

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Garry S. Payne  
**DATE:** March 19, 2018  
**REQUESTED ACTION:** Acceptance of Plat Recording – Payne Short Plat /FLD2017-00035  
\_\_\_\_\_ Consent \_\_\_\_\_ Hearing \_\_\_\_\_ X County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Payne Short Plat PLD2016-00015/ FLD2017-00035

**Project review:** The application vested on July 7, 2016. A pre-application conference was not held as a request for a waiver was approved. Preliminary approval was issued on September 23, 2016.

**Zoning:** R-5 zoning district; **Lot Size:** The R-5 zone has a minimum lot area of 5 acres with a minimum lot width of 140 feet. **Actual Lot Size:** Parcels range in size from 4.75 acres to 5.00 acres.

- All lots in this plat meet or are above the minimum area of 5 acres.  
OR
- The lots are below the standard minimum lot size of the zone because:
- A significant portion of the site is encumbered with shorelines, habitat and wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.
  - The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided open space to protect habitat, steep slopes, floodplain and shoreline areas and to provide active open space area.
  - The applicant utilized the cluster lot provisions in CCC40.210.020(D) (Rural Cluster Development) for this project. These provisions allow the cluster lots to be a minimum of 1 acre, while the remainder must be 65 percent of the total site area.
  - The applicant requested a variance to lot size. Briefly describe the variance.

This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of the original lot and the possibility that the resulting parcels may be smaller than the normal minimum lot size.

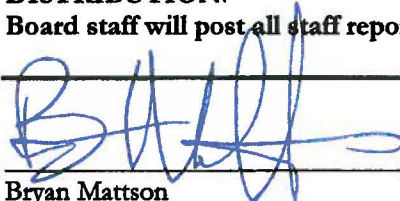
Per CCC40.200.040(C)(2), "One (1) lot within a proposed subdivision, short plat or exempt division shall be considered in compliance with the minimum lot area requirements if it is within ten percent (10%) of the required lot area for the zone". One lot will be 4.75 acres and while this does not meet the standard minimum area requirement of 5 acres within the R-5 zone, it will still be within the single lot 10% reduction allowed under code.

### COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 500 feet of the site on July 19, 2016.

### DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Bryan Mattson  
Planner  
Community Development



Marty Snell  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

APPROVED:   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: March 30, 2018

SR# \_\_\_\_\_

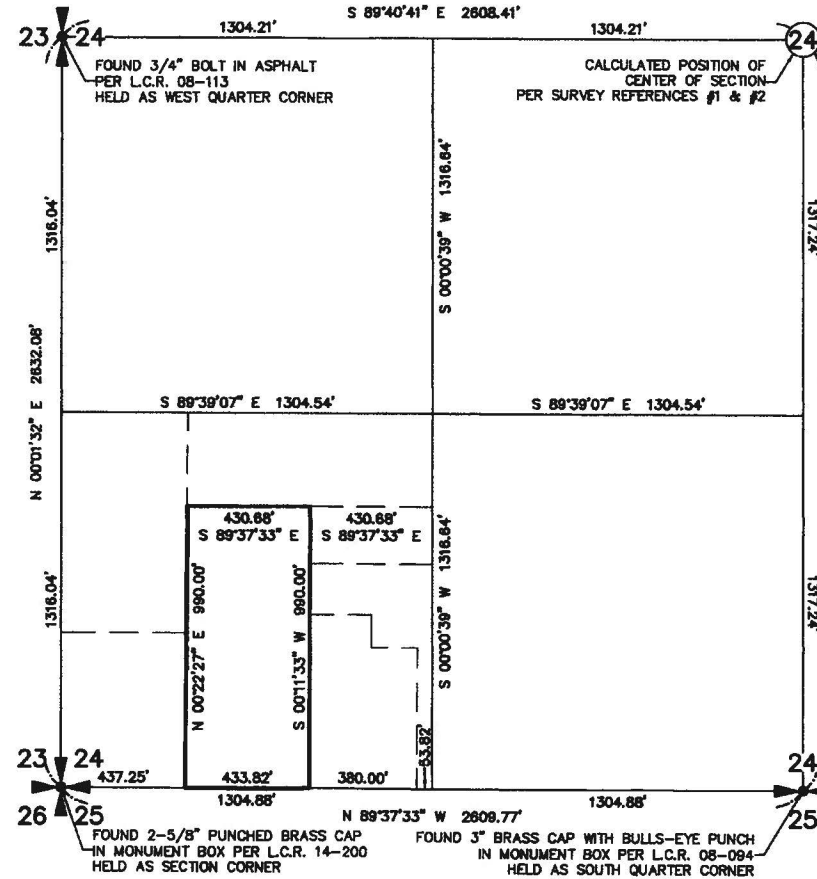
**PLAT NOTES:**

1. THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE REQUIRED TO MEET RCW 90.44.050, THE WASHINGTON STATE WATER RIGHTS EXEMPTION REQUIREMENTS, UNLESS WATER RIGHTS ARE OBTAINED THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE THOUSAND (5,000) GALLONS PER DAY. THE WATERING OF LAWNS OR OF NONCOMMERCIAL GARDENS IS LIMITED TO A COMBINED TOTAL NOT TO EXCEED ONE-HALF (1/2) ACRE.
2. NO DIRECT DRIVEWAY ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 259TH STREET.
3. 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.
4. PRIOR TO NEW DEVELOPMENT ON LOT 1, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SHALL BE COMPLETED AND APPROVED BY THE STATE DEPARTMENT OF HISTORICAL PRESERVATION.
5. 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.
6. CLEARING VEGETATION WITHIN THE HABITAT BUFFERS SHOWN ON THE PLAT WILL REQUIRE PRIOR APPROVAL OF A HABITAT PERMIT.
7. THE OWNER OF LOT 2 IN THIS SHORT PLAT IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM ON THIS LOT.
8. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
9. THE APPLICANT FOR BUILDING PERMIT SHALL PAY IMPACT FEES BASED ON THE TRAFFIC AND SCHOOL FEE AREA/DISTRICT. 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.  
 LOT 2 SHALL PAY IMPACT FEES, AS FOLLOWS:  
 A. \$3,983.000 PER DWELLING FOR SCHOOL IMPACT FEES (RIDGEFIELD SCHOOL DISTRICT)  
 B. \$422.99 PER DWELLING FOR TRAFFIC IMPACT FEES (RURAL 2 TIF SUB-AREA)
10. THE OWNER OF LOT 2 SHALL CONSTRUCT THE TURNAROUND TO COUNTY STANDARDS AT THE TIME OF HOME CONSTRUCTION.

**PAYNE SHORT PLAT**

A SHORT PLAT IN A PORTION  
 OF THE SW 1/4 OF THE SW 1/4  
 OF SECTION 24,  
 T. 4 N., R. 1 E., W.M.  
 CLARK COUNTY, WA.  
 SHEET 1 OF 2

**SOUTHWEST QUARTER OF SECTION 24**  
 SCALE 1"=400'



**CLARK COUNTY PLANNING DIRECTOR:**

APPROVED BY: \_\_\_\_\_  
 PLANNING DIRECTOR DATE

**CLARK COUNTY ASSESSOR:**

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS PAYNE SHORT PLAT  
 PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR \_\_\_\_\_ DATE

**CLARK COUNTY MANAGER:**

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CLARK COUNTY MANAGER \_\_\_\_\_

**CLARK COUNTY ENGINEER:**

CLARK COUNTY ENGINEER \_\_\_\_\_ DATE

**SURVEYOR'S CERTIFICATE:**

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

*Daniel Renton* 01/12/18  
 DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR DATE  
 PLS # 37535

**CLARK COUNTY HEALTH DEPARTMENT:**

- LOTS 1 THRU 2 ARE APPROVED. SEE PLAT NOTE 1.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
  - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
  - LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
  - AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
  - LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL, ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

CLARK COUNTY HEALTH OFFICER \_\_\_\_\_ DATE

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF GARRY PAYNE  
 FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR \_\_\_\_\_

**SURVEYOR'S NOTE:**

THE SUBJECT PROPERTY BOUNDARY SHOWN ON THIS SHEET DEPICTS THE PROPERTY BOUNDARY PER DEED REFERENCE AFN: 5110459. ALONG THE NORTH LINE AND THE SOUTHERN PORTION OF THE WEST LINE OF THE SUBJECT PROPERTY, WE HELD AN EXISTING FENCE LINE AS THE PROPERTY BOUNDARY. SEE SHEET 2 FOR FURTHER DETAILS AND DIMENSIONS.

**SURVEY REFERENCES:**

- 1) HAGEDORN SURVEY, BOOK 34 PAGE 49
- 2) BLUHM SURVEY, BOOK 59 PAGE 150

**DEED REFERENCE:**

GRANTOR: KARLA R. PAYNE ESTATE  
 GRANTEE: GARRY S. PAYNE  
 AFN: 5110459  
 DATE: 10-08-2014

01/12/18

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-22-18.

SCALE 1 INCH = 400 FEET

400 200 0 400 600 800

BASIS OF BEARING: N 89°37'33" W ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 24 BETWEEN MONUMENTS FOUND AS NOTED, PER SURVEY REFERENCE #1

MINISTER-GLAESER SURVEYING INC.  
 2200 E. EVERGREEN BLVD.  
 VANCOUVER, WA 98661  
 (360) 694-3313

JOB NO. 18-021  
 DATE: 01-12-18  
 CALC BY: CSA  
 DRAWN BY: CSA  
 CHECKED BY: DAR  
 FILE: 18021SP.DWG

# PAYNE SHORT PLAT

A SHORT PLAT IN A PORTION  
OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 24,  
T. 4 N., R. 1 E., W.M.  
CLARK COUNTY, WA.  
SHEET 2 OF 2

### SURVEY REFERENCES:

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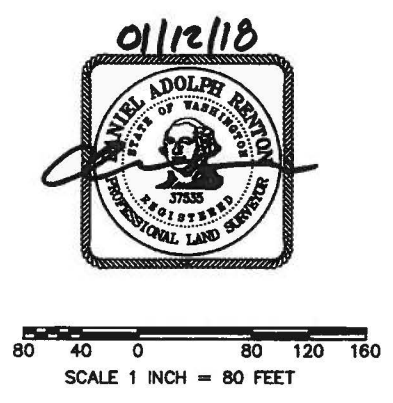
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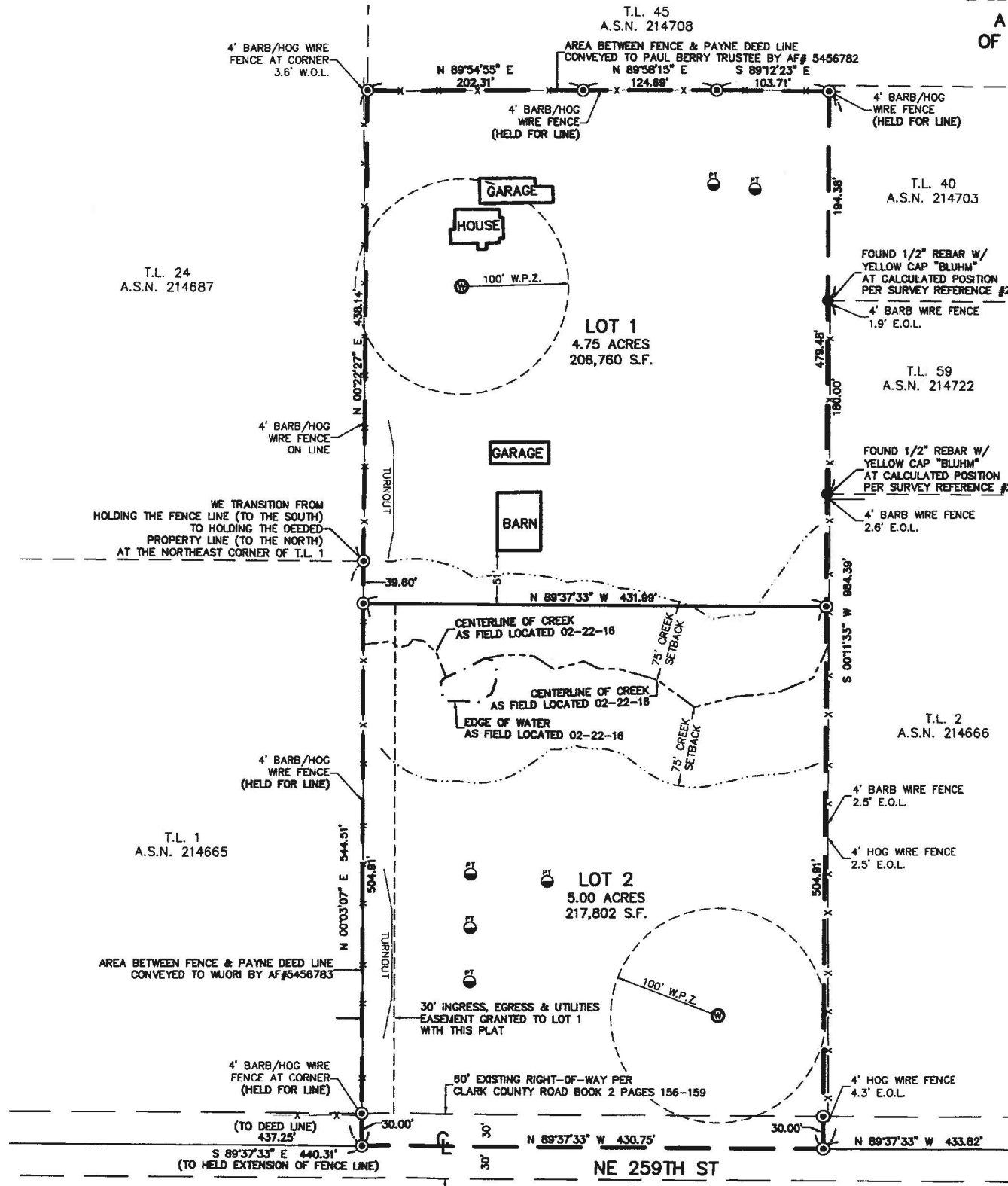
### LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH "RENTON 37535" CAP SET
- E.O.L. INDICATES EAST OF LINE
- W.O.L. INDICATES WEST OF LINE
- x- INDICATES FENCE LINE
- W.P.Z. INDICATES WELL PROTECTION ZONE

BASIS OF BEARING: N 89°37'33" W ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 24 BETWEEN MONUMENTS FOUND AS NOTED, PER SURVEY REFERENCE #1



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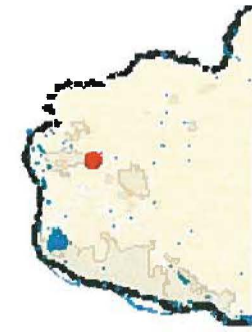


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JOB NO. 16-021  
DATE: 01-12-18  
CALC BY: CSA  
DRAWN BY: CSA  
CHECKED BY: DAR  
FILE: 16021SP.DWG



# PAYNE SHORT PLAT



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 5,423

903.8 0 451.89 903.8 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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