

CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Community Development

DATE: FINAL PLAT CONSENT AGENDA - July 21, 2015

REQUEST: Acceptance of Plat for Recording – FLD2015-00018 Bonafide 17 Short Plat

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of:

Bonafide 17 Short Plat

FLD2015-00018; PLD2014-00028

Zoning: R-5; **Lot Size:** The minimum lot area of 5 acres. **Actual Lot Size:** Parcels range in size from 5 acres to 7.74 acres. **Exceptions:** None; **Project Start:** The application vested on December 30, 2014, Pre-application conference was held September 4, 2014, Final order of conditional approval was April 7, 2015.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the February 11, 2015, and property owners located within 500 feet of the site on February 11, 2015.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Councilors accept the plat of for recording.

Attachment A: Vicinity Map

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

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

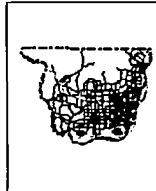

Marty Snell
Community Development Director

Approved: 
CLARK COUNTY
COUNCILORS

July 21, 2015
SR 146-15

mgr
ok
N

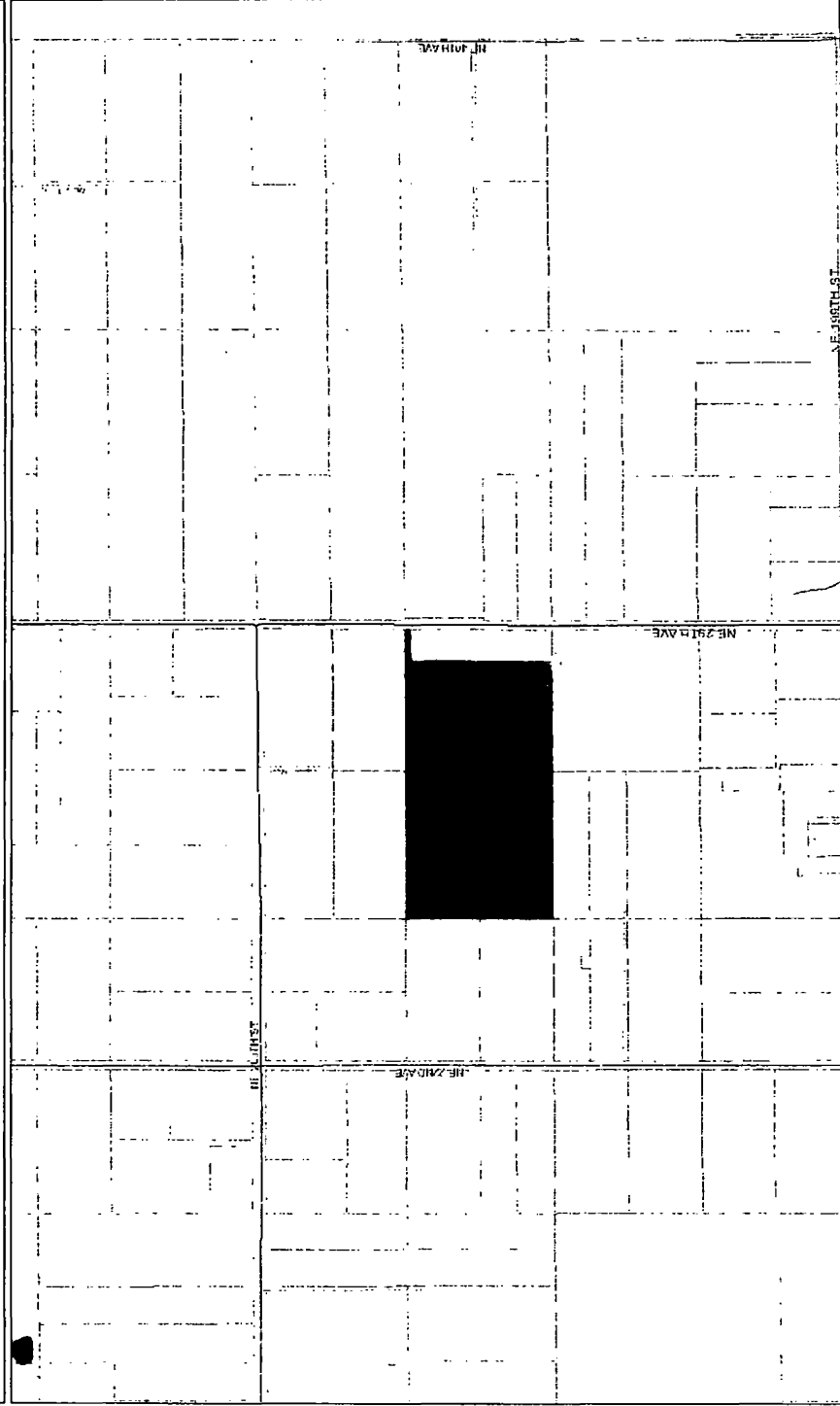




- Legend**
- [] Building Footprints
 - [] Taxlots
 - [] Cities Boundaries
 - [] Urban Growth Boundaries

Notes:

Vicinity Map



1:5,284

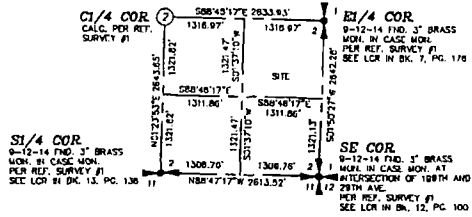
0.2 Miles

0 0.05

0.2
WGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov/>

This map was generated by Clark County's "MapOnline" website. Clark County does not warrant the accuracy of the information shown on this map, and shall not be held liable for losses caused by using this information. THIS MAP IS NOT TO BE USED FOR NAVIGATION

SE1/4 OF SECTION 2
TOWNSHIP 3 NORTH, RANGE 1 EAST, W.M., CLARK COUNTY, WASHINGTON.
PER REF. SURVEY #1 (NOT TO SCALE)



BASES OF BEARING: M AND M ACRES SHORT PLAT
FILED IN VOLUME 3 OF SHORT PLAT, PAGE 902.
RECORDS OF CLARK COUNTY, WASHINGTON.
(SEE COR. TO E1/4 COR. SEC. 2)

METHOD OF SURVEY
FIELD TRAVERSE USING A TOPCON GTS-225 (900010) TOTAL STATION.
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH
IN WAC 332-130-090.

BONAFIDE 17 SHORT PLAT
PART OF THE NE1/4 SE1/4
SECTION 2
TOWNSHIP 3 NORTH, RANGE 1 EAST, W.M.
CLARK COUNTY, WASHINGTON

CLARK COUNTY HEALTH DEPARTMENT:
THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-USES MUST
COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF
IMPLEMENTATION AND/OR PERMIT APPLICATION.

- 1. APPROVED MUNICIPAL PUBLIC WATER SYSTEM IS REQUIRED.
- 2. AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- 3. LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WAKEP SYSTEMS,
SUBJECT TO HEALTH DEPARTMENT APPROVAL.
- 4. APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.
- 5. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE
TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

Chris P. Snowden, R.C.S. 7/9/15
COUNTY HEALTH OFFICER DATE

PUBLIC WORKS:
APPROVED:
Heidi B. Orr 7/10/15
CLARK COUNTY DIRECTOR DATE

ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170. LAND OF
WASHINGTON, 01 BE KNOWN AS SHORT PLAT NO. _____ IN
THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

COUNTY COUNCILORS:
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS,
CLARK COUNTY, WASHINGTON, THIS ____ DAY OF _____ 20__.

CHAIR OF THE BOARD OF COUNTY COUNCILORS _____ DATE _____
ATTESTED BY: _____
CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

COMMUNITY DEVELOPMENT:
APPROVED:
M. J. Foss 7/9/15
PLANNING DIRECTOR DATE

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT
____ M. IN BOOK ____ OF SHORT PLATS AT PAGE ____
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
DEPUTY COUNTY AUDITOR _____

PLAT NOTES:

- 1) **ARCHAEOLOGICAL:** IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAELOGY AND HISTORIC PRESERVATION IN CLATSOP 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.
- 2) **SEWER:** UTILITIES: THE APPROVED: INDIAL RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
- 3) **UTILITIES:** AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, 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 KICKED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- 4) **DRIVEWAYS:** ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.250.
- 5) **STORMWATER:** THE OWNERS OF EACH OF THE LOTS ARE RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THESE DRAINAGE SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE SYSTEM IS LOCATED.
- 6) THERE IS A EXISTING STRUCTURE ON LOT 2 WHICH IS IDENTIFIED AS A BARN. PERMITS WILL BE REQUIRED TO CONVERT THIS STRUCTURE TO A SHOP OR OTHER RESIDENTIAL ACCESSORY USE.
- 7) SETBACKS FOR RESIDENTIAL STRUCTURES ON EACH LOT ARE: 50 FEET IN FRONT, 30 FEET FOR INTERIOR AND SIDE, IN THE REAR.
- 8) LOT 1 WILL BE SERVED WITH PUBLIC WATER AND LOTS 2 AND 3 WILL HAVE INDIVIDUAL WELLS.
- 9) NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE THE DEVELOPMENT ENVELOPE SHOWN ON THE FACE OF THIS PLAT UNLESS THE ACTIVITIES WERE EXEMPT FROM, OR APPROVED UNDER, THE CLARK COUNTY WETLAND PROTECTION ORDINANCE (CCC 40.450).

ADDRESSES

- LOT 1 _____
- LOT 2 _____
- LOT 3 _____



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF TONY MEE.
IN APRIL 2015
Kevin D. Bluhm
K.D. BLUHM - LICENSE NO 79219

REFERENCE SURVEYS
1) M AND M ACRES SHORT PLAT FILED IN VOL. 3 OF SP, 902, BY LS 37533
2) RECORD OF SURVEY FILED IN VOL. 54, PG. 84, BY LS 22889
ORIGINAL PARCEL DESCRIPTION
STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 5048186,
RECORDS OF CLARK COUNTY, WASHINGTON.
ALSO SEE EASEMENT FILED UNDER APN. 7802190130, ACCESS EASEMENT FILED
UNDER APN. 4227582, AND EASEMENT FILED UNDER APN. 363632, ALL
RECORDS OF CLARK COUNTY, WASHINGTON.

Bluhm & Associates
1055 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE (360) 748-1551
FAX (360) 748-0282
E-MAIL: kbluhm@bluhmassociates.com

Land Surveyors, Inc.
DRAWN BY: JOHN FOSS DATE: JUNE 18, 2015 JOB# 14-223
CHECKED BY: KEVIN BLUHM SCALE: 1" = 100' FILE# 1816 SHEET 1 OF 2

