

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works / Development Engineering

**DATE:** Final Plat Consent Agenda – November 22, 2016

**REQUESTED ACTION:** Final Plat Consent Agenda for Andersen Tapani Short Plat

Consent     Hearing     County Manager

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**BACKGROUND**

The applicant requests approval for a 3-lot short plat of an existing 16.65 acre lot in the R-5 zone. The existing home will be retained on proposed Lot 1. The R-5 zoning district requires lots to have a minimum lot area of 5 acres with a minimum lot width of 140 feet. The propose plan depicts two (2) 5-acre lots, with a minimum width of 302.51 feet, and a 5.67-acre lot with approximately 414 feet, which meets the criteria.

The application vested on January 15, 2015; Pre-application conference was held July 10, 2014; Final Order of conditional approval was August 24, 2015.

**COUNCIL POLICY IMPLICATIONS**

N/A

**ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

**COMMUNITY OUTREACH**

Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, Neighborhood Associations of Clark County and property owners within 500 feet of the site on March 11, 2015.

**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.

PW16-141

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*msj*

**DISTRIBUTION:**

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

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Ali Safay, for Greg Shafer

Greg Shafer, PE  
Development Engineering Manager

Heath H. Henderson

Heath H. Henderson, PE  
Public Works Director/County Engineer

[Signature]  
APPROVED:  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: Nov. 22, 2016

SR# SR 232-16

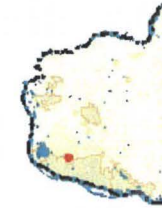
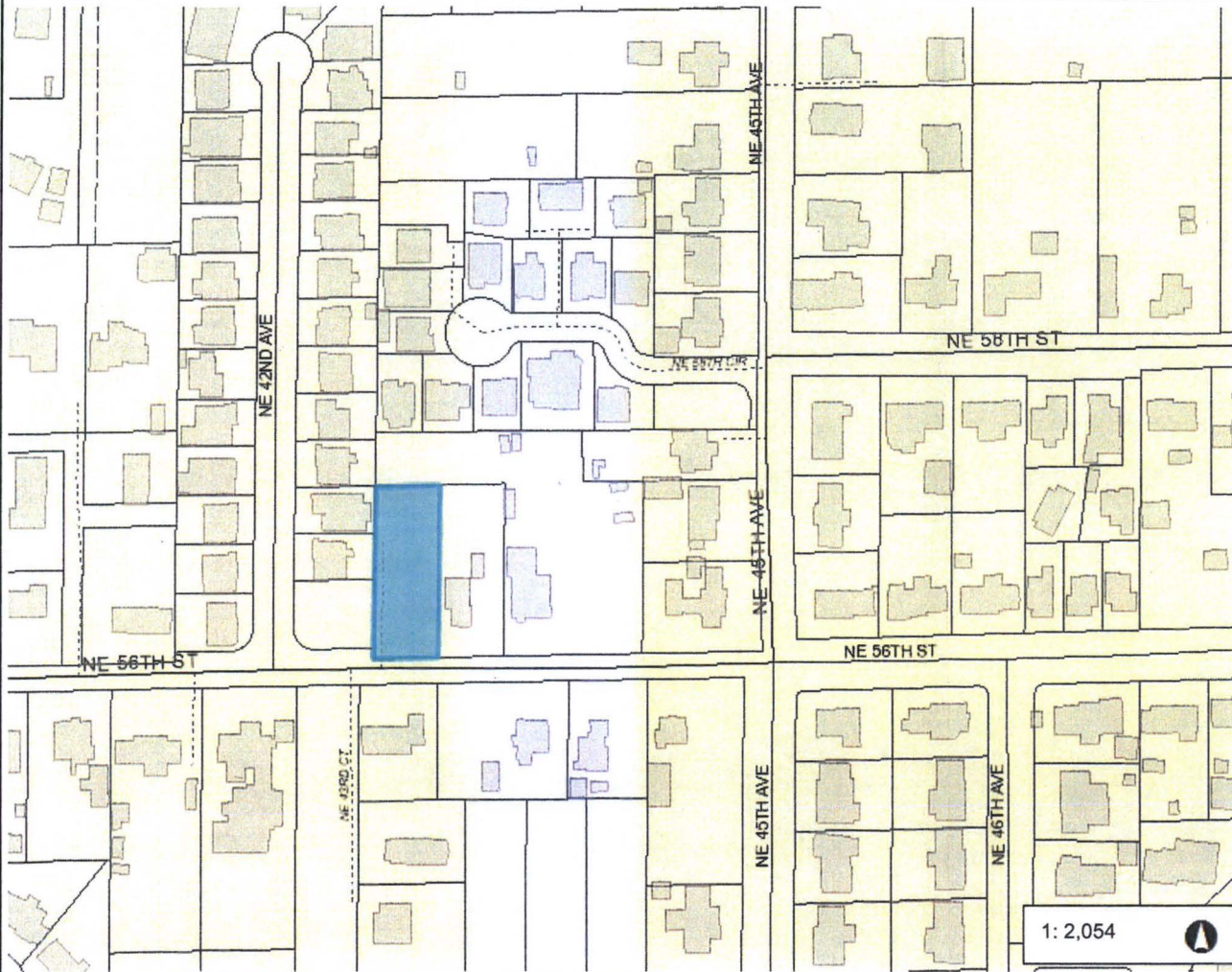


APPROVED: \_\_\_\_\_  
Mark McCauley, County Manager

DATE: \_\_\_\_\_ BUDGET IMPACT ATTACHMENT



# Vicinity Map



### Legend

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

### Notes:

1: 2,054

342.4 0 171.18 342.4 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.  
1514 N.E. 267TH AVE.  
CAMAS, WA. 98607  
(800) 834-0174

A. MOBILE HOMES: "MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.280-130."  
B. ARCHAEOLOGICAL (ALL PLATS): "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."

C. SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG LOT 1 FRONTAGE."

D. 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, RENEWING, 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."

E. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. NO DIRECT ACCESS IS ALLOWED ONTO N.E. 56TH STREET"

F. PRIVATELY OWNED STORMWATER FACILITIES: "THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: THE OWNERS OF LOTS 1, 2 AND 3."

G. SHARED PRIVATE ROOF/LOT/CRANESPACE STORM WELTRATION SYSTEMS HAVE BEEN INSTALLED FOR ALL LOTS AS SHOWN ON THE APPROVED DRAINAGE PLANS. ALL FUTURE HOUSES ON LOTS SHALL CONNECT TO THE PROVIDED PRIVATE STORM LATERAL STRS AT THE TIME OF HOME CONSTRUCTION.

H. PRESCRIBED SETBACKS FOR ALL THREE LOTS:  
FRONT: 18 FEET TO GARAGE DOOR/CARPORNT ENTRANCE, 10 FEET TO LIVING SPACE OR FOR OTHER STRUCTURES  
SIDE: 5 FEET  
REAR: 10 FEET

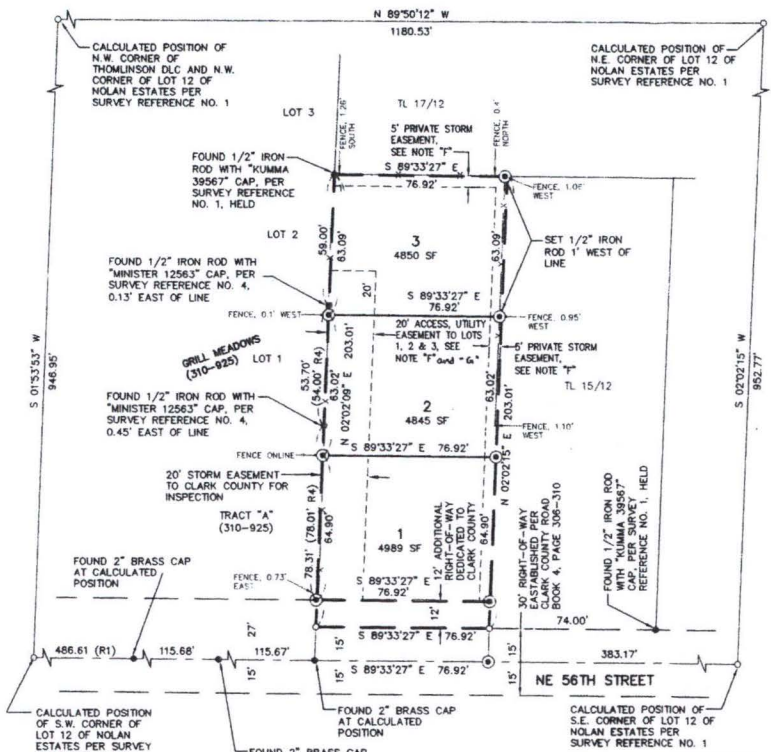
I. LOT 1 WILL BENEFIT FROM IMPACT FEE CREDITS

**SURVEY REFERENCES**  
1) KLUMMA SURVEY, BOOK 51, PAGE 61  
2) HENSON SURVEY, BOOK 53, PAGE 124  
3) "NOLAN ESTATES", BOOK A, PAGE 157  
4) "GRILL MEADOWS" SUBDIVISION, BOOK 310, PAGE 925

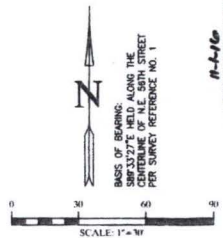
**DEED REFERENCE**  
GRANTOR: PATEROS GROUP, LLC  
GRANTEE: PARKWAY INVESTMENT GROUP, LLC  
AUDITORS FILE NUMBER: 5165388  
DATED: 06-23-2015

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, 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 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 6-10-16



**LEGEND**  
● INDICATES FOUND MONUMENT AS NOTED  
⊙ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41032) CAP SET  
○ INDICATES CALCULATED POSITION  
--- INDICATES RIGHT-OF-WAY  
- - - INDICATES CENTERLINE  
- - - INDICATES SUBJECT PROPERTY  
- - - INDICATES LOT LINE  
- - - INDICATES EASEMENT



**PATEROS INFILL SHORT PLAT**  
IN A PORTION OF THE THOMLINSON D.L.C.  
IN A PORTION OF LOT 12 OF NOLAN ESTATES IN  
THE NW 1/4 OF THE NE 1/4,  
OF SECTION 13,  
T. 2 N., R. 1 E., W.M.,  
CLARK COUNTY, WASHINGTON

ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 12/12  
SERIAL NO. 157041-000  
SHORT PLAT FILE NO. PLD2006-00155

**CLARK COUNTY PLANNING DIRECTOR**  
APPROVED BY: [Signature] DATE: 11/2/16

**CLARK COUNTY AUDITOR**  
ATTESTED BY: \_\_\_\_\_ (COUNTY AUDITOR)

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
AUDITORS FILE NO. \_\_\_\_\_

BOOK \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
AUDITORS FILE NO. \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**  
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS PATEROS SHORT PLAT  
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 \_\_\_\_\_

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_ CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

**CLARK COUNTY ENGINEER:**  
APPROVED BY: [Signature] DATE: 11/8/16

**CLARK COUNTY HEALTH DEPARTMENT:**  
LOTS 1 THRU 3 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

[Signature] DATE: 11/1/16  
DISTRICT HEALTH OFFICER

**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.

[Signature] DATE: 11-1-16  
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032

DATE:	11-01-16
SCALE:	1"=30'
JOB NO.:	16-048
CALC BY:	KPF
DRAWN BY:	GIF
CHECKED BY:	KPF
SHEET	1 OF 1

