

REPORT TO THE PLANNING COMMISSION
SHORT PLAT APPLICATION
McKENZIE SHORT PLAT
REPORT DATE: APRIL 11, 2018

PROPOSAL: Short Plat of Parcel into 2 lots.

HEARING DATE: April 17, 2018

APPLICANT: Doug McKenzie
P.O. Box 273
North Bonneville, WA 98639

OWNER: Same

LOCATION: 2106 Greenleaf Drive
Lot 2 Plat Alteration of Aalvik Short Plat No. 2 Located in a
portion of the G.W. Johnson D.L.C. No. 38, Section 20, T.2N,
R.7E., W.M. Parcel No. 02072010050000

ZONING: Mixed Use (MU)

APPLICABLE LAWS:

- NBMC Chapter 18.01 Land Development Administration Procedures
- NBMC Chapter 19.04 Short Plats
- NBMC Chapter 20.34 Mixed Use (MU)

DATES:

Application Submitted:	March 26, 2018
Applications Complete:	March 27, 2018
Notice of Hearing:	Published April 4, 2018
	Posted April 4, 2018
Planning Commission Hearing:	April 17, 2018

I. DESCRIPTION OF PROPOSAL

Location: 2106 Greenleaf Drive. The parcel is approximately 1.43 acres.

Setting: The lot proposed for division fronts Greenleaf Drive on the east and Aalvik Road on the both proposed lots on the north. There is currently a residence on the proposed .40 acre lot 2 with an existing shop on the proposed 1.03 acre lot 1. Access to the parcels is already provided for both proposed lots currently with the lot 1 access on Aalvik Road (a private road) and the lot 2 access on Greenleaf Drive (a public street). Addressing and accesses were previously approved as part of the Aalvik Short Plat with corresponding accesses with structures being addressed as 2104 Aalvik Road and 2106 Greenleaf Drive.

Zoning and uses: The zoning of the parcel and surrounding property is Mixed Use (MU).

II. PROPOSAL REVIEW

NBMC Chapter 18.01 Land Development Administrative Procedures:

Under Section 18.01.040 this proposal is considered a Type II decision with an open record public hearing, recommendation by administrator or appointee and final decision by the Planning Commission.

Staff: A notice of public hearing was published in the April 4, 2018 Skamania County Pioneer and posted on April 4, 2018. A recommendation by the administrator is included in this report.

Section 18.01.230 D. 4. states that when making a decision on an application for a subdivision, findings and conclusions shall be issued in conformance with NBMC Chapter Title 19.

Staff: The following sections provide the applicable regulations. Section V includes findings and recommendations.

NBMC Chapter 19.04 Short Plats

Section 19.04.150 A. states that the administrator shall consult with the District Health Officer to determine whether water supply methods and sanitary sewer disposal methods contemplated for use in the proposed short plat conform to current standards.

Staff: This site is served by both city water and sewer. No Skamania County Health Department review is required.

Section 19.04.160 B. states that the city administrator shall consult with the County and City Treasurers to determine if taxes and assessments have been duly paid, discharged or satisfied...

Staff: A search of the Skamania County Treasurer web site shows that property taxes have been paid on the property. A subdivision guarantee was also provided by First American Title.

Section 19.04.230 C. states that where adequate public water supply and adequate public sewer lines are used, the minimum lot size shall comply with the requirements contained in Title 20, Zoning.

Staff: The proposed short plat is currently serviced by city water and sewer. The lot sizes of .4 acres (17,424 sq. ft.) and 1.03 acres (44,866 sq. ft). There are no minimum lot sizes in the Mixed Use zone.

Section 19.04.230 D. states that lot depths shall not exceed lot widths by more than a ratio of four (4) to one (1).

Staff: Neither lot exceeds the depth to width ratio.

Section 19.04.240 Design standards – Lot access requires that lots adjacent to a road that has been designated an arterial shall be provided with access other than the arterial.

Staff: The lots are not adjacent to a road designated as an arterial.

Section 19.04.250 Design standards-Public/private roads states standards for accesses by the proposed lots.

Staff: Both proposed lots were part of a prior approved short plat that addressed accesses and standards at that time. Sufficient right-of-ways, widths and accesses were provided previously.

Section 19.04.260 Design standards – Water/sewer systems states where city water and sewer are reasonably available that they shall be utilized within the short plat.

Staff: City water and sewer are currently being used on the properties.

Section 19.04.270 Design standards – Utility/drainage easement states that such easements shall be of sufficient width to assure maintenance and to permit future utility installations.

Staff: The lots are part of a previously approved short plat that provided adequate utility and other right-of-ways.

NBMC Chapter 20.34 Mixed Use (MU)

Chapter 20.34 does not state any minimum lot sizes. Setbacks of existing or new structures must be at least 25' front, 8' side and 10' rear from the property lines.

Staff: Existing structures on the proposed lots meet all setback requirements for the Mixed Use zone.

III. INTER-DEPARTMENTAL REVIEW

The City Utilities Manager has reviewed the proposal and has no concerns as submitted.

IV. FINAL DECISION

18.01.230 E. 1. The Planning Commission's decision following closure of an open record public hearing shall include one (1) of the following:

- a. Approve;
- b. Approve with conditions;
- c. Deny without prejudice (reapplication or resubmittal is permitted); or
- d. Deny with prejudice (reapplication or resubmittal is not allowed for one (1) year).

V. RECOMMENDATION

The department has reviewed the application and applicable code provisions and finds the proposal to be consistent with the short plat code. Staff recommends the Planning Commission APPROVE the proposed short plat with the following finding:

Finding

- 1. The proposal meets the requirements of the North Bonneville Municipal Code Chapter 19.04 Short Plats.**

Attachments:

- A. Application
- B. Short Plat Map