

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: November 30, 2018

Project Name: 107th Street Short Plat

Case Number: PLD2018-00036, EVR2018-00078

Request: The applicant requests approval to short plat an existing 1.17 acre parcel zoned R1-6, into six (6) individual lots for residential development. The existing residence will be moved to proposed lot 2.

Location: 11717 NE 107th Street

Applicant/Owner: Mark Wubben
20600 NE Delfel Road
Ridgefield, WA 98642
360.518.1038
L6@legacy6inc.com

Contact: PLS Engineering
Andrew Gunther, contact
2008 C Street
Vancouver, WA 98663
360.944.6519
andrew@plsengineering.com

Staff contact: Amy Wooten, Project Planner
564.397.5683
amy.wooten@clark.wa.gov

Neighborhood contact: Sunnyside Neighborhood Association
Judy Bumbarger-Enright, president
360.699.2050
sunnysidenava@yahoo.com

Revised 7/9/13



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



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

Legal description of property: #113 SEC 34-3-2EWM 1.20 A

Plan/Zone designation: UL

Approval Standards/Applicable Laws

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), 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 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: October 10, 2018

Fully Complete date: October 31, 2018

Timelines/Process

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

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling 564.397.4319, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

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

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

Public Comment

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

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

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

Mail: Attn: Amy Wooten, Project Planner

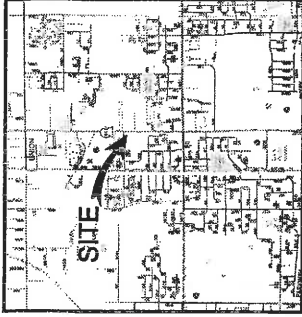
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: amy.wooten@clark.wa.gov

Date of this notice: November 15, 2018

107th Street Short Plat

Located in the SW 1/4 of Section 34, T3N, R2E, W1M.
Clark County, Washington



VICINITY MAP
NOT TO SCALE

GENERAL INFORMATION:
ADDRESS:
 2080 NE Dahlia Road
 Ridgefield, WA 98642
 Ph: (509) 816-1038
 e-mail: info@plsengineering.com

Project Engineer / Contact:
 PLS Engineering
 2008 C Street
 Vancouver, WA 98683
 Ph: (509) 844-8030
 e-mail: andrew@plsengineering.com

Project Description:
 11717 NE 107th Street
 Vancouver, WA 98662

The applicant proposes to short plat the parcel into 6 single family lots for detached houses. The property is in the R1-8 zone of Clark County, a single family residential zone. The comprehensive plan designation is LUL.

Gross Site Area = 1.17 acres (50,749 sq ft)
 Lot Number of Lots = 6
 Minimum Proposed Lot Size = 5,794 sq ft
 Maximum Proposed Lot Size = 7,693 sq ft
 Average Proposed Lot Size = 6,428 sq ft

Right-of-Way Dedication to Clark County - 0.28 Acres (12,180 sq ft)
 Public Water Purveyor - Clark Regional Waterwater District
 Public Sewer Purveyor - Clark Regional Waterwater District

There is an existing well and an existing septic system on site with County Health District requirements.

The existing home (single-story, wood-frame) will be moved to proposed Lot 2.

The nearest production facilities are dewatering along NE 117th Street approximately 120' to the east and along NE 107th Street approximately 250' to the west of the site.

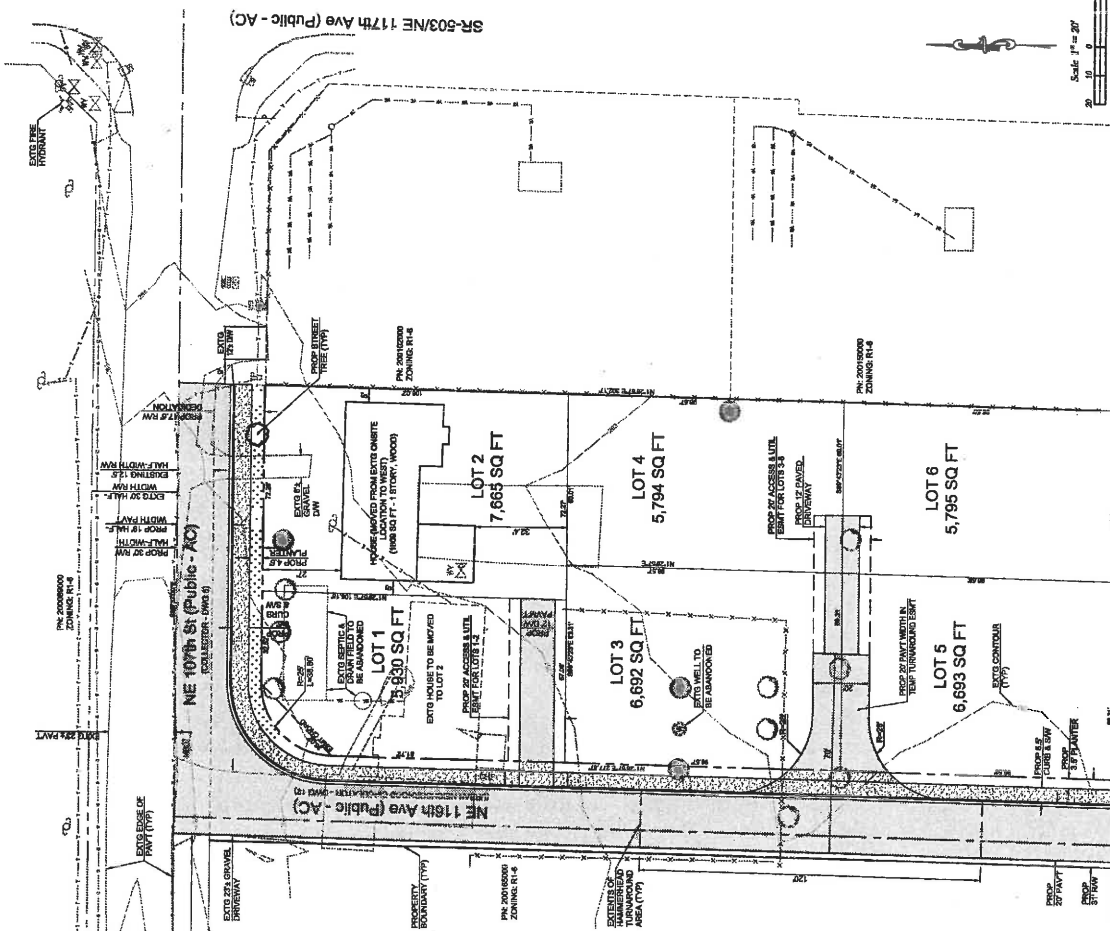
C-Ten has a service stop approximately 120' to the east near the intersection of 117th Avenue and 107th Street.

According to GIS data, there are no address assigned for water courses such as streams or ditches, there are no fire hydrant locations or utility poles on this site. There are no areas of uneven erosion hazard according to GIS data. There are no areas of unstable ground according to GIS data. There are no areas of flood hazard according to GIS data. There are no areas of flood hazard according to GIS data. There are no areas of flood hazard according to GIS data. There are no areas of flood hazard according to GIS data.

Revisions

NO.	DATE	DESCRIPTION
1	08/11/2023	PRELIMINARY
2	08/11/2023	REVISED PER COMMENTS
3	08/11/2023	REVISED PER COMMENTS

Project No. 2303
 Scale: 1" = 40'
 Drawn: JLD
 Checked: JLD
 Date: 08/11/2023



Scale: 1" = 40'

PN: 00000000
 ZONING: R1-4

PLS ENGINEERING
 2008 C Street
 Vancouver, WA 98683
 Ph: (509) 844-8030
 E-mail: info@plsengineering.com

Project: 107th Street Short Plat
 Date: 08/11/2023

Drawn: JLD
 Checked: JLD

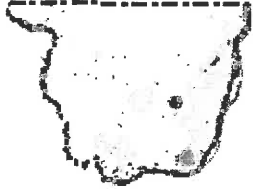
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107th Street Short Plat 300' List

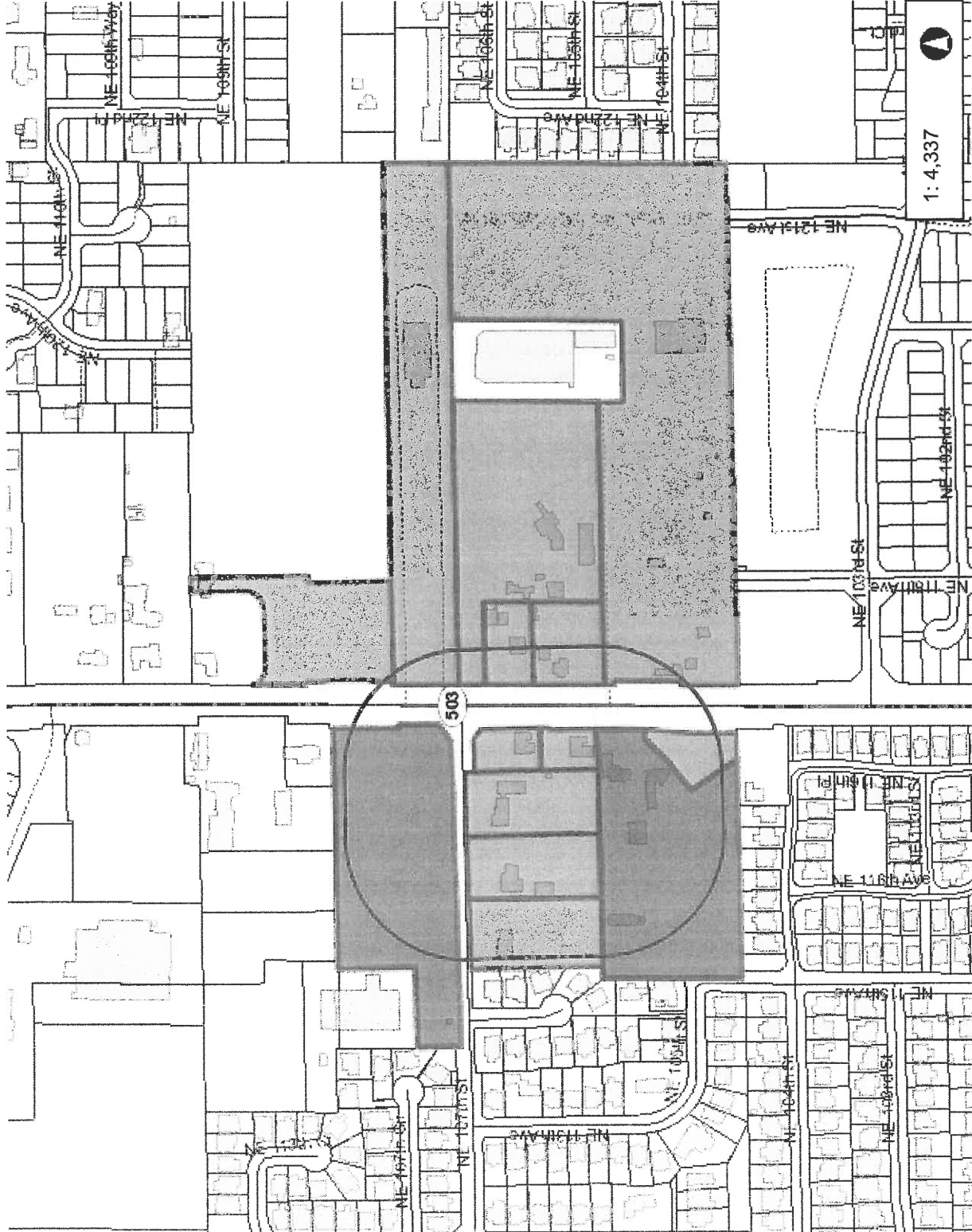


Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300 foot radius of the project.



722.8
0 361.38 722.8 Feet

1 : 4,337

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>