

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Janssen Ridge, LLC – Pete Gecho  
**DATE:** Final Plat Consent Agenda – July 12, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2015-00013 – Janssen Subdivision  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Janssen Subdivision PLD2007-00069; FLD2015-00013

**Zoning:** R1-6; **Lot Size:** The minimum average lot area of 6,000 square feet and the maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 5,024 square feet to 7,906 square feet. **Exceptions:** None; **Project Start:** The application vested on February 8, 2007, Pre-application conference was held March 1, 2007, Final order of Short Plat Review approval was June 19, 2008.

**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the March 28, 2008, and property owners located within 300 feet of the site on March 28, 2008. A notice of public hearing was posted on the site on April 30, 2008.

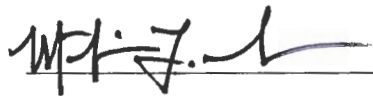
**DISTRIBUTION:**

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

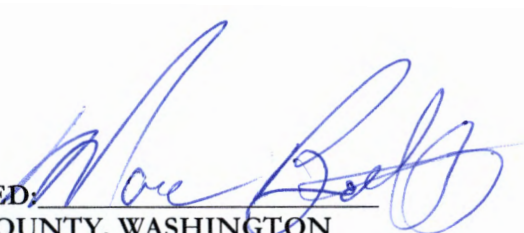
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Planning Tech,  
Angie Merrill



Director Community Development,  
Marty Snell



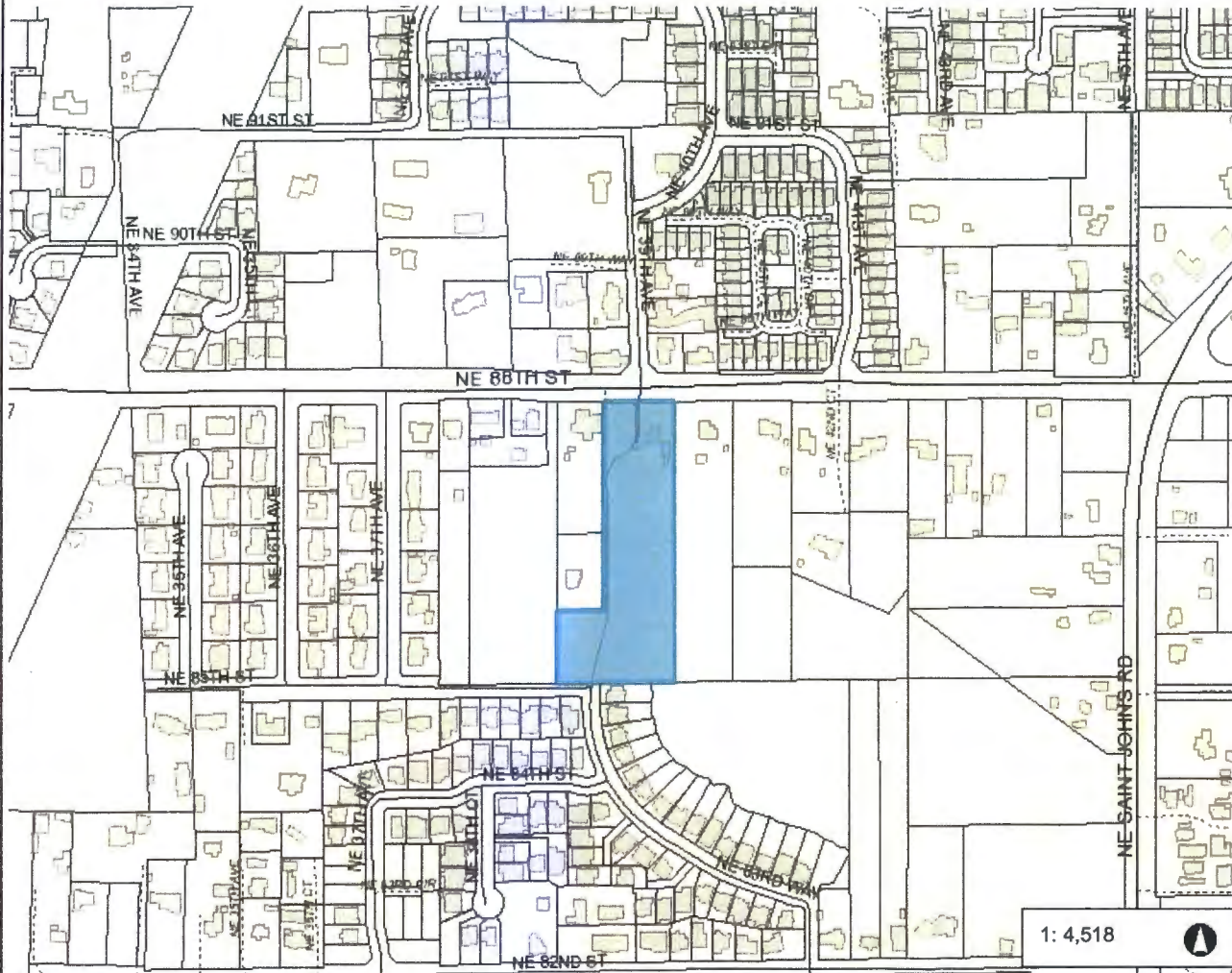
APPROVED:  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

July 12, 2016  
SR 144-16

ngm  
OK



# Vicinity Map



### Legend

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

### Notes:

1: 4,518



752.9 0 376.47 752.9 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.

PREPARED BY:  
KPF SURVEYING, INC.  
1824 N.E. 28TH AVE.  
CANAL WA 98007  
(360) 834-0174

1. MOBILE HOMES PURSUANT TO CCC 40.280.130(A)(2), MANUFACTURED HOMES ARE NOT PERMITTED ON ANY LOT WITHIN THIS PLAT. (SEE LAND USE ZONING.)
2. ARCHAEOLOGICAL OR ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLGY AND HISTORIC PRESERVATION IN CLATSOP AND CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION SUBJECT TO DISPOSITION AND/OR FINE.
3. WETLANDS COMPARISON: CLATSOP COUNTY WETLAND PROTECTION ORDINANCE (CLATSOP COUNTY CODE CHAPTER 40.40) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COMMISSION RECORDS IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLANDS AND WETLAND BUFFER AREAS DERIVED ON THE FACE OF THIS PLAT.
4. SEWERAGE: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SEWERALS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
5. 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, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SERVICE SERVICES. ALSO, A SEWERAGE EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON
6. NO LOTS IN THIS SUBDIVISION SHALL ACCESS ORTO I.E. BOTH STREET.
7. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS SHALL COMPLY WITH CCC 40.390.
8. LOT 1 WILL BENEFIT FROM THE IMPACT FEE CREDIT.
9. TRACT "B" TO BE OWNED AND MAINTAINED BY CLARK COUNTY.
10. IN ACCORDANCE WITH CCC 40.810, EXCEPT FOR LOT 3 WHICH CONTAINS THE EXISTING WETLAND, SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: \$1,100.00 (PARACOUNTY SCHOOL DISTRICT), \$1,800.00 (\$1,300.00 - ACQUISITION; \$500.00 - DEVELOPMENT FOR PARK DISTRICT #3) AND \$3,614.00 (SCHOOL ROLL OF SUB-DISTRICT) RESPECTIVELY. THE IMPACT FEES FOR LOTS OF THIS PLAT SHALL BE PAID FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED 04/21/2014, AND EXPIRING ON 04/21/2017. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.

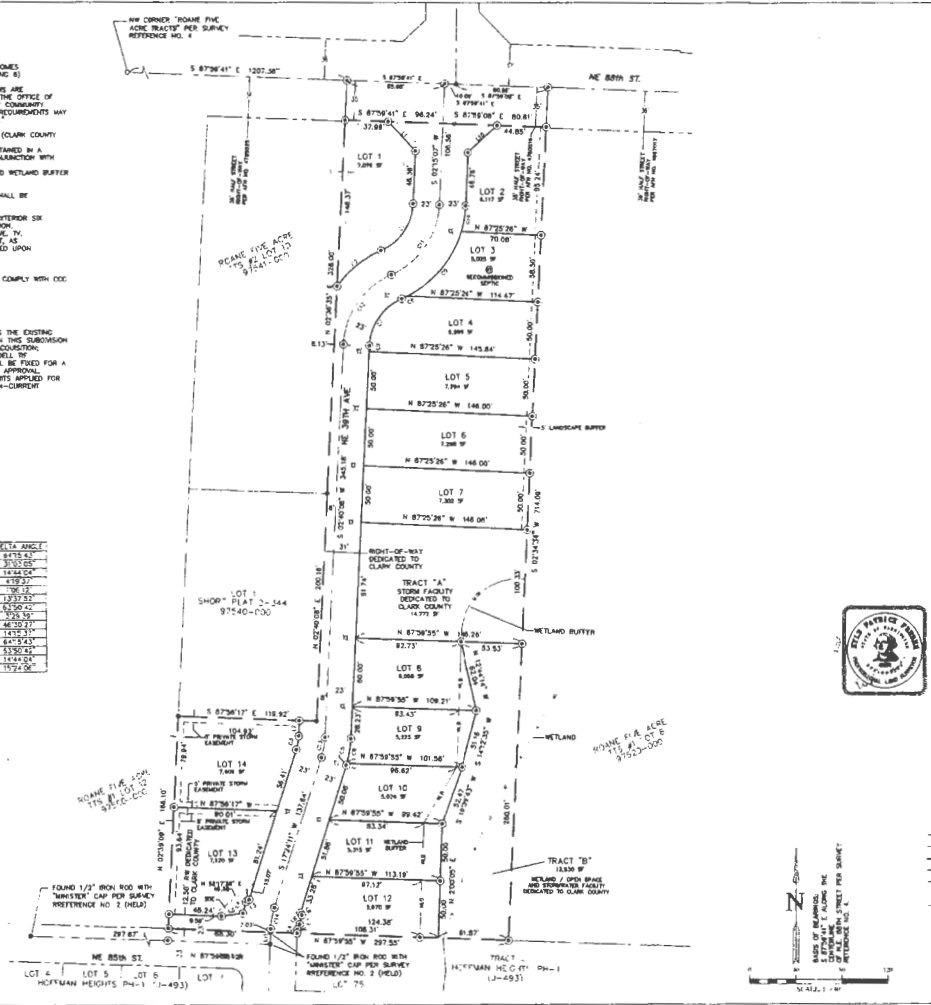
**SURVEY REFERENCES:**  
1. "BEAVER PINE ACRES TRACT" BOOK 0, PAGE 43  
2. "HOFFMAN HEIGHTS PHASE 1" BOOK 4, PAGE 493  
3. "SHOOP PLAT" BOOK 2, PAGE 44  
4. "HAGGARDEN SURVEY" BOOK 40, PAGE 87  
5. "CLARK COUNTY SURVEY" BOOK 93, PAGE 35

**WELL REFERENCES:**  
GRANTON LARRY D. JANSEN AND JACK A. JANSEN  
GRANTED: JANSEN MODEL, LLC  
SPN: 509254  
DATED: 7-31-2014

LINE	RANGE	ARC (L/S)	COORD. INCH.	COORD. BEARING	DELTA ANGLE
01	47.00'	24.21'	49.99'	S 30°22'00" E	84°33'43"
02	33.00'	40.26'	49.75'	S 57°09'00" E	37°05'00"
03	27.00'	17.00'	7.70'	N 100°00'00" E	143°24'00"
04	17.00'	17.00'	7.70'	S 60°00'00" E	43°00'00"
05	31.30'	7.70'	7.70'	N 100°00'00" E	36°32'
06	49.00'	27.00'	21.58'	S 69°14'00" E	132°32'00"
07	49.00'	27.00'	21.58'	S 69°14'00" E	132°32'00"
08	33.00'	17.00'	7.70'	N 100°00'00" E	46°00'00"
09	33.00'	17.00'	7.70'	N 100°00'00" E	46°00'00"
10	27.00'	17.00'	7.70'	N 100°00'00" E	143°24'00"
11	27.00'	17.00'	7.70'	N 100°00'00" E	143°24'00"
12	39.20'	18.00'	14.24'	S 14°32'40" W	53°50'50"
13	27.00'	17.00'	7.70'	N 100°00'00" E	143°24'00"
14	27.00'	17.00'	7.70'	S 69°14'00" W	157°24'00"

LINE	BEARING	DISTANCE
1	N 87°36'41" E	1207.50'
2	S 87°36'41" W	1207.50'
3	N 87°36'41" E	1207.50'
4	S 87°36'41" W	1207.50'
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A FIELD TRIANGULATION WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE TRIANGULATION MET THE PRECISION STANDARDS FOR SURVEYS AS DESCRIBED IN WA 230-130-080. ALL CORNERS NOTED AS FOUND WERE NOTED ON 8-14-14.



**JANSSEN SUBDIVISION**  
LOCATED IN THE  
SE 1/4 AND SW 1/4  
OF SECTION 1  
T. 2 N., R. 1 E., W.M.  
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR  
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE: 6/27/16  
CLARK COUNTY AUDITOR  
FILED FOR RECORD THIS DAY OF 2015  
AUDITORS FILE NO. BOOK OF PLATS PAGE

CLARK COUNTY ASSESSOR:  
THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. 5617.170, LAWS OF WASHINGTON, TO BE KNOWN AS "JANSSEN SUBDIVISION"  
SUBDIVISION PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR DATE  
CLARK COUNTY COUNCILORS  
APPROVED AND ACCEPTED BY THE BOARD OF 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:  
APPROVED BY: CLARK COUNTY ENGINEER DATE: 6/27/16

CLARK COUNTY HEALTH DEPARTMENT:  
LOTS 1 THRU 14 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY  
DISTRICT HEALTH OFFICER: Bryan S. Nelson 6/24/16

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
KYLE A. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41022

- LEGEND**
- INDICATES FOUND 1/2" IRON ROD PER SURVEY REFERENCE NO. 3 UNLESS NOTED OTHERWISE
  - ⑤ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41022) CAP SET
  - INDICATES CALCULATED POSITION
  - INDICATES ROCK MARK WITH BRASS WADDER INSCRIBED "FEEDER 41022" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURVE FOR THE PURPOSE OF LINE NOT DISTANCE.
  - APN INDICATES ALPHEUS'S FILE NUMBER
  - SDO INDICATES SIGHT DISTANCE EASEMENT
  - INDICATES RIGHT-OF-WAY
  - INDICATES CENTERLINE
  - INDICATES SUBJECT PROPERTY
  - INDICATES LOT LINE
  - INDICATES EASEMENT
  - INDICATES WETLAND
  - INDICATES WETLAND BUFFER

DATE: 6-27-16  
SCALE: 1"=40'  
JOB NO.: 14400  
FILE NO.: 499  
DRAWN BY: GJK  
CHECKED BY: KJA  
KPF SURVEYING, INC.  
1114 N. WINTHROP CORNER ST. NW  
360-1441 • FAX 360-1443  
SHEET 1 OF 1