

## Notice of Type II Application Non-SEPA

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

**Closing date for public comments: October 21, 2015**

**Project Name:** Whipple Creek Short Plat

**Case Number:** PLD2015-00031

**Request:** Short plat approximately 1.8 acres into six residential lots for detached housing in two phases in the R1-10 zoning district

**Location:** 15204 NE 3<sup>rd</sup> Avenue, Tax Lot 120 (185520) in the Northeast Quarter of Sections 22, Township 3, Range 1 east of the Willamette Meridian

**Applicant/Owner:** Joseph Storehouse Properties  
5656 SW Humphrey Blvd.  
Portland, OR 97221  
**E-mail** - [lendingbypat@gmail.com](mailto:lendingbypat@gmail.com)

**Contact:** SGA Engineering  
Attn: Scott Taylor  
2005 Broadway  
Vancouver, WA 98663  
**Phone** - (360) 993-0911  
**E-mail** - [staylor@sgaengineering.com](mailto:staylor@sgaengineering.com)

### Neighborhood Association/Contact:

North Salmon Creek, **Contact** - Ann Foster, 800 NE Tenney Rd. PMB 110-329, Vancouver, WA 98685, **Phone** - (360) 524-2624, **E-mail** - [nscna+president@salmoncreeklive.com](mailto:nscna+president@salmoncreeklive.com)

### Approval Standards/Applicable Laws

Clark County Code: 15 (Fire Prevention), 40.220.010 (Residential), 40.320 (Landscaping), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.385 (Stormwater & Erosion Control), 40.500 & 40.510 (Procedures), 40.540.030 (Short Plats); 40.610 (Impact Fees), 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan

Revised 7/9/13



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



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

**Application and Fully Complete Date**

Application date: August 17, 2015  
Fully Complete date: September 8, 2015

**Timelines/Process**

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling (360) 397-2375, ext. 4895, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

**Community Development Web site - [www.clark.wa.gov/development](http://www.clark.wa.gov/development)**

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

**Public Comment**

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

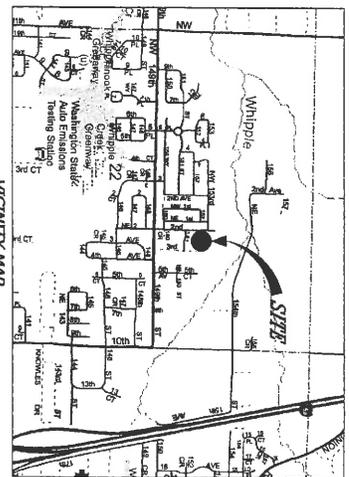
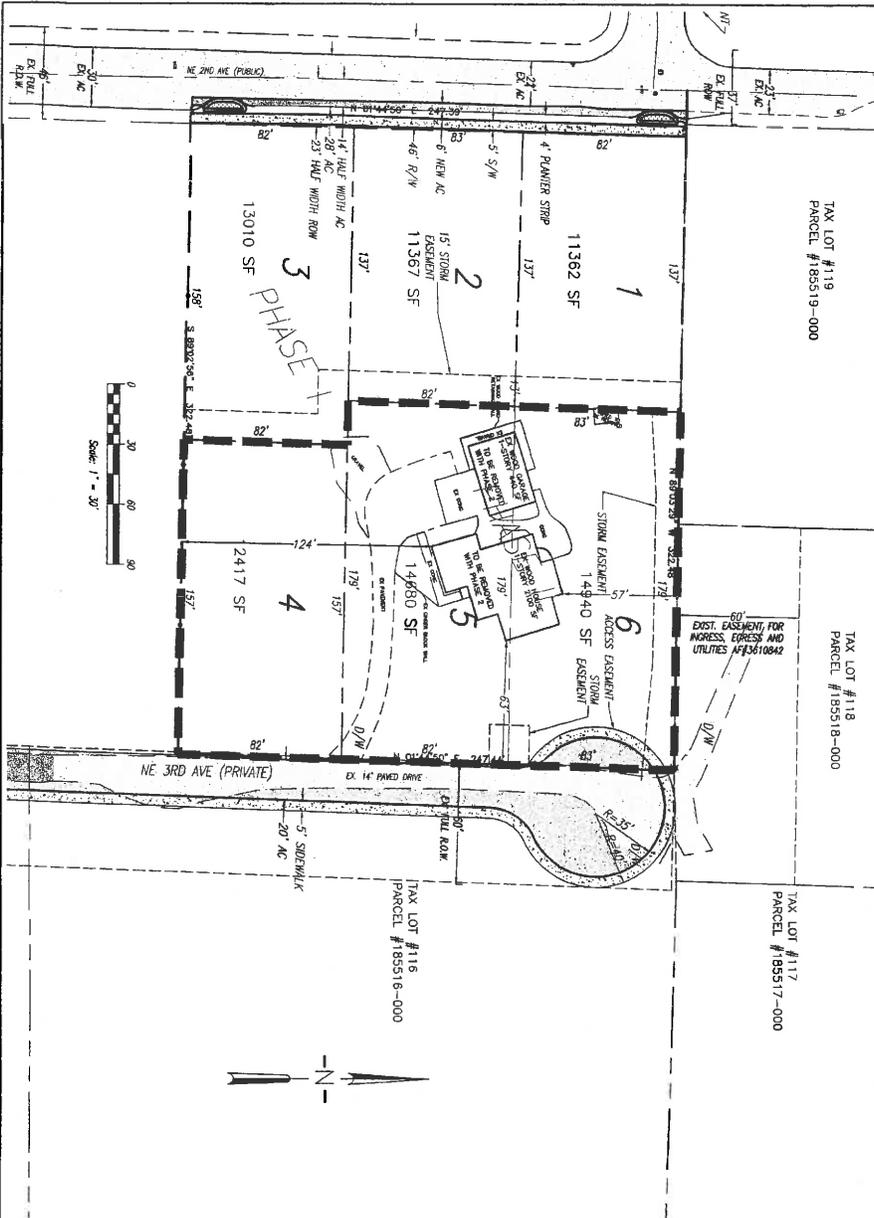
An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

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

Mail: Attn: Richard Daviau  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

Email: [richard.daviau@clark.wa.gov](mailto:richard.daviau@clark.wa.gov)

**Date of this notice: October 6, 2015**



VICINITY MAP  
NO SCALE

**WHIPPLE CREEK SHORT PLAT**

BEING A PORTION OF THE UNDIVIDED QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE MERIDIAN OF WESTERN CLATSOP COUNTY, WASHINGTON  
PRELIMINARY PLAT SUBMITTED  
AUGUST 2015

**PROPERTY OWNER/PLANNING:**  
JERRY SIBBONDS PROPERTIES INC. ATR, INC. SHMITT  
456 S. HUNTER ROAD  
PORTLAND, OR 97211  
PR. 503-740-4000  
The Underdevelopment  
Parcel # 4 MARKET ADDRESS  
15250-000  
1524 NE 2ND STREET WACOUVA, WA 98685

**CONTACT PERSON:**  
SON DICKSON, P.L.L.C.  
ATTN: JEFF SHAWERS & SCOTT TAYLOR  
2000 BROADWAY STREET  
WACOUVA, WA 98685  
THE SUBSEQUENT  
15250-000

**EXISTING SITE INFORMATION:**  
EXISTING SITE NUMBER: 15250-000  
CLIENT USE: R-1-0  
ZONING DESIGNATION: R-1-0  
GROSS SITE AREA: 1.63 ACRES 70,315 SF  
THINNET ROUTES: 1.63 ACRES 70,315 SF

**ENVIRONMENTAL CONDITIONS:**  
THE SITE IS NOT KNOWN TO CONTAIN ANY OF THE SUBSTANTIVE ENVIRONMENTAL CONCERNS LISTED IN THE APPROPRIATE CHECKLIST. THE SITE IS LOCATED IN THE WHIPPLE CREEK WATERSHED. THE SITE IS KNOWN TO HAVE A WATERSHED TO HIGH PROBABILITY FOR WATERSHED. STATED STATES EAST REGION OF THE SITE.

**EXISTING CONDITIONS DISCLOSURE:**  
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY LANDLORD & OAKS SUBMITTER. SON DICKSON, P.L.L.C. DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

**PROPOSED USE:**  
SINGLE-FAMILY RESIDENTIAL (IN LOT) SUBDIVISION IN TWO PHASES  
DEVELOPMENT STANDARDS  
MINIMUM LOT AREA: 10,000 SQ. FT. AND ALLOWED  
MINIMUM LOT AREA: 12,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 15,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 17,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 20,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 22,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 25,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 27,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 30,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 32,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 35,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 37,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 40,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 42,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 45,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 47,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 50,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 52,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 55,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 57,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 60,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 62,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 65,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 67,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 70,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 72,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 75,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 77,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 80,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 82,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 85,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 87,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 90,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 92,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 95,000 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 97,500 SQ. FT. AND PERMITTED  
MINIMUM LOT AREA: 100,000 SQ. FT. AND PERMITTED

**PROPOSED SITE DATA SUMMARY:**  
GROSS SITE AREA: 1.63 ACRES 70,315 SF  
NET SITE AREA (GROSS AREA - 5%)  
PROPOSED LOT AREA: 13,010 SF  
PROPOSED LOT AREA: 11,362 SF  
PROPOSED LOT AREA: 11,367 SF  
PROPOSED LOT AREA: 2,417 SF  
PROPOSED LOT AREA: 14,850 SF  
PROPOSED LOT AREA: 14,940 SF

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**SCA ENGINEERING & DESIGN**  
ONE ENGINEERING - LAND PLANNING  
CONSULTING SERVICES  
LANDSCAPE ARCHITECTURE  
2015 BROADWAY  
WACOUVA, WA 98685  
PHONE: (509) 835-1111  
FAX: (509) 835-1012

**WHIPPLE CREEK SHORT PLAT**

PRELIMINARY PLAT

CLARK COUNTY WASHINGTON

JOB NUMBER: 1340  
SHEET: 2 OF 3

DESIGNED BY: SAJ/ALM  
DRAWN BY: KRS  
CHECKED BY: KRS  
SCALE: 1" = 30'

