

WOODBURN HILL SUBAREA PRELIMINARY SUBDIVISION PROCESS

PROCEDURES FOR HEARING EXAMINER SUBDIVISION REVIEW:

This packet provides the information and forms necessary to divide property into five (5) or more lots where any parcel created are less than 5 acres in accordance with Washougal Municipal Code Title 17 and Revised Code of Washington Chapter 58.17.

A subdivision is the division or reduction of land into five (5) or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership [RCW 58.17.020 (1)].

PRELIMINARY SUBDIVISION PROCESS

Following are the application steps, procedures and time lines for processing an application to subdivide property.

Technically Complete

- Within twenty-eight (28) calendar days of submittal, the director shall determine if the application is technically complete and shall send to the applicant a letter stating that the application is technically complete or identifying what additional information is required to make it technically complete.
- Within fourteen (14) calendar days after the city receives additional information from the applicant in response to an initial or subsequent notice that an application is technically incomplete, the city shall mail to the applicant a written statement that the application is technically complete or identifying what information is required to make it technically complete.

The Final Decision shall be made and mailed not more than 120 calendar days after the date of technically complete determination is made. This period shall not include:

- Time spent by the applicant to revise plans or provide additional studies or materials requested by the city.
- Substantial project remissions made or requested by an applicant, in which case the timelines set forth will be calculated from the time that the city determines the revised application to be complete.
- Projects involving the siting of an essential public facility.
- Time spent preparing an environmental impact statement.
- All time required to obtain a variance.
- Time between submittal and resolution of an appeal, including remands and determination of significance.
- Time required to process a request for reconsideration.
- Any extension of time mutually agreed upon by the applicant and the City in writing.

Notice of Application Routing for Comments

- Within fourteen (14) calendar days after the director finds an application is technically complete, the director shall schedule the proposal for public hearing before the hearing examiner and issue the Notice of Application consistent with WMC 18.94.080. The notice shall be mailed to all property owners as shown on the records of the county assessor of properties within 500 feet of the boundary of the site, and to the applicant, property owner, and engineer/consultant, and be published once in the official newspaper of the city. The publication and mailing of such notice shall occur on the same date.

Environmental Review (SEPA)

- Development shall be reviewed in accordance with the policies and procedures contained in Chapter 16.36 of the Washougal Municipal Code and the State Environmental Policy Act. **The city shall not issue a SEPA threshold determination until expiration of the comment period on the notice application.**

Hearing Notice

- Publication at least ten (10) calendar days before the date of an initial public meeting, hearing or pending action in the official newspaper of the city; and
- At least ten (10) calendar days before the date of an initial public meeting, hearing, or pending action, mailing of written notice to all property owners as shown on the records of the county assessor within 500 feet, not including street right of way, of the boundaries of the property which is the subject of the meeting or pending action, and to the applicant, property owner and engineer/consultant;
- Posting at least ten (10) calendar days before the initial meeting, hearing, or pending action, three or more notices, as determined necessary by the director, on the subject property, one in the library and one notice in City Hall.

Staff Report

- At least seven (7) calendar days prior to the public hearing, the director shall issue and mail to the applicant a staff report.

Final Notice and Order

- Within five (5) calendar days after the director receives a written final order from the hearings examiner, the director shall mail to the applicant and parties of record a copy of the order.
 - a. In the case of a final order by the examiner, the director also shall summarize how the order can be appealed to superior court consistent with section 18.94.140.B.

PRELIMINARY SUBDIVISION APPLICATION REQUIREMENTS

The following is a checklist of the required information for submitting a PRELIMINARY SUBDIVISION application. Applications will not be processed until **ALL** of the following information is submitted and determined to be technically complete. (WMC Sec. 17.12.030, 18.94.050 and 18.38.100)

1. APPLICATION FORM completed and signed by owner(s) of record or their authorized representative. If signed by an authorized representative, a letter of authorization signed by the owner of record identifying an authorized representative to act on their behalf shall accompany the application.
2. One (1) copy of the PRE-APPLICATION CONFERENCE SUMMARY, if completed, and a description of information submitted in response to any issues, comments, and concerns in the summary.
3. Eight (8) copies of PRELIMINARY PLAT PACKET - drawn to a minimum scale of 1" = 200' on a sheet no larger than 24" x 36" (one copy is acceptable if 8 \square x 11 inches if to scale). In addition, if submitting large scale drawings, please submit one copy of the plan reduced.
4. Full size plan sets (larger than 8 \square x 11) shall be submitted folded and collated, so as to approximate an 8 1/2 x 11 sheet.

Please include the following detail:

- a. Proposed name of the subdivision. This name must not duplicate nor resemble the name of another subdivision in the city and shall be approved by the Hearing Examiner;
- b. Date, north point and scale of drawing;
- c. Appropriate identification clearly stating the map is a preliminary plat;
- d. Location of the subdivision by sections, township and range and legal description sufficient to define the location and boundaries of the proposed tract or the tract designation or other description according to the real estate records of the County Assessor;
- e. Names and addresses of the owner or owners, subdivider, engineer or surveyor, and land planner or landscape architect.
- f. The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract; railroad right-of-way or other important features, such as section lines or corners, city boundary lines and monuments;
- g. Contour lines having a 2' minimum interval
- h. Location and direction of all watercourses;
- i. Natural features, such as rock outcroppings, marshes, wooded areas and isolated preservable trees;
- j. Existing uses of the property, including location of all existing structures on the property and indication if they are to remain after platting;
- k. Proposed Streets and their location, widths, names, approximate radii of curves, and relationship to any projected streets as shown in the comprehensive plan;
- l. Easements. Identify location on the site or abutting property, showing the width and purpose of all existing and proposed easements;
- m. Lots. Approximate dimensions of all lots, minimum lot size, proposed lot and block numbers

5 A separate sheet showing approximate plans of proposed sanitary and storm sewers and water lines. The plan shall show pipe sizes and the location of valves and fire hydrants.

- 6 Proof of ownership (copy of a recorded deed) or a copy of the recorded deed and a letter of authorization to act on behalf of the owner.
- 7 Two (2) copies of an **engineered** preliminary stormwater plan and calculations, prepared in accordance with the provision of the City of Washougal Engineering Standards, to the degree necessary to demonstrate that increased stormwater runoff can be adequately treated and disposed of on-site.
- 8 Calculations of the amount of land in each slope threshold contained in Table 18.38-1, to the quarter acre and density calculations demonstrating compliance with the density provisions of Section 18.38.040 (attached).
- 9 A Landscape Plan indicating street tree, buffer or open space area plantings as required by WMC 18.38 (attached). Such plan shall include plant type, quantity, location, initial planting size and maintenance provisions as well as a certification from a registered Landscape Architect or certified Arborist that the planting provisions of this Chapter have been met.
- 10 A View Corridor Analysis, which demonstrates compliance with WMC 18.38.090 (B) (attached).
- 11 Information, including lot size calculations, density calculations, architectural elevations or buffer plans to demonstrate to the satisfaction of the review body, compliance with the provisions of WMC 18.38.090 (A) and (C) (attached).
- 12 A Street and Site Lighting Plan, including wattage, height, location, shielding and glare information, which demonstrates compliance with WMC 18.38.090 (G) (attached).
- 13 12. Information, including architectural renderings, plot plans and landscape plans, which demonstrate to the satisfaction of the review body, compliance with the provisions of WMC 18.38.040 (E) (attached).
13. Completed and signed State Environmental Policy Act (SEPA) Checklist.
14. A traffic trip generation and distribution analysis, if determined necessary by the Director to verify traffic impact thresholds identified in the Subarea Plan EIS.
15. THE CURRENT LIST OF NAMES AND ADDRESSES of all property owners within 500 feet of the perimeter of the subject property and all contiguous property under the same ownership, as shown upon the Clark County Assessor's records. The list shall be dated and certified as a complete list of adjacent owners **by the Assessor's office, Surveyor, or Title Company**. For purposes of notification, it is necessary to include parcels within 500 feet across a right-of-way or easement from the property that is subject to the application. You must also provide this list TYPED ON SELF-ADHESIVE LABELS (include owner, applicant, and contact person). A list is considered current if the certification date is within thirty (30) days of the application.

16. **LEGAL DESCRIPTION** of the boundary of the plat. (*available from a Title Company, Surveyor, deed description or Department of Assessment and GIS*)
17. Existing **COVENANTS OR RESTRICTIONS AND EASEMENTS** that apply to the property if any, (*available from a Title Company*)
18. Provide a **WRITTEN NARRATIVE** and attach **EXHIBITS** which demonstrate that the proposed land division complies with the following criteria or will meet the criteria by complying with suggested conditions of approval proposed by the applicant:
 - A. The preliminary plat is in the **PUBLIC INTEREST**.
 - B. Describe how the following **FACILITIES** are adequate to serve the proposed land division:
 1. Public and private streets and roads
 2. Open spaces, parks and recreation
 3. Sanitary waste collection and treatment
 4. Fire prevention services
 5. Potable water supply
 6. Drainage/Stormwater control
 7. Access to mass transit where there is or will be such transit
 8. Schools and educational services (if residential)
 9. Pedestrian access/amenities, particularly for students who walk to and from school
 - C. The proposal complies with all applicable standards in the Washougal Municipal Code:

Title 16 WMC (Environmental)
Title 17 WMC (Land Division)
Title 18 WMC (Zoning)
RCW 58.17 (Subdivision and plats)
19. Application fees, as set forth in the attached fee schedule.

Attachment: Chapter 18.38 - Subarea Development Standards

Questions regarding any of the above may be directed to:

Planning and Development Department 1701 C Street, Washougal, WA 98671 (360) 835-8501

**WASHOUGAL
WOODBURN HILL SUBAREA
PRELIMINARY SUBDIVISION APPLICATION FORM**

PROJECT TITLE: _____

DESCRIPTION OF PROPOSAL:

APPLICANT

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____

PROPERTY OWNER (list multiple owners separately)

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____

CONTACT PERSON (list if not the same as APPLICANT) FAX # for contact: _____

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____

LOCATION OF PROJECT:

Site Address _____ Cross Street _____
Serial #s of parcels included: _____
Comp Plan Designation: _____ Zoning: _____ Overlay Zone(s): _____
____ 1/4 of Sec: _____ Township: _____ Range: _____

Total Acreage of Original Parcel(s): _____

AUTHORIZATION

The undersigned hereby certifies that all information submitted with this application is complete and correct. I understand that any errors and/or omissions may lengthen the time to process the request. The information on and accompanied by this application is certified by me to be true and correct under a penalty of perjury by the laws of the State of Washington.

In addition, my signature below also grants permission for city staff to access or enter the subject property to examine the site.

Authorized Signature (Letter of authorization required if other than property owner) _____ Date _____

SUBMIT THIS APPLICATION TO THE PLANNING AND DEVELOPMENT DEPARTMENT AT CITY HALL, 1701 C STREET, WASHOUGAL, WA (360) 835-8501.

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