

CLARK COUNTY  
STAFF REPORT

DEPARTMENT: Community Development  
DEVELOPER: Robert J. Baur & Susan R. Marshal  
DATE: Final Plat Consent Agenda – August 2, 2016  
REQUESTED ACTION: Acceptance of Plat Recording –  
FLD2016-00017 Baur Short Plat  
 Consent  Hearing  County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Baur Short Plat PLD2015-00046/FLD2016-00017

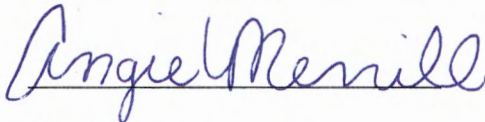
**Zoning:** AG-20; **Lot Size:** The minimum lot area of 20 acres. The lots are using the provision in CCC 40.200.050 (B), for two lawfully existing residences constructed prior to 1980. **Actual Lot Size:** Parcels range in size from 1acre to 8.86 acres. **Exceptions:** None; **Project Start:** The application vested on December 18, 2015, Pre-application conference was held February 19, 2015, Final order of Short Plat Review approval was March 24, 2016.

COMMUNITY OUTREACH

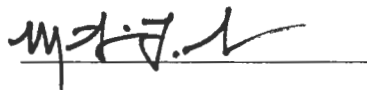
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the January 22, 2016, and property owners located within 500 feet of the site on January 22, 2016.

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: Aug. 2, 2016

SR# SR 164-16







*mym  
OK*



# Vicinity Map



## Legend

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



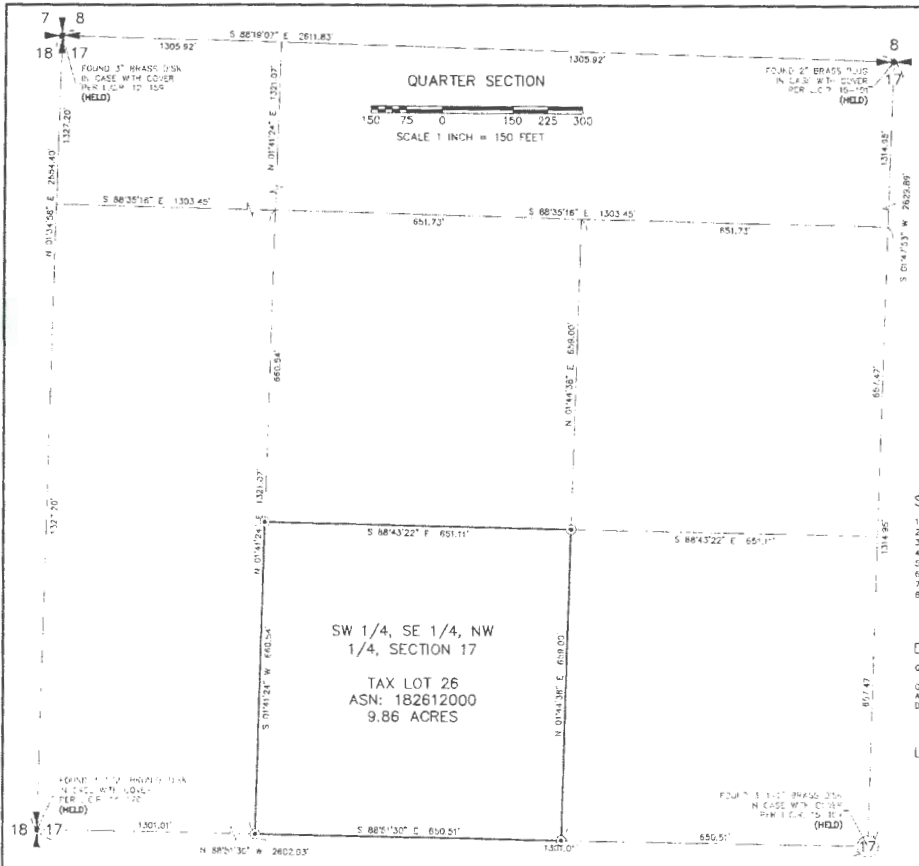
## Notes:

1: 4,726 



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.



**BAUR SHORT PLAT**  
 IN THE SE 1/4 OF THE NW 1/4  
 OF SECTION 17, T. 3 N., R. 1 E., W.M.  
 CLARK COUNTY, WA.  
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:  
 APPROVED BY [Signature] DATE 7/18/16  
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,  
 1981, TO BE KNOWN AS BAUR 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:  
 \_\_\_\_\_ DATE 7/19/16

- SURVEY REFERENCES:**
- 1) CLARK COUNTY SURVEY, BOOK 62, PAGE 12
  - 2) HAGEDORN SURVEY, BOOK 37, PAGE 11
  - 3) SMART SURVEY, BOOK 44, PAGE 89
  - 4) HAGEDORN SURVEY, BOOK 18, PAGE 11
  - 5) HAGEDORN SURVEY, BOOK 81, PAGE 28
  - 6) WALLACE SURVEY, BOOK 8, PAGE 20
  - 7) SHORT PLAT BOOK 3, PAGE 36
  - 8) SHORT PLAT BOOK 2, PAGE 405

**DEED REFERENCE:**  
 GRANTOR: KARLA BAUR, BRUCE BAUR  
 GRANTEE: ROBERT BAUR & SUSAN MARSHALL  
 ASN: 513132  
 DATE: 12-22-2014

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES 1/2" x 24" IRON ROD WITH (RENTON - 37525) CAP SET
  - N.O.L. INDICATES NORTH OF LINE

**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 RCW 58.17 LAWS OF WASHINGTON.  
[Signature] DATE 07/12/16  
 DANIEL ADOLPH REYNOLDS, PROFESSIONAL LAND SURVEYOR  
 PLS # 37535

**CLARK COUNTY HEALTH DEPARTMENT:**  
 LOTS \_\_\_\_\_ ARE APPROVED  
 AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.  
 AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED BY  
 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.  
[Signature] DATE 7/15/16  
 COUNTY HEALTH OFFICER

**AUDITOR'S CERTIFICATE:**  
 FILED FOR RECORD THIS DAY OF \_\_\_\_\_, 20\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_  
 AT THE REQUEST OF ROBERT BAUR & SUSAN MARSHALL  
 FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR  
[Signature] DATE 07/12/16  

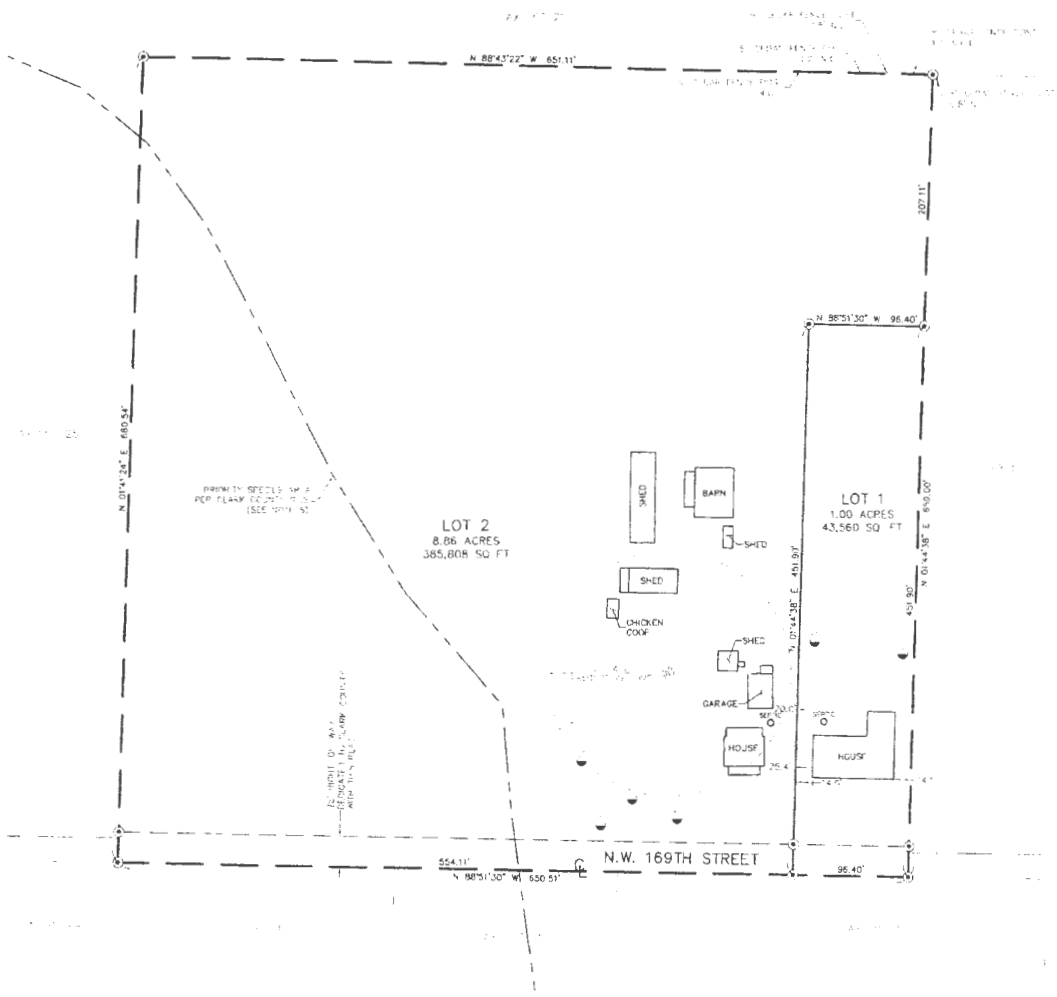

**MINISTER-GLAESER SURVEYING INC.**  
 2220 E EVERGREEN BLVD  
 VANCOUVER, WA 98681  
 (360) 694-3313  
 JOB NO: 13-155  
 DATE: 02/22/16  
 CALC BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PLS: 130223-001

- PLAT NOTES:**
1. 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, MAINTENANCE, OPERATION AND MAINTAINING OF 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.
  2. ALL RESIDENTIAL DRIVWAYS APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH RCW 40.050.
  3. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDEVELOPING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH HELD STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION SUBJECT TO IMPROVEMENT AND/OR FINES.
  4. THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE REQUIRED TO MEET RCW 61.44.050. THE WASHINGTON STATE WATER RIGHTS PREPARATION REQUIREMENTS UNLESS WATER RIGHTS ARE OBTAINED THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE THOUSAND (5,000) GALLONS PER DAY. THE WATERING OF LAWNS OR OF NON-COMMERCIAL GARDENS IS LIMITED TO A TOTAL ACT TO EXCEED ONE-HALF ACRE.
  5. THE APPROVED INITIAL RESERVE AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENDOGAGEMENT 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. (RAC 246-272-1400G).
  6. THE WASHINGTON DEPARTMENT OF FISH AND WILDLIFE HAS MARKED WINTERING CONCENTRATIONS OF WAINBROW UTILIZING THE AGRICULTURAL LANDS FOR OVERWINTERING, NESTING AND BREEDING. THESE AREAS DELINEATED ON THE PLAT SHALL NOT BE DISTURBED, OUTSIDE OF AGRICULTURAL USES, FROM OCTOBER THROUGH APRIL. ANY DEVELOPMENT WITHIN THE PRIORITY HABITAT SPECIES AREA WILL REQUIRE ADDITIONAL COUNTY REVIEW, AS WELL AS POTENTIAL PERMITS AND MITIGATION.
  7. EXISTING STRUCTURES ON LOT 1 HAVE A REDUCED SIDE SETBACK OF 10 FEET ON THE WEST SIDE OF THE LOT. EXISTING STRUCTURES ON LOT 2 HAVE A REDUCED SIDE SETBACK OF 20 FEET ON THE EAST SIDE OF THE LOT.
  8. FIRE FLOW IN THE AMOUNT OF 500 GALLONS PER MINUTE SUPPLIED FOR 30 MINUTES DURATION IS REQUIRED FOR THE DEVELOPMENT WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM. THE SOIL AND ROAD SETBACKS FOR ALL NEW BUILDINGS SHALL BE INCREASED TO 30 FEET.

DANIEL ADOLPH REYNOLDS  
 WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR  
 U.S. SURVEY  
 FILE #

# BAUR SHORT PLAT

IN THE SE 1/4 OF THE NW 1/4  
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CLARK COUNTY, WA.  
SHEET 2 OF 2



### LEGEND:

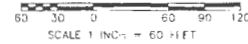
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- 3) SWART SURVEY, BOOK 44 PAGE 88
- 4) HAGEDORN SURVEY, BOOK 18 PAGE 11
- 5) HAGEDORN SURVEY, BOOK 61 PAGE 28
- 6) WALLACE SURVEY, BOOK 6 PAGE 20
- 7) SHORT PLAT BOOK 3, PAGE 55
- 8) SHORT PLAT BOOK 2, PAGE 405

### DEED REFERENCE:

GRANTOR: KARLA BAUR, BRUCE BAUR, JAVIS BAUR, ROBERT BAUR  
GRANTEE: ROBERT BAUR & SUSAN MARSHALL  
APN: 5131322  
DATE: 12-22-2014



BASIS OF BEARINGS: NAD83(2011) (SPD04-2010(000))  
WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE)  
U.S. STANDARD FEET

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS ENACTED IN RCW 65A-03-010-040. ALL CORNERS NOTED AS FOUND WERE VISITED ON 12-22-14

MINISTER-GLAESER  
SURVEYING INC.  
2700 E. ENTERPRISE BLVD.  
VANCOUVER, WA 98661  
PHONE: 894-3312

JOB NO. 11-10  
DATE: 12-16-14  
CALC BY: JAR  
DRAWN BY: JSE  
CHECKED BY: GLL  
FILE: 111010-042