

CLARK COUNTY
STAFF REPORT



DEPARTMENT: Community Development

DATE: February 26, 2015

REQUEST: The applicant is requesting plat alteration approval to reduce a 60-foot wide road and utility easement to a 35-foot wide easement within short plat Book 1 Page 223. The reduction in the easement width will accommodate the construction of a detached garage.

CHECK ONE: X Consent CAO

BACKGROUND

The site is approximately one acre (1.04 acres per the original plat SP 1-223, approximately 0.95 per a subsequent record of survey) and is zoned R1-6. The plat shows a road and utility easement encumbering the north 60 feet of Lots 3 and 4. Since the county requires front setbacks to be measured from road easements, the reduction of the road easement on Lot 3 is requested to allow more space for a proposed garage on Lot 3.

County engineering and land use review staff have determined that a 60 foot wide easement is not needed since any future development of the lots could be served by a 30' wide easement. The existing utilities and driveway are located within the north 35 feet of the easement, and utility companies do not need the added easement width.

To finalize this plat alteration, the applicant is required to record a "Declaration Amending Short Plat" with the County Auditor. As required by RCW 58.217.215, signature of the legislative body is required on this document prior to recording. Deputy Prosecuting Attorney Chris Horne has reviewed, approved, and signed the Declaration for this plat alteration.

COMMUNITY OUTREACH

With the preliminary plat alteration application, notice was mailed to the applicant, property owners within the short plat, property owners with 300 feet of the plat, and the NE Hazel Dell Neighborhood Association and property owners. No comments were received.

BUDGET AND POLICY IMPLICATIONS

None

FISCAL IMPACTS

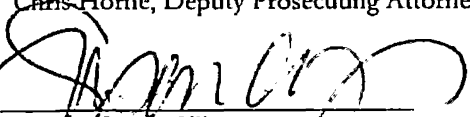
Yes (see attached form) No

ACTION REQUESTED

Sign original Declaration with maps and return to Department of Community Development for recording.

DISTRIBUTION

Chris Horne, Deputy Prosecuting Attorney


Name: Susan Ellinger
Title: Land Use Review Manager

Approved: 

CLARK COUNTY
BOARD OF COUNTY COUNCILORS

MARCH 10, 2015 52041-15

man ok N

Serial #: 144939-010 and 144939-000
Sec-T-R: Sec. 2, T2N, R 1 E
Project: Bryson Plat Alt SP 1-223

CD 15-12

DECLARATION AMENDING PLAT BOOK 1 PAGE 223

We, Gary and Victoria Bryson and Alan and Laurie Harsh, the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), pursuant to RCW 58.17.215 and CCC 40.540, which, under specific circumstances, allows Clark County to approve alterations to recorded plats, file this declaration to accomplish that end.

RECITALS:

Whereas, Gary and Victoria Bryson and Alan and Laurie Harsh are the owners of Lots 3 and 1, part of a plat recorded under Auditor's number 7801180105 Book 1, Page 223, the Site, which legal description is set forth by a copy of the previously recorded plat in Exhibit A attached hereto; and

Whereas, the owners have sought to amend the recorded plat by reducing the 60 foot wide access and utility easement on Lot 3 to 35 feet; and

Whereas, the owners have previously received the plat alteration approval with conditions of Clark County in that planning application numbered PLD2014-00015; and

Whereas, this document is required to satisfy the conditions of approval, RCW 58.17.215 and CCC 40.540; now, therefore,

1. The undersigned owners declare that they are the sole and exclusive owners of the real property, described in Exhibit A, that is affected by the plat alteration. The plat is recorded in Book 1 at Page 223 records of Clark County, Washington.
2. Pursuant to the plat alteration, Clark County has authorized that the easement on Lot 3 be reduced to 35 feet.
3. A revised drawing of the approved alteration is attached hereto and incorporated herein as Exhibit B.
4. The final plat is only amended as set forth above and in all other aspects are unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

Dated this 10th day of March, 2015.

Approved as to form:

By 

Christopher Home
Deputy Prosecuting Attorney

County Commissioners

Approved and accepted by the Board of County Commissioners, Clark County,
Washington, this 10th day of March, 2015.



Chair of the Board of County Commissioners

Attested by: 

Clerk to the Board of Clark County Commissioners

Alan Harsh

Laurie Harsh

Alan and Laurie Harsh

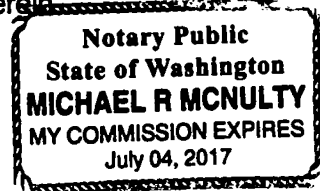
STATE OF WASHINGTON)
:ss
COUNTY OF CLARK)

On this day personally appeared before me Alan & Laurie Harsh, known to me to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF February, ~~2012~~ ²⁰¹⁵

Michael R McNulty

Notary Public in and for the State of Washington, residing at Battle Ground, therein.
My commission expires: July 04, 2017



Gary

Victoria Bryson

Gary and Victoria Bryson

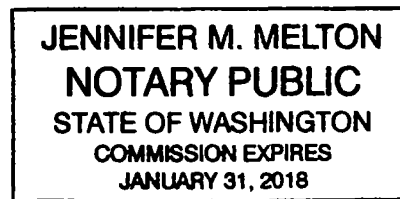
STATE OF WASHINGTON)
:ss
COUNTY OF CLARK)

On this day personally appeared before me Gary & Victoria Bryson, known to me to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF February, ~~2012~~ ²⁰¹⁵

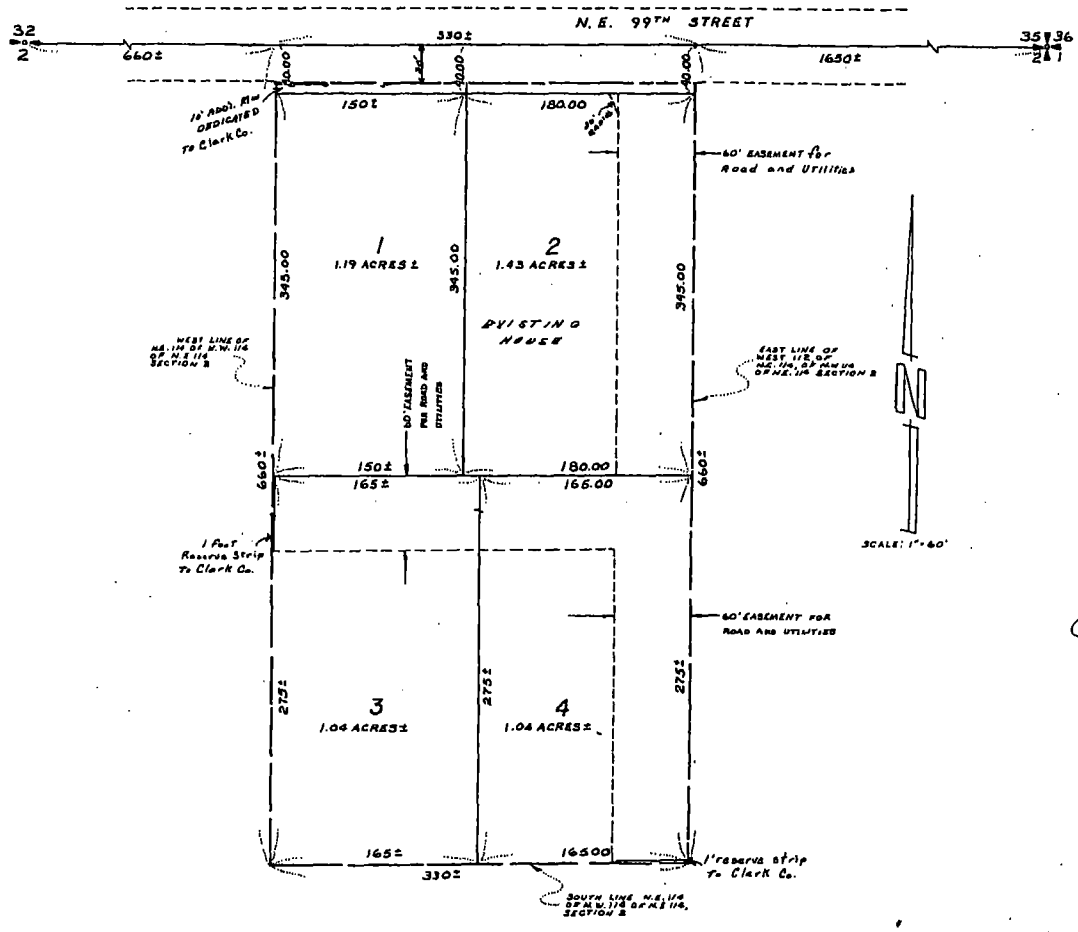
Jennifer M Melton

Notary Public in and for the State of Washington, residing at Vancouver, therein.
My commission expires: January 31, 2018



1-223

SHORT PLAT 223



PORTION N.W. 1/4 of N.E. 1/4; SEC. 2, TWP. 24 N, RGE. 16 E, W.M.
 Assessor's Parcel No.(s) of original tract Tax Lot 29
 Serial No. 44419, Short Plat File 22-1-23

SOUTHWEST WASHINGTON HEALTH DISTRICT
 This short plat is approved in general only.
 An approved public water supply is required.
 An approved public sewerage system is required.
 Individual, on site sewage disposal. Individual approvals to be based on regulations and evaluation at time of permit application.

Charles A. Hamilton, R.S. 11/1/22
 DISTRICT HEALTH OFFICER DATE

COUNTY ENGINEER
 Approved:
Patrick S. O'Neill 1/16/22
 COUNTY ENGINEER DATE

ASSESSOR
 This plat meets the requirements of R.C.W. 59.18.010
 Laws of Washington, to be known as Short Plat No. _____
 In the County of Clark, State of Washington.
John P. Campbell (2018) 1-16-22
 COUNTY ASSESSOR DATE

AUDITOR
 Filed for record this 18th day of Jan, 19 22
 In Book 1 of Short Plats at page 223 at the
 request of Ronald Hancock
 Auditor's Receiving No. 7801180105
Janet M. Fair *Ron Doty*
 DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 59.17 Laws of Washington.

N/A
 SURVEYOR Date

SPECIAL CONDITIONS OF SHORT PLAT APPROVAL
 1. Meeting the requirements of Fire District #6.
 2. If each easement is to be paved a drainage plan shall be submitted and approved before construction.
 3. Each lot shall be a minimum of 12,000 square feet.
 4. Property shall have a minimum of 20' street frontage.
 5. EASEMENT TO BE INSTALLED

MAINTENANCE OF PRIVATE ROADS
 The maintenance of private roads shall be the responsibility of the abutting land owners, and no such road shall be maintained by the County until improved to County standards and accepted.

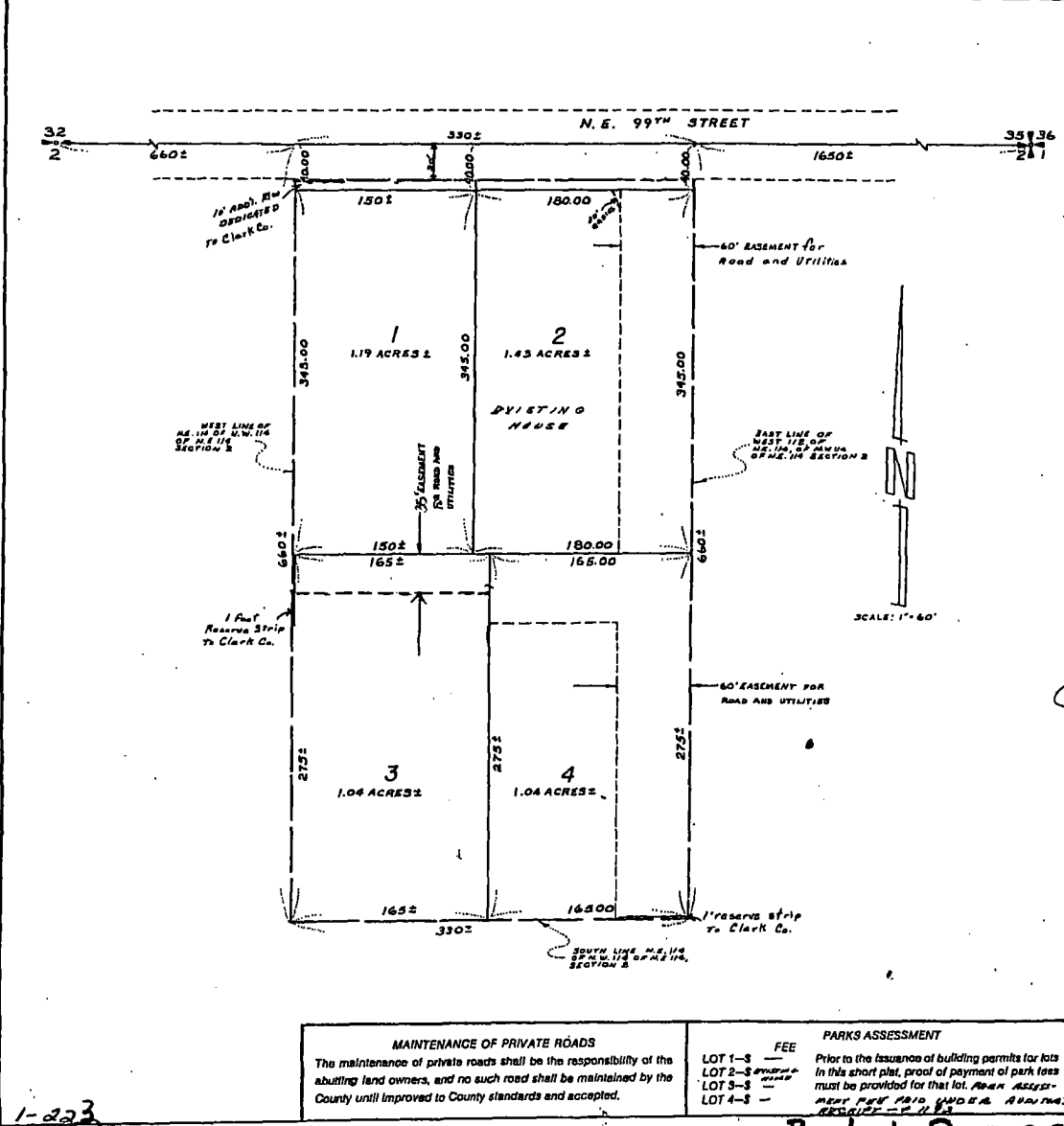
PARKS ASSESSMENT
 LOT 1-S FEE
 LOT 2-S FEE
 LOT 3-S FEE
 LOT 4-S FEE
 Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for that lot. PARK ASSESSMENT FEE PAID UNDER ASSessor'S RECEIPT - 1/16/22

1-223

Exhibit "A"

1-223

SHORT PLAT 223



PORTION N.W. 1/4 of N.E. 1/4; SEC. 3, TWP. 33 N. RGE. 1 E. W.M.
 Assessor's Parcel No.(s) of original tract, Tax Lot 223
 Serial No. 1247312 Short Plat File 22-1-223

SOUTHWEST WASHINGTON HEALTH DISTRICT
 This short plat is approved in general only.
 An approved public water supply is required.
 An approved public sewerage system is required.
 Individual, on site sewage disposal. Individual approvals to be based on regulations and evaluation at time of permit application.
Charles A. Fennell, R.S. 11/1/78
 DISTRICT HEALTH OFFICER DATE

COUNTY ENGINEER
 Approved:
Philip S. O'Neill 1/16/78
 COUNTY ENGINEER DATE

ASSESSOR
 This plat meets the requirements of R.C.W. 58.18.010
 Laws of Washington, to be known as Short Plat No. _____
 In the County of Clark, State of Washington.
Robert P. Campbell (M.D.) 1-16-78
 COUNTY ASSESSOR DATE

AUDITOR
 Filed for record this 18th day of Jan, 1978
 In Book 1 of Short Plats at page 223 at the
 request of Arnold Hancock
 Auditor's Receipting No. 7801180105
Janet M. Fair Don Deitzauer
 DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 Laws of Washington.
 N/A
 SURVEYOR Date

SPECIAL CONDITIONS OF SHORT PLAT APPROVAL
 Meeting the requirements of Fire District #6
 A fire department is to be provided a driveway plan shall be submitted and approved before construction.
 (1) EACH LOT SHALL BE A MINIMUM OF THREE SQUARE FEET.
 (2) DRIVEWAY SHALL BE AT LEAST 10 FEET WIDE.
 (3) FIRE DEPARTMENT SHALL BE INSURED.

MAINTENANCE OF PRIVATE ROADS
 The maintenance of private roads shall be the responsibility of the abutting land owners, and no such road shall be maintained by the County until improved to County standards and accepted.

PARKS ASSESSMENT
 Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for that lot. PARK ASSESSMENT FEE PAID UNDER ASSUMES RECEIPT - P. 113

LOT 1-3	FEE
LOT 2-3	
LOT 3-3	
LOT 4-3	

1-223

Exhibit "B"