



# Skamania County

## Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

### NOTICE OF SHORT PLAT APPLICATION

The Skamania County Department of Planning and Community Development has received the following application outside of the National Scenic Area Boundary:

**APPLICANT:** Guy Skeelee & Skeelee & Sons Resources, Ltd.  
5775 Skyline Drive  
West Linn, OR 97068

**SHORT PLAT NAME:** Skeelee Short Plat

**FILE NUMBER:** SP-20-01

**LOCATION:** Near Little Buck Creek and Lakeview Road in the SW ¼ of the NE ¼ of Section 3, T3N, R10E, W.M.

**TAX PARCEL:** 03-10-03-0-0-0305-00

**ZONING:** Northwestern Lake Residential 5 (R-5)

**DESCRIPTION:** The proposed short plat will divide the subject property into three lots, ranging in size from 6.03 to 6.43 acres, with one lot having an individual access onto Little Buck Creek Road, and two lots having access via an easement road between Lots 2 & 3.

As an adjacent property owner, or interested party, we are notifying you of a short plat application.

**The deadline for submitting written comments on this proposal is 20 days from the date of this notice.** Submit all comments in writing to Skamania County Community Development Department at 170 NW Vancouver Avenue, P.O. Box 1009 Stevenson, WA 98648. Alternatively, you may email us your comments to [permitcenter@co.skamania.wa.us](mailto:permitcenter@co.skamania.wa.us). Comments must address the review criteria and any comments received are a matter of public record.

You may view the application and supporting documents at Skamania County Community Development Department between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Alternatively, you may request copies of the application and supporting documents from Skamania County Community Development Department for \$ 0.15 per page between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday.

Those who fail to submit written comments in a timely manner will not be considered interested parties and will be precluded from appealing the Administrative Decision.

Date: October 1, 2020

A handwritten signature in blue ink that reads "Andrew Lembrick".

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Andrew Lembrick, Land Use Planner

20B020  
JHD

\* Field work performed by BELL DESIGN COMPANY on 6-17-20

# SKEELE SHORT PLAT SP-2020-XX

IN THE SW1/4 OF THE NE1/4 OF  
SECTION 3, T3N, R10E, W.M.  
SKAMANIA COUNTY, WASHINGTON

PAGE 1 OF 1

### LEGAL DESCRIPTION

BARGAIN AND SALE DEED RECORDED UNDER AUDITOR FILE NUMBER 2019-002336 A PORTION OF TAX PARCEL NO. 03100300030000

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON

LESS 10.25 ACRES AS PER BOUNDARY LINE ADJUSTMENT FILED UNDER AFN \_\_\_\_\_

LESS 10.2 ACRES AS PER BOUNDARY LINE ADJUSTMENT FILED UNDER AFN \_\_\_\_\_

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 LOT SHORT PLAT. CONTROLLING MONUMENTS FOR THE PARENT PARCEL WERE TIED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.

### REFERENCES

- 1) 2019 BROWN SURVEY, AFN 2019-002600
- 2) 2018 AMENDED BIG BUCK ACRES SHORT PLAT, AFN 2018-002476
- 3) 2017 DEBO SHORT PLAT, AFN 2017-001698
- 4) 2014 BIG BUCK ACRES SHORT PLAT, AFN 2014-001269
- 5) 2011 TENNESON SURVEY, AFN 2011-174276
- 6) 1999 DAVIS SURVEY FOR PACIFICORP, BOOK 3, PAGE 299
- 7) 1999 R&N SHORT PLAT, BOOK 3, PAGE 353
- 8) 1993 NORTHWESTERN LAKE SUBD., BOOK B, PAGE 73
- 9) 1990 SEWARD SHORT PLAT, BOOK 3, PAGE 180

### TRAVERSE & ACCURACY STATEMENT

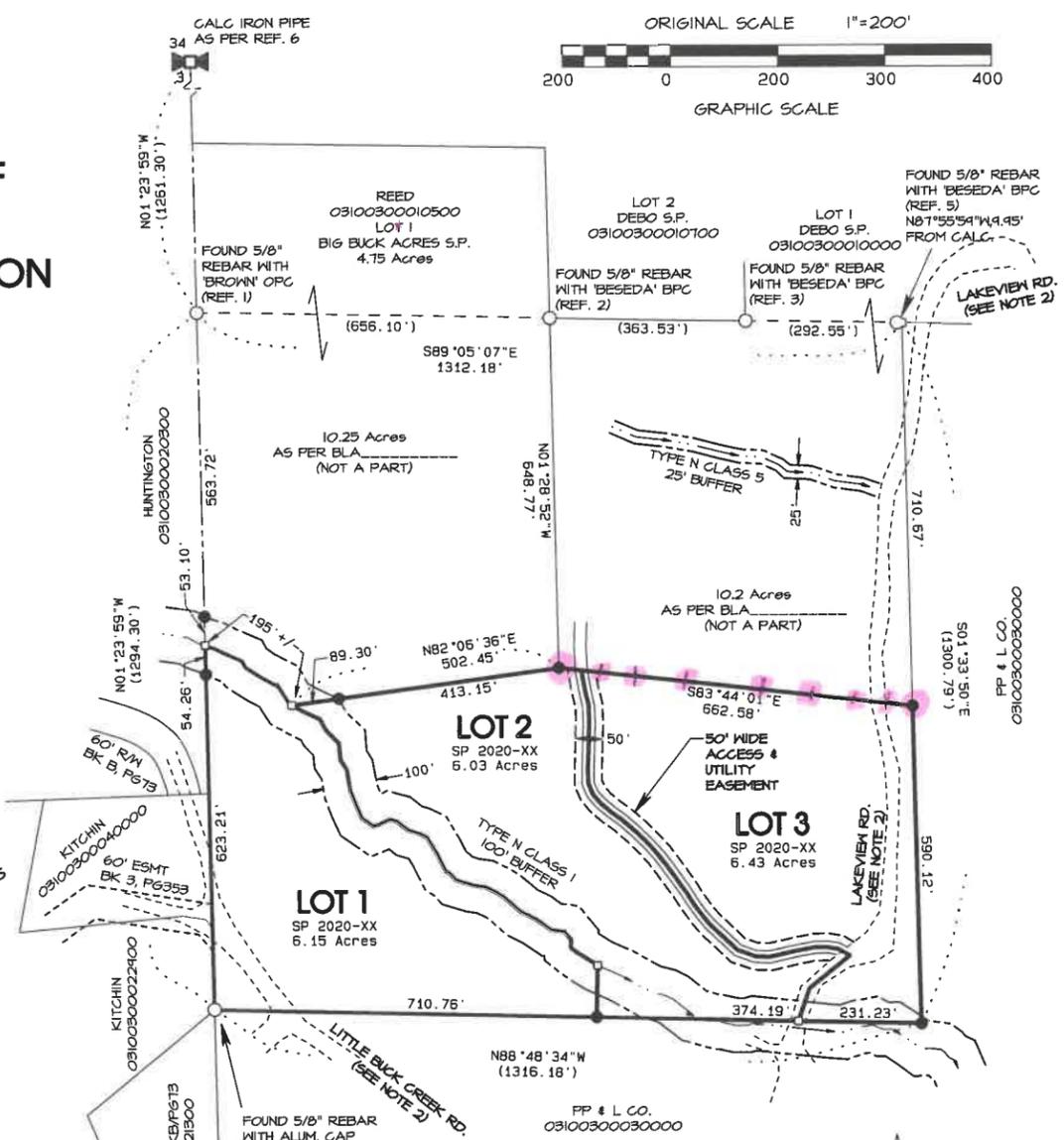
CONTROL WAS ESTABLISHED FOR THIS SURVEY USING A TRIMBLE R-8 GNSS SURVEY SYSTEM. RTK MODE WAS USED RENDERING RESULTS OF ICM WITH A 4.9% CONFIDENCE LEVEL. RADIAL TIES TO CONTROLLING MONUMENTS FOR THE PARCEL SHOWN WERE MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (WAC 332-130-090, 100) AT THE TIME OF THIS SURVEY.

### LEGEND

- MARKER FOUND AS NOTED (PRELIMINARY)
- CALCULATED CORNER; NOT SET OR FOUND.
- ( ) PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC) (PRELIMINARY) ON 5/8" REBAR
- ⊕ PERKHOLE
- STREAM AS NOTED (SEE NOTE 1)
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- BPC BROWN PLASTIC CAP

### SURVEY NOTES

- 1) PER THE DEPARTMENT OF NATURAL RESOURCES AND SKAMANIA COUNTY GIS, A TYPE N CLASS 1 STREAM AND A TYPE N CLASS 5 STREAM EXIST ON THE PROPERTY AS SHOWN. STREAM LOCATIONS AS PER LIDAR MAPPING.
- 2) NO RECORD OF RIGHT-OF-WAY OR EASEMENT OF LITTLE BUCK CREEK AND LAKEVIEW COUNTY ROADS FOUND. LOCATION OF ROADS SHOWN AS PER LIDAR MAPPING.



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

GUY SKEELE \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGEMENT  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
Signed or attested before me on \_\_\_\_\_ 20\_\_\_\_  
By: \_\_\_\_\_

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (Short Plat Ord. 17.64.100(C)(1) and (2)).

Local Health Jurisdiction \_\_\_\_\_ Date \_\_\_\_\_

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 name(s) and number(s) of such road(s).

County Engineer \_\_\_\_\_ Date \_\_\_\_\_

All taxes and Assessments on Property involved with this Short Plat have been paid, discharged or satisfied through \_\_\_\_\_ for tax parcel number 03-10-03-0-0-0300-00.

Skamania County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

The layout of this Short Plat complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Community Development Department \_\_\_\_\_ Date \_\_\_\_\_

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording act at the request of  
GUY SKEELE

Austin R. Bell PLS. 41954 \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that within the instrument of writing filed by \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_ was recorded under

Auditor's File Number \_\_\_\_\_

Recorder of Skamania County, Washington \_\_\_\_\_

Skamania County Auditor \_\_\_\_\_

PRELIMINARY

PRELIMINARY

BASIS OF BEARING  
WEST LINE OF THE NE1/4  
SECTION 3 N01°23'59"W  
(REF. 1)

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



**BELL DESIGN COMPANY**  
CIVIL ENGINEERING LAND SURVEYING  
belldesigncompany.com  
509-443-3886

SECTION 3	DATE	DESCRIPTION	BY
TOWNSHIP 3N	5/20	DRAFT	HOK
RANGE 10E	5/20	CHECK	ARB

DATE	DESCRIPTION	BY
5/20	DRAFT	HOK
5/20	CHECK	ARB

**SKEELE SHORT PLAT SP 2020-XX**  
FOR GUY SKEELE  
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 20B020  
DATE: May 2020

**SHORT PLAT APPLICATION**  
(Please complete application in ink)

Applicant: Guy Skeele E-mail: gskeele.san@gmail.com  
 Address: 5775 Skyline Drive Home: (503) 516-8323  
West Linn, OR 97068 Work: (503) 516-8323  
 Property Owner: SAME AS ABOVE E-mail:  
 Address: Home: ( )  
 Work: ( )

Location of Property: Little Buck Creek + Lakeview Roads, White Salmon  
 Tax Lot/Parcel # Tax Lot 300, Tax Map 3N10E Total acres:  
 Number of lots: Zoning: NW Lake R-5

- Water source:
- New Individual Well
  - Existing Individual Well
  - New Community Water System (Serving up to 6 lots)
  - Existing Community Water System (Serving up to 6 lots)
  - Skamania County PUD Water System
  - Home Valley Water System
  - Mill-A Water System
  - Other Water System - specify

Sewage Treatment Method: SEPTIC SYSTEM + DRAINFIELD FOR EACH LOT

- Check all that apply to your parcel:
- Sensitive Habitat Area
  - Streams, Creeks, Rivers
  - Geological Hazard Areas
  - Ponds, Lakes, Wetlands
  - Steep Slopes

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Proposed use of lots (Residential, Commercial, Industrial, Recreational, etc.):  
EACH LOT CREATED WILL BE FOR A SINGLE FAMILY DWELLING

Applicant signature(s): Guy Skeele Date: 2/7/2020

Owner signature(s): Guy Skeele Date: 2/7/2020

Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel reasonable access to the site in order to evaluate the application.

FOR DEPARTMENT USE ONLY	
Legal description attached: Yes / No	
Date received	Date complete
Receipt #	File # <u>SP-200</u>

RECEIVED  
 SKAMANIA COUNTY  
**FEB 19 2020**  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT

# BEDSAUL/VINCENT CONSULTING LLC

416 Laurel Ave. #3

Tillamook, OR 97141

Office: (503) 842.5391

brucevincent@embarqmail.com

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**DATE:** August 4<sup>th</sup>, 2020

**REQUEST:** A Short Plat to create three (3) lots, (6.03 to 6.4-acres) in the NLR5 zone

**APPLICANT:** Guy Skeelee & Skeelee & Sons Resources, Ltd.  
5775 Skyline Drive  
West Linn, OR 97068

**OWNER:** Skeelee & Sons Resources, Ltd.  
5775 Skyline Drive  
West Linn, OR 97068

**LEGAL DESCRIPTION:** Tax Lot 300, Tax Map 3N10E

**SIZE:** 18.61 Acres, (as surveyed by Bell Design Co.)

**ZONING:** Northwest Lake Zoning, R-5, (Five Acre minimum lot size)

**LOCATION:** non-addressed lot on Little Buck Creek and Lakeview Road, White Salmon

## **I. APPLICABLE REGULATIONS**

A. The Skamania County Comprehensive Plan

B. The Skamania County Code

### **1. Title 17 Subdivisions**

Chapter 17.64 Short Plats and Short Subdivisions

17.64.015 Conformity with the national scenic area required.

17.64.020 Definitions

17.64.010 Conformity with comprehensive land use plan required.

17.64.070 Application—Information required.

17.64.080 Application—Map requirements.

17.64.090 Application—Supporting documents required.

17.64.145 Design standards generally.

17.64.150 Surveys.

17.64.155 Standard minimum lot sizes, dimensions and proportions.

17.64.160 Access requirements.

17.64.175 Roads—Public and private.

17.64.190 Water supply and sanitary sewer systems.

17.64.200 Utility and drainage easements.

17.64.205 Sidewalks.

17.64.210 Re-subdivision restrictions.

2. **Title 21 Zoning**  
Chapter 21.66 Northwestern Lake Zoning  
21.66.060 Residential 5 zone classification (R-5).

## II. **AFFECTED AGENCIES**

State Environmental Protection Agency, (SEPA)  
Skamania County Sheriff Department  
White Salmon Fire District  
Skamania County Environmental Health  
Skamania County Public Works Dept.

## III. **FINDINGS**

### A. General Information

1. This proposed short plat will divide the subject ownership into three lots, ranging in size from 6.03 to 6.43 acres, with one lot having an individual access onto Little Buck Creek Road, and two lots having access via an easement road between Lots 2 & 3. (see Exhibit "A") Exhibit "A" also shows a Type N Class I 100' stream buffer between Lots 1 and 2.
2. Lots 2 and 3 will have access to a proposed, 20' wide paved road within a 50' easement across those lots. The private easement road will connect to Lakeview Road, (a County public road). The above-cited road standards are in accordance with County Engineering standards as set forth in the August 30, 2017 Pre-Application conference.
3. In February of this year, the applicant applied for a four-lot short plat on the subject site. Subsequent Boundary Line Adjustments between the subject site and neighbors to the north have reduced the acreage of the subject ownership, and therefore have altered the numbers of lots permitted in the Northwest Lake Zoning, R-5 zone. (See Auditor File Numbers for Deeds 2020-001366 Skeelee to Reed & 2020-001712 Skeelee to Verley) Based on above, the applicant is submitting a revised application filing for a three-lot short plat, vs. the earlier four-lot short plat.
4. On October 31<sup>st</sup>, 2019 the owner had a Pre-Application conference to discuss the project.

### B. Skamania County Comprehensive Plan:

#### **APPLICANT COMMENT:**

Goals and policies that relate to the development of land are implemented by the Code. This application is not required to address, consider, or implement any goal, policy or strategy of the plan except where required by Code.

### C. Skamania County Code:

- 1.

## **itle 21 Zoning**

21.66.060 Residential 5 zone classification (R-5).

*21.66.060 (A) Allowable Uses*

### **APPLICANT COMMENT for SECTION 21.66.060 (A):**

The purpose of this short plat request is to create lots for single family dwellings, which is an allowed use in the R-5 zone. The over-sized nature of the lots also provides acreage for forest uses, which is also an allowed use in the R-5 zone. The proposal complies with this criterion based on the evidence presented above.

*21.66.060 B and C, Administrative Uses and Conditional Uses*

### **APPLICANT COMMENT for SECTION 21.66.060 B & C:**

The proposed short plat process is not listed as an Administrative nor Conditional Use, therefore these criteria do not apply to this request.

*21.66.060 E, Minimum Development Standards*

### **APPLICANT COMMENT for SECTION 21.66.060 (E)(1) Lot Size**

Minimum lot size in the R-5 zone is five acres, and the applicant proposes a short plat to create three lots, each of which is 1-1.75 acres above the minimum lot size. Therefore, based on the above, the proposed lots exceed the minimum lot size and in the future could be re-platted, (with Boundary Line Adjustments), into five acre lots.

### **APPLICANT COMMENT for SECTION 21.66.060 (E)(2) Density Requirements**

For single family dwellings, each dwelling requires a five acre minimum lot area as set forth under Section 21.66.060(E)(1). As stated above, the applicant proposes a short plat to create three lots, each of which is 1-1.75 acres above the minimum lot size. Therefore, based on the above, the proposed lots exceed the density standard, and in the future can be re-platted, and Boundary Line Adjusted. into five acre lots.

### **APPLICANT COMMENT for SECTION 21.66.060 (E)(3) Setbacks**

On Exhibit "A", the applicant has not shown the likely location of dwellings proposed as part of this short plat. The applicant is aware that new dwellings must comply with the minimum 50' front yard, 20' side yard and 20' rear yard setback standards. As shown on Exhibit "A", all of the proposed lots have ample land area within which to locate dwelling that can comply with the minimum setback standards.

## **2. Title 17 Subdivisions**

Chapter 17.64 Short Plats and Short Subdivisions

*17.64.010 Conformity with comprehensive land use plan required.*

**APPLICANT COMMENT for SECTION 17.64.010**

According to the 2007 County Comprehensive Plan, the site's R-5 designation is assigned to lands designated Rural I and Rural II. The subject site and surrounding lands are designated Rural I and Rural II, and the R-5 zoning designation is assigned to the subject site and surrounding lands. Single family dwellings and short plats are permitted in lands designated Rural I and Rural II. The proposal complies with the relevant and applicable Comprehensive Plan policies based on the evidence provided above.

*17.64.015 Conformity with the national scenic area required.*

**APPLICANT COMMENT for SECTION 17.64.015**

According to the USFS Columbia Gorge Scenic Area map, the subject site is outside of the Scenic Area boundary, therefore the applicant is not required to demonstrate conformity with the national scenic area as set forth under Title 22 of the Skamania County Code. (see Attachment "A")

*17.64.020 Definitions*

**APPLICANT COMMENT for SECTION 17.64.020**

A "short plat" is defined under this section as document consisting of a map of a short subdivision, together with written certificates and data, showing the division of a tract of lands into lots. This application narrative plus all exhibits and attachments meet the County's definition of a short plat in compliance with this criterion.

*17.64.070 Application—Information required.*

**APPLICANT COMMENT for SECTION 17.64.070**

This application filing includes the name, address and telephone number of the applicant, existing zoning classification, a Land Division OSS Application Checklist, and SEPA application as set forth under 17.64.070 (A)-(G). With regard to the On-Site Septic Application and Water Application Intake Checklist, the applicant has submitted evidence, in the form of proposals from a septic system installer that the required septic and well data required by the On-Site Septic Application and Water Application Intake Checklist will be submitted soon. The current file record includes a 3/11/2020 Robinson & Noble hydrologist report, wherein they analyze the water availability assessment for the subject short plat, and in their findings state that:

*"Wells drilled on the subject property are anticipated to encounter unconsolidated landslide deposits overlying sequences of sedimentary clay and rock, potentially interbedded with volcanic basalt flows. Bedrock wells are commonly dependent upon the borehole intersecting open, water-bearing*

*fractures to yield sufficient water for domestic supplies, particularly if the rock does not have much primary porosity. The degree of fracturing can be highly variable, both laterally and with depth.” Robinson & Noble also find that: “Existing Skamania County wells in Section 3 appear to have sufficient production capacity to meet or exceed the maximum daily demand of 350 gpd/home.” Based on all of their findings, they conclude that: “Based on our investigation and findings, it is our opinion that there is sufficient groundwater present to support individual wells for the four proposed lots.”*

Based on the evidence presented here and currently in the file record, the proposal is in compliance with this criterion based on the evidence provided above.

*17.64.080 Application—Map requirements.*

**APPLICANT COMMENT for SECTION 17.64.080**

The applicant's surveyor will prepare a short plat map that includes all required evidence as set forth under 17.64.080 (A)-(J). Exhibit “A” includes most the evidence required to demonstrate compliance with 17.64.080 (A)-(J), but the Mylar version of the short plat demonstrate compliance with 17.64.080 (A)-(J) will not be submitted until the County approves this short plat application request. The proposal is in compliance with this criterion based on the evidence provided above.

*17.64.090 Application—Supporting documents required.*

**APPLICANT COMMENT for SECTION 17.64.090**

The applicant has included a current title report that provides all of the required evidence as set forth under this criterion. (see Attachment “B”)

*17.64.145 Design standards generally.*

**APPLICANT COMMENT for SECTION 17.64.145(A)**

According to Section 17.64.145(A), all roads public or private shall be constructed in conformance with current County standards for public and private roads. As shown on Exhibit “A”, Lot 1 will have an individual 12' wide gravel access onto Little Buck Creek Road, and the remaining two lots, (Lots 2 & 3) will have access via an easement road between Lots 2 & 3. (see Exhibit “A”) The said easement and roadway will be a 20' wide paved road within a 50' access and utility easement across those lots. The private easement road will connect to Lakeview Road, (a County public road). The above-cited road standards are in accordance with County Engineering standards as set forth in the August 30, 2017 Pre-Application conference. The above-mentioned private roadways will be developed in accordance with the March, 2008 Skamania County Road Approach and Private Road Standards. Therefore, based on the above-stated facts, the subject parcels will have adequate access to a County, public or private road, and those roads will be in compliance with current road standards.

Section 17.64.145(B) states that if the subject contains hazardous topographic conditions as set forth under Title 21A, (Critical Areas), then the short plat must

have construction or protective measures to eliminate those hazards, or set aside those portions that are hazardous. According to the County at the October 31<sup>st</sup>, 2019 pre-application conference, the site is not currently in a Critical Area, however, the County is in the process of updating its Critical Area Code section, which may impact the subject site. County staff stated that the updated code section will most likely be effective later in February, 2020. This application was submitted before the Critical Area section of the code were adopted, therefore, this application request must be processed under the rules and regulations that were in force at the time that the short plat application was submitted. The proposal complies with these criteria based on the evidenced presented above.

*17.64.150 Surveys.*

**APPLICANT COMMENT for SECTION 17.64.150**

According to this criterion, all short plats shall be prepared, signed and sealed by Washington State licensed professional surveyor. The enclosed survey short plat was prepared, signed and sealed by Austin Bell, PLS, a Washington State licensed professional surveyor. In addition, Mr. Bell also will monument controlling corners and lot corners in compliance with this criterion.

*17.64.155 Standard minimum lot sizes, dimensions and proportions.*

**APPLICANT COMMENT for SECTION 17.64.155(A),(B) & C**

This criteria regulates minimum lot sizes, dimensions, and water supply requirements for lots that does not have County zoning, nor under the County Comprehensive Plan. The subject lot is zoned NLR-5 and regulated by the County Comprehensive Plan. Therefore, this criterion does not apply to this request.

*17.64.160 Access requirements.*

**APPLICANT COMMENT for SECTION 17.64.160(A)**

This criterion requires that all created short plat lots shall be provided with a satisfactory access by a private road to a public road, and/or over a permanent and inseparable easement for those lots served by that easement. One lot will have a 12' wide gravel access onto Little Buck Creek Road, and two lots will have access via an access and utility easement road across the mutual property line between Lots 2 & 3. The said access will be a proposed, 20' wide paved road within a 50' easement. The private easement road will connect to Lakeview Road, (a County public road). The above-cited road standards are in accordance with County Engineering standards as set forth in the August 30, 2017 Pre-Application conference. The above-mentioned private roadways will be developed in accordance with the March, 2008 Skamania County Road Approach and Private Road Standards. The proposal complies with this criterion based on the evidence presented above.

**APPLICANT COMMENT for SECTION 17.64.160(B)**

This criterion regulates short plat double frontage lots. As shown on Exhibit "A", the applicant is not proposing any double frontage lots. Therefore, based on the above, this criterion does not apply to this request.

**APPLICANT COMMENT for SECTION 17.64.160 C**

This criterion regulates short plat lots that will be adjacent to an arterial designed by the County Engineer. As shown on Exhibit "A", the applicant is not proposing to locate lots adjacent to a County arterial. Therefore, based on the above, this criterion does not apply to this request.

*17.64.175 Roads—Public and private.*

**APPLICANT COMMENT for SECTION 17.64.175(A)**

According to this criterion, an applicant will be required to dedicate additional ROW to public roads if the current ROW is insufficient by current County standards. The County Public Works representative at the 10/31/19 pre-application conference did not indicate that Lakeview Road, (or Little Buck Creek Road), had insufficient ROW by current County standards, but, if those roads are insufficient, then the applicant is aware that the County may require additional ROW dedications.

**APPLICANT COMMENT for SECTION 17.64.175(B)**

According to this criterion any proposed private or public roads must be development to current County public or private road standards. As stated above, One lot will have a 12' wide gravel access onto Little Buck Creek Road, and two lots will have access via an access and utility easement road across the mutual property line between Lots 2 & 3. The said access will be a proposed, 20' wide paved road within a 50' easement. The private easement road will connect to Lakeview Road, (a County public road). The above-cited road standards are in accordance with County Engineering standards as set forth in the August 30, 2017 Pre-Application conference. The above-mentioned private roadways will be developed in accordance with the March, 2008 Skamania County Road Approach and Private Road Standards. The proposal complies with this criterion based on the evidence presented above.

**APPLICANT COMMENT for SECTION 17.64.175 C**

This criterion states that the construction, maintenance, and snow removal of the proposed private roads will be the responsibility of the short plat sub-divider and not Skamania County. The applicant is aware of the above-cited requirement and will take all steps necessary to obtain approvals to construct the proposed roads and will put in place maintenance provisions for the said roads.

*17.64.190 Water supply and sanitary sewer systems.*

**APPLICANT COMMENT for SECTION 17.64.190**

According to this criterion, all facilities and devices for the conveyance of water supply and sanitary sewer disposal must comply with the local health authority standards, and local and state regulations. As stated earlier in this application narrative, the applicant has submitted evidence, in the form of proposals from a septic system installer, that the required septic and well data required by the On-Site Septic Application and Water Application Intake Checklist will be submitted soon. The current file record includes a 3/11/2020 Robinson & Noble hydrologist report, wherein they analyze the water availability assessment for the subject short plat, and in their findings and conclusions, stated that: *“Existing Skamania County wells in Section 3 appear to have sufficient production capacity to meet or exceed the maximum daily demand of 350 gpd/home.”*, and: *“Based on our investigation and findings, it is our opinion that there is sufficient groundwater present to support individual wells for the four proposed lots.”*

On 7/23/2020 the applicant submitted a SEPA application, and is awaiting a County Mitigated Determination of Non-Significance for the SEPA application. Based on above-cited evidence, the applicant assumes that there will be evidence to demonstrate that all facilities and devices for the conveyance of water supply and sanitary sewer disposal will comply with the local health authority standards, and local and state regulations.

*17.64.200 Utility and drainage easements.*

**APPLICANT COMMENT for SECTION 17.64.200(A)**

This criterion requires that all easements for electric, telephone, water, gas, and similar activities be of sufficient width to assure maintainance of said utilities and to provide for future utility installations. The applicant is aware of this requirement and has shown on Exhibit "A" the likely location of those said easements. Exhibit "A" also shows a Type N Class I 100' stream buffer between Lots 1 and 2.

**APPLICANT COMMENT for SECTION 17.64.200(B)**

This criterion requires that all easements for drainage channels and ways be of sufficient width to assure maintainance of said drainage channels and improvements to those drainage channels, if required. The applicant is aware of this requirement and has shown on Exhibit "A" the identified location of the on-site drainages within the short plat. Exhibit "A" also shows a Type N Class I 100' stream buffer between Lots 1 and 2.

*17.64.205 Sidewalks.*

**APPLICANT COMMENT for SECTION 17.64.205**

According to this criterion, sidewalks may be required in those portions of the County where school bus service is not provided and students walk to and from school. It is unlikely that students walk to school from the subject site to the closest schools in White Salmon, because those schools are over 3 miles away. Based on the above, sidewalks should not be required for this short plat.

*17.64.210 Re-subdivision restrictions.*

**APPLICANT COMMENT for SECTION 17.64.210**

This criterion regulates the time period between approval of short plat lots, and when those said lots can be further divided. According to this criterion, there must be a five year span between short plat approval and the application of a final, (long), plat application for a re-subdivision of the approved short plat. The applicant is aware of this requirement and they will not apply for a final, (long), plat application before that five year time span has expired.

**IV. CONCLUSION:**

This application has been submitted in accordance with the requirements of the Skamania County Code related to a land division Short Plat to create three (3) lots, (6.03 to 6.4-acres) in the NLR5 zone. Application statements have been provided to address all applicable sections of the Skamania County Code. Therefore, the request for a Short Plat should be approved.