

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Public Works/ Division
DATE: July 21, 2015
REQUESTED ACTION: Acceptance of Plat for Recording – Bethje Short Plat
SR Number:
FOR APPROVAL BY: 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 of Bethje Short Plat
FLD2009-00012 PLD2008-00073

Zoning:R-10; **Lot Size:** The minimum lot area is 10 acres and minimum lot width is 330 feet with no minimum lot depth requirement. **Actual Lot Size:** Parcels range in size from 9.73 and 10.03 acres. Provisions of CCC 40.200.040(C)(2) allows one lot of a land division to be in compliance if it is within ten percent (10%) of the required lot area for the zone. One parcel may be as small as 9.0 acres. **Exceptions:** None; **Project Start:** The application vested on October 16, 2008, Pre-application conference was held November 6, 2008; Final order of conditional approval was March 31, 2009.

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COUNCIL POLICY IMPLICATIONS

N/A

PREVIOUS REVIEWS AND ACTIONS

Preliminary Plat Approval PLD2008-00073; Final Plat Approval FLD2009-00012; Geological Hazard Study GEO2008-00024; Habitat Approval HAB2008-00127; Wetland Approval WET2009-00001; SEPA Determination SEP2008-00115

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Neighborhood Advisory Council of Clark County and property owners within 500 feet of the site on January 26, 2009.

*mg
dlg
N*

PW15-061



BUDGET IMPLICATIONS

| YES | NO | |
|-----|----|--|
| X | | Action falls within existing budget capacity. If the action is for a contract, a fiscal impacts page is still required even if there is existing budget capacity. |
| | X | Action falls within existing budget capacity but requires a change of purpose within 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. |

DISTRIBUTION OF BOARD STAFF REPORTS:

Distribution of staff reports is made via the Grid. <http://www.clark.wa.gov/thegrid/>
Copies are available by close of business on the Thursday after council deliberations.

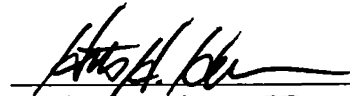
DISTRIBUTION OF COUNTY MANAGER STAFF REPORTS:

Public Works Administration – Anita Temme

PUBLIC WORKS APPROVALS:



Greg Shafer, P.E.
Development Engineering Manager

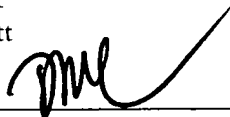


Heath H. Henderson, PE
Public Works Director/County Engineer

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

APPROVED: _____
MARK MCCAULEY
ACTING COUNTY MANAGER

DATE: July 21, 2015
SR #: SR 149-15

PW 15-061

COUNTY MANAGER ACTION\RECOMMENDATION

By: Mark McCauley

Date:

SR Number:

REQUESTED ACTION:

The applicant is requesting to short plat 20 acres into two ten acre lots utilizing the Development Standards of the R-10 Zone.

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

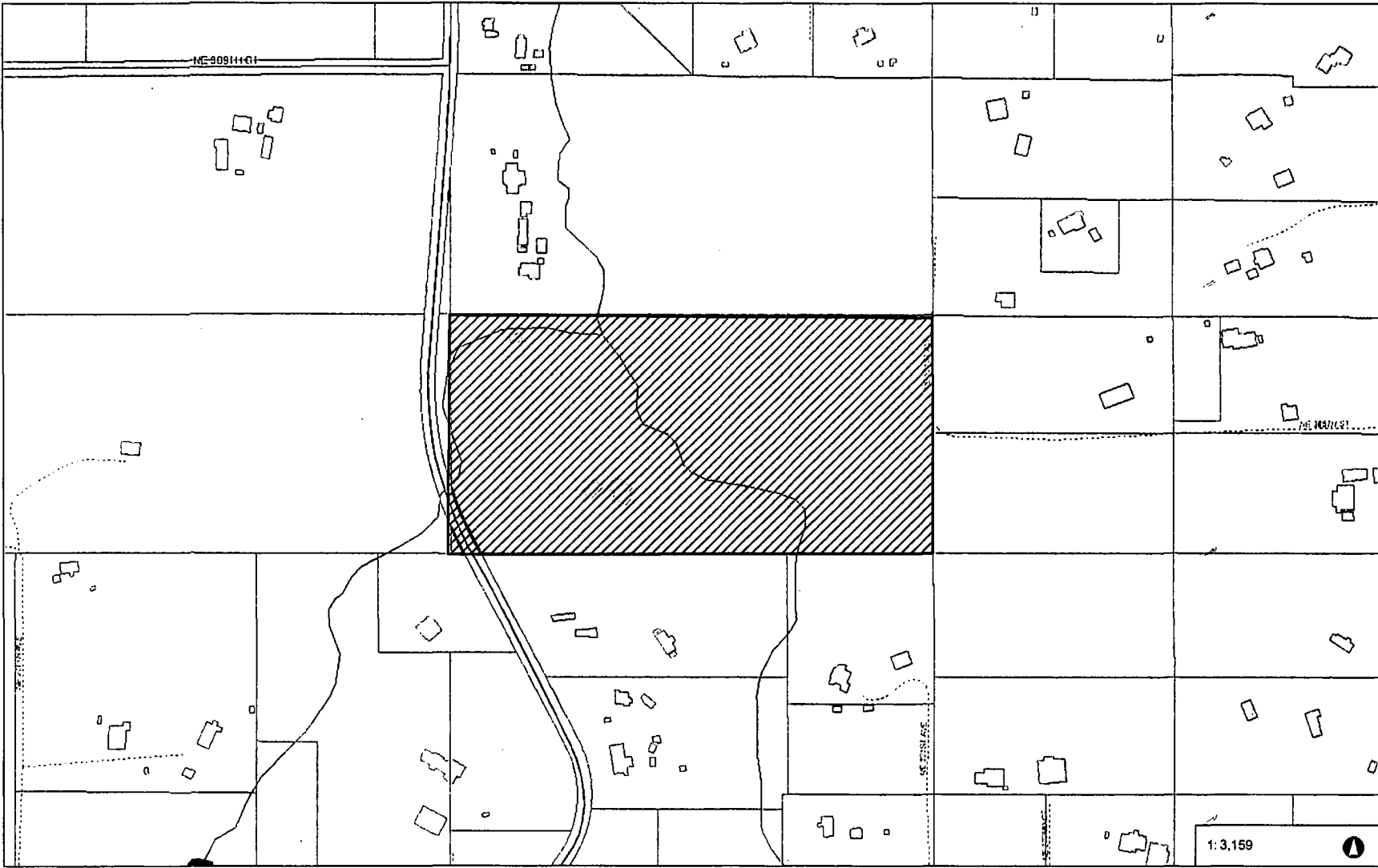
DISTRIBUTION

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PW15-061



ATTACHMENT A: BETHJE SHORT PLAT



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

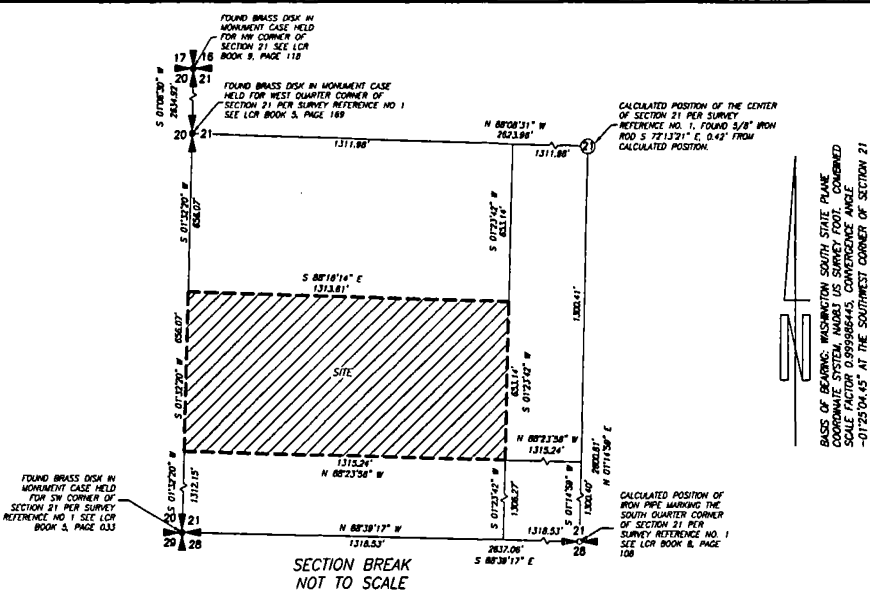
Notes:

0 0.05 0.1 Miles

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.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA., 98661
(360) 694-3313



SHORT PLAT

IN A PORTION OF THE NW 1/4,
OF THE SW 1/4 OF SECTION 21
T. 5 N., R. 3 E., W.M., CLARK COUNTY, WASHINGTON
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 158
SERIAL NO. 276513000 SHORT PLAT FILE NO. PLD2008-00073
JOB NO. 08-434 DATE 05-18-15

SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR: _____

APPROVED BY: _____ DATE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1981, TO BE KNOWN AS _____ CLARK COUNTY, WASHINGTON.
PLAT NO. _____

CLARK COUNTY ASSESSOR _____ DATE _____

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

STAFF OF THE BOARD OF CLARK COUNTY COUNCILORS _____

ATTESTED BY: _____

CLARK COUNTY ENGINEER: _____

CLARK COUNTY ENGINEER _____ DATE _____

CLARK COUNTY HEALTH DEPARTMENT:

- LOTS 1 THRU 2 ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 - LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 - AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
 - LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF SHORT PLATS, AT PAGE _____
AT THE REQUEST OF _____
FILE NUMBER _____

CLARK 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.

KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
PLS # 38480 DATE _____



NOTES

- 1) ACCESSORY BUILDINGS USED FOR AGRICULTURAL PURPOSES SHALL MAINTAIN A 50-FOOT SETBACK FROM SIDE PROPERTY LINES
- 2) IF ANY DEVELOPMENT ACTIVITY OR GROUND DISTURBANCE OCCURS OUTSIDE OF THE BUILDING ENVELOPES REPRESENTED ON THE FINAL PLAT, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SURVEY WILL BE REQUIRED FOR THE AREA IMPACTED.
- 3) NO DEVELOPMENT REGULATED UNDER CLARK COUNTY CODE CHAPTER 40.450 SHALL OCCUR OUTSIDE OF THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THIS PLAT WITHOUT PRIOR APPROVAL FROM CLARK COUNTY.
- 4) WSDOT WILL NOT BE RESPONSIBLE FOR ANY TRAFFIC NOISE MITIGATION MEASURES THAT MAY BE NECESSARY DUE TO THE CLOSE PROXIMITY OF THIS SHORT PLAT TO THE STATE HIGHWAY SYSTEM.
- 5) DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 12 FEET OF CLEAR, UNOBSTRUCTED DRIVING SURFACE. DRIVEWAYS LONGER THAN 300 FEET SHALL BE CONSTRUCTED WITH AN APPROVED TURNAROUND AT THE TERMINUS AND APPROVED TURNOUTS SUCH THAT A MAXIMUM DISTANCE BETWEEN TURNOUTS AND TURNAROUNDS DOES NOT EXCEED 500 FEET. (SEE STANDARD DETAIL'S MANUAL DRAWING #33).
- 6) CONSTRUCTION ACTIVITY ON LOT 1 REQUIRES AN ENGINEER, WHO IS PROFICIENT IN ENGINEERING, IDENTIFY THE LOCATIONS OF GEOHAZARD AREAS DEFINED BY CODE AND IDENTIFY WHERE THE ASSOCIATED REQUIRED DEVELOPMENT SETBACKS ARE LOCATED. ALL DEVELOPMENT ACTIVITIES IN OR ADJACENT (WITHIN 100 FEET) TO GEOLOGIC HAZARD AREAS SHALL COMPLY WITH THE PROVISIONS OF CCC 40.430. A DETAILED GEOTECHNICAL ENGINEERING REPORT SHALL BE REVIEWED AND APPROVED BY THE COUNTY IF DEVELOPMENT ACTIVITIES ARE IN OR WITHIN 100 FEET OF A GEOHAZARD AREA.
- 7) 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.
- 8) THE APPROVED, INITIAL, 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.
- 9) 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.
- 10) IN ACCORDANCE WITH CCC 40.610, EXCEPT FOR LOT 1 DESIGNATED ON THIS PLAT AS WAIVED, THE SCHOOL IMPACT FEES FOR EACH LOT IN THIS SHORT PLAT ARE: \$8,290.00 (BATTLE GROUND SCHOOL DISTRICT) AND \$858.58 (RURAL 2 7/8\"/>

DEED REFERENCE:
GRANTOR: TERRY L. BETHJE AND DEBORAH G. BETHJE
GRANTEE: KEVIN L. BETHJE
AF NO. 9412090112

SURVEY REFERENCES:
1) OLSON SURVEY BOOK 9, PAGE 108
2) HAGEDORN SURVEY BOOK 9, PAGE 4
3) MINISTER SURVEY BOOK 30, PAGE 45

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-27-08.

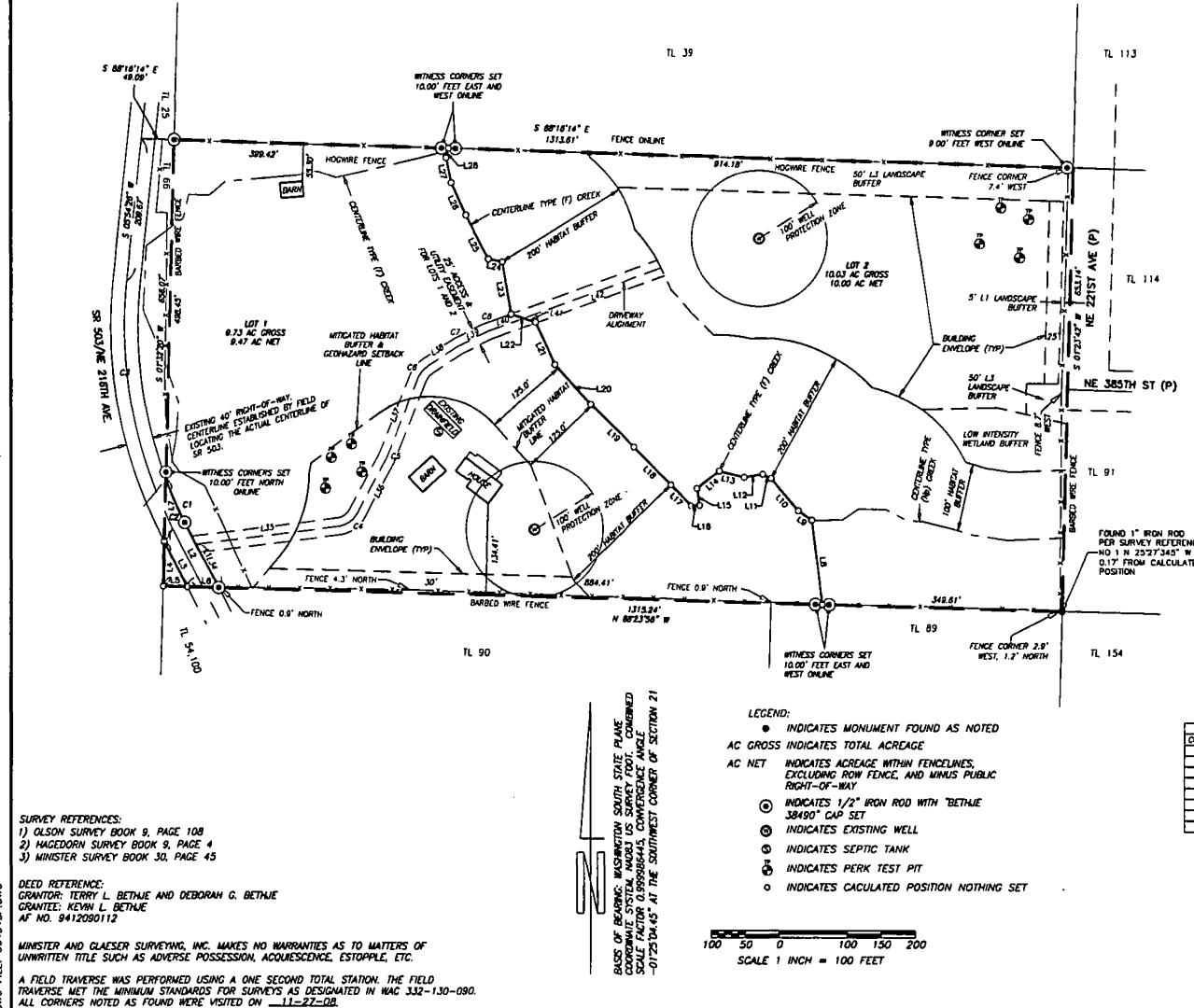
DWG FILE: 06434SP.DWG

ATTACHMENT B: BETHJE SHORT PLAT SHEET 2 OF 2

SHORT PLAT

IN A PORTION OF THE NW 1/4,
OF THE SW 1/4 OF SECTION 21
T. 5 N., R. 3 E., W.M., CLARK COUNTY, WASHINGTON
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 156
SERIAL NO. 276513000 SHORT PLAT FILE NO. PD2008-00073
JOB NUMBER 06-434 DATE 05-18-15

SHEET 2 OF 2



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 28°57'30" E | 107.42' |
| L2 | S 28°57'30" E | 98.54' |
| L3 | S 28°57'30" E | 74.70' |
| L4 | S 01°32'20" W | 65.69' |
| L5 | S 88°23'58" E | 35.88' |
| L6 | S 88°23'58" E | 45.84' |
| L7 | S 01°32'20" W | 81.83' |
| L8 | S 06°53'31" E | 124.80' |
| L9 | S 55°23'43" W | 24.20' |
| L10 | N 40°07'20" W | 82.06' |
| L11 | N 81°29'50" W | 14.00' |
| L12 | S 80°14'53" W | 27.65' |
| L13 | N 75°35'07" W | 37.88' |
| L14 | S 81°51'45" W | 42.20' |
| L15 | S 09°21'41" E | 25.00' |
| L16 | S 87°25'58" W | 13.78' |
| L17 | N 44°33'40" W | 42.73' |
| L18 | N 43°45'41" W | 77.08' |
| L19 | N 45°13'42" W | 80.15' |
| L20 | N 41°49'58" W | 78.70' |
| L21 | N 24°36'01" W | 60.70' |
| L22 | N 71°14'59" W | 36.63' |
| L23 | N 09°49'33" W | 77.68' |
| L24 | N 78°49'27" W | 20.81' |
| L25 | N 28°51'47" W | 72.52' |
| L26 | N 24°44'48" W | 52.25' |
| L27 | N 11°20'44" W | 37.77' |
| L28 | N 13°46'32" E | 14.20' |

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L34 | 71.80 | S 28°27'30" E |
| L35 | 208.78 | N 82°11'49" E |
| L36 | 97.72 | N 22°46'28" E |
| L37 | 121.81 | N 21°22'52" E |
| L38 | 47.42 | N 28°22'30" E |
| L39 | 41.35 | N 83°40'18" E |
| L40 | 31.80 | N 88°40'20" E |
| L41 | 17.39 | S 71°14'38" E |
| L42 | 213.24 | N 89°40'09" E |

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-------|--------|--------|-----------|--------|---------------|
| C1 | 70.07 | 653.00 | 8°52'11" | 70.04 | S 28°12'18" E |
| C2 | 27.01 | 653.00 | 2°21'55" | 27.01 | S 25°48'37" E |
| C3 | 348.71 | 653.00 | 30°40'11" | 344.80 | S 09°20'28" E |
| C4 | 33.75 | 35.00 | 89°13'29" | 32.48 | N 82°14'28" E |
| C5 | 4.35 | 40.00 | 8°12'44" | 4.35 | N 87°02'18" E |
| C6 | 24.43 | 40.00 | 34°58'48" | 24.05 | S 38°32'28" W |
| C7 | 8.71 | 70.00 | 7°02'48" | 8.71 | S 87°58'24" W |
| C8 | 7.53 | 70.00 | 6°08'21" | 7.53 | S 86°53'14" W |

SURVEY REFERENCES:
1) OLSON SURVEY BOOK 9, PAGE 108
2) HAGEDORN SURVEY BOOK 9, PAGE 4
3) WINSTER SURVEY BOOK 30, PAGE 45

DEED REFERENCE:
GRANTOR: TERRY L. BETHJE AND DEBORAH G. BETHJE
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BASED ON BEARING: WASHINGTON SOUTH STATE PLANE
SCALE: PLAT 30' PER INCH TO SURVEYOR'S SCALE
SCALE: PLAT 30' PER INCH TO SURVEYOR'S SCALE
-01725244.65' AT THE SOUTHWEST CORNER OF SECTION 21

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - AC GROSS INDICATES TOTAL ACREAGE
 - AC NET INDICATES ACREAGE WITHIN FENCE LINES, EXCLUDING ROW FENCE, AND MINUS PUBLIC RIGHT-OF-WAY
 - ⊙ INDICATES 1/2" IRON ROD WITH "BETHJE 38490" CAP SET
 - ⊕ INDICATES EXISTING WELL
 - ⊗ INDICATES SEPTIC TANK
 - ⊙ INDICATES PERK TEST PIT
 - INDICATES CALCULATED POSITION NOTHING SET

