



CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works/ Development Engineering

DATE: May 5, 2015

REQUESTED ACTION: Final Plat Consent Agenda for Kumma Infill Short Plat

SR Number:

FOR APPROVAL BY: X BOCC ___ COUNTY MANAGER ___ HEARING

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

Transmitted for acceptance by the Board is the plat - Kumma Infill Short Plat; Zoning R1-6 Zone; Pursuant to CCC Table 40.260.110-2, a minimum average lot area of 4,500 square feet and in accordance with Table 40.220.010.C.2 a maximum of 8,500 square feet is required for all the lots. The proposed lots have an average lot area of 5,814 square feet and the largest lot is 8,173 square feet. Therefore, the plan meets lot size standards. The application vested on March 14, 2007; Pre-application conference was held April 5, 2007; Final order of conditional approval was October 1, 2007.

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COUNCIL POLICY IMPLICATIONS

N/A

PREVIOUS REVIEWS AND ACTIONS

Preliminary Plat Approval PLD2007-00055; Final Plat Approval FLD2011-00019; Engineering Final Acceptance ENG2007-00140; Development Inspection Completion of Construction DIN2009-00060

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, Roads End Neighborhood Association and property owners within 300 feet of the site on July 31, 2007.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within

PW15-031

		existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

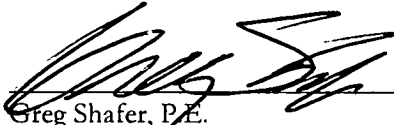
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PUBLIC WORKS APPROVALS:



Greg Shafer, P.E.
Development Engineering Manager



Heath H. Henderson, PE
Public Works Director/County Engineer

Attachments:

- Attachment A: Vicinity Map
- Attachment B: Plat Map (information only, not for recording)

CC: Greg Shafer
Dianna Nutt

APPROVED: 

CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: May 5, 2015

SR #: SR 079-15

COUNTY MANAGER ACTION\RECOMMENDATION

By: Mark McCauley

Date:

SR Number:

REQUESTED ACTION:

The applicant is requesting to short plat approximately .50 acres into 3 single-family residential lots located in the R1-6 zone district using tier 2 infill standards.

COUNTY MANAGER RECOMMENDATION:

Action	Conditions	Referral to council?
<i>Approval\denial</i>	<i>Enter conditions or requests here</i>	<i>Yes\No</i>

Mark McCauley
Acting County Manager

DISTRIBUTION

Public Works Administration – Anita Temme



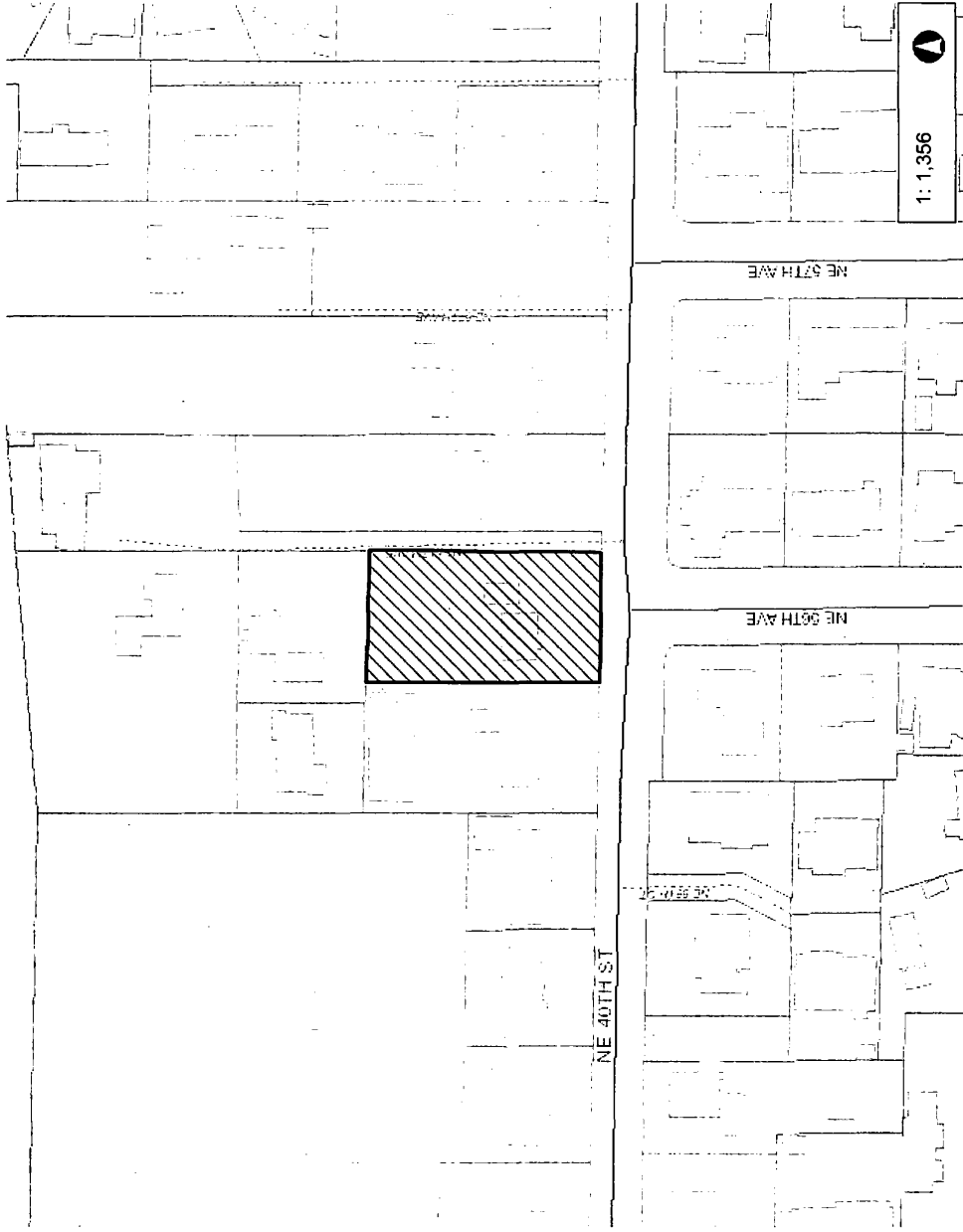
ATTACHMENT A: KUMMA INFILL SHORT PLAT



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



1: 1,356

225.9 Feet

112.97

0

225.9

WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

KUMMA INFILL SHORT PLAT

BEING LOCATED IN THE RICHBYRNE DONATION LAND CLAIM AND BEING A PORTION OF THE SEC 14 OF TOWNSHIP 17 NORTH RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLATSOP COUNTY, WASHINGTON



SHORT PLAT BK 3, PG 22

- NOTES:**
- 1) 12' WIDE PRIVATE BRIDGEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 & 3.
 - 2) 12' WIDE PRIVATE BRIDGEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 1, 7 AND 3.

- LEGEND**
- ⊙ SET 1/2" DIA IRON ROD WITH YPC
 - ⊙ SET BRASS WASHER STAMPED LS-4313
 - ⊙ SET BRASS SCREW WITH 3/4" DIAMETER
 - CALCULATED POSITION
 - YPC YELLOW PLASTIC CAP

LINE	BEARING	HORIZ DIST	CURVE	CHORD	ANG
L1	N47°46'00"E	4.20'		4.20'	0.79°
L2	N1°54'00"E	4.00'		38.5520'	37.45°
L3	N1°54'00"E	3.77'		39.4410'	37.45°
L4	N41°02'00"W	3.77'		39.4410'	23.56°
L5	N80°20'00"W	10.00'		39.4410'	
L6	N80°20'00"W	3.00'			
L7	S1°30'00"W	3.00'			
L8	N85°20'00"W	5.00'			

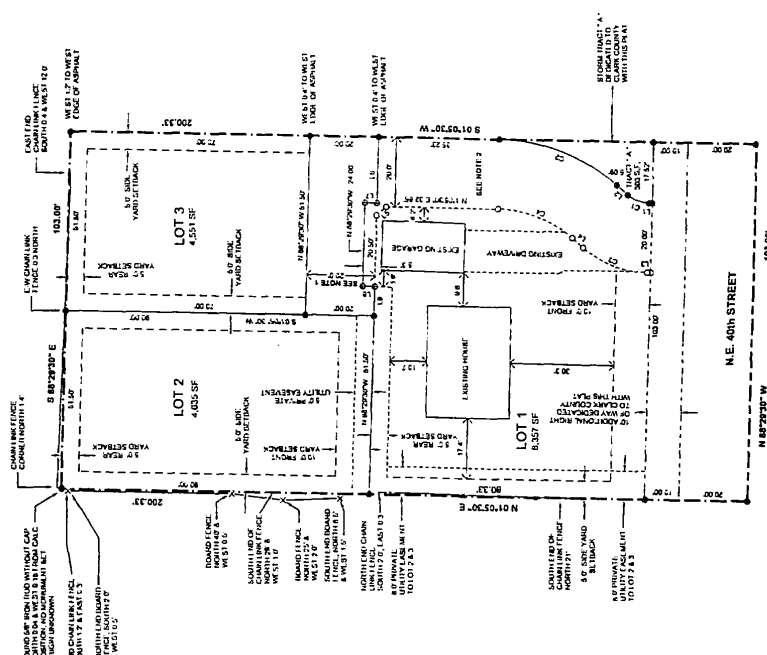
SURVEYOR'S CERTIFICATE

I, R. D. SMITH, LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF LAND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON

REQUESTED DATE: _____ DATE: _____
 PROFESSIONAL LAND SURVEYOR PLAT NO. 42413



R.D. SMITH LAND SURVEYING
 947 E 49th STREET
 LA CENTER, WA, 98529
 (509) 825-1111
 SHEET 2 OF 2



TERRACON