

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/ Development Engineering

**DATE:** July 28, 2015

**REQUESTED ACTION:** Final Plat Consent Agenda for Koles Landing PUD Phase 2

  X   BOCC         COUNTY MANAGER         HEARING

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## **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 Koles Landing PUD Phase 2  
FLD2008-00003 PLD2006-00038

**Zoning:** R1-6 Single Family Residential in a Planned Unit Development (PUD) **Lot Size:** The minimum and maximum average lot area standards are 6,000 and 8,500 square feet, respectively. Residential Density for PUDs, minimum 5.1 and maximum 7.26 dwelling units per acre. The development was approved to occur in two phases, Total of 20.75 acres into 105 lots and 8.89 acre open space/park/stormwater tract as a PUD. Post Decision (PST2011-00024) changed the development to three phases. **Actual Lot Size:** Parcels range in size from 2,720 and 5,269 square feet. **Exceptions:** None; **Project Start:** The application vested on October 28, 2006, the day the fully complete application was submitted. Pre-application conference was held November 22, 2005. Final order of conditional approval was August 30, 2006.

## **COUNCIL POLICY IMPLICATIONS**

N/A

## **ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

## **COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Green Meadows Neighborhood Association and property owners located within 300 feet of the site on April 28, 2006. One sign was posted on the site and two others within the vicinity on June 14, 2006. Notice of the likely SEPA Determination and public hearing was published in the Columbian newspaper on April 24, 2006.

*MJC*  
N

PW15-063



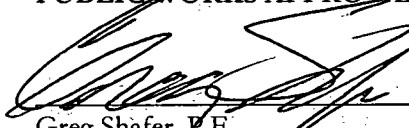
**BUDGET IMPLICATIONS**


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

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

**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: July 28, 2015

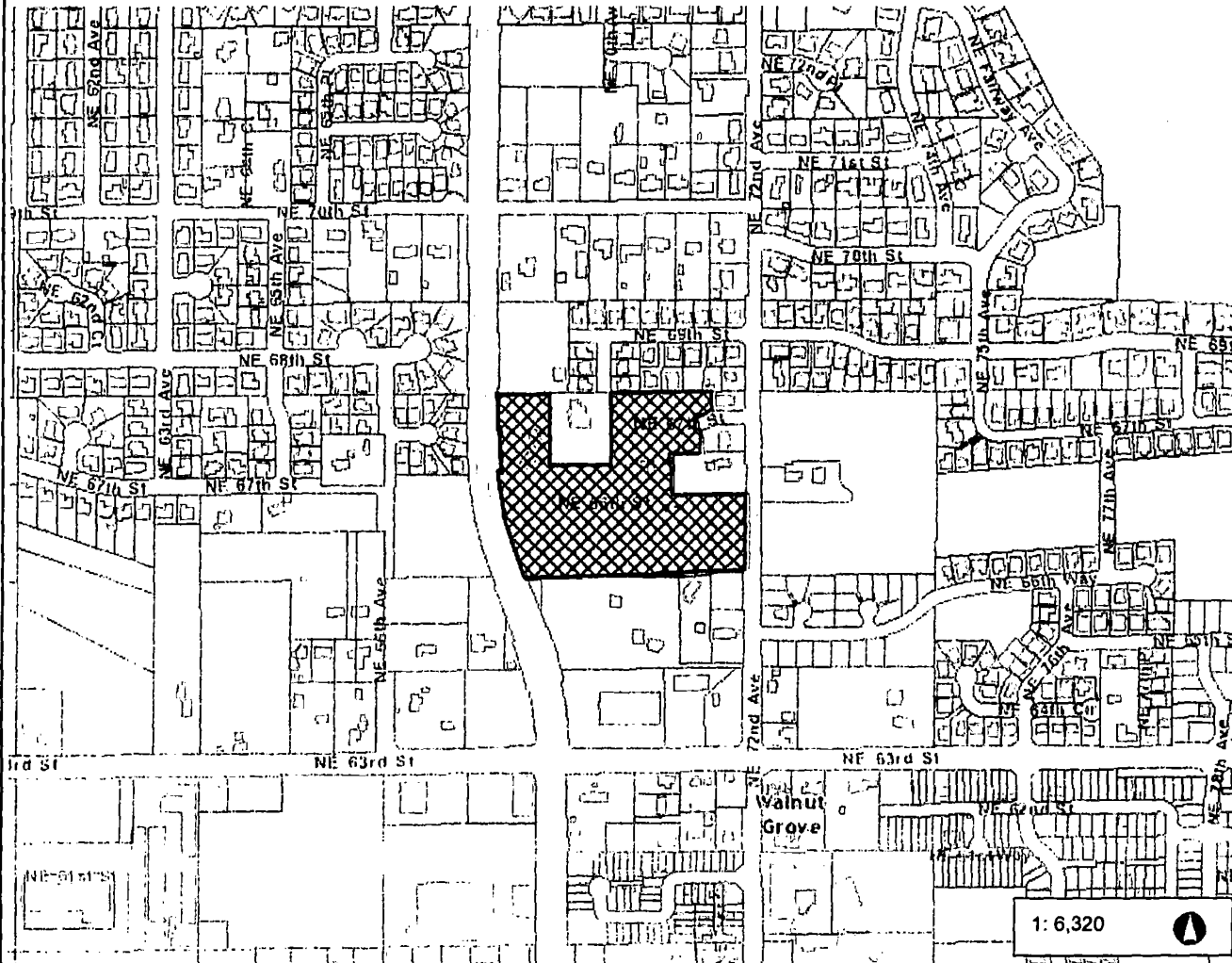
SR #: SR 153-15

APPROVED: \_\_\_\_\_  
 Mark McCauley, Acting County Manager

DATE: \_\_\_\_\_



# ATTACHMENT A: KOLES LANDING PUD PHASE 2



### Legend

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

### Notes:

1:6,320



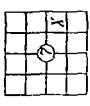
1,053.3 0 526.66 1,053.3 Feet

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.

# KOLES LANDING PUD PHASE 2

A SUBDIVISION IN A PORTION OF  
LOT 3, S.P. 3-172 AND THE  
NE 1/4 SE 1/4 OF SEC. 7,  
T2N, R2E, W.M.,  
CLARK COUNTY, WASHINGTON  
JANUARY 2015



**LEGEND**  
--- EXISTING (OR OTHER) BOUNDARY  
--- EXISTING (OR OTHER) EASEMENT  
--- EXISTING (OR OTHER) EASEMENT  
--- EXISTING (OR OTHER) EASEMENT  
--- EXISTING (OR OTHER) EASEMENT



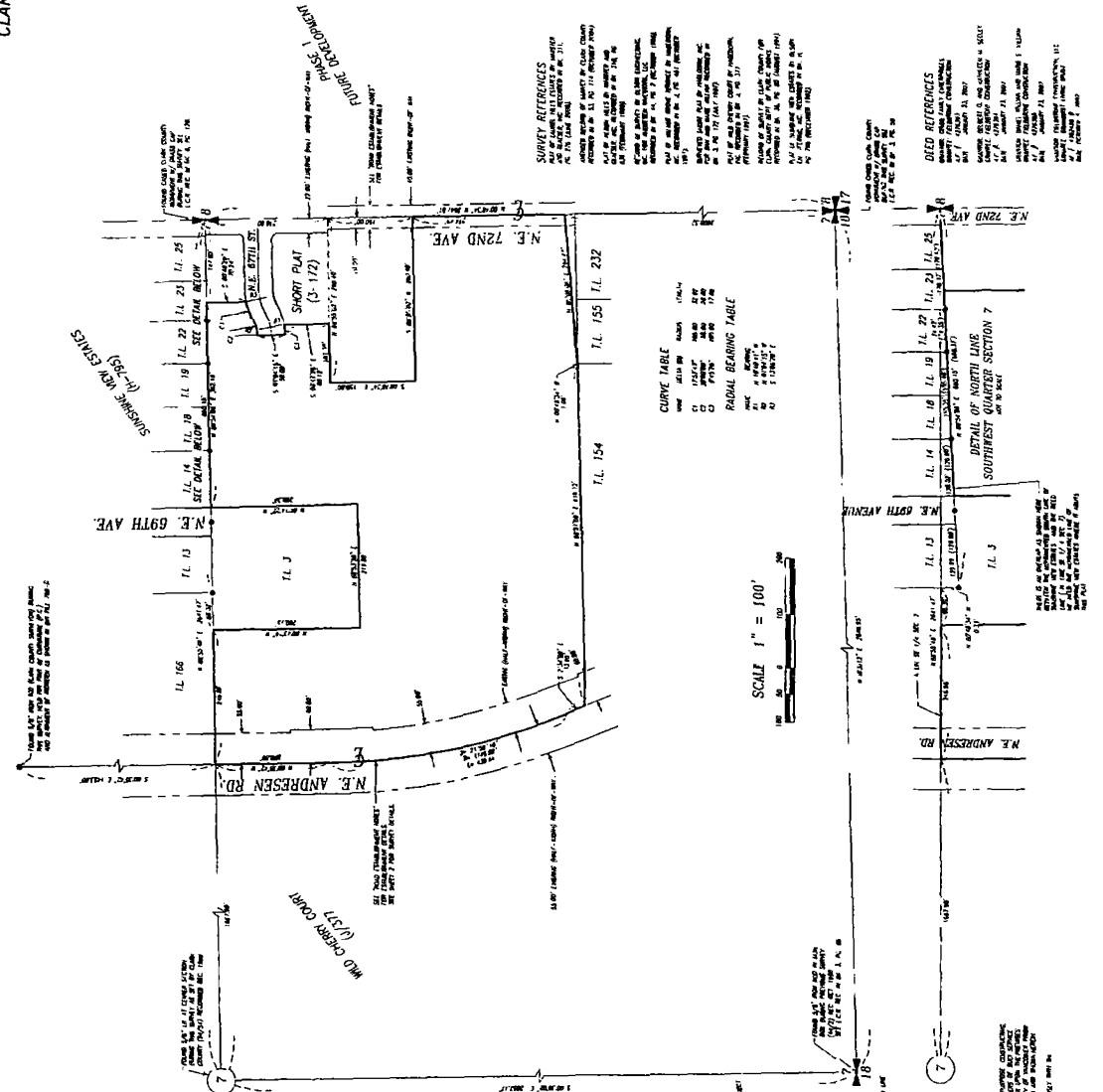
**BASIS OF BEARINGS**  
ALL BEARINGS ARE TO THE CENTER OF THE EARTH AS DETERMINED BY THE NAD 83 DATUM. ALL BEARINGS ARE TO THE CENTER OF THE EARTH AS DETERMINED BY THE NAD 83 DATUM.

**ROAD ESTABLISHMENT NOTES**  
ALL ROAD RIGHTS ARE TO BE ESTABLISHED AS SHOWN ON THIS PLAT. ALL ROAD RIGHTS ARE TO BE ESTABLISHED AS SHOWN ON THIS PLAT.

**STREET DEDICATION**  
ALL STREETS SHOWN ON THIS PLAT ARE TO BE DEDICATED TO THE PUBLIC AS SHOWN ON THIS PLAT.

**PROCEDURE**  
THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF RCW 66.03.010 AND 66.03.020. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF RCW 66.03.010 AND 66.03.020.

**PC 1 OF 2 JOB# 7688-01-01**  
DATE: 1/15/15  
DRAWN BY: [Name]



**SURVEY REFERENCES**  
ALL SURVEYS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT. ALL SURVEYS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT.

**DIED REFERENCES**  
ALL DEEDS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT. ALL DEEDS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT.

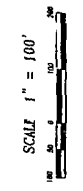
**DEED REFERENCES**  
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**CURVE TABLE**

STATION	CHORD	ANGLE	ARC
1+00.00	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08

**RADIAL BEARING TABLE**

STATION	BEARING	ANGLE
1+00.00	N 00° 00' 00" E	90.00
1+00.00	N 00° 00' 00" E	90.00
1+00.00	N 00° 00' 00" E	90.00
1+00.00	N 00° 00' 00" E	90.00



COUNTY PLANNING DIRECTOR  
APPROVED BY: \_\_\_\_\_  
COUNTY PLANNING DIRECTOR

CLARK COUNTY PUBLIC WORKS  
APPROVED BY: \_\_\_\_\_  
CLARK COUNTY ENGINEER

COUNTY ASSESSOR  
THE PLAT MEETS THE REQUIREMENTS OF RCW 66.03.010 AND 66.03.020. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF RCW 66.03.010 AND 66.03.020.

COUNTY AUDITOR  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
AUDITOR FILE NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY COUNCILORS  
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS OF CLARK COUNTY, WASHINGTON.  
DATE: \_\_\_\_\_, 2015.

CLARK COUNTY HEALTH DEPARTMENT  
LOTS 42-95 ARE APPROVED FOR APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWERAGE FACILITIES.  
DATE: 12/17/14  
CAROL S. [Signature]  
COUNTY HEALTH OFFICER

LAND SURVEYOR'S CERTIFICATION  
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE OF THE COORDINATE TO THE SURVEY PRACTICES IN CLARK COUNTY, I FIND THAT THIS PLAT IS SHOWN AS A TRUE AND CORRECT PLAT OF THE FIELD AND THE REQUIREMENTS OF RCW 66.03.010 AND 66.03.020.

CLARK COUNTY REQUIRED NOTES  
1. ALL SURVEYS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT. ALL SURVEYS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT.  
2. ALL DEEDS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT. ALL DEEDS ARE TO BE CONSIDERED AS SHOWN ON THIS PLAT.  
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