

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** KC Development  
**DATE:** Final Plat Consent Agenda – August 16, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2015-00052 Skylee Meadows Short Plat  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Skylee Meadows Short Plat PLD2015-00007; FLD2015-00052

**Zoning:** R-10; **Lot Size:** The minimum lot area of 10 acres. **Actual Lot Size:** Parcels range in size from 10 acres to 13.99 acres. **Exceptions:** None; **Project Start:** The application vested on March 13, 2015, Pre-application conference was held October 2, 2014, Final order of Short Plat Review approval was June 5, 2015.

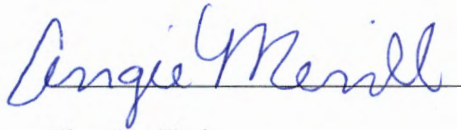
**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the March 31, 2015, and property owners located within 500 feet of the site on March 31, 2015.

**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

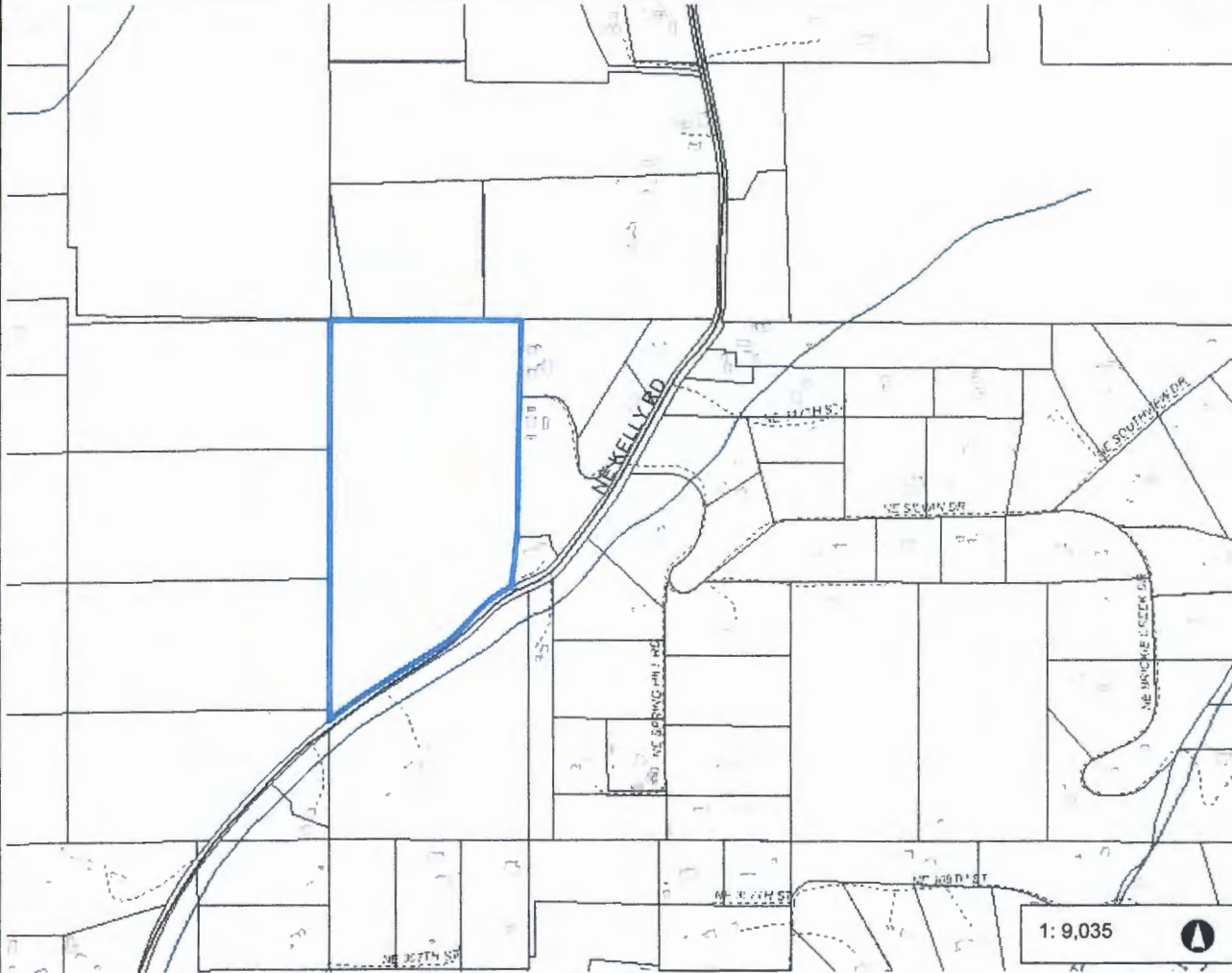
APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

SR 174-16  
Aug. 16, 2016





# Vicinity Map

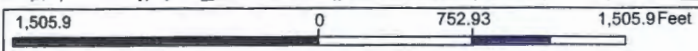


### Legend

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

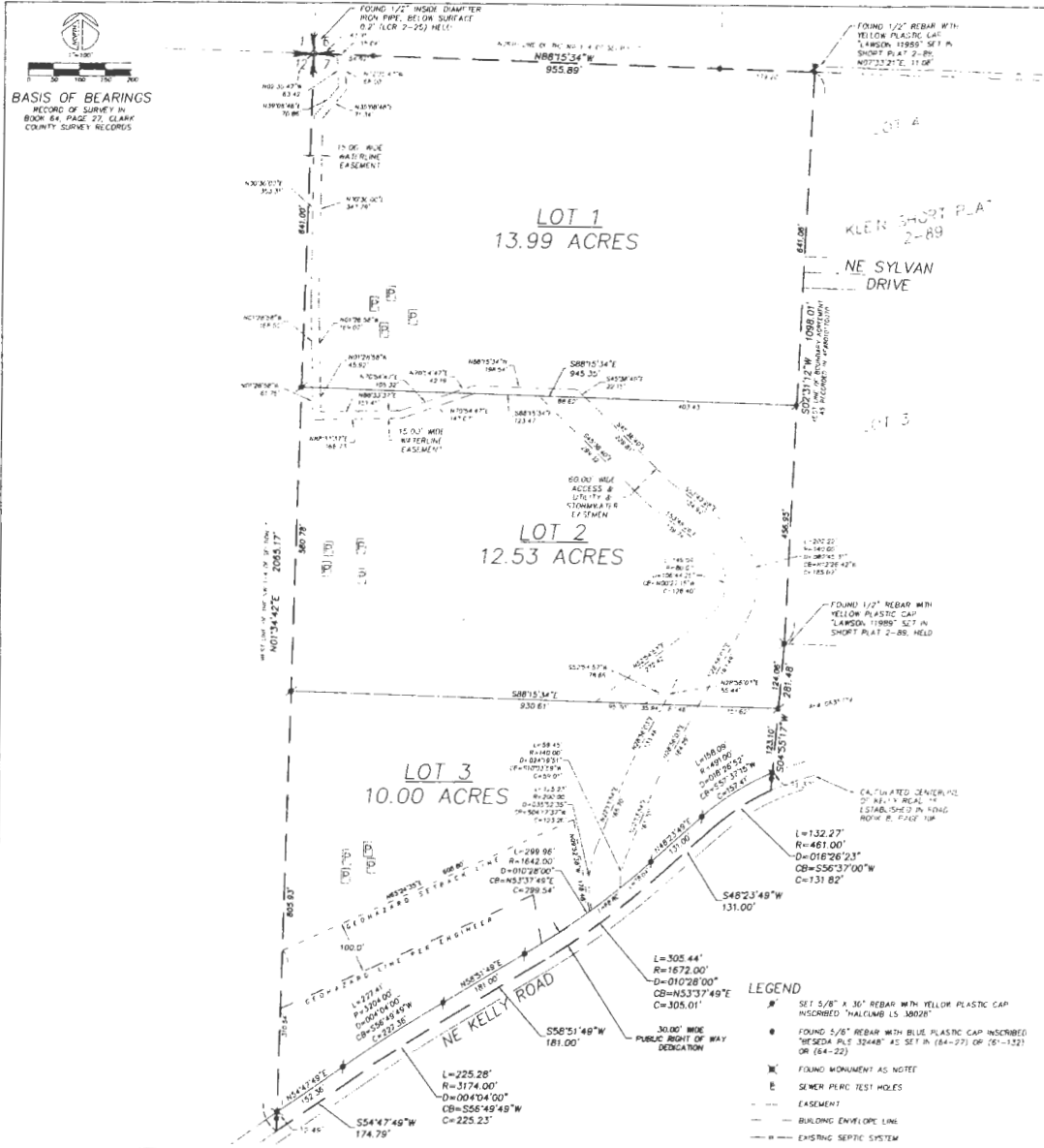
### Notes:

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.



**SKYLEE MEADOWS  
SHORT PLAT**

A PORTION OF GOVERNMENT LOTS 1 AND 2,  
IN THE NW 1/4 OF SECTION 7, T4N, R3E, WM  
CLARK COUNTY, WASHINGTON

PLD 2015-00007  
JULY 4, 2016

**APPROVALS**

BOARD OF CLARK COUNTY COUNCILORS  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BOARD OF COUNTY COUNCILORS OF CLARK COUNTY, WASHINGTON

CHAIR \_\_\_\_\_  
ATTEST: CLERK TO THE BOARD \_\_\_\_\_

CLARK COUNTY HEALTH DEPARTMENT  
THIS SUBDIVISION IS APPROVED IN GENERAL ONLY ALL LAND USES MUST  
COMPLY WITH THE RULES & REGULATIONS IN EFFECT AT THE TIME OF  
IMPLEMENTATION AND/OR PERMIT APPLICATION

AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED  
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE  
SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL  
*Calvin Sander, R.S.* DATE *7/15/16*  
CLARK COUNTY HEALTH OFFICER

CLARK COUNTY PLANNING DIRECTOR  
APPROVED  
*WPL* DATE *7/22/16*

PUBLIC WORKS  
APPROVED  
*2016* DATE *8/5/16*

ASSESSOR  
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF  
WASHINGTON, TO BE KNOWN AS SKYLEE MEADOWS SHORT PLAT

IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
IN THE COUNTY OF CLARK, STATE OF WASHINGTON  
CLARK COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

AUDITOR  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT  
THE REQUEST OF BRIDGER PROPERTIES, LLC  
AUDITOR'S RECEIVING NO. \_\_\_\_\_

DEPUTY COUNTY AUDITOR \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE  
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS  
ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN  
CONFIRMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF  
WASHINGTON.

*W* DATE *7-13-16*  
CINCY A. HALCLIMB, PLS 38028



PREPARED FOR  
BRIDGER  
PROPERTIES,  
LLC  
PREPARED BY  
**CO**  
DEVELOPMENT  
L.L.C.  
1000 2nd Ave  
Clark WA 99007  
Phone 509 335-0707  
Fax 509 335-0408

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND MONUMENT THE  
INTERIOR LOT LINES OF THE MENCH TRACT OF LAND AS DESCRIBED IN  
DEED, RECORDED IN AUDITOR'S FILE NUMBER S0815134, CLARK COUNTY  
DEED RECORDS

THE BOUNDARY RESOLUTION WAS ACCOMPLISHED BY BSEDA LAND  
SURVEYING, INC. IN THAT SURVEY RECORDED IN BOOK 64, PAGE 27,  
CLARK COUNTY SURVEY RECORDS

**EASEMENTS**  
THE LOTS ARE SUBJECT TO THAT EASEMENT TO PLD NO. 1 OF CLARK  
COUNTY AS RECORDED IN AUDITOR'S FILE NUMBER 118220 CAS. SAID  
EASEMENT IS A 10 FOOT WIDE EASEMENT CENTERED ABOUT THE EXISTING  
ELECTRICAL FACILITIES

THE LOTS ARE SUBJECT TO THE TERMS OF THAT NOTICE OF MORATORIUM  
ON NON-FORRESTRY USE OF LAND AS RECORDED IN AUDITOR'S FILE  
NUMBER 19895

THE LOTS ARE SUBJECT TO RESERVATIONS AND EXCEPTIONS IN THE DEED  
FROM NORTHERN PACIFIC RAILROAD COMPANY AS RECORDED IN BOOK 72,  
PAGE 707

**SURVEY DATA**  
DATES OF SURVEY: MARCH 2015, JANUARY 2016  
SURVEY CREW: HALCLIMB  
EQUIPMENT: TRIMBLE S6 ROBOTIC TOTAL STA. (2 SEC.)  
& TRIMBLE 680 CROSS BASE AND MONIP  
METHOD: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT

- REQUIRED NOTES**
1. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTENSION 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 SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTENSION SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS
  2. UNLESS ON-SITE DRAINAGE PLAN FOR EACH LOT IS APPROVED WITH THE FINAL STORMWATER PLAN, THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN WITH THE BUILDING PERMIT AND CONTRIBUTING TO THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE INDIVIDUAL DRAINAGE SYSTEM WITHIN EACH LOT
  3. THE OWNER OF EACH LOT IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES WITHIN THE 80-FOOT WIDE ACCESS AND UTILITY AND STORMWATER EASEMENT THAT RESIDE WITHIN THEIR RESPECTIVE LOT BOUNDARIES
  4. THE APPROVED, INITIAL RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE AND MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPROVEMENT MATERIAL AND NOT SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL
  5. 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 CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPROVEMENT AND/OR FINES
  6. RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED FOR ALL RESIDENTIAL DWELLINGS CONSTRUCTED ON THE LOTS
  7. IF FIRE FLOW IS NOT OBTAINABLE IN THE FULL AMOUNT BY THE PUBLIC WATER SYSTEM, THE SOPE AND BEAN SECTIONS FOR ALL BUILDINGS SHALL BE INCREASED TO 30 FEET AND A CLASS "A" OR BETTER RATED ROOF AND NONCOMBUSTIBLE SOING SHALL BE REQUIRED

- LEGEND**
- SET 5/8" x 30' REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HALCLIMB LS 38028"
  - FOUND 5/8" REBAR WITH BLUE PLASTIC CAP INSCRIBED "BSEDA PLS 32448" AS SET IN (64-27) OR (61-121) OR (64-23)
  - FOUND MONUMENT AS NOTED
  - SEWER PEG TEST HOLES
  - EASEMENT
  - BUILDING ENVELOPE LINE
  - EXISTING SEPTIC SYSTEM