



CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: October 6, 2015

REQUESTED ACTION: Final Plat Consent Agenda for Brockway Infill Short Plat

Consent Hearing County Manager

BACKGROUND

The applicant is requesting to short plat approximately 1.55 acres into eight (8) single-family residential lots located in the R1-6 zone district using Tier 1 Infill standards in accordance with CCC 40.260.110. The site meets the infill eligibility criteria in CCC 40.260.110(B) because it does not exceed 2.5 acres, it has existing residential development on more than 50% of its non-street perimeter and was created by a legal land division prior to October 1, 2002. The lots range in size from 4,588 square feet to 11,137 square feet.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

The 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, NE Hazel Dell Neighborhood Association and property owners within 300 feet of the site on September 6, 2007.

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.

BUDGET DETAILS

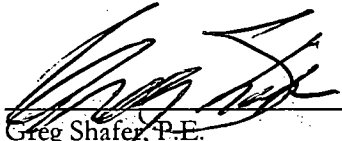
Local Fund Dollar Amount	
Grant Fund Dollar Amount	
Account	
Company Name	

PW15-080

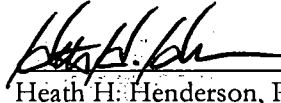
MP
OK
N

DISTRIBUTION:

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



Greg Shafer, P.E.
Development Engineering Manager



Heath H. Henderson, P.E.
Public Works Director/County Engineer

APPROVED: 

CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 10/6/15

SR# SR 191-15

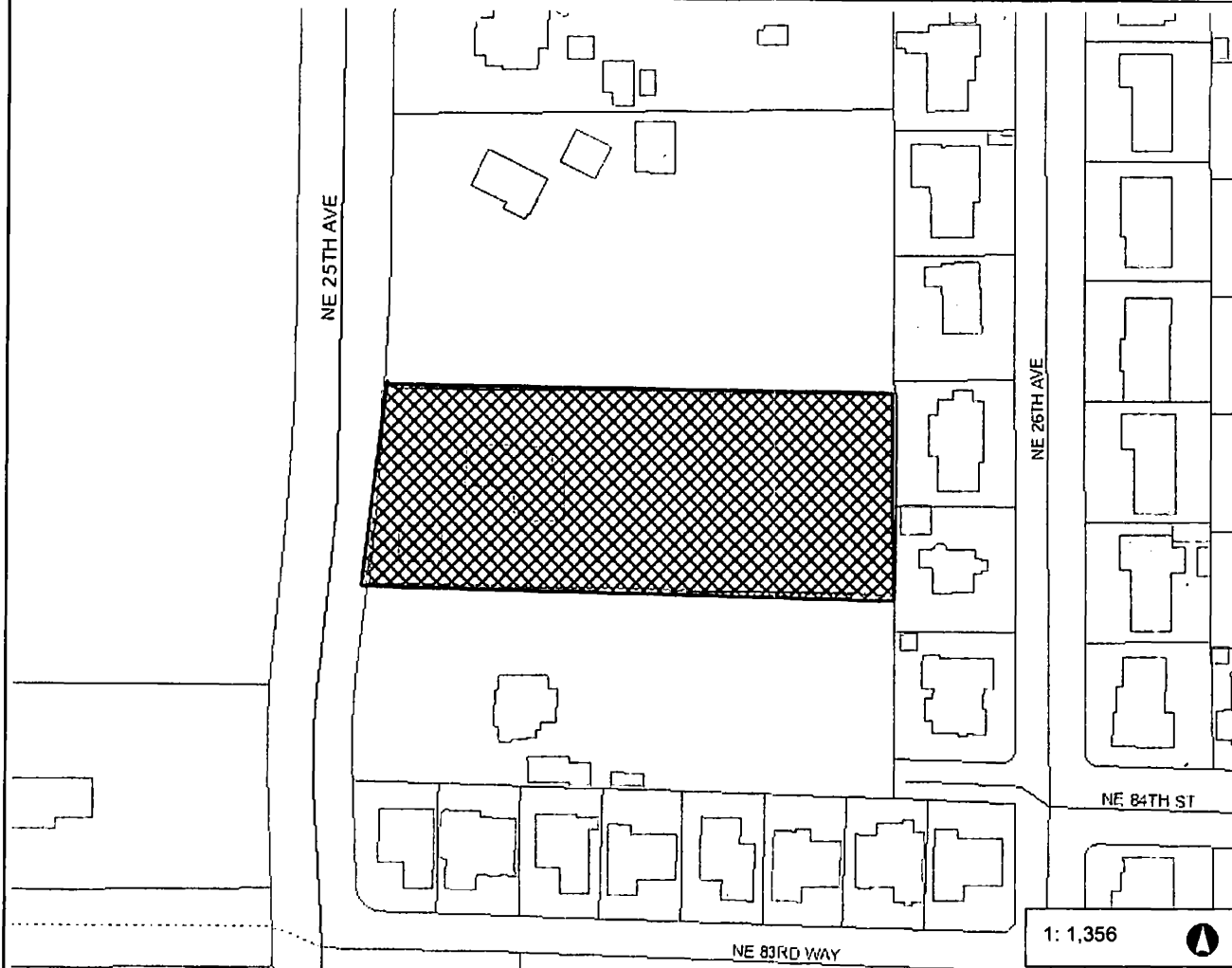
APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____

PW 15-080



ATTACHMENT A: BROCKWAY INFILL SHORT PLAT



Legend

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

Notes:

225.9 0 112.97 225.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

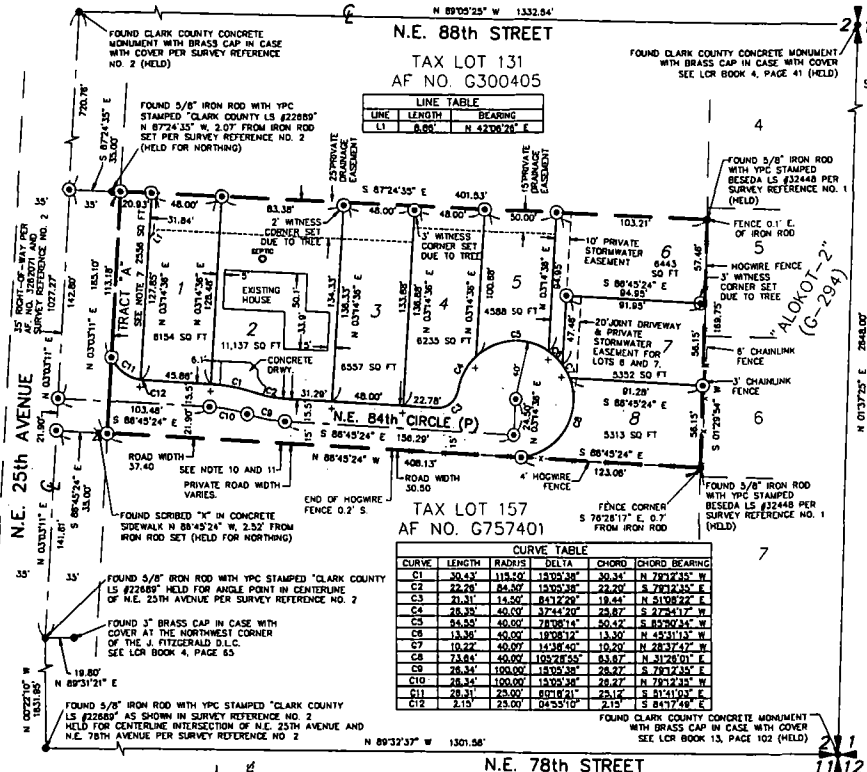
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

ATTACHMENT B: BROCKWAY INFILL SHORT PLAT

PREPARED BY:
 MINISTER AND GLAESER SURVEYING, INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA., 98861 (360)
 694-3313

- NOTES:
- MOBILE HOMES ARE PROHIBITED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130.
 - PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
 - 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, REMOVING, 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 RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
 - 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 CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS 2 FLOW, SUBJECT TO IMPROVEMENT AND/OR FINES.
 - THE DUMPING OF CHEMICAL INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLED PROTECTION PROGRAM AT (206) 388-9041 OR THE WASHINGTON STATE OFFICE OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION.
 - BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION.
 - STORM FACILITY WITHIN TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
 - PRIVATE STORMWATER SYSTEMS TO SERVE LOTS 1 THRU 6, MAINTENANCE OF SAID STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION (HOA).
 - IF ANY DEVELOPER'S 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.
 - THE PRIVATE ROAD SHOWN ON THIS PLAT, NE 84TH CIRCLE, SHALL HAVE A PUBLIC WATER UTILITY EASEMENT ACROSS IT AND THIS EASEMENT AND OTHER PUBLIC WATER EASEMENTS SHOWN ON THE PLAT, ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON. A PERPETUAL RIGHT-OF-WAY IN, OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THEREUNDER, PIPE LINES, AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR GRADE, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTION, MAINTAINING, AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE INGRESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.
 - CLARK REGIONAL WASTEWATER DISTRICT SHALL HAVE AN EASEMENT FOR INGRESS, EGRESS, MAINTENANCE AND INSPECTION, OVER THE PRIVATE ROAD SHOWN ON THIS PLAT AS NE 84TH CIRCLE.
 - THE PRIVATE ROAD SHOWN ON THIS PLAT, NE 84TH CIRCLE, SHALL HAVE A PUBLIC WATER UTILITY EASEMENT ACROSS IT AND THIS EASEMENT AND OTHER PUBLIC WATER EASEMENTS SHOWN ON THE PLAT, ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON. A PERPETUAL RIGHT-OF-WAY IN, OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THEREUNDER, PIPE LINES, AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR GRADE, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTION, MAINTAINING, AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE INGRESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ACQUISITION, 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 352-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 04-19-08.



LEGEND:

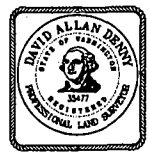
- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH D.DENNY (35477) CAP SET
- (P) INDICATES PRIVATE
- ⊕ INDICATES ABANDONED SEPTIC
- SQ FT INDICATES SQUARE FEET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSORBED NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE

DEED REFERENCE:
 GRANTOR: FANNIE MAE A/K/A GRANTEE: A.C. HOLDINGS LLC
 AF: NO. 3034227 D (WARRANTY DEED)
 DATED: 11-27-2013

THIS PLAT WILL BE POST MONUMENTED PER SECTION 40.240.080 OF THE CLARK COUNTY UNIFIED DEVELOPMENT CODE.

SURVEY REFERENCES:
 1) BESEDA SURVEY BOOK 44, PAGE 70
 2) CLARK COUNTY SURVEY BOOK 51, PAGE 23

SCALE 1 INCH = 50 FEET



SHORT PLAT

IN A PORTION OF GOVERNMENT LOT 4 IN A PORTION OF THE NE 1/4 OF SECTION 2 T. 2 N., R. 1 E., W.M., CLARK COUNTY, WASHINGTON
 ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 58 SHORT PLAT FILE NO. PLD2007-00068 SERIAL NO. 144984-000 JOB NO.: 14-058 DATE: 07-08-2015

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.

- 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.

COUNTY HEALTH OFFICER _____ DATE _____

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

COUNTY ASSESSOR _____ DATE _____

COUNTY ENGINEER: _____

APPROVED: _____ COUNTY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT DEPARTMENT:
 APPROVED: _____ DIRECTOR _____ DATE _____

COUNTY COUNCILORS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS. CLARK COUNTY, WASHINGTON THIS _____ DAY OF _____, 2015.

APPROVED: _____ CHAIR OF THE BOARD OF COUNTY COUNCILORS

ATTESTED BY: _____ CLERK TO THE BOARD OF COUNTY COUNCILORS

AUDITOR:
 FILED FOR RECORD THIS _____ DAY OF _____, 2015 IN BOOK _____ OF SHORT PLATS, AT PAGE _____ AT THE REQUEST OF _____ KONSTANTIN BORODIN
 AUDITOR'S RECEIVING NO. _____

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.

DAVID A. DENNY, PROFESSIONAL LAND SURVEYOR _____ DATE _____
 PLS NO. 35477