

CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development
DATE: Final Plat Consent Agenda – September 29, 2015
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00025 Veach Short Plat

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Veach Short Plat FLD2015-00025/
PLD2015-00005

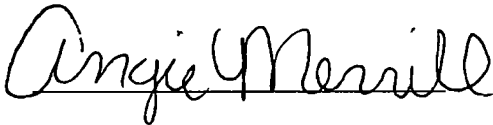
Zoning: R-5; **Lot Size:** The minimum lot area of 5 acres. **Actual Lot Size:** Parcels range in size
from 5 acres to 5.36 acres. **Exceptions:** None; **Project Start:** The application vested on August 15,
2014, Pre-application conference was held September 11, 2014, Final Staff Report of approval was
issued May 15, 2015.

COMMUNITY OUTREACH

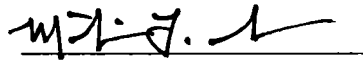
This proposed land division received the standard land use review and approval process. Notice of
application was mailed to the applicant, the April 6, 2015, and property owners located within 500
feet of the site on April 6, 2015.

DISTRIBUTION:


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



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: ~~9/29/15~~ 10/6/15

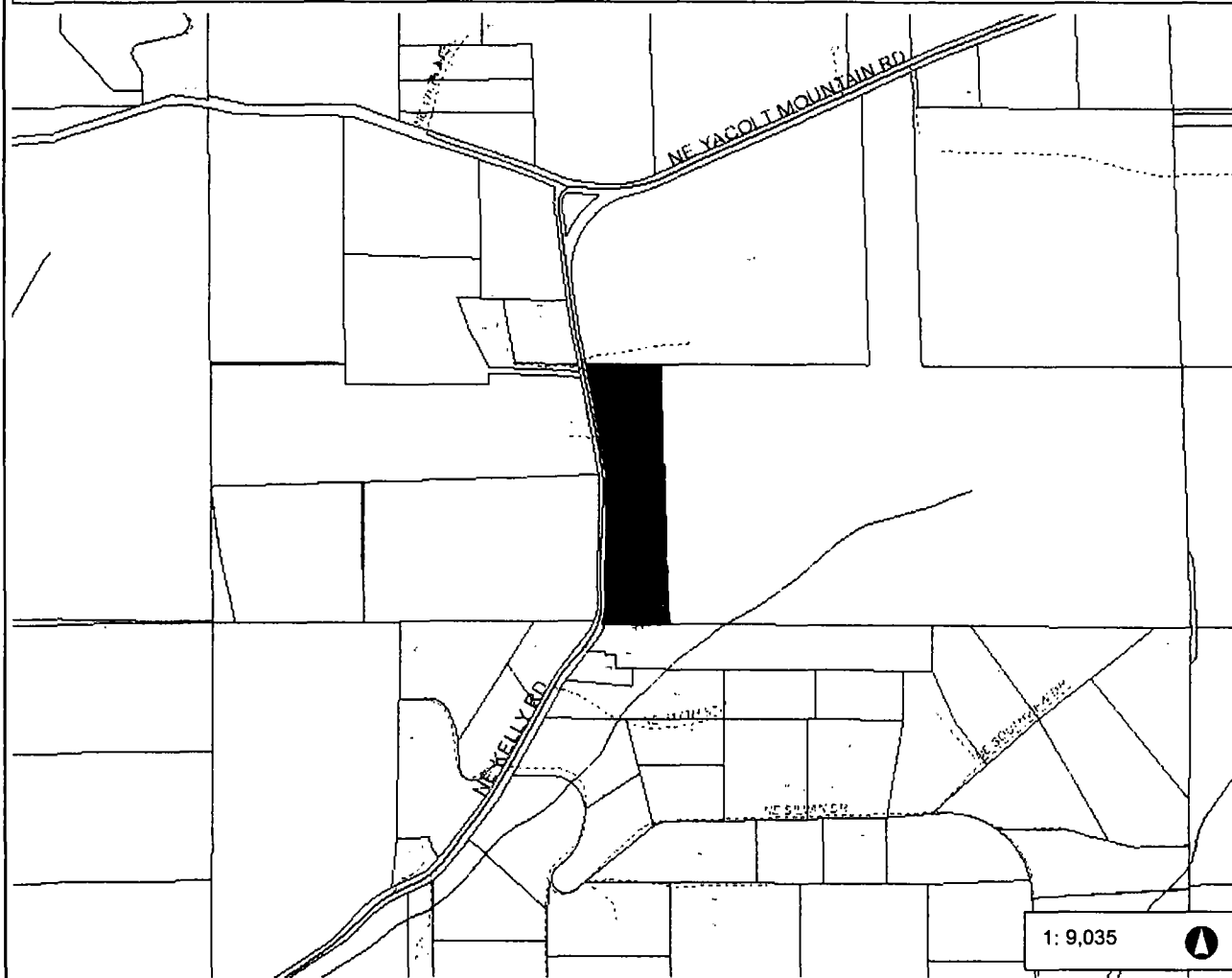
SR# ~~SR 186-15~~ SR 187-15







Vicinity Map



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

Notes:

1: 9,035



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.

PLAT NOTES:

- A. **STORMWATER:** "THE OWNER OF LOT 2 IS RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN ADDRESSING APPLICABLE MINIMUM REQUIREMENTS WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THIS LOT."
- B. **UTILITIES:** "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, REMOVAL, OPERATIONS AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS."
- C. **"EACH LOT SHALL:**
1. "COMPLY WITH THE MINIMUM LOT AREA STANDARDS IN TABLE 40.210.020-2; AND;
2. "EACH LOT SHALL COMPLY THE REQUIRED SETBACK STANDARD IN TABLE 40.210.020-3 IN TERMS OF COMPLIANCE WITH THE REQUIRED FRONT YARD, INTERIOR SIDE YARD, AND THE REAR YARD SETBACKS, AND THE MAXIMUM BUILDING HEIGHT OF 35 FEET" (SEE LAND USE ZONING 1)
- D. **CRITICAL ADJUTER RESOURCE AREAS:** "THE DUMPING OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLSHEAD PROTECTION PROGRAM AT (206)586-9041 ON THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRAINING SUPPLY PROTECTION."
- E. **MOBILE HOMES:** "MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130"
- F. **ARCHAEOLOGICAL:** "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT 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."
- G. **PRIVATELY OWNED STORMWATER FACILITIES:** "THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: "HOME OWNER."
- H. **HEALTH DEPARTMENT REQUIREMENT:** "THE APPROVED INITIAL RESERVED AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL. (WAC 241-272-140 (5))"

SURVEY REFERENCES:

- 1) HAGEDORN SURVEY BOOK 25, PAGE 195
- 2) BESEDA SURVEY BOOK 61, PAGE 132
- 3) BESEDA SURVEY BOOK 62, PAGE 128
- 4) BESEDA SURVEY BOOK 61, PAGE 61
- 5) BESEDA SURVEY BOOK 62, PAGE 67
- 6) HILL SURVEY BOOK 11, PAGE 199

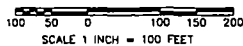
DEED REFERENCE:

GRANTOR: TUSCANY HOMES, LLC
 GRANTEE: JOSHA J VEACH
 APN: 5082590
 DATE: 06-28-2014

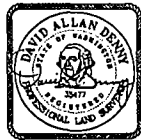
LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (0. DENNY - 35477) CAP SET
- INDICATES CALCULATED POSITION NOTHING SET
- ⊙ INDICATES SEPTIC SYSTEM LID
- ⊙ INDICATES PERC TEST PIT
- ⊙ "BPC" BLUE PLASTIC CAP
- ⊙ "YPC" YELLOW PLASTIC CAP

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	1000.00'	12°42'03"	231.67'	N 03°55'36" W	221.22'
C2	350.00'	17°58'27"	109.00'	N 11°24'18" E	109.35'

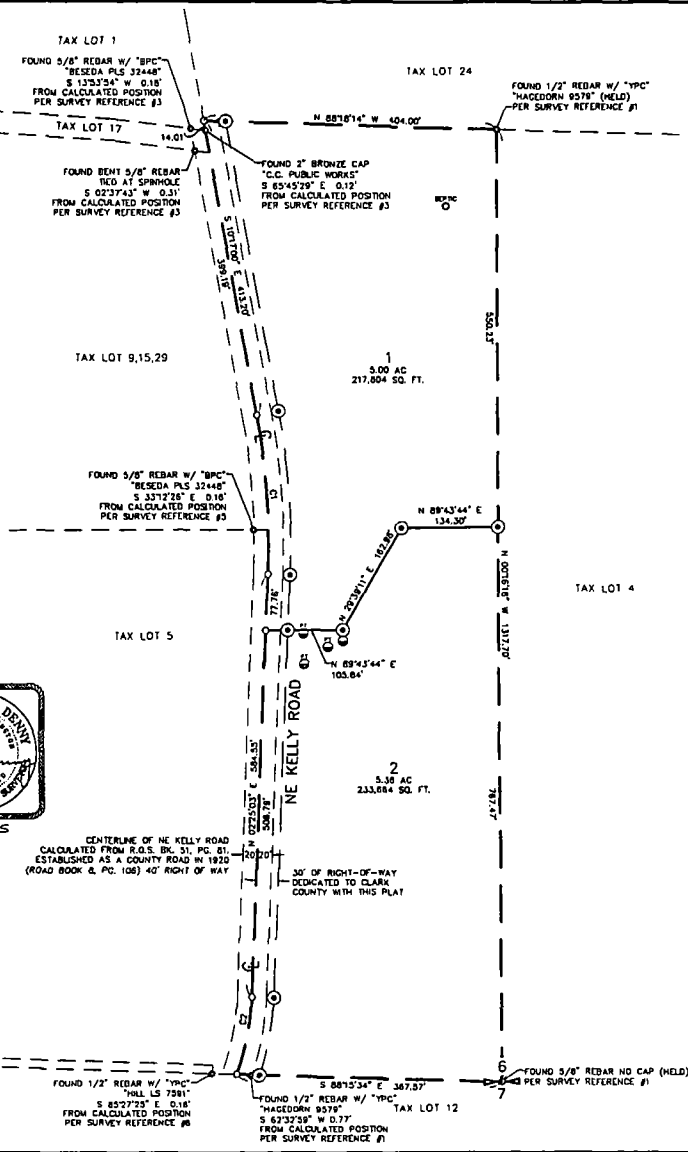


MINISTER AND CLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.
 A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-14-15



B-14-15

CENTERLINE OF NE KELLY ROAD
 CALCULATED FROM R.O.S. BK. 51, PG. 61,
 ESTABLISHED AS A COUNTY ROAD IN 1920
 (ROAD BOOK & PG. 106) 40' RIGHT OF WAY



VEACH SHORT PLAT

A SHORT PLAT IN A PORTION
 OF THE SE 1/4 OF THE SW 1/4
 OF SECTION 6
 T. 4 N., R. 3 E., W. M., CLARK
 COUNTY, WASHINGTON
 SHEET 1 OF 1

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: [Signature] DATE: 9/15/15
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

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

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY COUNCILORS:

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

CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS _____

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

CLARK COUNTY ENGINEER:

[Signature] DATE: 9/15/15
 CLARK COUNTY ENGINEER

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.

[Signature] DATE: 8-14-15
 DAVID DENNY, PROFESSIONAL LAND SURVEYOR
 PLS # 35477

CLARK COUNTY HEALTH DEPARTMENT:

- LOTS 1 AND 2 ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
- AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- LOTS IN THE 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.

[Signature] DATE: 9/15/15
 COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF JOSHA VEACH
 FILE NUMBER _____

CLARK COUNTY AUDITOR _____



JOB NO. 14-208
 DATE: 08-14-15
 CALC BY: CSA
 DRAWN BY: JED
 CHECKED BY: CSA
 FILE: 14208SP.008