



Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
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STAFF REPORT
REPORT AND RECOMMENDATION
TO THE HEARING EXAMINER

PROJECT: Cam Acres Subdivision

FILE NO: SUB-19-01

I. SUMMARY OF PROPOSED ACTION

The proposal (Cam Acres Subdivision) is for an eight-lot subdivision of approximately 4.73 acres at 941 Smith Beckon Road in Carson, WA. Each lot will range in size from 0.50-acres to 0.67-acres in the High Density Residential (HDR) zone requiring a minimum lot size of 0.50-acres. Lots 6, 7 and 8 may increase in size to 0.73, 0.61 and 0.62 acres respectively pending the results of survey research being performed by the applicant's surveyor to correct a boundary discrepancy. Each proposed lot will utilize an on-site septic system and the Skamania County Public Utility District (PUD #1) Group A public water system. Fire hydrants are proposed for fire protection. Access to the subdivision will be from Smith Beckon Road, a public road. Access to each of the lots will be from proposed Cam Drive, a private road.

II. GENERAL INFORMATION

Owner(s):	William T. Wilkins PO Box 117 Carson, WA 98610
Applicant(s)/Applicant(s) Representative:	Mike Engel PO Box 27 Carson, WA 98610
Tax Parcel Number:	03-08-21-2-0-2800-00
Location:	The parcel is a portion of the S ½ of the SE ¼ of S 21, T 3N, R 8E of the W.M. in Skamania County at 941 Smith Beckon Road, Carson, WA.
Zoning:	Carson Community Subarea High Density Residential (HDR)
Square Footage/Acreage:	4.73 acres
Proposed Use:	Residential
Number of Lots:	8 proposed Lots
Lot Size:	Each of the Lots may range from approximately 0.50-acres to 0.73-acres depending on updated survey information.
Density	The Carson Community Subarea HDR zone requires a minimum lot size of 0.5-acres. The applicant is

proposing to use Public Water from the Skamania County PUD Group A Water System (PWS ID #11340H) for each lot. The proposed lot sizes are consistent with the HDR zoning classification Skamania County PUD provided a letter stating an adequate water supply is available to support the development.

- Sanitary Sewer District:** Each proposed lot will utilize individual on-site septic systems
- Domestic Water Supplies:** The applicant is proposing to use the Skamania County PUD Group A public water system.
- Fire District:** Fire District #1
- School District:** Skamania School District #303
- Drainage Basin:** Wind/White Salmon
- WRIA:** Wind/White Salmon
- WRIA Number:** WRIA 29

III. HISTORY/BACKGROUND:

The applicant submitted a complete application on May 2, 2019 (Attachment A).

IV. SEPA THRESHOLD DETERMINATION:

The County issued a "Mitigated" Determination of Non-Significance on May 22, 2019, the day of publication. (Attachment B)

V. PUBLIC HEARING NOTICE:

Per Skamania County Code (SCC) Section 17.12.060 of the Subdivision Ordinance, agencies shall be provided 30 days to provide comments. Agency notice was sent out on June 11, 2019. (Attachment C)

Skamania County Code (SCC) Section 17.12.080 of the Subdivision Ordinance requires the following notifications for a Notice of Hearing for a Preliminary Subdivision at least 10 days prior to the Hearing (Attachment C).

- Public Hearing for the proposed Subdivision was mailed to all adjacent property owners and parties of interest on June 27, 2019.
- The hearing notice was posted on the Skamania County Website on June 26, 2019.
- Notice of the Public Hearing was published in the July 3, 2019 edition of the Skamania County Pioneer, the County's official paper of record.

Notice of the Public Hearing was posted on site June 25, 2019.

VI. AGENCIES CONTACTED:

- Skamania County Fire Marshal
- Building Division
- Engineering
- Commissioners

- Public Transit
- Washington Department of Ecology
- Washington Department of Archaeology and Historic Preservation
- Washington State Department of Fish and Wildlife
- Department of Natural Resources
- Cowlitz Indian Tribe
- Nez Perce Tribe
- Confederated Tribes and Bands of the Yakama Nation
- Confederated Tribes of the Warm Springs Reservation
- Confederated Tribes of Umatilla Indian Reservation
- Skamania County Fire District #1
- Stevenson-Carson School District #303

VII. PUBLIC COMMENT

Comments for SEPA MDNS Notification issued May 22, 2019

- SW Washington Clean Air Agency: General comments on dust control during construction. June 5, 2019
- Washington State Department of Ecology: Recommendations for protection of water quality during construction. June 5, 2019
- Confederated Tribes of the Warm Springs Reservation, Christian Nauer: Request that a cultural resources survey be performed and training for site workers. June 6, 2019 ([Attachment B.a.](#))

Comments from 30 Day Agency Notice Issued June 11, 2019

- Confederated Tribes of the Umatilla Reservation, Kristen Tiede: Recommendation that an archaeological survey and subsurface testing be performed prior to testing. June 13, 2019 ([Attachment C](#))

As of the writing of this staff report, the applicant has obtained a road approach permit for the property and developed a road and water, gas, and electric infrastructure on the property. The applicant has additionally obtained a road approach permit and right of way use permit for development of an 8-inch water line ([Attachment A](#)).

While the subdivision approval requires that a hearing be held prior to development of the subdivision, it does not preclude a property owner from developing a road or other infrastructure on a single parcel.

Because of the comments received and development that has occurred to date, the Community Development Department provided a memo to Mike Engel recommending a cultural resources survey be performed and that development of the proposed subdivision be halted until such time that the survey is complete, and the subdivision is approved by the Skamania County Hearing Examiner. ([Attachment E](#))

As of the writing of this staff report the applicant has hired Lower Columbia Research and Archaeology, LLC to perform an archaeological study, including subsurface study based on comments from Confederated Tribes of the Warm Springs and Umatilla Reservations. The applicant anticipates that a survey report should be available prior to the hearing, but this has not been received at the time of this staff report. **As a condition of approval**, the applicant shall provide the results of the site-specific archaeological study to the Skamania County Community Development Department for distribution to representatives

of affected tribes and the Department of Archaeology and Historic Preservation for review. Additionally, **as a condition of approval**, a note shall be placed on the plat, stating the following:

“The subject property lies within a very high-risk area of archaeological significance. In the event of an inadvertent discovery of potentially significant archaeological materials (bones, shells, stone tools, hearths, etc.) and/or human remains during construction activities, all work in the immediate area shall cease, the area secured, and the discovery shall be reported to Washington State Department of Archaeology and Historic Preservation (DAHP) and all relevant Native American Tribes. In the event human remains are identified, local law enforcement, the county medical examiner, state physical anthropologist at DAHP, all relevant Native American Tribes and the Community Development Department shall be contacted immediately.”

VIII. NATURAL ENVIRONMENT

A. Topography:

The applicant stated in the State Environmental Policy Act (SEPA) checklist that the area is very flat in the area intended for development of single-family residences. The steepest slopes on the site are generally +/- 3%. The Slope and Landslide Hazard GIS Layer (Figure 1) corroborates this statement.

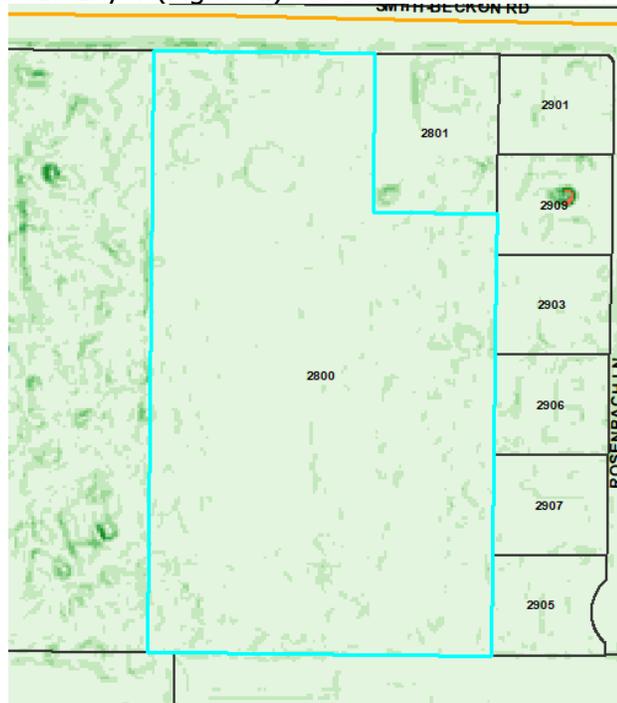


Figure 1 Slope & Landslide GIS Overlay

B. Soils:

The Natural Resource Conservation Services identifies Washougal gravelly loam (ID#158) with slopes from 2-8%. Washougal gravelly loam is prevalent on the Carson plateau above the Wind River and dominates the entirety of this property. Washougal gravelly loam is described as a very deep, well drained soil typically

found on terraces derived primarily from mixed alluvium consisting of basalt, andesite and some volcanic ash. As identified the soil is classified as a Class I Erosion Hazard Area per Critical Areas Ordinance 21A.06.010. **As a Condition of Approval**, the applicant shall use best management practices including compliance with the mitigations stated in the SEPA Mitigated Determination of Non-significance pertaining to Erosion Control associated with this development proposal.

Additionally, **as a Condition of Approval**, the following note shall appear on the final plat prior to submitting for review and approval.

Lots within the Cam Acres Subdivision lies within a Class I Erosion Hazard Area due to the type of soil and its susceptibility to wind and water erosion. It is the property owner's responsibility to use Best Management Practices to prevent wind and water erosion during all phases of construction. It is recommended that native vegetation be planted in all undeveloped disturbed areas.

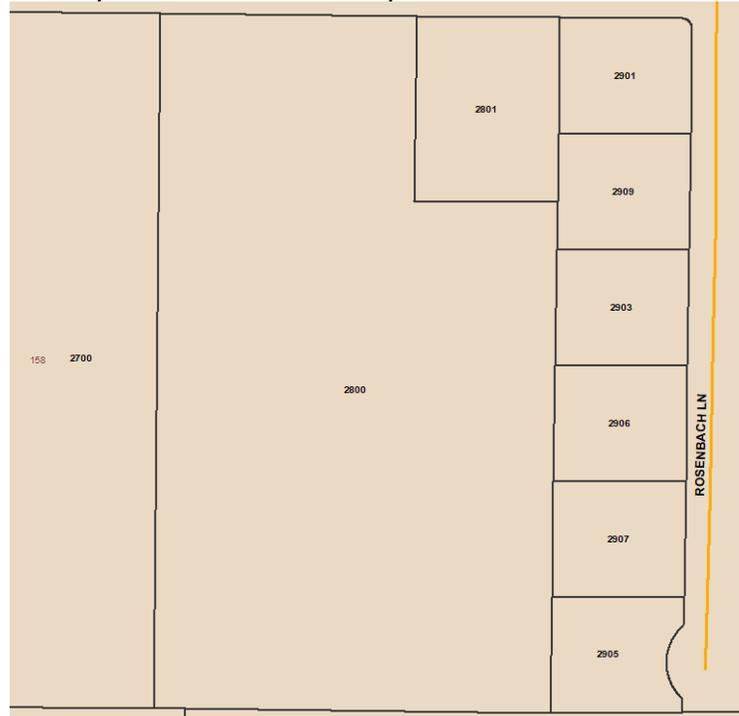


Figure 2 GIS Soil Overlay

C. Surface Water:

There is no surface water present on the property and the property is not within proximity to any riparian buffers. The nearest stream is approximately 0.5 miles from the subject property.

D. Vegetation:

The subject parcel is composed of a combination of grass and shrubs/blackberries as shown in figure 5 below. Per Skamania County Code under Title 24 Clear and Grade 24.02.060 Exemptions, Part C. Grading, clearing, filling or excavation of less

than five hundred cubic yards, only if located outside critical areas. **As a condition of approval**, the applicant should provide sufficient documentation to demonstrate completed cut and fill area and volumes to demonstrate that less than 500 cubic yards of material has been removed or placed or the applicant shall submit a clear and grade permit with Skamania County under the requirements of Skamania County Code Title 24 prior to recording the subdivision.



Figure 3 Aerial Photo Google Earth Flight Sept. 2018

E. Wildlife:

Washington State Department of Fish and Wildlife's Habitat Layer indicates that the subject parcel is located within a Spotted Northern Owl area.

F. Cultural and Archaeological Resources:

Per the Department of Archaeological and Historic Preservation (DAHP), the property lies within a very high-risk area of encountering cultural resources. The applicant is required to submit an archaeological survey report. While no known archaeological or cultural resources have been identified on the property, **as a condition of approval**, the applicant shall follow the general inadvertent discovery plan for Skamania County as provided by DAHP and the mitigation stated in the SEPA MDNS. (Attachment H)

IX. NEIGHBORHOOD CHARACTERISTICS:

The subject parcel is located within the Skamania County Carson Subarea which consists of primarily residential land uses. The property is one of five parcels within the boundaries of Hot Springs Avenue, Smith Beckon Road and Metzger Road containing four or more acres, zoned or prioritized for residential use. Most parcels surrounding the property contain 0.5 acres or less with general average parcel size being less than 0.3 acres, below the minimum parcel size currently allowed per the HDR zone. The property had been developed with a single-family residence in the past. Based on review of aerial images the home was present until at least 2005. An inground pool was present until at least 2011.



Figure 4 - Cam Acres Proposed Subdivision

X. SUBDIVISION DESIGN FEATURES

A. Lot Pattern and Density:

The subject parcel is located within a zone consisting of Carson Subarea High Density Residential (HDR). The proposal is for an 8-lot subdivision for residential development. Section 21.65.050 sets the minimum development standards for the HDR zoning classification which are as follows.

F. Minimum Development Standards.

1. *Lot Size. The standard minimum lot size, dimensions and proportions shall be as follows:*

- a. **The minimum lot size shall be one-half acre.**

2. *Density Requirements.*

- a. **Single-Family. Each single-family housing unit shall require minimum lot area of one-half acre.**

- b. *Duplex. Each duplex shall require three-fourth of an acre.*

- c. *Triplex. Each triplex shall require one acre.*

- d. Fourplex. Each fourplex shall require one and one-fourth acre.*
- e. Apartment Complexes Greater than Fourplex. Each apartment complex shall require a minimum of two acres. Additional land may be required to ensure adequate parking, landscaping and buffers.*

Finding:

The proposal includes use of the Carson PUD public water system and on-site septic systems for each new lot. Each of the lots meets or exceeds the minimum density requirements in the HDR zone per subsection 21.65.050(F)(1)(a). The lot sizes are proposed as below:

CAM ACRES SUBDIVISION PROPOSED LOTS	
LOT #	LOT SIZE (ACRES)
Lot 1	0.67 acres
Lot 2	0.59 acres
Lot 3	0.50 acres
Lot 4	0.50 acres
Lot 5	0.50 acres
Lot 6	0.60 acres/0.73 acres*
Lot 7	0.50 acres/0.61 acres*
Lot 8	0.50 acres/0.62 acres*

*Lot size may increase if applicant obtains title to acreage adjacent to proposed subdivision boundary.

Proposed lot sizes limit the development to single family dwellings as an allowed use per HDR density requirements in subsection 21.65.050(F)(2) Density Requirements.

X. TRANSPORTATION PLANS

A. Transportation plans:

The applicant has obtained access for a road approach from Smith Beckon Road, a public road from Skamania County through a road approach permit ([Attachment A, Page 69](#)). Smith Beckon Road is a major collector road providing access to Wind River Highway and Hot Springs Avenue, the main arterials connecting the Carson Subarea to Highway 14.

B. Subdivision Access:

The proposed subdivision has one existing ingress and egress off Cam Drive to the north. The County Engineer determined that the existing approach located on the north side of the subject parcel as the primary access and will require an upgrade and construction of a new private road consistent with Category 3 private roads ([Attachment F](#)).

C. Internal Circulation:

The new private road begins at the access to Smith Beckon Road between proposed Lots 1 and 8 at which point it becomes a Category 3 private road providing access to remaining all lots 1 through 8 on proposed private road Cam Drive. All private roads

are required to have a unique name. As currently proposed the private road name would be Cam Drive. **As a Condition of Approval**, the applicant shall consult with the County Road Division to determine that the proposed road name is acceptable.

Comments received by Skamania County Engineer indicate that the private road will need to meet the requirements as found in Skamania County's Private Road Standards Manual.

D. Traffic Generation:

The proposal will create an additional eight single-family residential lots. Statistically the average number of daily vehicle trips per household is ten. The proposed subdivision has the potential of generating 80 additional vehicle trips per day.

E. Adequacy of Arterial Roads:

Smith Beckon Road and Wind River Highway currently meet the state and federal requirements for an arterial road and are adequate for the proposed subdivision.

F. Sidewalks:

This subdivision is located in an area of the County which does not have any existing sidewalks. The shoulder on Smith-Beckon Road at this location is approximately 20 feet in width. The proposal will not require sidewalks.

XI. PUBLIC SERVICES

A. Schools:

Stevenson Carson School District #303 did not submit any comments at the time of the staff report.

B. Parks and Recreation Space:

The High-Density Residential zoning classification and the Subdivision Code do not have any criteria for parks, recreation, and/or open space requirements.

XII. UTILITIES

A. Stormwater:

The applicant has submitted a Stormwater Management Plan with the Subdivision application. **(Attachment A, Pages 23-65) As a Condition of Approval**, the applicant shall have their Stormwater Engineer develop the Stormwater Management Plan to include the following:

- Any required Stormwater Management Report for the subdivision shall be reviewed and approved by the County Engineer.
- Any stormwater features necessary for the general property or access roads shall be part of the engineered plans for the subdivision and must be completed prior to submittal and approval of the final subdivision plat map.
- Any individual storm systems on the individual lots can be included with the individual lot building permit activities. **(Attachment F)**

At the time of this staff report, the stormwater management plan is still under review by the Skamania County Public Works, Engineering Department and has not yet been approved. **As a Condition of Approval**, infrastructure as recommended or required

in the approved Stormwater Management Plan shall be constructed prior to the recording of the final plat.

B. Wastewater Disposal:

The applicant is proposing individual septic systems for each new lot. The Land Division Septic Application has been received and is approved pending completion of the plat map. The locations of the soil test pits are required to be shown on the plat map. Skamania County Environmental Health provided comments on the plat as follows: Show the actual location of the 6 test pits on the Subdivision map. One test pit on Lot 1, 3 and 5 in the center of the lots towards the west property line. One test pit on Lot 6 and 8 on the east property lines and one on Lot 7 close to the center. The test pits are all satisfactory for approval of gravity systems on each proposed lot. **(Attachment G) As a Condition of Approval**, the applicant shall complete the Land Division Septic prior to the recording of the final plat.

C. Potable Water:

The applicant is proposing to use the Skamania County PUD Group A Public water system to provide water to the subdivision. The applicant has provided a letter from the Skamania County PUD stating an adequate water supply is available to serve the lots located within the proposed subdivision. **(Attachment A, Page 66)**

D. Fire Protection:

The applicant is proposing to place a fire hydrant in the easement on the northeast corner of Lot 3. Lot 5 and 6 are approximately 250-275 feet away from this hydrant. All other lots are less than 250 feet from the hydrant or a hydrant located on Smith Beckon Road. **As a condition of approval**, the applicant shall work with the Skamania County Fire Marshall to determine whether fire hydrants are located in accordance with the requirements of Skamania County Title 15.33 and the International Fire Code. All requirements per Skamania County Title 15.33 and the International Fire Code shall be completed prior to final approval.

XIII. APPLICABLE CODE CRITERIA:

Title 17 Subdivision Ordinance
Chapter 17.04 – General Provisions
Sections 17.04.010 Applicability

A. General. Every subdivision of land within the unincorporated area of Skamania County shall proceed in compliance with the ordinance codified in Chapter 17.04 through 17.61, and state platting law Chapter 58.17 RCW Plats – Subdivisions – Dedications as it now exists or is hereafter amended.

Finding:

The proposal does not meet the criteria for an exemption under Subdivision Code subsection 17.04.010(B); Chapter 17.04 through Chapter 17.61 of the Subdivision Code is applicable.

Chapter 17.12 - Preliminary Procedures

Section 12.010 Application and Preliminary Plat Submission

- A. Any person intending to subdivide land in an unincorporated area of Skamania County shall obtain a Subdivision Notification form and an Environmental Checklist form from the County Planning Department. These completed forms, and the preliminary plat and any restrictive covenants proposed upon land within the subdivision shall then be submitted to the Planning Department, and a date of receipt shall be affixed onto these documents.
- B. When the Administrator determines that the items required by Section 17.24.050, General Standards, have been met, the Administrator shall circulate the preliminary plat, any restrictive covenants, and the environmental checklist to the applicable agencies listed in Section 17.12.060. If the requirements in Section 17.24.050 have not been satisfactorily met, the Administrator shall inform the subdivider of the inadequacies in writing and request the deficiencies be corrected prior to submitting the preliminary plat, restrictive covenants, and environmental checklist to the agencies in Section 17.12.060.
- C. Any person aggrieved by a final decision of the Administrator not to accept a plat for review may appeal this decision to the Hearing Examiner. When such an appeal is made, the Administrator shall cooperate in bringing this matter to the attention of the Hearing Examiner. The Hearing Examiner may affirm or reverse the decision and instruct the Administrator to accept the plat for review.

Finding:

Section 17.24.050 lists the general standards for the preliminary plat map. Staff determined the preliminary plat was sufficient to begin the review process. The following agencies received notice of the proposal as required in Section 17, 12.060.

- County Engineer
- Skamania County Health District
- Skamania County Building Department
- Skamania County PUD #1
- WSU Archaeological Research Center
- Fire District #1
- Wave Broad Band
- Northwestern Natural Gas
- State Department of Health
- Cowlitz Indian Tribe
- Yakama Indian Tribe
- Confederated Tribes of the Umatilla Indian Reservation
- Nez Perce Tribe
- Confederated Tribes of the Warm Springs Reservation

17.12.020 TIME LIMITATION FOR APPROVAL OR DISAPPROVAL OF PRELIMINARY PLATS

Preliminary plats shall be approved, disapproved or returned to the applicant for modification or correction within ninety days from the date of filing unless the applicant consents to an extension of this time period; provided, that environmental impact statement is required as provided in Chapter 43.21C.030 RCW, the ninety-day period shall not include the time spent preparing and circulating the environmental impact statement.

Finding:

A complete application was submitted on May 2, 2019 and scheduled with the next available hearing with the Hearing Examiner on July 15, 2019.

17.12.030 PRELIMINARY CONFERENCE

When the Administrator deems it necessary or at the request of the subdivider, a conference may be called between the subdivider or his agent and the agencies involved with plat review prior to submission of a preliminary plat and the environmental checklist.

Finding:

A formal conference has not been held between the subdivider and any applicable agencies.

17.12.040 MINIMUM LOT SIZES

- A. Prior to the submission of a preliminary plat, it shall be the responsibility of the subdivider to inquire to the District Health Officer in order to ascertain whether Lot sizes larger than required under Section 17.36.030, Standard Minimum Lot Sizes, Dimensions and Proportions, are recommended for the intended Lot use.*
- B. For Lots intended for residential use or other building structures, the District Health Officer shall require a site evaluation test to determine whether the Lots are suitable for subsurface sewage disposal. If larger Lots are recommended, the District Health Officer shall forward a statement in writing to the subdivider and a copy to the Administrator to this effect and specify the Lot sizes, reasons, and conditions for the recommendation.*

Finding:

The soil and site evaluations were submitted to the district health officer on May 2, 2019. The health official stated that the lot sizes are adequate for subsurface sewage disposal. The health official additionally found that the proposed test pit locations were more than adequate to evaluate the site for septic.

- C. For Lots not intended for residential use or other building structures, site evaluation testing for subsurface sewage disposal will not be required. A notation shall be placed on the final plat map indicating Lots are not intended for residential use or other building structures, and further stating that Lots have not been tested for subsurface sewage disposal.*

Finding:

The proposal only includes lots for residential use.

17.12.060 PRELIMINARY PLAT DISTRIBUTION

- A. The Administrator shall distribute the preliminary plat and the environmental checklist or environmental impact statement and any restrictive covenants to the following agencies:*
 - 1. County Engineer;*
 - 2. Southwest Washington Health District;*
 - 3. Public Utility District;*
 - 4. Fire District and/or Department of Natural Resources in which proposed subdivision is located;*
 - 5. Community Council in which proposed subdivision is located;*
 - 6. Washington Columbia Gorge Commission if the proposed subdivision is located within the boundary of the Columbia River Gorge;*

7. *To any city council adjacent to or within one mile of the proposed subdivision, which contemplates the use of any city utilities;*
 8. *To the Washington State Department of Transportation or its successor, if the proposed subdivision is located adjacent to the right-of-way of a state highway;*
 9. *To the Washington State Department of Ecology, or its successor, if the proposed subdivision lies within a flood control zone designated pursuant to Chapter 86.16 RCW;*
 10. *Other utilities (e.g. telephone, cable television)*
 11. *Other relevant agencies as deemed by the Administrator.*
- B. *The Administrator shall set a date for return of recommendations from each agency to be within 30 days from the date of transmittal to each agency.*

Finding:

The following agencies received notification of the proposed Cam Acres Subdivision.

- County Engineer
- Skamania County Health District
- Skamania County Building Department
- Skamania County PUD #1
- WSU Archaeological Research Center
- Fire District #1
- Wave Broad Band
- Northwestern Natural Gas
- State Department of Health
- Cowlitz Indian Tribe
- Yakama Indian Tribe
- Confederated Tribes of the Umatilla Indian Reservation
- Nez Perce Tribe
- Confederated Tribes of the Warm Springs Reservation

17.12.070 HEARING EXAMINER HEARING DATE

- A. *The Administrator, after receiving the recommendations from the agencies who were sent a copy of the preliminary plat and accessory documents under Section 17.12.060, shall set a date for public hearing of the preliminary plat in concurrence with the Hearing Examiner at a regular meeting of the Hearing Examiner.*
- B. *The Administrator shall forward copies of the agency's comments and recommendations to the subdivider at least ten days prior to the preliminary plat public hearing.*

Finding:

The public hearing was set for July 15, 2019. Comments were received from the Confederated Tribes of the Warm Springs Reservation and the Confederated Tribes of the Umatilla Indian Reservation recommending a Cultural Resource Survey, from the Washington Department of Ecology with input on Water Quality and adherence to the general construction permit and Southwest Washington Clean Air Agency pertaining to concerns about construction dust. These comments were provided to the applicant via email consistent with Section 17.12.010. (Attachments B and C)

17.12.080 NOTICE OF HEARING

The Administrator shall give notices of the public hearing as follows:

- A. *To those agencies listed in Section 17.12.060, who received a copy of the preliminary plat and accessory documents;*

- B. *By arranging for publication of the Notice of Hearing not less than ten days prior to the hearing in the official county newspaper;*
- C. *By posting at least one copy of the Notice of Hearing at a conspicuous place on the boundary of the proposed subdivision at least ten days prior to the public hearing;*
- D. *By mailing a copy of the Notice of Hearing to the adjacent landowners at least ten days prior to the public hearing. Adjacent landowners are the owners of real property, as shown by the records of the county assessor, located within three hundred feet of any portion of the boundary of the proposed subdivision. If the owner of the real property which is proposed to be subdivided owns another parcel or parcels of real property which lie adjacent to the real property proposed to be subdivided, notice shall be given to owners of the real property located within three hundred feet of any portion of the boundaries of such adjacently located parcels of real property owned by the owner of the real property proposed to be subdivided.*
- E. *All hearings shall be public. All Notices of Hearing shall include a description of the location of the proposed subdivision. The description may be in the form of either a vicinity location sketch or a written description other than a legal description.*

Finding:

See Section V and VI of this report above.

Title 17 Subdivision Ordinance

Chapter 17.24 Preliminary Plat

Sections:

- 17.24.010 Approval – Deemed authorization for development*
- 17.24.020 Time limitations for preliminary plat approval*
- 17.24.030 Approval – Other extensions of time*
- 17.24.040 Agreements to transfer land – Conditioned on final plat approval*
- 17.24.050 General Standards*

17.24.010 APPROVAL - DEEMED AN AUTHORIZATION FOR DEVELOPMENT

Preliminary plat approval by the Hearing Examiner shall constitute authorization for the subdivider to develop the subdivision's facilities and improvements in strict accordance with standards established by Chapters 17.04 through 17.61 and any conditions imposed by the Hearing Examiner.

Finding:

Upon approval by the Hearing Examiner and if any appeals are exhausted, the applicant may finish constructing the required improvements for the Cam Acres Subdivision. Because the applicant has completed much of the development prior to review by Community Development Staff and the Hearing Examiner, **as a Condition of Approval**, the applicant shall not begin any new construction activities prior to receiving an approval by the Hearing Examiner and all appeals, if any, are exhausted.

17.24.020 TIME LIMITATIONS FOR PRELIMINARY PLAT APPROVAL

A final plat, meeting all requirements of Chapters 17.04 through 17.61 and conditions imposed by the Hearing Examiner for final plat approval, shall be submitted to the Hearing Examiner for approval within five years of the date of preliminary plat approval; provided that, this five-year time period shall retroactively apply to any preliminary plat pending

under Skamania County Subdivision and Platting Ordinance No. 1971-1 where the authority to proceed with the filing of a final plat has not lapsed under said Ordinance No. 1971-1. An applicant who files a written request with the Hearing Examiner at least thirty days before the expiration of this five-year period shall be granted a one-year extension upon a showing that the applicant has attempted in good faith to submit the final plat within the five-year period.

Finding:

As a Condition of Approval, the applicant shall submit the final plat along with associated fees to the Planning Division within 5 years from the date of preliminary plat approval, unless a written request for a one-year extension is filed with the Hearing Examiner 30-days prior to the expiration date.

17.24.050 GENERAL STANDARDS

A. The preliminary plat shall be submitted on reproducible material approved by the Administrator.

Finding:

The applicant submitted the preliminary plat map on reproducible material as required by the Planning Division.

B. Maps, drawings, and written data are to be in such form that when considered together shall clearly and fully disclose the following information:

1. Proposed subdivision name;

Finding:

The name of the proposed Subdivision is "Cam Acres".

2. The name, address, and telephone number of the subdivider;

Finding:

The name and address are provided for the applicant owner as "William T. Wilkens, P.O. Box 117, Carson, WA 98610". No phone number was provided on the plat map as stated in the general standards. **As a condition of approval**, the applicant shall correct the spelling of Wilkens to read Wilkins and add the applicant phone number to the face of this plat.

3. The name, address, and telephone number of the land surveyor who prepared the preliminary plat;

Finding:

The surveyor information and Certificate is located on page 1 of the plat drawing. The narrative on the lower left side of the plat states that, "The purpose of the survey was to provide topographic detail on tax parcel 03082120280000, Book 55 Page 335 of deeds for architectural design. Topographic detail was done on the subject property per the request of the client. Boundary monumentation was recovered as shown, all corners were in good condition. No guarantee of the location of the underground utilities as they are based on

surface evidence.” **As a condition of approval**, the word “is” in sentence 3 shall be changed to “in”.

- 4. The boundary lines of the proposed subdivision along with the bearings and lengths of these lines if determined by a survey or the approximate boundary line lengths if not determined by a survey;*

Finding:

Per the county Engineer, the applicant’s surveyor has not clarified the basis of bearing. **(Attachment F, Page 1) As a condition of approval**, the applicant shall have their surveyor provide clarification for the basis of bearing.

The Preliminary Plat Map shows the boundary lines of the proposed Cam Acres Subdivision with bearings and lengths determined by a surveyor. The plat map shows an area with dimensions of approximately 34 ft. x 463 ft. as not being a part of the proposed subdivision plat. This area is located outside of the legal description of the Rosenbach Short Plat, of which the subject property is Lot 2. Staff does not find that the public interest is served by maintaining this area of unclear title. So, Staff recommends that **as a condition of approval**, the applicant shall exhaust all reasonable methods to clear the title to the adjacent 34 ft. wide strip of land, prior to final plat approval.

If the applicant obtains title to this area, the sizes of lots 6 through 8 may increase as follows:

Lot 6	Increase from 0.60 acres to 0.73 acres
Lot 7	Increase from 0.50 acres to 0.61 acres
Lot 8	Increase from 0.50 acres to 0.62 acres

- 5. The boundaries of all blocks and Lots within the subdivision, together with the numbers proposed to be assigned each Lot and block, and the lengths of these lines;*

Finding:

The boundaries of all proposed lots within the subdivision, lot numbers, and the lengths of the individual proposed lots are shown on the preliminary plat map for the Cam Acres Subdivision.

- 6. Indicate approximate Lot sizes in acreage or square feet, whichever is more appropriate, and the total amount of Lots and acreage within the subdivision;*

Finding:

Acreages for each proposed lot within the Cam Acres Subdivision is shown on the preliminary subdivision plat map.

- 7. The location, names, and width of all existing roads and easements within the proposed subdivision and adjacent thereto;*

Finding:

The preliminary Cam Acres Subdivision plat map shows proposed roads within the proposed subdivision. The County Engineer determined that the proposal requires a private road. Much of the road system within the proposed subdivision was completed prior to submittal of the subdivision application. The applicant has installed an approximately 22-foot wide all-weather compacted gravel driving surface and completed a roundabout near Lots 4-7 of 50 feet in radius. A 40-foot wide easement and 50-foot radius cul-de-sac have been depicted on the plat. As shown on the plat, a reference to Cam Drive R/W is depicted. Per the county Engineer, this right of way reference should be removed. **(Attachment F, Page 1) As a Condition of Approval**, the developed road shall be reviewed by the County Engineer to ensure compliance with the Skamania County Private Roads Manual. The subdivision will not be recorded until the County Engineer has approved the road.

- 8. The location of all buildings, wells, septic systems, water courses, bodies of water, high and low water marks, all overhead and underground utilities, railroad lines, municipal boundaries, section lines, township lines, existing surveyed property corners, and significant topographic features of the land proposed to be subdivided;*

Finding:

The applicant has already installed the road, water lines, electrical, gas utilities and other infrastructure on the subject property. An easement for the road and utilities is provided within the subdivision plat. **As a Condition of Approval**, the final Cam Acres Subdivision plat map shall include a general vicinity map of the proposed subdivision referencing section corners and section boundaries shall be shown on the final plat map prior to approval.

- 9. A layout of proposed roads and land proposed to be dedicated or reserved for recreational or other uses;*

Finding:

The Preliminary Cam Acres Subdivision drawing includes a layout of proposed roads. The proposal does not include any land dedicated or reserved for recreational or other uses.

- 10. Location of proposed water distribution systems, sewage treatment plant and collection system, and electric and other utility lines;*

Finding:

The applicant is proposing to use the public water system from Skamania County PUD Group A Water System and individual onsite septic systems. Each lot will be sold for development by individual owners. **As a Condition of Approval**, the final Cam Acres Subdivision plat map must show all locations of public water infrastructure including water lines, fire hydrant locations, and septic test pit locations prior to approval of the subdivision.

The applicant has completed soil and site evaluations (Land Division Septic Application) for the proposed on-site septic systems. Proposed locations have been depicted on the preliminary plat, however do not contain the actual locations of test pits on the plat. A condition stated above requires the applicant to have their surveyor place the actual test pit locations on the map prior to recording. Environmental Health has required, **as a condition of approval**, the applicant shall have their surveyor place the following notes on the plat map:

- a. *Each of the lots within the Cam Acres Subdivision meets the minimum acceptable standards for siting an onsite sewage disposal system in the referenced test pit locations. Any changes to the site and/or conditions of approval may void this evaluation and approval. A satisfactory site evaluation does not constitute an indefinite approval for a sewage disposal system.*
- b. *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 activity which would adversely affect the soil.*
- c. *All Lots in the Cam Acres Subdivision are served by Carson community water system (PWS Id#11340H). (Attachment G)*

The preliminary plat for the Cam Acres Subdivision contains an easement for road(s) and utilities within the subdivision.

11. *Contour lines at intervals sufficient to show the drainage pattern of the land to be subdivided referenced to either the United States Coast and Geodetic Survey datum, county datum, or other datum acceptable to the County Engineer;*

Finding:

The applicant has provided a site plan for the road which contains drainage patterns on the subject site (Attachment A, Page 68).

12. *A sketch of the general vicinity in which the land proposed for subdivision lies, referencing section corners and section boundaries and showing location of proposed plat;*

Finding:

See Finding under Subsection 17.34.040(B)(8) above.

13. *The map scale shall be a convenient engineering scale, preferably of 50 or 100 feet to the inch, which depicts the map on a standard size sheet;*

Finding:

The preliminary Cam Acres Subdivision includes scales of 1-inch equals 50 feet.

14. *A North arrow indication*

Finding:

The preliminary Cam Acres Subdivision map includes a north arrow.

Title 17 Subdivision Ordinance

Chapter 17.28 – Final Plat

Sections

- 17.28.010 Approval – Filing period
- 17.28.020 Approval - Administrator's review
- 17.28.090 General standards
- 17.28.100 Standards - Maps
- 17.28.110 Standards - Section reference map
- 17.28.120 Standards - Written data

17.28.010 APPROVAL - FILING PERIOD

- A. A final plat may be filed with the Administrator at any time within the preliminary plat approval period (three years or an approved extension time, Sections 17.24.010 through 17.24.040).

Finding:

See finding under Section 17.24.020 of this report.

- B. Final plats shall be approved, disapproved, or returned to the subdivider within 30 days from the date of filing thereof, unless the applicant consents to an extension of such time period. (Ord. 1985-03 §10.10)

Finding:

Based on past experiences, staff has found that it is beneficial to the applicant to have the applicants’ surveyor submit a paper copy on the final plat map for review and approval prior to printing to Mylar. Therefore, **As a Condition of Approval**, the applicant shall have their surveyor submit a 18’ x 24’ paper copy or an electronic copy of the final plat for review and approval prior to printing to Mylar and obtaining signatures.

17.28.020 APPROVAL - ADMINISTRATOR'S REVIEW

The Administrator shall satisfy himself that:

- A. The final plat presents the items required by the final plat standards of the ordinance codified in Chapters 17.04 through 17.61.

Finding:

Typically, Chapters 17.04 through 17.61 are up to the applicant and his surveyor to complete prior to submitting the final plat to the county for review and approval. Staff recognizes individual property owners, not familiar with the process, file the majority of land division (Subdivision and Short Plat) applications in the County. In order to provide less confusion and better service, staff included Chapters 17.04 through 17.61 in the staff report. Staff will review the final plat submitted for review and approval for compliance with the applicable Chapters 17.04 through 17.61 of the Subdivision Code.

B. The final plat bears the certificates and statements of approval required by the ordinance codified in Chapters 17.04 through 17.61, and the notarized signatures of all parties having any ownership interest in the subdivided land.

Finding:

The Title Report lists William T. Wilkins and Susan M. Wilkins, husband and wife as vested owners. **As a Condition of Approval**, a signature block shall be provided for the applicant(s) to sign the plat. Additionally, **as a Condition of Approval**, the notarized signatures of William T. Wilkins and Susan M. Wilkins shall appear on the final plat Mylar as shown in the Title Report in permanent black ink.

C. A title company report is furnished by the subdivider for the property being subdivided which includes a legal description, all easements and encumbrances of record, the status of property taxes, and confirms the ownership interest is vested in the name of the owners whose signatures appear on the final plat and any separate instrument of dedication.

Finding:

The current title report has an effective date of April 15, 2019. **As a Condition of Approval**, the applicants shall submit an updated Title Report that is no more than two months old prior to the recording of the final Cam Acres Subdivision Mylar. The Title Report must include the legal description of the parcel being platted, all easements, and encumbrances, the status of property taxes and confirm vested ownership. In addition, **As a Condition of Approval**, any new matters of record shown on the updated Title Report shall be shown on the plat map Mylar prior to recording.

D. The facilities and improvements required to be provided by the subdivider have been completed or that the subdivider will provide a bond or security subject to approval by the Hearing Examiner. (Ord. 1985-03 §10.20)

Finding:

The applicant has five years to complete all required improvements prior to submitting the final plat Mylar. The required improvements consist of a new private road, installation of utilities, including private exempt wells, onsite sanitary sewer, and possible stormwater infrastructure, including ditches along private roads and/or driveways. **As a Condition of Approval**, the applicant may provide a bond or security subject to approval by the Hearing Examiner.

17.28.030 DISTRIBUTION PRIOR TO APPROVAL

When the administrator finds the requirements of Section 17.28.020 have been met, he shall forward the original to the County Treasurer and County Engineer, and a copy of the original shall be forwarded to the District Health Officer, the Washington State Department of Ecology if the proposed subdivision lies within a flood control zone designated pursuant to Chapter 86.16 RCW, for their respective recommendations for approval or disapproval:

A. The County Treasurer shall certify that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been duly paid, satisfied, or discharged.

Finding:

Per RCW 84.40.041, all property taxes and delinquent assessments must be paid in full prior to the recording of the subdivision Mylar. **As a condition of approval**, the applicant shall have their surveyor provide a signature block for the county treasurer stating that taxes have been paid through the current year. Additionally, **as a condition of approval**, the applicants shall contact Skamania County Treasurer to ensure that all taxes and delinquent assessments for the subject parcel have been satisfied prior to the submittal of the final plat for recording.

B. The County Engineer shall certify that the requirements of Chapter 17.44, Survey, have been met, any roads and bridges developed in conjunction with the plat meet the requirements of either the county and/or private road standards ordinance, approve the layout of such roads, and the construction of any other structures required for final plat approval meet standard engineering specifications.

Finding:

The County Engineer submitted comments on the proposed subdivision on the plat map, roads, utilities, and stormwater. **As a Condition of approval**, the applicant shall have their surveyor provide a signature block for the county engineer, stating that the requirements of Chapter 17.44 have been met. **As a Condition of Approval**, the applicant shall ensure all requirements listed in the County Engineer's comments are completed prior to submitting the final plat for recording.

C. The District Health Officer shall submit a report to the Administrator as to the adequacy of the proposed means of sewage disposal and water supply.

Finding:

The proposal would use the Carson Group A Water System owned by the Skamania County PUD and individual septic systems. Conditions of approval have been stated above. The Environmental Health Specialist has provided notes with requirements in above sections of the staff report. (Attachment G)

D. If any portion of the subdivision lies within a flood control zone, a statement of approval signed by the Washington State Department of Ecology shall be submitted.

Finding:

The subject parcel is not located within a flood control zone.

E. The County Engineer and District Health Officer shall not modify the terms of their approval or recommendation without the consent of the applicant.

Finding:

The land division septic has been reviewed and approved by Environmental Health. A letter from the Skamania County PUD has been received verifying an adequate water supply is available to support the subdivision. Infrastructure for water has been installed within the subdivision already. The county engineer has provided a memo with comments pertaining to the survey, roads and stormwater management plan which are included

within the text of this report. As stated above, the terms of approval for the County Engineer and District Health Officer shall not be modified without consulting with and obtaining the consent of the applicant.

F. No engineer who is connected in any way with the subdividing and platting of the land for which subdivision approval is sought shall examine and approve such plats on behalf of the county. (Ord. 1985-03 §10.30)

Finding:

The County Engineer is not connected in any way with the proposed Cam Acres Subdivision.

17.28.090 GENERAL STANDARDS

A. Every final plat shall consist of one or more standard sheets. All drawing and lettering shall be in permanent black ink.

Finding:

Section 17.28.030 of the Subdivision Code defines a standard sheet as a 22" x 32" with a 1/2 inch border on three edges and a 2" border along the left-hand edge for binding purposes and that the final plat map shall be shown on reproducible (Mylar) polyester film approved by the County Auditor. However, RCW 58.09.050 stipulates 18" x 24" is acceptable for recording surveys.

B. The subdivision perimeter shall be depicted with heavier lines than appear elsewhere on the plat. The scale shall be a convenient engineering scale, preferably of 50 or 100 feet to the inch, which depicts the map on a standard size sheet.

Finding:

The perimeter of the subject parcel is shown in similar lines to that of the rest of the plat. **As a condition of approval**, the applicant shall depict the subdivision perimeter with heavier lines than appear elsewhere on the plat.

C. All signatures affixed to a final plat shall be original and written in permanent black ink. (Ord. 1985-03 §16.10)

Finding:

See Subsection 17.28.020(B) of this staff report.

17.28.100 STANDARDS - MAP

Every final plat shall include an accurate map of the subdivided land, based upon a complete survey thereof, which map shall include:

- A. All section, township, municipal and county lines lying within or adjacent to the subdivision;*
- B. The location of all monuments or other evidence used as ties to establish the subdivision's boundaries;*
- C. The location and description of all permanent control monuments found and established within the subdivision;*

- D. The boundary of the subdivision with complete bearings and lineal dimensions;
- E. The length and bearings of all straight lines, the radii, arcs and semi-tangents of all curves;
- F. The length of each lot line, together with bearings and other data necessary for the location of any lot line in the field;
- G. The location, width, centerline, and name or number of all streets within and adjoining the subdivision;
- H. The location and width, shown with broken lines and description of all easements;
- I. Numbers assigned to all lots and blocks within the subdivision and lot area in square feet or acreage;
- J. Protective improvements, restricted areas, and special notations;
- K. The seal of the registered land surveyor performing the survey and making the plat;
- L. A magnetic and true north arrow indication;
- M. Every subdivision containing a private road shall bear the following notation on the subdivision:

WARNING:

Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Development Assistance Handbook with regard to private roads because the lot or lots in this plat are serviced by private roads. Private roads are not maintained by Skamania County. Lot owners within this plat must pay for the maintenance of the private roads serving this plat, including grading, drainage, snow plowing, etc. The condition of the private road may affect subsequent attempts to divide your lot or lots must comply with Skamania County's private road requirements. (Ord. 1985-03 §16.20, Ord. 1986-02)

Finding:

As a Condition of Approval, the applicants' surveyor shall include the requirements of Section 17.28.100 "A" through "M" on Map Standards on final subdivision drawing along with lot closure sheets prior to submitting the final plat map for review and approval.

The private road warning found under Subsection 17.28.100(M) references the Skamania County Development Assistance Handbook regarding private roads. The Skamania County Development Assistance Handbook is no longer in circulation. The County adopted new private road standards under Resolution Number 2008-01 and Ordinance 2008-02, As such, **As a Condition of Approval**, the following note warning potential buyers of the private road(s) shall be shown on the final plat map prior to submittal for review and approval.

Warning

Purchasers of a lot or lots in this plat are advised to consult Skamania County Private Road Standards to ensure that private roads including driveways and shared driveways are constructed to the required standards of Skamania County. Lot owners within this plat are responsible for the maintenance of the private road(s) servicing this plat, including but not limited to grading, drainage, snow plowing, etc. Condition of the private roads may affect subsequent attempts to divide your lot or lots. Skamania County does not maintain private roads.

17.28.110 STANDARDS - SECTION REFERENCE MAP

Every final plat shall include a map of the section or sections wherein the subdivision is located. The map shall be of sufficient size to display the following information:

- A. Bearings and distances of all section, quarter section and sixteenth section lines relative to the survey of the plat;
- B. Tie from nearest permanent control monument (section corner, quarter section corner, etc.) to initial point of the plat. (Ord. 1985-03 §16.30)

Finding:

As a Condition of Approval, the surveyor shall show bearings and distances of all section, quarter section, and sixteenth section lines relative the survey of this plat and tie from nearest permanent control monument to initial point of the plat.

17.28.120 STANDARDS - WRITTEN DATA

In addition to the map or maps, every final plat shall contain written data including:

- A. The name of the subdivision.

Finding:

The name of the proposed subdivision shown on the preliminary plat is in accordance of this subsection of the subdivision code. No changes or conditions are required.

- B. The legal description of land contained within the subdivision.

Finding:

The legal description of land has not been adequately described on the plat. There is additionally an unclear dispute over the survey boundary and dimensions of the lot. A condition was created above to correct the disputed boundary.

- C. A certificate of the registered professional land surveyor who made, or under whose supervision was made, the survey of the subdivision in substantially the following language:

*I, _____, registered as a professional land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of _____ 20__, through _____, 20__;
that the distances, course, and angles are shown thereon correctly; and that monuments other than those monuments approved for setting at a later date have been set and lot corners staked on the ground as depicted on the plat.*

Finding:

On the preliminary plat map submitted this statement has not been provided, **as a condition of approval**, the applicant shall ensure that their surveyor place the above statement in 17.28.120(C) is placed on the final plat map on page 1.

- D. A statement of approval signed by the County Engineer as to:
 - 1. Survey data.

2. *Layout of roads and easements.*
3. *Road names and numbers.*
4. *The design and/or construction of protective improvements, bridges, sewage and drainage systems.*

Finding:

No signature block for the County Engineer has been provided on the preliminary plat has been provided. **As a condition of approval**, a signature block for the County Engineer shall be presented on the plat map stating the following:

I, _____, County Engineer of Skamania County Washington, certify that this plat meets current Skamania County survey requirements; certify that any roads and/or bridges, developed in conjunction with the approved plan, meet current Skamania County development standards for roads; certify that the construction of any structures, required for and prior to final approval, meets standard engineering specifications; approve the layout of roads and easements; and approve the road names and numbers of such roads.

Skamania County Engineer

Date

E. A certificate bearing the typed or printed names of all persons having any ownership interest in the subdivided land, signed by the said persons and acknowledged by them before a notary public, consenting to the subdivision of the said land and reciting a dedication by them of all land shown on the plat to be dedicated for public uses and a waiver by them and their successors of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the subdivision.

Finding:

An owner's signature block is not included on the preliminary plat nor a place on the plat for notarization. **As a Condition of Approval**, the applicants shall have their surveyor provide the following for the owner's declaration:

Declaration

I, the owner(s) of the herein shown tract of land, hereby declare and certify that this Subdivision to be True and correct to the best of my abilities and that this Subdivision has been made with my free consent and in accordance with my desires.

Owner(s) Signature

Date

And, **as a condition of approval**, the applicants shall have their surveyor provide the following Acknowledgement for a notary:

Acknowledgement

State of _____

County of _____

Signed or attested before me on _____, 20____

By _____

Notary Public

_____ Date

My appointment expires _____

F. A certificate signed by the Skamania County Treasurer that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been duly paid, satisfied or discharged.

Finding:

The preliminary plat drawing does not include a signature block for the County Treasurer. **As a condition of approval**, the applicant shall require that their surveyor provide a signature block stating the following:

County Treasurer

All taxes and assessments on property involved with this Subdivision have been paid, discharged or satisfied through _____ for tax parcel 03-08-21-2-0-2800-00

Treasurer

Date

G. Space for approval by the Skamania County Board of Commissioners

Finding:

A signature block is not included on the preliminary plat drawing for the Board of County Commissioners. **As a condition of approval**, the applicant shall have their surveyor provide a signature block for the chairman of the Board of County Commissioners as follows:

Board of County Commissioners

The layout of this Subdivision complies with Skamania County Code Title 17, requirements and the Plat is approved subject to recording in the Skamania County Auditor's office.

Board of County Commissioners, Chair

Date

H. Space for the County Auditor as to filing of the plat for record (Ord. 1985-03 §16.40)

Finding:

The preliminary plat drawing does not include a signature block for the County Auditor that includes the information on the filing of the plat. **As a condition of approval**, the applicant shall have their surveyor provide a signature block for the Skamania County Auditor as follows:

STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by _____ of _____ at _____ M. _____ 2019.

Auditor's file number _____

Recorder of Skamania County, Washington

Skamania County Auditor

Additionally, **as a condition of approval**, the signature block for the county Auditor shall be printed on the first page of the final plat.

Title 17 Subdivision Ordinance
Chapter 17.36 – Design Standards

Sections

- 17.36.010 General.
- 17.36.020 Topographic hazards and protective improvements.
- 17.36.030 Standard minimum lot sizes, dimensions and proportions.
- 17.36.040 Blocks.
- 17.36.050 Reverse frontage lots.
- 17.36.060 Lot access.
- 17.36.070 Utility easements.
- 17.36.080 Underground utility installation.
- 17.36.090 Drainage and storm sewer easements.
- 17.36.100 Water supply and sanitary sewer systems.
- 17.36.110 Sidewalks.
- 17.36.120 Subdivision roads.

17.36.010 GENERAL

All roads, bridges, drains, culverts, sidewalks, curbs, storm sewers, fire protection systems, and related structures or devices shall be constructed in accordance with standards currently in effect at the time of construction. These standards shall be those contained in Chapters 17.04 through 17.61 or those promulgated by the Hearing Examiner or may be other than a county standard if approved by the county or required by state law. (Ord. 1985-03 §12.10)

Finding:

See Transportation and Utility section of this Staff Report.

17.36.020 TOPOGRAPHIC HAZARDS AND PROTECTIVE IMPROVEMENTS

- A. Land on which exists any topographic conditions hazardous to the safety or general welfare of persons or property in or near a proposed subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is reserved for uses as will not expose persons or property to the hazard.

- B. Protective improvements and restrictions on use shall be clearly noted on the final plat. (Ord. 1985-03 §12.11)*

Finding:

See finding under Section VIII above.

17.36.030 STANDARD MINIMUM LOT SIZES, DIMENSIONS AND PROPORTIONS

- A. Minimum lot sizes and dimensions shall be in conformity with any applicable zoning ordinance or County Comprehensive Land Use Plan.*
- B. The minimum lot size and dimensions for any subdivision not included under a zoned area of the county, or the County Comprehensive Land Use Plan, or the County Shoreline Management Master Program shall be:*
- 1. Where water supply is individual wells and individual sewage disposal systems are used, the minimum lot size shall be 2 acres. Minimum lot width shall be 200 feet.*
 - 2. Where an adequate public water supply and individual sewage disposal systems are used, the minimum lot size shall be 12,500 square feet. Minimum lot width shall be 90 feet and minimum lot depth shall be 120 feet.*
 - 3. Where adequate public water supply and adequate public sewer lines are used, the minimum lot size shall be 8,000 square feet. Minimum lot width shall be 70 feet.*
 - 4. Subdivisions B1, 2 or 3 of this section shall be the applicable lot size for the Rural I Land Use Area of the Skamania County Comprehensive Land Use Plan. The Rural II and Conservancy Land Use Areas are a minimum of 2 acres and 10 acres respectively.*
 - 5. For purposes of computing the size of lots in subdivision B1 of this section, the lot area may include public road rights-of-way and private road easements; provided, said rights-of-way and easements shall not exceed 60 feet in overall width for purposes of lot area computation.*
 - 6. For purposes of computing the lot size in subdivisions B2 and 3 of this section, the lot area may not include public road rights-of-way and private road easements.*
 - 7. In any of the subdivisions B1 through 4 of this section, the lot depth should not exceed the lot width by more than a ratio of 4 to 1 (4 being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot sizes indicated above. (Ord. 1985-03 §12.12)*

Finding:

The subject parcel is in the High Density Residential (HDR) zoning classification. The proposed lot sizes meet the lot sizes and dimensions for the HDR zoning classification where an adequate public water supply and individual sewage disposal systems are used.

17.36.040 BLOCKS

Blocks shall be designated to assure traffic safety and ease of traffic control and circulation. (Ord. 1985-03 §12.13)

Finding:

The proposed lots are designed to assure traffic safety and ease of traffic control and circulation within the proposed subdivision. See the Subdivision Design Section of this staff report.

17.36.050 REVERSE FRONTAGE LOTS

- A. No residential lots shall have road frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities, or industrial activities justify the designing of reverse frontage lots.*
- B. Reverse frontage lots shall be designed with an easement at least ten feet wide, to be dedicated along the lot lines abutting the traffic arterial or other disadvantageous uses, across which there shall be no right of access for the general public or adjoining property owners. (Ord. 1985-03 §12.14)*

Finding:

The proposed lots of the Cam Acres Subdivision are in accordance with this section as there are none with reverse frontage lots.

17.36.060 LOT ACCESS

- A. Every lot shall be provided with satisfactory access by a public road connecting to an existing public road, or by an easement which is permanent and inseparable from the lot served.*
- B. Lots adjacent to a designated arterial road shall be provided with access other than the arterial, unless a variance is granted to this requirement.*
- C. The plat of a subdivision containing lots adjacent to a designated arterial shall not be approved unless the plat recites a waiver of the right to direct access to the arterial, or a variance is granted to this requirement. (Ord. 1985-03 §12.15)*

Finding:

Smith Beckon Road, a public road, designated as a Category 3 road by the County. Smith Beckon Road provides access to the subject parcel. All lots within the subdivision, will access from Cam Drive a new proposed private road entirely on the subdivision.

17.36.070 UTILITY EASEMENTS

Easement for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations. (Ord. 1985-03 §12.16)

Finding:

See Subsection 17.24.050(10) of this report.

17.36.080 UNDERGROUND UTILITY INSTALLATION

In areas designated by the Public Utility District, underground utility installation is required. (Ord. 1985-03 §12.17)

Finding:

All utilities will be installed underground.

17.36.090 DRAINAGE AND STORM SEWER EASEMENTS

Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation. (Ord. 1985-03 §12.18)

Finding:

A stormwater management plan has been submitted for review by the county Engineer. **As a Condition of Approval**, any stormwater easements required or recommended by the approved Stormwater Management Plan shall be shown on the final plat prior to submitting for review and approval.

17.36.100 WATER SUPPLY AND SANITARY SEWER SYSTEMS

- A. Where a public water supply is the source of water, potable water shall be provided by the subdivider for each lot within a subdivision.*
- B. Where a public sanitary sewer is installed, a connection shall be provided for each lot within a subdivision.*
- C. All facilities and devices of water supply and sanitary sewer systems shall meet the standards of the Southwest Washington Health District and any county or state regulations.*
- D. Subdivisions with lots less than two acres in size shall be required to have a public water system to serve said lots.*
- E. In addition, subdivisions with 20 or more lots between two acres and five acres in size shall be required to have a public water system. (Ord. 1985-03 §12.19)*

Finding:

The proposal includes use of the Skamania County PUD Carson Group A public water system for the eight proposed parcels. The applicant shall provide water to each lot within the subdivision. A public sanitary sewer system is not proposed. **As a Condition of Approval**, proposed lots 1 through 8 shall be provided with potable water hook-ups from the Skamania County PUD Carson Group A Water System as allowed by the letter provided by the Skamania County PUD. (Attachment A, Page 66)

17.36.110 SIDEWALKS

Sidewalks may be required in subdivisions. Where required, sidewalks or sidewalk easements in residential subdivisions shall be at least five feet wide. In a business or commercial district, sidewalks shall be at least eight feet wide. Sidewalks or sidewalk easements shall be properly located to meet the circulation needs of the subdivision. (Ord. 1985-03 §12.20)

Finding:

See finding in Section X above.

17.36.120 SUBDIVISION ROADS

- A. Subdivision roads shall be constructed in accordance with Skamania County, county roads and construction standards and/or Skamania County private roads and construction specifications (Skamania County Code - Chapter 12.02 and 12.03, respectively).*
- B. Subdivision road layout shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants. The road pattern shall conform to the general circulation of the area and provide for future roads and connections.*

- C. *When a subdivision abuts a public road having insufficient width to conform to current county or state road standards, dedication of sufficient additional right-of-way to the public shall be required within the boundary of the designated lots of the subdivision.*
- D. *Where topographical features warrant, or where probable future conditions warrant, or when an area within a subdivision is set aside for commercial uses, dedication of additional road right-of-way may be required. (Ord. 1986-02)*

Finding:

The County Engineer reviewed the proposed subdivision and submitted comments in regard to the private road lay out. **As a Condition of Approval**, the applicant shall consult with the County Engineer and Fire Marshal to ensure the construction of the private road(s) meets the requirements of the Private Road Standards and provides sufficient access for emergency vehicles.

Title 17 Subdivision Ordinance

Chapter 17.44 – Survey

Sections

- 17.44.010 *Preparation of plats.*
- 17.44.020 *Section reference.*
- 17.44.030 *State plane coordinate system.*
- 17.44.040 *Permanent control monuments.*
- 17.44.050 *Permanent control monuments - In roads.*
- 17.44.060 *Lot corners.*
- 17.44.070 *Property contiguous to water.*
- 17.44.080 *Survey Discrepancies.*

17.44.010 PREPARATION OF PLATS

The survey of every proposed subdivision, and preparation of preliminary and final plats thereof, shall be made by or under the supervision of a registered professional land surveyor, who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All survey shall conform to standard practices and principles for land surveying. The standard for error of closure on the traverse of the plat boundary shall be no greater than one foot in five thousand feet. (Ord. 1985-03 §14.10)

17.44.020 SECTION REFERENCE

Primary survey control points shall be referenced to section corners and monuments. Corners of adjoining subdivisions or portions thereof shall be identified and ties shown. (Ord. 1985-03 §14.20)

17.44.030 STATE PLANE COORDINATE SYSTEM

When practical, monuments shall be referenced under the Washington State Plane Coordinate Systems. (Ord. 1985-03 §14.30)

17.44.040 PERMANENT CONTROL MONUMENTS

- A. *Permanent control monuments shall be established at:*
 - 1. *All controlling corners on the boundaries of the subdivision;*
 - 2. *The intersections of centerlines of roads within the subdivision;*
 - 3. *The beginning and end of curves on center lines;*

4. All block corners;
5. All meander corners.

B. Permanent control monuments may be placed on offset lines. The position and type of every monument shall be noted on all plats of the subdivision. Permanent control monuments shall be set in 2-inch pipe, 24 inches long, filled with concrete or shall be constructed of an approved equivalent. (Ord. 1985-03 §14.40)

17.44.050 PERMANENT CONTROL MONUMENTS - IN ROADS

Permanent control monuments within roads shall be set after the roads are graded. In the event a final plat is approved before roads are graded, the surety deposited to secure grading shall be sufficient to pay the costs estimated by the County Engineer of setting such monuments. (Ord. 1985-03 §14.50)

17.44.060 LOT CORNERS

Every lot corner shall be marked by a 3/4-inch diameter by 24-inch-long galvanized iron pipe, or approved equivalent, driven into the ground. (Ord. 1985-03 §14.60)

17.44.070 PROPERTY CONTIGUOUS TO WATER

- A. If any land in a subdivision is contiguous to a body of water, a meander line shall be established along the shore at a safe distance back from the ordinary high water mark. Property lying beyond the meander line shall be defined by distances along the side property lines extended from the meander line.
- B. If the thread of a stream lies within a subdivision or forms the boundary of a subdivision, such thread shall be defined by bearings and distances as it exists at the time of the survey. (Ord. 1985-03 §14.70)

17.44.080 SURVEY DISCREPANCY

Whenever a survey of a proposed subdivision reveals discrepancy, the discrepancy shall be noted on the face of the final plat. Any discrepancy shall be disclosed in a title report prepared by a title insurer and issued after the filing of the final plat. As used in this section, "discrepancy" means:

1. A boundary hiatus;
2. An overlapping boundary;
3. A physical appurtenance, which indicates encroachment, lines of possession, or conflict of title. (Ord. 1988-01 §2)

Finding:

A survey discrepancy does exist as a boundary hiatus on the east side of the property with an approximate width of 34 feet. Community Development and Public Works department staff have discussed the issue with the applicant and their surveyor. While the discrepancy is depicted on the plat, Skamania County staff have determined that the discrepancy can and should be resolved prior to recording the subdivision plat. A condition is provided above requiring that the discrepancy boundary hiatus be resolved.

As a Condition of Approval, the applicants' surveyor shall consult with Skamania County Engineer for review and approval of the County Survey Standards set forth in Chapter 17.44 of the Subdivision Code.

XIV. CONCLUSION:

Based on the above findings, the proposed Cam Acres Subdivision is consistent with the County Comprehensive Plan, Zoning Code, and Subdivision Code with the recommended conditions of approval.

XV. RECOMMENDATION:

It is staff's recommendation that the proposed Cam Acres Subdivision be approved with the following conditions.

1. The applicant shall provide the results of the site-specific archaeological study to the Skamania County Community Development Department for distribution to representatives of affected tribes and the Department of Archaeology and Historic Preservation for review.

2. A note shall be placed on the plat, stating the following:

"The subject property lies within a very high-risk area of archaeological significance. In the event of an inadvertent discovery of potentially significant archaeological materials (bones, shells, stone tools, hearths, etc.) and/or human remains during construction activities, all work in the immediate area shall cease, the area secured, and the discovery shall be reported to Washington State Department of Archaeology and Historic Preservation (DAHP) and all relevant Native American Tribes. In the event human remains are identified, local law enforcement, the county medical examiner, state physical anthropologist at DAHP, all relevant Native American Tribes and the Community Development Department shall be contacted immediately."

3. The applicant shall use best management practices including compliance with the mitigations stated in the SEPA Mitigated Determination of Non-significance pertaining to Erosion Control associated with this development proposal.

4. The following note shall appear on the final plat prior to submitting for review and approval.

Lots within the Cam Acres Subdivision lies within a Class I Erosion Hazard Area due to the type of soil and its susceptibility to wind and water erosion. It is the property owner's responsibility to use Best Management Practices to prevent wind and water erosion during all phases of construction. It is recommended that native vegetation be planted in all undeveloped disturbed areas.

5. The applicant shall provide sufficient documentation to demonstrate completed cut and fill area and volumes to demonstrate that less than 500 cubic yards of material has been removed or placed or the applicant shall submit a clear and grade permit with Skamania County under the requirements of Skamania County Code Title 24 prior to recording.

7. The applicant shall follow the general inadvertent discovery plan for Skamania County as provided by DAHP and the mitigation stated in the SEPA MDNS.

8. The applicant shall consult with the County Road Division on an acceptable private road name prior to approval of the final subdivision map.
9. The applicant shall have their Stormwater Engineer develop the Stormwater Management Plan to include the following:
 - Any required Stormwater Management Report for the subdivision shall be reviewed and approved by the County Engineer.
 - Any stormwater features necessary for the general property or access roads shall be part of the engineered plans for the subdivision and must be completed prior to submittal and approval of the final subdivision plat map.
 - Any individual storm systems on the individual lots can be included with the individual lot building permit activities.
10. Infrastructure as recommended or required in the approved Stormwater Management Plan shall be constructed prior to the recording of the final plat.
11. The applicant shall complete the Land Division Septic prior to the recording of the final plat.
12. The applicant shall work with the Skamania County Fire Marshall to determine whether fire hydrants are located in accordance with the requirements of Skamania County Title 15.33 and the International Fire Code. All requirements under Title 15.33 and the International Fire code shall be completed prior to final approval.
14. The applicant shall not begin any new construction activities prior to receiving an approval by the Hearing Examiner and all appeals, if any, are exhausted.
15. The applicant shall submit the final plat along with associated fees to the Planning Division within 5 years from the date of preliminary plat approval, unless a written request for a one-year extension is filed with the Hearing Examiner 30-days prior to the expiration date.
16. The applicant shall correct the spelling of Wilkens to read Wilkins and add the applicant phone number to the face of this plat.
17. The word "is" in sentence 3 shall be changed to "in".
18. The applicant shall either obtain a statutory warranty deed from the heir to the owner or quiet title of the 34-foot strip of land on the east side of the parcel which is not included in the subdivision plat.
19. The developed road shall be reviewed by the County Engineer to ensure compliance with the Skamania County Private Roads Manual. The subdivision will not be recorded until the County Engineer has approved the road.
20. The final Cam Acres Subdivision plat map shall include a general vicinity map of the proposed subdivision referencing section corners and section boundaries shall be shown on the final plat map prior to approval.
21. The final Cam Acres Subdivision plat map must show all locations of public water infrastructure including water lines, fire hydrant locations, and septic test pit locations prior to approval of the subdivision.
22. The applicant shall have their surveyor place the following notes on the plat map:

- a. Each of the lots within the Cam Acres Subdivision meets the minimum acceptable standards for siting an onsite sewage disposal system in the referenced test pit locations. Any changes to the site and/or conditions of approval may void this evaluation and approval. A satisfactory site evaluation does not constitute an indefinite approval for a sewage disposal system.
 - b. 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 activity which would adversely affect the soil.
 - c. All Lots in the Cam Acres Subdivision are served by Carson community water system (PWS Id#11340H).
23. The applicant shall have their surveyor submit an 18' x 24' paper copy or an electronic copy of the final plat for review and approval prior to printing to Mylar.
 24. A signature block shall be provided for the applicant(s) to sign the plat.
 25. The notarized signatures of William T. Wilkins and Susan M. Wilkins shall appear on the final plat Mylar as shown in the Title Report in permanent black ink.
 26. The applicants shall submit an updated Title Report that is no more than two months old prior to the recording of the final Cam Acres Subdivision Mylar. The Title Report must include the legal description of the parcel being platted, all easements, and encumbrances, the status of property taxes and confirm vested ownership.
 27. Any new matters of record shown on the updated Title Report shall be shown on the plat map Mylar prior to recording.
 28. The applicant may provide a bond or security subject to approval by the Hearing Examiner.
 29. The applicant shall have their surveyor provide a signature block for the county treasurer stating that taxes have been paid through the current year.
 30. The applicants shall contact Skamania County Treasurer to ensure that all taxes and delinquent assessments for the subject parcel have been satisfied prior to the submittal of the final plat for recording.
 31. The applicant shall have their surveyor provide a signature block for the county engineer, stating that the requirements of Chapter 17.44 have been met.
 32. The applicant shall ensure all requirements listed in the County Engineer's comments are completed prior to submitting the final plat for recording.
 33. Future requirements by the Environmental Health Specialist upon the completion of the proposed new small public water system and the onsite septic system site and soil evaluations shall not be considered modified and are subject to new conditions of approval.
 34. The applicant shall depict the subdivision perimeter with heavier lines than appear elsewhere on the plat.
 35. The applicants' surveyor shall include the requirements of Section 17.28.100 "A" through "M" on Map Standards on final subdivision drawing along with lot closure sheets prior to submitting the final plat map for review and approval.

36. The following note warning potential buyers of the private road(s) shall be shown on the final plat map prior to submittal for review and approval.

Warning

Purchasers of a lot or lots in this plat are advised to consult Skamania County Private Road Standards to ensure that private roads including driveways and shared driveways are constructed to the required standards of Skamania County. Lot owners within this plat are responsible for the maintenance of the private road(s) servicing this plat, including but not limited to grading, drainage, snow plowing, etc. Condition of the private roads may affect subsequent attempts to divide your lot or lots. Skamania County does not maintain private roads.

37. The surveyor shall show bearings and distances of all section, quarter section, and sixteenth section lines relative the survey of this plat and tie from nearest permanent control monument to initial point of the plat.

38. The applicant shall ensure that their surveyor place the above statement in 17.28.120(C) is placed on the final plat map on page 1.

39. A signature block for the County Engineer shall be presented on the plat map stating the following:

I, _____, County Engineer of Skamania County Washington, certify that this plat meets current Skamania County survey requirements; certify that any roads and/or bridges, developed in conjunction with the approved plan, meet current Skamania County development standards for roads; certify that the construction of any structures, required for and prior to final approval, meets standard engineering specifications; approve the layout of roads and easements; and approve the road names and numbers of such roads.

Skamania County Engineer

Date

40. The applicants shall have their surveyor provide the following for the owner's declaration:

Declaration

I, the owner(s) of the herein shown tract of land, hereby declare and certify that this Subdivision to be True and correct to the best of my abilities and that this Subdivision has been made with my free consent and in accordance with my desires.

Owner(s) Signature

Date

41. The applicants shall have their surveyor provide the following Acknowledgement for a notary:

Acknowledgement

State of _____

County of _____

Signed or attested before me on _____, 20____

By _____

Notary Public

Date

My appointment expires _____

42. The applicant shall require that their surveyor provide a signature block stating the following:

County Treasurer

All taxes and assessments on property involved with this Subdivision have been paid, discharged or satisfied through _____ for tax parcel 03-08-21-2-0-2800-00

43. The applicant shall have their surveyor provide a signature block for the chairman of the Board of County Commissioners as follows:

Board of County Commissioners

The layout of this Subdivision complies with Skamania County Code Title 17, requirements and the Plat is approved subject to recording in the Skamania County Auditor's office.

Board of County Commissioners Date

44. The applicant shall have their surveyor provide a signature block for the Skamania County Auditor as follows:

STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by
_____ of _____ at
_____M.
_____2019.

Auditor's file number _____

Recorder of Skamania County, Washington

Skamania County Auditor

45. The signature block for the county Auditor shall be printed on the first page of the final plat.

46. Any stormwater easements required or recommended by the approved Stormwater Management Plan shall be shown on the final plat prior to submitting for review and approval.

47. Proposed lots 1 through 8 shall be provided with potable water hook-ups from the Skamania County PUD Carson Group A Water System as allowed by the letter provided by the Skamania County PUD.

48. The applicant shall consult with the County Engineer and Fire Marshal to ensure the construction of the private road(s) meets the requirements of the Private Road Standards and provides sufficient access for emergency vehicles.
49. The applicants' surveyor shall consult with Skamania County Engineer for review and approval of the County Survey Standards set forth in Chapter 17.44 of the Subdivision Code.

XVI. ATTACHMENTS:

- A. Application Packet
 - a. Subdivision Application (Page 1)
 - b. Vicinity Map (Page 2)
 - c. Preliminary Map (Page 3)
 - d. Title Report (Pages 4-22)
 - e. Stormwater Management Plan (Pages 23-65)
 - f. Road Plan (Page 66)
 - g. Drainage Plan (Page 67)
 - h. Road Approach Permit(s) (Page 68)
- B. SEPA "Mitigated" Determination of Non-Significance (Pages 1-85)
 - a. Public comments (Pages 86-90)
- C. Agency Notice
 - a. Agency Comments (Page 1)
- D. Public Notice
 - a. SEPA Certificate of Mailing (Pages 1-9)
 - b. Agency Certificate of Mailing (Pages 10-15)
 - c. Notice of Hearing and Publication (Pages 16-19)
- E. Cultural Resources Survey Memo (Page 1)
- F. County Engineer Comments (Pages 1-2)
- G. Environmental Health Specialist Comments (Page 1)
- H. General Inadvertent Discovery Plan provided by Department of Archaeology and Historic Preservation (Pages 1-4)



Andrew Lembrick

7/3/2019

Date

Land Use Planner
Planning Division

Please Note: The action by the Hearing Examiner shall be final and conclusive, unless with the timeframe provided in RCW 36.70C, the applicant or adverse party makes application to a court of competent jurisdiction for judicial review of this land use decision.