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: July 28, 2020

Project Name: Klundt Short Plat

Case Number: PLD-2019-00049

Request: The applicant is proposing a four (4) lot urban short plat in the R1-6 zone.

Location: 2117 NW 69th Street

Applicant: Chris Avery
2200 E. Evergreen Blvd.
Vancouver, WA 98661
csa@mgsurvey.com

Property owner: Arthur & Celia Klundt
6009 NW Thunderbird Avenue
Vancouver, WA 98663
ntklundt@msn.com

Staff contact: Bryan Mattson
(564) 397-4319
Bryan.mattson@clark.wa.gov

Neighborhood contact: West Hazel Dell Neighborhood Association
Ila Stanek
360.573.3314
E-mail: whdna@comcast.net

Legal description of property: Parcel Account #146701-010
Lot 3 SP1-416, located in the Northwest ¼ of Section 9, Township 2 North, Range 1 East, Willamette Meridian

Plan/Zone designation: Urban Low Density Residential/R1-6
Approval Standards/Applicable Laws
Clark County Code: Title 15 (Fire Prevention), Section 40.220.010 (Single-Family Residential District), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.386 (Storm Water Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date
Application date: April 24, 2020
Fully Complete date: May 29, 2020

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 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: Bryan Mattson
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810
Email: bryan.mattson@clark.wa.gov

Date of this notice: July 13, 2020

Attachments:
- Proposed Development Plan