

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development

**DATE:** November 18, 2014

**REQUEST:** Approve and sign the final plat for Oberreuter 68<sup>th</sup> Street Infill Short Plat

**CHECK ONE:**                      X   Consent                           CAO

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of Oberreuter Infill Short Plat (PLD2008-00068/FLD2014-00033)

**COMMUNITY OUTREACH:** This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site on February 5, 2009.

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS**

Yes (see attached form)                     No

**ACTION REQUESTED:** It is recommended the Board approve the short plat for the Oberreuter 68<sup>th</sup> Street Infill..

Zoning	Average Minimum lot size	Average Maximum lot size
R1-7.5 (Tier 1 Infill)	7,500 with no lot being less than 6,000	10,500
	Actual minimum lot size	Actual maximum lot size
	6,692 (Average = 7,510)	8,956

**PROJECT START DATE:** December 29, 2008 (preliminary plat application)

**DISTRIBUTION:** Please forward a copy of the approved staff report to Community Development.

  
\_\_\_\_\_  
Marty Snell  
Community Development Director

Approved:   
\_\_\_\_\_  
CLARK COUNTY  
BOARD OF COMMISSIONERS

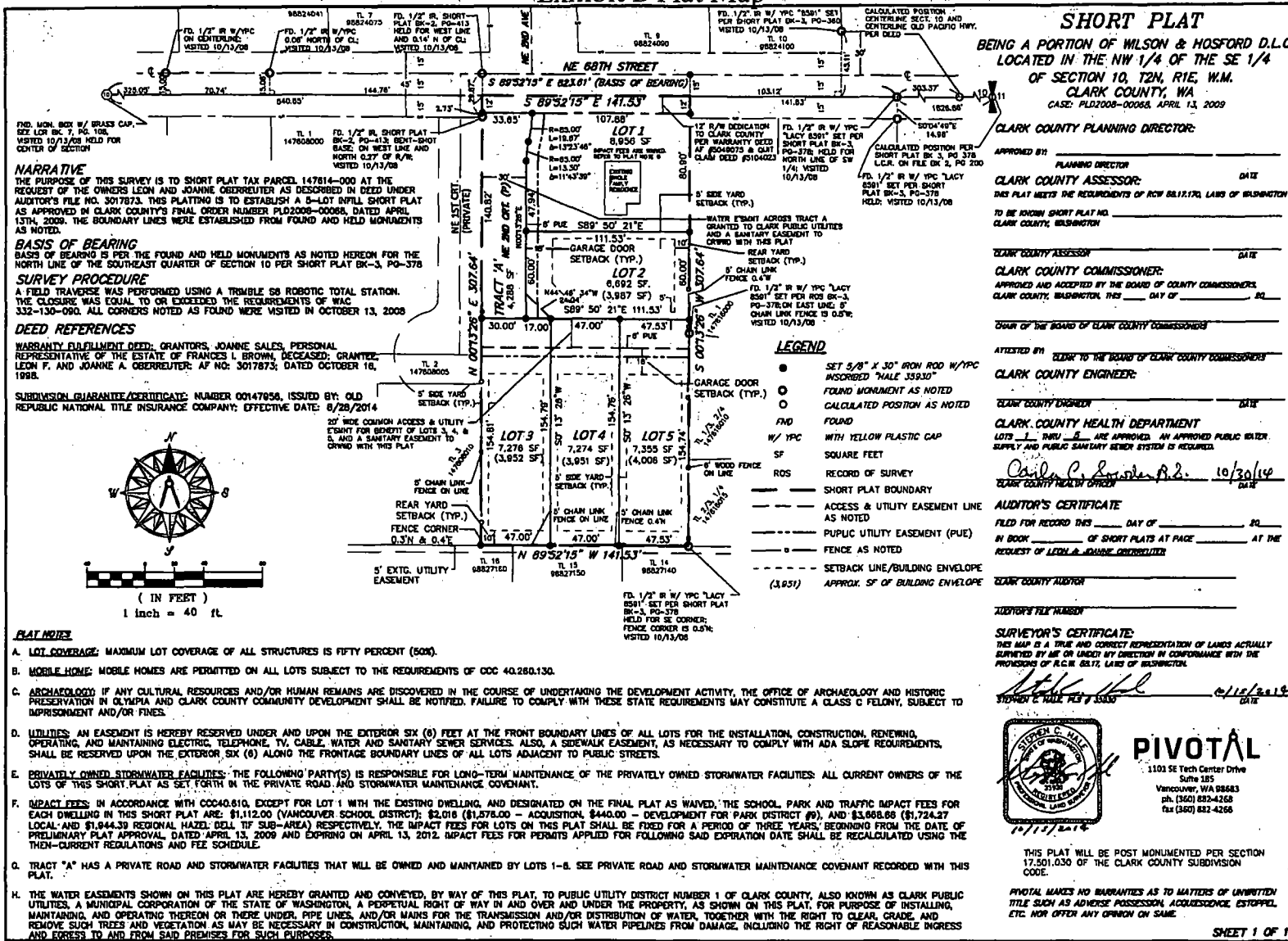
NOV. 18, 2014  
SR 253-14

Attachments: A (Vicinity Map)  
                  B (Subdivision Map)



*my ok 2*

Exhibit B Plat Map



**SHORT PLAT**  
 BEING A PORTION OF WILSON & HOSFORD D.L.C.  
 LOCATED IN THE NW 1/4 OF THE SE 1/4  
 OF SECTION 10, T2N, R1E, W.M.  
 CLARK COUNTY, WA  
 CASE: PLD2008-00068, APRIL 13, 2009

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL 147614-000 AT THE REQUEST OF THE OWNERS LEON AND JOHANNE OBERREUTER AS DESCRIBED IN DEED UNDER AUDITOR'S FILE NO. 3017873. THIS PLATTING IS TO ESTABLISH A 5-LOT R/FPL SHORT PLAT AS APPROVED IN CLARK COUNTY'S FINAL ORDER NUMBER PLD2008-00068, DATED APRIL 13TH, 2009. THE BOUNDARY LINES WERE ESTABLISHED FROM FOUND AND HELD MONUMENTS AS NOTED.

**BASIS OF BEARING**  
 BASIS OF BEARING IS PER THE FOUND AND HELD MONUMENTS AS NOTED HEREON FOR THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10 PER SHORT PLAT BK-3, PG-378

**SURVEY PROCEDURE**  
 A FIELD TRAVERSE WAS PERFORMED USING A TRIMBLE S6 ROBOTIC TOTAL STATION. THE CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN OCTOBER 13, 2008

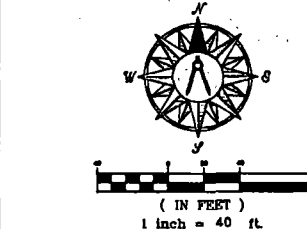
**DEED REFERENCES**  
 WARRANTY FULFILLMENT DEED: GRANTORS, JOHANNE SALES, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCES L. BROWN, DECEASED; GRANTEE, LEON F. AND JOHANNE A. OBERREUTER; AF NO: 3017873; DATED OCTOBER 16, 1998.

SUBDIVISION GUARANTEE/CERTIFICATE: NUMBER 00147656, ISSUED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: 8/28/2014

CLARK COUNTY PLANNING DIRECTOR:  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING DIRECTOR  
 CLARK COUNTY ASSESSOR:  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 85.12.170, LAWS OF WASHINGTON  
 TO BE KNOWN SHORT PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON  
 CLARK COUNTY ASSESSOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CLARK COUNTY COMMISSIONER:  
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 CLARK COUNTY COMMISSIONER: \_\_\_\_\_  
 CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS: \_\_\_\_\_

**LEGEND**

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "HALE 33930"
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION AS NOTED
- FOUND
- W/YPC WITH YELLOW PLASTIC CAP
- SQUARE FEET
- RECORD OF SURVEY
- SHORT PLAT BOUNDARY
- ACCESS & UTILITY EASEMENT LINE AS NOTED
- PUPPIC UTILITY EASEMENT (PUE)
- FENCE AS NOTED
- SETBACK LINE/BUILDING ENVELOPE (APPROX. SF OF BUILDING ENVELOPE)



- PLAT NOTES**
- A. LOT COVERAGE: MAXIMUM LOT COVERAGE OF ALL STRUCTURES IS FIFTY PERCENT (50%).
  - B. MOBILE HOME: MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130.
  - C. ARCHAEOLOGY: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
  - D. UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING, AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) ALONG THE FRONTAGE BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
  - E. PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: ALL CURRENT OWNERS OF THE LOTS OF THIS SHORT PLAT AS SET FORTH IN THE PRIVATE ROAD AND STORMWATER MAINTENANCE COVENANT.
  - F. IMPACT FEES: IN ACCORDANCE WITH CCC40.810, EXCEPT FOR LOT 1 WITH THE EXISTING DWELLING, AND DESIGNATED ON THE FINAL PLAT AS WAIVED, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT ARE: \$1,112.00 (VANCOUVER SCHOOL DISTRICT); \$2,018 (\$1,578.00 - ACQUISITION, \$440.00 - DEVELOPMENT FOR PARK DISTRICT #9), AND \$3,668.66 (\$1,724.27 LOCAL AND \$1,944.39 REGIONAL HAZEL DELL TIF SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE PAID FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED APRIL 13, 2009 AND EXPIRING ON APRIL 13, 2012. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEE SCHEDULE.
  - G. TRACT "A" HAS A PRIVATE ROAD AND STORMWATER FACILITIES THAT WILL BE OWNED AND MAINTAINED BY LOTS 1-5. SEE PRIVATE ROAD AND STORMWATER MAINTENANCE COVENANT RECORDED WITH THIS PLAT.
  - H. THE WATER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THERE UNDER, PIPE LINES, AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRADE, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTION, MAINTAINING, AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE INGRESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.

ATTESTED BY: \_\_\_\_\_ CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS  
 CLARK COUNTY ENGINEER:  
 CLARK COUNTY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CLARK COUNTY HEALTH DEPARTMENT  
 LOTS 1, 2, 3, 4, 5 ARE APPROVED: AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM IS REQUIRED.  
 CLARK COUNTY HEALTH OFFICER: \_\_\_\_\_ 10/30/14  
 CLARK COUNTY HEALTH OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF LEON & JOHANNE OBERREUTER  
 CLARK COUNTY AUDITOR: \_\_\_\_\_  
 AUDITOR'S FILE NUMBER: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROVISIONS OF R.C.W. 85.12, LAWS OF WASHINGTON.

\_\_\_\_\_  
 STEVEN C. HALL, PLS 3500  
 DATE: 10/13/2014

**PIVOTAL**  
 1101 SE Tech Center Drive  
 Suite 185  
 Vancouver, WA 98683  
 ph. (360) 882-4268  
 fax (360) 882-4266

THIS PLAT WILL BE POST MONUMENTED PER SECTION 17.501.030 OF THE CLARK COUNTY SUBDIVISION CODE.

PIVOTAL MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCORDANCE, ESTOPPEL, ETC. NOR OFFER ANY OPINION ON SAME.

SHEET 1 OF 1



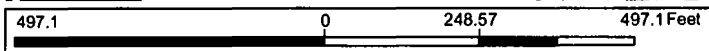
# Attachment A Vicinity Map



- Legend**
- Building Footprints
  - Taxlots
  - County Outline
  - World Street Map

Notes:

1:2,983



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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