and are subject to School (SIF), Park (PIF), and Traffic Impact Fees (TIF) in accordance with CCC 40.610.

- ✓ Rural 1 sub-area with a TIF of \$2,562.37 per dwelling
- ✓ Washougal School District, with a SIF of \$2,683.00 per dwelling

TIF is payable prior to issuance of building permits.

[See Conditions D-7.d & E-3]

SEPA Determination

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

- **DS = Determination of Significance** - The impacts cannot be mitigated through conditions of approval and, therefore, require the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** - The impacts can be addressed through conditions of approval; or,
- **DNS = Determination of Non-Significance** - The impacts can be addressed by applying the Clark County Code.

The likely SEPA determination of Non-Significance (DNS) in the Notice of Development Review Application issued on August 12, 2015 is hereby final.

SEPA Appeal Process

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

The hearing examiner shall hear appeals in a public hearing. Notice of the appeal hearing shall be mailed to parties of record, but shall not be posted or published.

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

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

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

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

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

- Case number designated by the county
- Name of the applicant
- Name of each petitioner
- Signature of each petitioner or his or her duly authorized representative
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.020(H) or 40.510.030(H)
 - The reasons why the SEPA determination is in error
- The appeal fee

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

The decision of the Hearing Examiner is final unless:

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

Staff Contact Person: Amy Wooten, (360) 397-2375, ext. 5683

Responsible Official: Marty Snell, Community Development Director

Recommendation

Based upon the proposed plan known as part of Exhibit 1, and the findings and conclusions stated above, staff recommends the Hearing Examiner **APPROVES** this request, subject to the understanding that the application is required to adhere to all applicable codes and laws, and is subject to the following conditions of approval.

Conditions of Approval

Note: The Conditions of Approval below include those identified above and those contained within Attachments A, B, and C. The letters or numbers may have changed from those in the attachments.

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

- A-1** The on-site public road shall be constructed according to the standards associated with a “Rural Cul-de-Sac” and standard detail drawings #21 and #25. Per detail #25 and Table 40.350.030-3, the curb return radii shall be at least 25 feet. [See Finding 14]

- A-2** The applicant's engineer shall submit a stormwater plan in compliance with applicable stormwater minimum requirements per CCC 40.385. [See Finding 18]
- A-3** A setback of 35 feet from existing slopes shall be delineated on the final construction plan and final plat. The proposed project shall implement the recommendations identified in the preliminary geotechnical report unless further studies present new or different facts. [See Finding 13]
- A-4** Any development outside of the proposed building envelopes will require additional review by County staff and potentially a Habitat Permit with applicable mitigation. [See Finding 12]
- 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** **Grading Plan** – the following note shall be placed on the final grading plans, “If resources are discovered during ground disturbance, work shall stop and DAHP and the county will be contacted.” [See Finding 9]
- A-8** **Final Landscape Plan** - The applicant shall submit a landscape plan that portrays vegetation to the L2 standard, within a 10-foot wide strip along SE 342nd Avenue. [See Finding 5]
- A-9** **Public Health Review** - Submittal of a *Public Health Evaluation Letter* is required as part of the Final Construction Plan Review or early grading application. If the evaluation letter specifies that certain actions are required, the evaluation letter will specify the timing of when those activities must be completed, such as prior to Final Construction Plan Review, construction, Provisional Acceptance, Final Plat Review, building permit issuance, or occupancy, and approved by Public Health.
- A-10** **Fire Marshal Requirements**
- a. Fire flow in the amount of 1,000 gallons per minute supplied for 1 hour duration is required for this application. Prior to obtaining building permits, 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 the commencement of combustible building construction. Fire flow is based upon a 3,600sf type V-B constructed building. [See Condition 21]
 - b. Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no portion of any lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads. [See Finding 22]

- c. 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 (Vancouver Fire Department) approves the exact locations of fire hydrants. [Finding 22]
- d. Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standard, and provide fire apparatus access. Ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet to within 150 feet of all lots and parcels. Maintain access roads with 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. [See Finding 23]
- e. Dead end fire apparatus access roads in excess of 150 feet require an approved turnaround, and shall comply with the Clark County Road Standard. [See Finding 24]

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

- B-1 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.

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

- C-1 None**

D	Final Plat Review & Recording Review and Approval Authority: Development Engineering
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Prior to final plat approval and recording, the following conditions shall be met:

- D-1** The setback lines for lots 8 & 9 shall be revised to reflect a 20-foot setback from the edge of the driveway easement line. [See Finding 3]
- D-2** The following note shall be placed on the face of the final plat:
- a. No entryway treatments, monument or other permanent development signs are permitted. The shall not be construed to prohibit landscaping;
 - b. Sight-obscuring fences of any height are not permitted within fifty (50) feet of the public right-of-way, nor along cluster lot lines adjacent to the remainder lot. Sight-obscuring fences are at least fifty percent (50%) opaque;
 - c. To the maximum practicable extent, existing historic rural features shall be preserved as part of the cluster development. These features include but are not limited to rock walls, fences, functional and structurally safe farm buildings, monuments and landscape features. [See Finding 4]
- D-3** **Right-of-Way Dedication** – The applicant shall dedicate 10 feet of right-of-way along the frontage of SE 20th Street. [See Finding 14]
- D-4** **No Parking** - “No Parking” signs shall be installed along the onsite road. [See Finding 14]
- D-5** The applicant shall submit a sight distance certification letter stamped by a licensed engineer in the state of Washington after vegetation removal to show 500 feet of sight distance is available in both direction at the intersection of onsite road and SE 342nd Avenue. [See Finding 15]
- D-6** **Retaining Walls** - A building permit is required for retaining walls greater than 4 feet tall or when a wall is surcharged. [See Finding 13]
- D-7** **Developer Covenant** – A “Developer Covenant to Clark County” shall be submitted for recording to include the following:
- a. 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."
 - b. 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."
 - c. Notice of Resource Activities: “The subject property is adjacent to commercial agricultural or forest lands on which a variety of commercial activities may occur that are not compatible with residential development. Potential discomforts or inconvenience may include, but are not limited to: Noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any twenty-four (24) hour period, storage and disposal of manure, and the application by

spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides.”

- d. Impact Fees: "In accordance with CCC 40.610, the School and Traffic Impact Fees for each dwelling in this subdivision are: \$ 2,683.00 (Washougal School District), and \$ 2,562.37 (Rural 1 TIF sub-area) 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.”

D-8 Public Health Signature Requirement – Public Health is required to sign the final plat, as the use of septic systems is proposed.

D-9 Abandonment of On-Site Water Wells and Sewage Systems - The location of abandoned septic tanks and decommissioned wells (if any) shall be shown on the face of the final plat.

D-10 On-Site Water Wells and Sewage System Requirements - For on-site water wells and sewage system, the following requirements shall be completed:

- a. A 100-foot radius of protection for any wells shall be shown on the final plat map and be located within the boundaries of the land division;
- b. The location of all existing wells (in use, not in use, or abandoned) shall be indicated on the final plat map;
- c. Each on-site sewage system shall be on the same lot it serves;
- d. Test hole locations corresponding to the designated treatment sites shall be surveyed and indicated on the final plat map;
- e. No public or private easements or rights-of-way shall be extended through the approved reserve or existing on-site sewage system sites;
- f. Provisions shall be made to prevent flow or accumulation of surface water over the area where an on-site sewage system is located;
- g. A copy of the county approved final drainage plan shall be submitted for review; and,
- h. All proposed lots shall have a current approved septic system site evaluation or septic system permit. Should either be allowed to expire, subsequent approval of an on-site sewage treatment system cannot be assured and, therefore, Public Health will not sign the final plat.

D-11 Fire Marshal Requirements -

- a. Fire Hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no portion of any lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads. [See Finding 22]

- b. 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 (Vancouver Fire Department) approves the exact locations of fire hydrants. [See Finding 22]
- c. Fire Apparatus Access is required for this application. The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standards, and provide fire apparatus access. Ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet to within 150 feet of all lots and parcels. Maintain access roads with 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. [See Finding 23]
- d. Fire Apparatus Turnarounds. Dead end fire apparatus access roads in excess of 150 feet require an approved turnaround, and shall comply with the Clark County Road Standard. [See Finding 24]
- e. Parking and Gated Access. Parallel parking is prohibited on streets that are less than twenty-four (24) feet wide. Streets that are less than twenty-four (24) feet wide shall be posted "NO PARKING". [See Finding 25]
- f. Gates that obstruct fire apparatus access roads require permits and approval by the Fire Marshal prior to their installation. [See Finding 25]

D-12 Addressing - At the time of final plat, existing residence(s) that will remain may be subject to an address change. Addressing will be determined based on point of access.

D-13 Verification of Landscape Installation - The applicant shall provide verification in accordance with CCC 40.320.030(B) that the required landscape has been installed in accordance with the approved landscape plan.

D-14 Plat Notes - The following notes shall be placed on the final plat:

- a. Archaeological (all plats): "If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."
- b. Septic Systems: "The approved, initial, reserve, and/or existing sewage system sites shall be protected from damage due to development. All sites shall be maintained so they are free from encroachment by buildings and not be subject to vehicular traffic or other activity which would adversely affect the site or system function."

- c. Habitat Development Envelopes: "No clearing or development activities shall occur outside the development envelopes shown on the face of this plat unless the activities are exempt from, or approved under, the provisions of the Clark County Habitat Conservation Ordinance (CCC 40.440). Other building setbacks may apply within the development envelopes"
- d. 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."
- e. "The owners of each of the lots are responsible for obtaining approval of stormwater plan with the building permit and constructing the individual onsite stormwater system. These drainage systems will be owned and maintained by the property owner on whose lot the system is located."
- f. Rural Cluster Development: "The remainder lot in this rural cluster subdivision/short plat shall not be further subdivided until the property is rezoned and brought into an urban growth area (UGA)."

D-15 Prior to final plat approval, the applicant shall procure all required permits and approvals and pay all related fees to the City of Washougal. [See Finding 28]

E	Building Permits Review and Approval Authority: Permit Services
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Prior to issuance of a building permit, the following conditions shall be met:

- E-1** Driveways shall have a minimum width of 12 feet of clear, unobstructed driving surface. Driveways longer than 300 feet shall be provided with an approved turnaround at the terminus. There shall also be approved turnouts constructed such that the maximum distance from turnout to turnout or from turnout to turnarounds does not exceed 500 feet. [See Finding 14]
- E-2** 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 18]
- E-3** **Impact Fees** - The applicant shall pay impact fees based on the number of dwelling units in the building, as follows:
 - a. \$2,683.00 per dwelling for School Impact Fees (Washougal School Dist.)
 - b. \$2,562.37 per dwelling for Traffic Impact Fees (Rural 1 TIF Sub-area)

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

E-4 Fire Marshal Requirements

- a. Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. [See Finding 19]
- b. One and two family homes over 3,600 square feet (excluding attached garages) will have additional fire protection requirements. And, any reduced setbacks will require additional fire protection features such as automatic fire sprinklers and fire resistive construction methods. Contact the Clark County Fire Marshal's Office for additional information. [See Finding 20]
- c. Fire flow in the amount of 1,000 gallons per minute supplied for 1 hour duration is required for this application. Prior to obtaining building permits, 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 the commencement of combustible building construction. Fire flow is based upon a 3,600sf type V-B constructed building. [See Condition 21]

E-5 Any development outside of the proposed building envelopes will require additional review by County staff and potentially a Habitat Permit with applicable mitigation. [See Finding 12]

F Occupancy Permits
Review and Approval Authority: Building

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

F-4 None

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

G-1 Land Division - Within seven (7) years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.

G-2 Department of Ecology Permit for Construction Stormwater - A permit from the Department of Ecology (DOE) is required if:

- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
- There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

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

G-3 Building and Fire Safety

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

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

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

H-1 Fire Marshal Requirements –

- a. 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 (Vancouver Fire Department) approves the exact locations of fire hydrants. [See Finding 22]
- b. Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standard, and provide fire apparatus access. Ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet to within 150 feet of all lots and parcels. Maintain access roads with 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. [See Finding 23]
- c. Parallel parking is prohibited on streets that are less than twenty-four (24) feet wide. Streets that are less than twenty-four (24) feet wide shall be posted “NO PARKING”. [See Finding 25]
- d. Gates that obstruct fire apparatus access roads require permits and approval by the Fire Marshal prior to their installation. [See Finding 25]

Note: Any additional information submitted by the applicant within fourteen (14) calendar days prior to or after issuance of this report, may not be considered due to time constraints. In order for such additional information to be considered, the applicant may be required to request a “hearing extension” or “open record” and shall pay the associated fee.

Hearing Examiner Decision and Appeal Process

This report to the Hearing Examiner is a recommendation from the Land Use Review program of Clark County, Washington.

The examiner may adopt, modify or reject this recommendation. The examiner will render a decision within 14 calendar days of closing the public hearing. Clark County will mail a copy of the decision to the applicant and neighborhood association within 7 days of receipt from the Hearing Examiner. All parties of record will receive a notice of the final decision within 7 days of receipt from the Hearing Examiner.

Motion for Reconsideration

Any party of record to the proceeding before the Hearing Examiner may file with the responsible official a motion for reconsideration of an examiner's decision within fourteen (14) calendar days of written notice of the decision. A party of record includes the applicant and those individuals who signed the sign-in sheet or presented oral testimony at the public hearing, and/or submitted written testimony prior to or at the Public Hearing on this matter.

The motion must be accompanied by the applicable fee and identify the specific authority within the Clark County Code or other applicable laws, and/or specific evidence, in support of reconsideration. A motion may be granted for any one of the following causes that materially affects their rights of the moving party:

- Procedural irregularity or error, clarification, or scrivener's error, for which no fee will be charged;
- Newly discovered evidence, which the moving party could not with reasonable diligence have timely discovered and produced for consideration by the examiners;
- The decision is not supported by substantial evidence in the record; or,
- The decision is contrary to law.

Any party of record may file a written response to the motion if filed within fourteen (14) calendar days of filing a motion for reconsideration.

The examiner will issue a decision on the motion for reconsideration within twenty-eight (28) calendar days of filing of a motion for reconsideration.

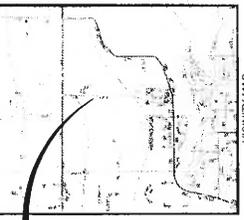
Appeal Rights

Any party of record to the proceeding before the hearing examiner may appeal any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), to the Superior Court.

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

Attachments

- Copy of Proposed Preliminary Plan



PROJECT LOCATION
 THE NW QUARTER OF SECTION 04, TOWNSHIP 1 NORTH,
 RANGE 4 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY,
 PROPERTY SERIAL NO. 130047-000

PROPERTY DESCRIPTION
 THE NW QUARTER OF SECTION 04, TOWNSHIP 1 NORTH,
 RANGE 4 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY,
 PROPERTY SERIAL NO. 130047-000

APPLICANT
 Cascade Field Services
 Thomas Self
 507 NE 99th Street, #60
 Vancouver, WA 98685
 E-mail: Cascadaf@comcast.net

ENGINEER
 Columbia Northwest Engineering
 Paul Williams P.E.
 1105 S. 26th
 Vancouver, WA 98685
 Ph. (860) 931-3122
 E-mail: paulwilliams@cmeng.com

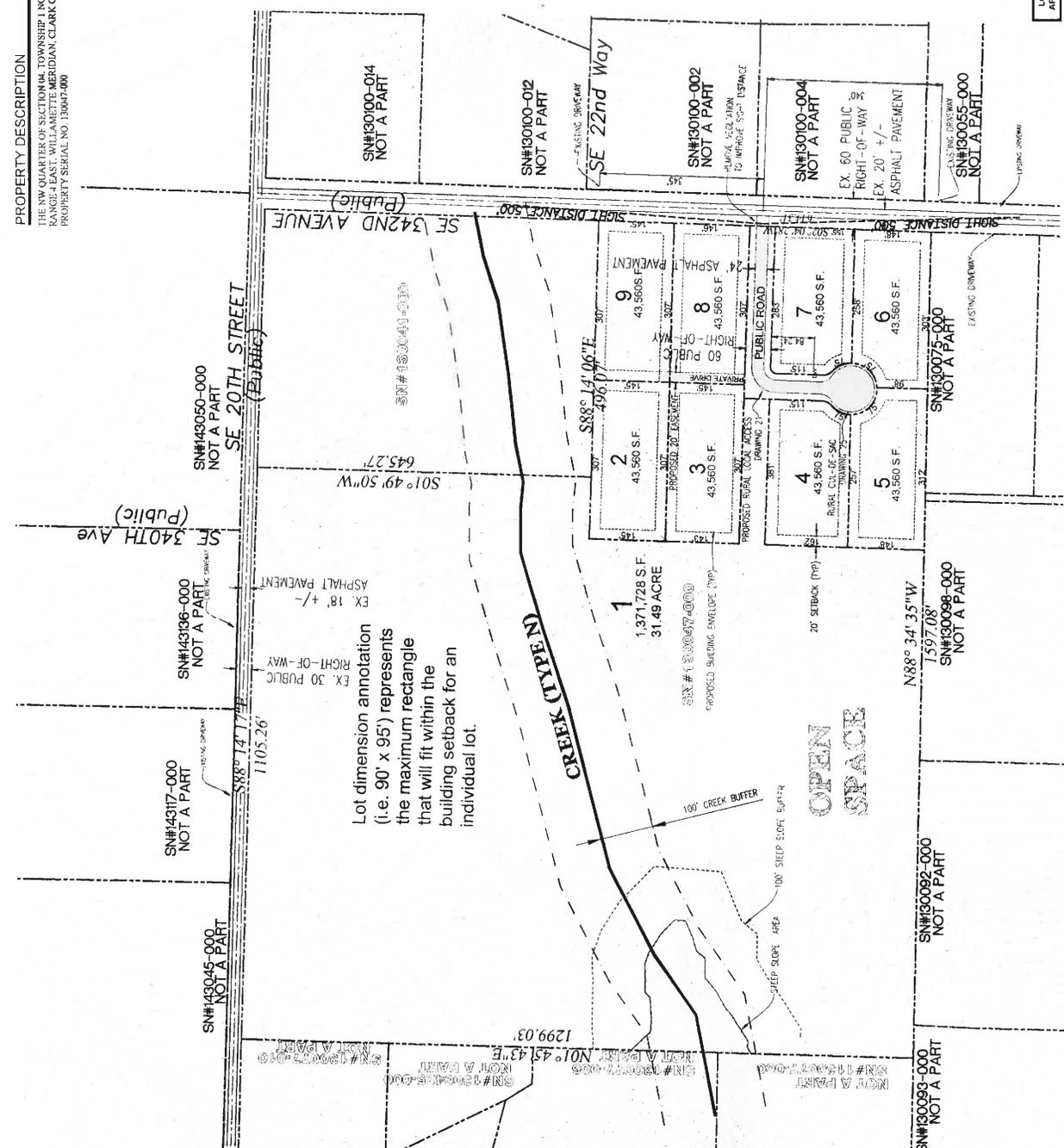
SURVEY
 KC Development
 Cindy Helms, PLS
 6000 Highway 101
 Camas, WA 98607
 Ph. (860) 834-2519
 E-mail: cindy@kdevelopment.net

PROPERTY OWNER
 ROJDK LLC
 Derek Kye
 10000
 WOODLAND, WA 99074
 E-mail: derek@northwoodsbnetts.com

PROJECT PURPOSE
 9 LOT CLUSTER SHORT-PLAT

EXISTING CONDITIONS
 Current Use: Vacant
 Zoning Designation: R-5
 Gross Site Area: 40.63 Acres, 1,769,843 Square Feet
 Existing Water & Water Serves: Public water is available. Public Sewer Serves is not available.

Environmental
 TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN
 CONTOUR LINES (1' ELEVATION INTERVAL) ON-SITE, OR AREAS
 PRONE TO FLOODING.
 THERE ARE NO KNOWN FEMA DESIGNATED FLOOD PLAINS
 THERE ARE NO DESIGNATED SHORELINE AREAS PER GIS PACKET
 THERE ARE NO KNOWN WETLANDS ON SITE
 THERE ARE NO UNSATURATED SOILS OR LANDSLIDE HAZARD AREAS ON THE
 SITE.
 THERE ARE NO SIGNIFICANT HISTORIC STRUCTURES ON THE SITE.
 Land Use and Transportation
 ALL EXISTING BUILDINGS ON SITE
 ALL ROADWAYS AND EASEMENTS ARE SHOWN ON THE PLAN ALONG WITH
 NAME OF ROADWAY WHETHER PUBLIC OR PRIVATE
 LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN ALONG
 WITH DISTANCE IN BETWEEN DRIVEWAY EDGE TO EDGE



LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND MAY BE INCOMPLETE