



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

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STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

FILE NO: SUB-23-01 (Columbia Cascade Land Trust I Subdivision)

REQUEST: A proposed fourteen-lot subdivision of approximately 7.2 acres with lots accessing from Smith-Beckon Road in Carson, WA.

APPLICANT:	Joel Madsen for Columbia Cascade Housing Corp
PROPERTY OWNER:	Columbia Cascade Housing Corp
LOCATION:	W ½, SW ¼, Sec 21, T3N, R8E, WM Skamania County, WA
PARCEL NO.:	03-08-21-3-0-1702-00
ZONING:	High Density Residential (HDR)
COMPREHENSIVE PLAN DESIGNATION:	Carson Final Zoning
PARCEL SIZE:	7.2 Acres
PROPOSED LOTS:	14 Lots

PROJECT DESCRIPTION:

The proposal, Columbia Cascade Land Trust I Subdivision, is for a fourteen-lot subdivision of approximately 7.2 acres, located in Carson, WA on Smith-Beckon Road just north of Wind River Middle School. The subject property is located within the High Density Residential (HDR) zone, a single-family residential zone classification intended to provide development without compromising the rural residential character of the area. The property is flat in topography and is currently a grass field.

The parcel is centrally located in Carson approximately one and a half miles from State Highway 14, and approximately 5 miles northeast of Stevenson, WA. The surrounding area to the parcel is made up of residential parcels one half acre or smaller in size, an elementary school, a middle school, and a golf course. The parcel is about a half mile from the local hardware store and mercantile and under a mile from the general store, coffee shops and restaurants.

ATTACHMENTS:

Exhibit A1 – Staff Report, *October 9, 2023*

Exhibit A2 – Subdivision Application – *July 3, 2023*

Exhibit B – Subdivision Application Plat Map – *July 3, 2023*

Exhibit C – SEP-23-10 Determination of Non-significance – *July 31, 2023*

Exhibit D – Notice of Public Hearing – *Mailed to review agencies on September 19, 2023, published Skamania County Pioneer October 4, 2023, and mailed to interested parties and adjacent property owners October 4, 2023*

Exhibit E – Water availability letter from Skamania County PUD – *May 1, 2023*

Exhibit F – Stormwater Report – *May 12, 2023*

Exhibit G – Wetland Delineation Letter – *August 30, 2021*

Exhibit H – Subdivision Guarantee – *May 16, 2023*

Exhibit I – Comments from Skamania County Public Works – *October 5, 2023*

Exhibit J – Land Division Septic Results, Environmental Health Signed – *September 5, 2023*

SEPA:

A State Environmental Policy Act Checklist was submitted along with the application package on July 31, 2023. The SEPA checklist was reviewed by Community Development Department staff and a Determination of Non-significance was issued and published in the paper of record, Skamania County Pioneer on October 4, 2023.

There have been no public comments received at the time of this report.

PUBLIC NOTIFICATION:

The application was publicly noticed in accordance with SCC 17.12.080. The application is scheduled for an October 16, 2023, hearing date. Notice of the application and public hearing was published in the Skamania County Pioneer on October 4, 2022. Notice was sent to adjacent property owners within 300 ft. of the parcel and interested parties on October 2, 2023 (delivery should be October 4, 2023). The notice was posted on the subject property on October 4, 2023. The notice was also published on the Community Development Department's website.

COMMENTS FROM THE PUBLIC AND AGENCIES:

The Department of Archaeology & Historic Preservation commented there is high probability of encountering cultural resources within the proposed project area and recommends a professional archaeological survey of the project area to be conducted and a report to be produced prior to ground disturbing activities. Staff recommends that DAHP's recommendation be included as a **condition of approval**.

The Skamania County Fire Marshal advised that the developer comply with Section 15.33, Fire Protection, Appendix C, Fire Hydrant Locations and Distribution, of the Skamania County Code. As a **condition of approval** the landowner shall comply with Skamania County Code Section 15.33, Fire Protection, Appendix C, Fire Hydrant Locations and Distribution.

There have been no public comments received at the time of this report.

STAFF ANALYSIS:

COMPREHENSIVE PLAN -

The subject property is located within the Carson Final Zoning Subarea Plan and has a land use designation of High Density Residential (HDR). The Carson Community Comprehensive Subarea Plan Goals are as follows:

- A. To Maintain The Rural Residential Character Of The Area
- B. To Provide Employment Opportunities In Our Community
- C. To Preserve And Enhance Community Beauty
- D. To Preserve And Enhance Public Safety
- E. To Retain The Existing Population And Create Opportunities In Our Community So That Our Children Can Also Remain Here

The proposed subdivision is owned by a non-profit organization planning to provide affordable housing for families. The homes will be built by the non-profit and sold to qualified applicants. Many young families and couples starting out cannot afford to stay in the area and this project could provide opportunities for them to stay in their community. The proposal is consistent with the comprehensive plan, see goal "E".

ZONING

CHAPTER 21.65.060 – High Density Residential

Purpose - *The High Density Residential designation is based upon existing high densities and includes parcels which presently are predominantly less than one acre. Other bases for this designation include proximity to public facilities and the ability of an area to support high density residential development without compromising the rural residential character of the planning area.*

A. Allowable uses.

1. *Single-family dwellings.*

Finding: The applicant is proposing to develop lots for single-family residential development. The development is in close proximity to public facilities. The development is inside of current residential development happening in the vicinity and is not expanding the urban boundary of Carson.



Figure 1

F. Minimum development standards.

1. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

a. Minimum lot size shall be one-half acre.

Finding: The proposed lots sizes range between 0.46 acres and 0.62 acres. Skamania County Subdivision Code 17.64.155 (B): *Lot size averaging may be used to satisfy the minimum lot size. The individual lots in a subdivision shall be considered in compliance with minimum lot size requirements if the average area of all the lots in the subdivision meets the minimum requirement for the zoning designation in which the short plat or plat is located...* The average size of the fourteen proposed lots is 0.52 acres.

CRITICAL AREAS

Finding: Staff finds there are no critical areas in or adjacent to the parcel. The closest critical area is associated with water resources and is the Wind River approximately one-half mile from the proposed project.

SUBDIVISION CODE -

TITLE 17 - SUBDIVISIONS

17.12.010 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. Agencies listed Section 17.12.060 were provided notice of the application.

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 July 3 ,2023. A public hearing before the Hearing Examiner has been scheduled for October 16, 2023.

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: Preapplication conferences occurred on September 24, 2022 and March 7, 2023.

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 applicant submitted a Land Division Septic application that has been reviewed and approved by Environmental Health. The proposed lot sizes are adequate to support individual on-site septic systems.

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 application materials and SEPA checklist were distributed to the relevant agencies on September 19, 2023. These agencies were provided 30 days to provide comments on the application materials.

Comments were received from the county engineer and environmental health. As **a condition of approval** the applicant shall comply with the recommendations

provided by the Skamania County Public Works Department in the memo dated October 5, 2023 (Exhibit F) prior to final plat approval.

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: Following the 30-day comment period, a public hearing before the Hearing Examiner has been scheduled for October 16, 2023. Comments and recommendations will be forwarded to the Hearing Examiner prior to the hearing.

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: Notice of the public hearing was published in the Skamania County Pioneer on October 4, 2023, and mailed to adjacent property owners, agencies, and interested parties on October 2, 2023. A notice was posted on the subject

property on October 4, 2023. The hearing notice was also published on the Skamania County website.

Chapter 17.24 Preliminary Plat

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 prepare the final plat and construct the required improvements for the Columbia Cascade Land Trust I Subdivision.

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: 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.

17.24.50 GENERAL STANDARDS

- A. The preliminary plat shall be submitted on reproducible material approved by the Administrator.*
- 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 "Columbia Cascade Land Trust I Subdivision".

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

Finding: The name and address are provided for the applicant and/or owner as "Joel Madsen for Columbia Cascade Housing Corp., 500 E 2nd St, The Dalles, OR". The phone number of the subdivider was also provided with the application form.

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 Sheet 1 of 1 of the plat drawing.

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: The applicant's surveyor has depicted the boundary lines of the proposed subdivision as well as bearings and distances of the lines.

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 Columbia Cascade Land Trust I 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: Square footage for each proposed lot within the Columbia Cascade Land Trust I Subdivision are 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 Columbia Cascade Land Trust I Subdivision plat map shows existing roads within the proposed subdivision.

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 surveyor has depicted perc test pit sites, an easement for the road and utilities easements are provided within the subdivision plat.

Staff recommends **a condition of approval** for the final plat map to include section lines and township lines.

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

Finding: The Preliminary Plat for Columbia Cascade Land Trust I Subdivision drawing includes a layout of a new proposed private roads.

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 connect to Skamania County PUD public water system. Each proposed lot will have individual septic systems. Test pit locations have been identified on the plat map. Staff recommends **a condition of approval**, that the final Columbia Land Trust I Subdivision plat map shall show all locations of septic systems, water distribution systems and easements.

The applicant has completed soil and site evaluations (Land Division Septic Application) for the proposed on-site septic systems. The addition of the following plat notes is also recommended as a **condition of approval**:

- a. *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.*
 - b. *Each of the lots within Columbia Land Trust I 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.*
 - c. *All lots within the Columbia Land Trust I Subdivision are served by Carson Water System, owned and operated by Skamania County PUD #1.*
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 stormwater report labeled "Exhibit F" of this report and meets the requirements of this section.

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: A vicinity map has been provided.

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 Columbia Cascade Land Trust I Subdivision includes scales of 1-inch equals 60 feet.

14. A North arrow indication

Finding: The preliminary Columbia Cascade Land Trust I Subdivision map includes a north arrow.

Chapter 17.28 Final Plat

*17.28.120 STANDARDS - WRITTEN DATA
In addition to the map or maps, every final plat shall contain written data including:*

Finding: While the final plat is not currently under review, the items in this section must be addressed in the final plat map.

A. The name of the subdivision.

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

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

Finding: The applicant has provided sufficient information for the legal description of land contained within the subdivision.

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: As a **condition of approval**, the following certificate for the surveyor who prepared the plat shall be shown on the final plat map:

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.

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: 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: As a **condition of approval**, the owners' dedication shall be shown on the final plat map.

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: **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 02-05-26-0-0-2100-00

Treasurer

Date

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

Finding: A signature block for Board of County Commissioners approval is required. **As a condition of approval**, the applicant shall have their surveyor provide a signature block for the chair 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: A signature block for the County Auditor that includes the information on the filing of the plat is required. **As a condition of approval**, the applicant shall have their surveyor provide a signature block for the Skamania County Auditor on the first page of the plat as follows:

*STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)*

*I hereby certify that the within instrument of writing filed by
_____ of _____ at*

_____ M.

*_____ 20##. **Year as appropriate***

Auditor's file number _____

Recorder of Skamania County, Washington

Skamania County Auditor

Chapter 17.36 Design Standards

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: With the recommended conditions of approval, this requirement will be met.

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: The property does not lie within geologic hazard area.

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 proposed plat meets the requirements for minimum lot sizes and dimensions for High Density Residential (HDR) zoning.

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.

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: None of the lots in Columbia Cascade Land Trust I Subdivision have 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: The proposed lots have access from Smith-Beckon Road and the proposed Green Meadow Road and Opportunity Way.

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: Adequate easements have been provided.

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: Power is proposed to 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. Additionally, **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: An approved septic plan has been submitted. Water will be provided by the Skamania County PUD's public water system.

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: The County Engineer required sidewalks for this proposal. The sidewalks are included in the preliminary plat map design.
As a condition of approval, sidewalks will be constructed to meet the requirements of the Skamania County Engineer.

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 subdivision is accessed from the existing public road Smith-Beckon Road. According to the preliminary map, two private roads will be constructed within the subdivision. Proposed "Opportunity Way" and "Green Meadow Road". The proposed roads and the access from Smith-Beckon Road have been constructed to meet these provisions.

Staff recommends a **condition of approval**, that prior to final plat approval, private roads and public road approaches associated within the subdivision shall be constructed in accordance with the private road manual or guidelines for county road approaches.

CONCLUSION:

Based on the above findings and with the recommended conditions of approval, the proposed Columbia Land Trust I Subdivision is consistent with the County Comprehensive Plan, Zoning Code, Critical Areas Code, and Subdivision Code.

RECOMMENDATION:

Based on the findings and conclusions in this Staff Report, Staff recommends that the Hearing Examiner **approve** the request for preliminary plat approval for the Columbia Land Trust I Subdivision with the following conditions:

1. A professional archaeological survey of the project area is to be conducted and a report to be produced prior to ground disturbing activities.
2. The landowner shall comply with Skamania County Code Section 15.33, Fire Protection, Appendix C, Fire Hydrant Locations and Distribution.
3. The applicant shall comply with the recommendations provided by the Skamania County Public Works Department in the memo dated October 5, 2023 (Exhibit F) prior to final plat approval.
4. The final plat map shall include section lines and township lines.
5. The following notes shall be added to the final plat map:
 - a. *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.*
 - b. *Each of the lots within Columbia Land Trust I 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.*
 - c. *All lots within the Columbia Land Trust I Subdivision are served by Carson Water System, owned and operated by Skamania County PUD #1.*
6. 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
7. The following signature block shall be added to the final plat map:

County Treasurer

All taxes and assessments on property involved with this Subdivision have been paid, discharged or satisfied through _____ for tax parcel 02-05-26-0-0-2100-00

Treasurer

Date

8. The signature block for the Board of County Commissioners:

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

9. The following signature block shall be added to the final plat map:

*STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)*

*I hereby certify that the within instrument of writing filed by
_____ of _____ at
_____ M.
_____ 20##.*

Auditor's file number _____

Recorder of Skamania County, Washington

Skamania County Auditor

10. 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.
11. Prior to final plat approval, driveways and public road approaches associated with the plat shall be constructed in accordance with the private road manual or guidelines for county road approaches.
12. Sidewalks will be constructed to meet the requirements of the Skamania County Engineer.



Mandy Hertel
Community Development
Planner II

October 9, 2023

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.