

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Curtis & Kim Bower

DATE: Final Plat Consent Agenda – October 17, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00063 C&K Infill Short Plat

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for C&K Infill Short Plat PLD2009-00002/FLD2016-00063

Project review: The application vested on June 12, 2008. A pre-application conference was held July 3, 2008, Preliminary approval was issued on April 10, 2009. Final engineering approval was granted September 29, 2016.

Zoning: R1-6; **Lot Size:** The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 4,520 square feet to 5,474 square feet.

The lots are below the standard minimum lot size of the zone because:

The project was proposed using the Tier 2 Residential in-fill standards, CCC 40.260.110 (1). The residential in-fill ordinance provides incentives to encourage the development of by-passed parcels. Some of the incentives include variations to the road standards, smaller lot area and no minimum lot width and depth requirement. In the R1-6 zoning district, for example, the average minimum lot area could be reduced from 6,000 square feet to 4,500 square feet for a single-family dwelling development, with a maximum of 9.7 dwelling units per acre. The Tier II residential infill standard also requires that the applicant hold a neighborhood meeting to discuss the scope of the project with area residents.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on February 6, 2009.

DISTRIBUTION:

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

Angie Merrill

Angie Merrill - Planner
Community Development

Marty Snell

Marty Snell - Director
Community Development

Primary Staff Contact: Angie Merrill Ext.4028

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

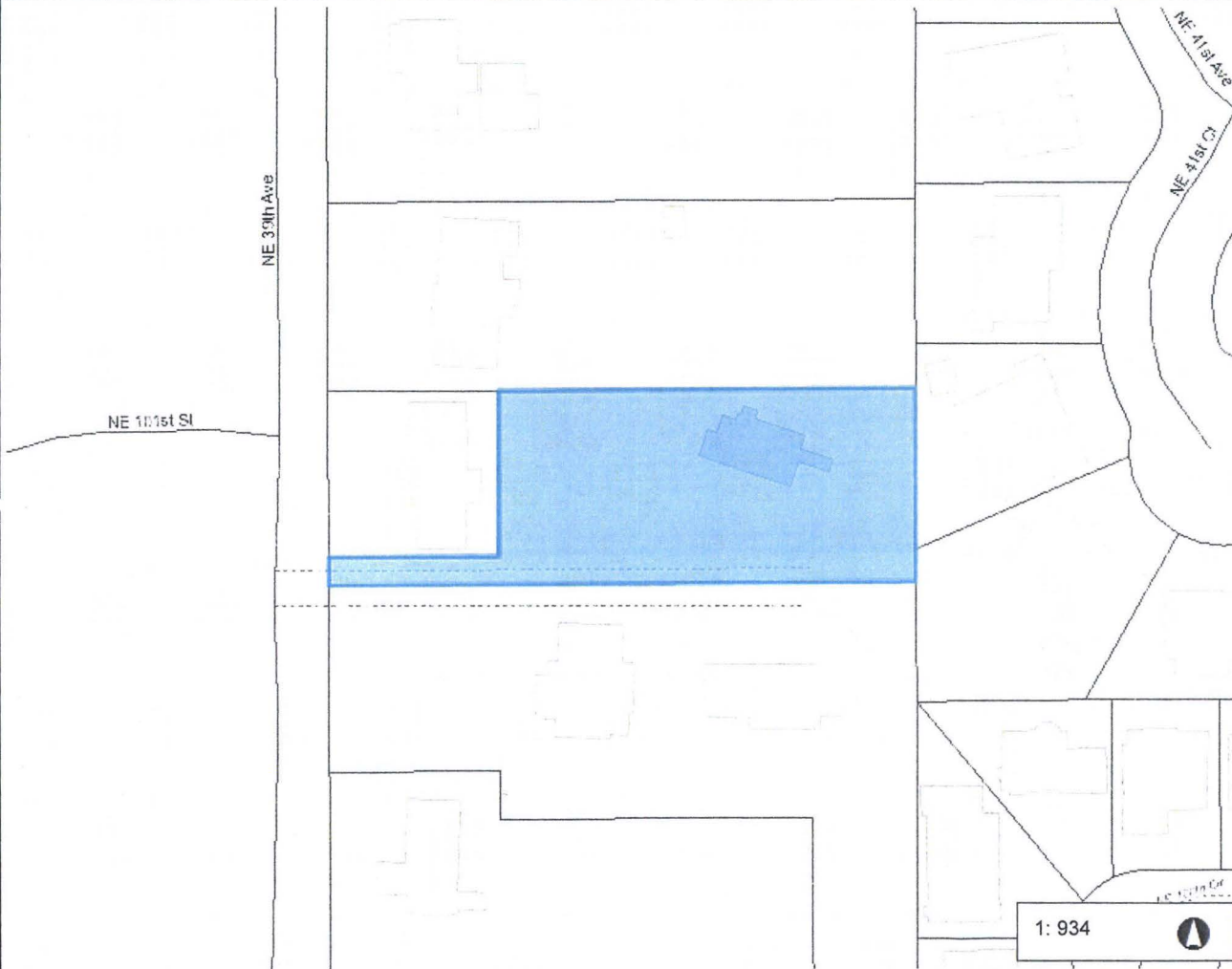
DATE: Oct. 17, 2017

SR# 207-17





Vicinity Map



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

Notes:

1: 934

155.6 0 77.80 155.6 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.

PLAT NOTES:

1. A MOBILE HOME, WHEN PROPOSED, SHALL BE SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130'.
2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS 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.
3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
4. INGRESS AND EGRESS RIGHTS SHALL BE PROVIDED TO THE PROPERTY ADJACENT AND SOUTH OF THIS SITE SUCH AS WHEN THE SAID PROPERTY SOUTH OF THIS DEVELOPS, EXPANDS THE WIDTH OF THE INFILL "B" ROAD TO URBAN PRIVATE ROAD STANDARDS IN ACCORDANCE WITH CCC STANDARD DETAIL DRAWING 17A AND PROVIDED THAT SAID PROPERTY SOUTH OF THIS SITE ENTERS INTO A MAINTENANCE AGREEMENT WITH THE RESIDENTS OF THIS SITE.
5. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLATSOP 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.
6. THE MAXIMUM LOT COVERAGE SHALL BE 60 PERCENT (PER CCC 40.260.100 (1) (3)), PROVIDED THAT AN ADDITIONAL 10 PERCENT LOT COVERAGE, FOR A MAXIMUM OF 70 PERCENT, MAY BE APPROVED THROUGH A TYPE II PLANNING DIRECTOR REVIEW / APPROVAL PROCESS, TO DETERMINE THAT POTENTIAL ADVERSE IMPACTS ARE ADEQUATELY MITIGATED BY APPLICANT.
7. LOT 1 IS DESIGNATED EXEMPT FROM IMPACT FEES AS CREDIT FOR THE EXISTING RESIDENCE THAT WAS REMOVED.
8. ROOF AND CRAWL SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

SURVEY REFERENCES:

- 1) HAGEDORN SHORT PLAT BOOK 1 PAGE 521
- 2) WEBBOLD HEIGHTS BOOK J PAGE 312
- 3) BARBERI SURVEY BOOK 21 PAGE 177
- 4) BESIDA SURVEY BOOK 53 PAGE 26
- 5) BONNIES VISTA BOOK G PAGE 647
- 6) PLEASANT PLAZA BOOK C PAGE 340
- 7) AVALON HEIGHTS BOOK 311 PAGE 386

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" IRON ROD WITH (D.DENNY 35477) CAP SET
- ⊙ INDICATES CALCULATED POSITION NOTHING SET
- E.O.L. INDICATES EAST OF LINE

DEED REFERENCE:

GRANTOR: KM & CURT BOWER
GRANTEE: KM & CURT BOWER
APN: 4348260 0
DATE: 7-10-2007

C & K INFILL SHORT PLAT

A SHORT PLAT IN A PORTION OF THE SW 1/4, OF THE SE 1/4 OF SECTION 36 T. 3 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: M.J.F. 10/4/17
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS C & K INFILL 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____

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS _____

ATTESTED BY: _____
CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

CLARK COUNTY ENGINEER:

Carolyn Henigson Heath Anderson 10/4/17
CLARK COUNTY ENGINEER DATE

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 Denny 10-02-17
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR DATE
PLS # 35477

CLARK COUNTY HEALTH DEPARTMENT:

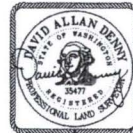
- LOTS 1 THRU 4 ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 - LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 - AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
 - LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

Carla P. Souter, R.S. 10/2/17
CLARK COUNTY HEALTH OFFICER DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 2017,
IN BOOK _____ OF SHORT PLATS, AT PAGE _____
AT THE REQUEST OF _____ KIMBERLY AND CURTIS BOWER
FILE NUMBER _____

CLARK COUNTY AUDITOR _____

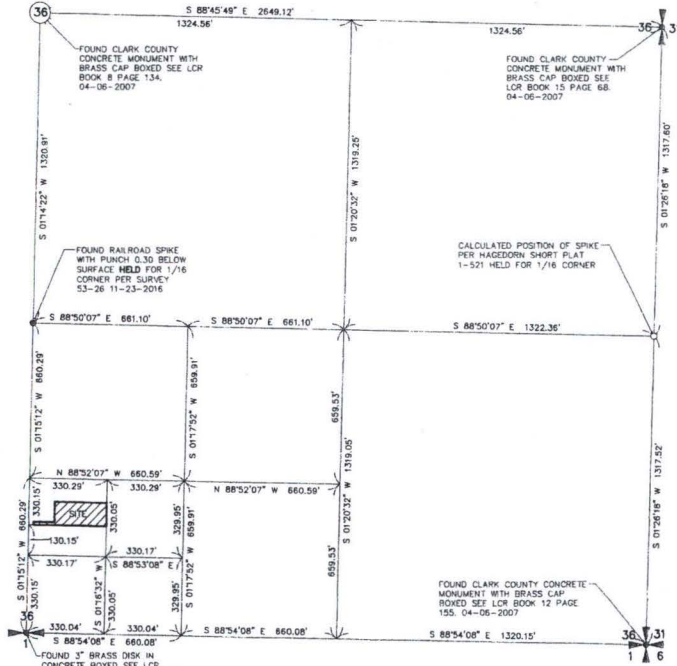


10-02-17



MINISTER-GLASSER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3315

JOB NO. 17-007
DATE: 10-02-17
CALC BY: DAD
DRAWN BY: CED
CHECKED BY: DAD
FILE: 16502.DWG



SCALE 1 INCH = 300 FEET

BASES OF BEARINGS:
NAD83(2011 ADJUSTED) WASHINGTON STATE
MAGNETIC DEVIATION AT THE TIME OF SURVEY
S 88°54'08" E BETWEEN THE FOUND AND HELD S 1/4 CORNER
AND THE FOUND AND HELD SE SECTION CORNER OF SECTION 36
CONVERSION ANGLE: -10°13'24"
COMBINED SCALE FACTOR: 0.999924659

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

MINISTER AND GLASSER 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 DESIGNATED IN WAC 330-130-060. ALL CORNERS NOTED AS FOUND WERE VISITED ON 04-20-2007 AND 11-2016.

C & K INFILL SHORT PLAT

A SHORT PLAT IN A PORTION OF THE SW 1/4, OF THE SE 1/4 OF SECTION 36
T. 3 N., R 1 E., W. M., CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

DEED REFERENCE:

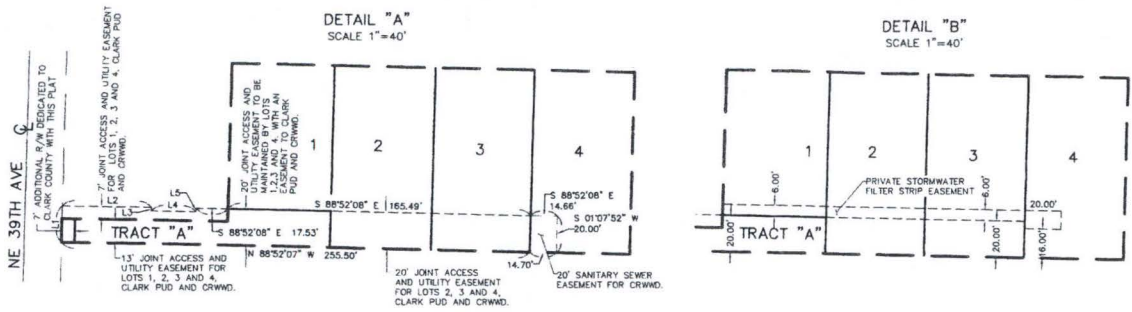
GRANTOR: KIM & CURT BOWER
GRANTEE: KIM & CURT BOWER
APN: 4348268 D
DATE: 7-10-2007

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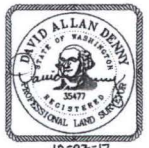
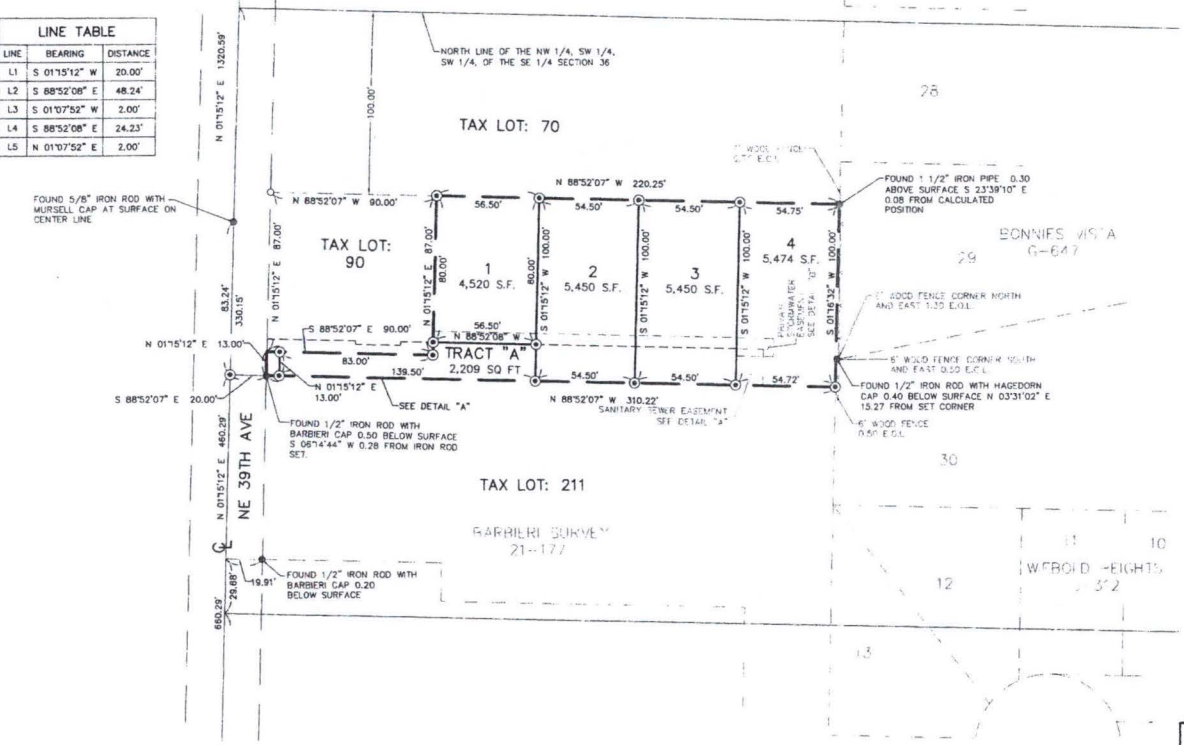
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- 6) PLEASANT PLAZA BOOK G PAGE 140
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- INDICATES CALCULATED POSITION NOTHING SET
- E.O.L. INDICATES EAST OF LINE
- S.F. INDICATES SQUARE FEET



LINE	BEARING	DISTANCE
L1	S 01°15'12" W	20.00'
L2	S 88°52'08" E	48.24'
L3	S 01°07'52" E	2.00'
L4	S 88°52'08" E	24.33'
L5	N 01°07'52" E	2.00'

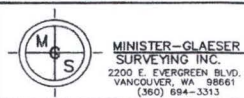


THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

10'-0"=17'

SCALE 1 INCH = 40 FEET

SCALE 1 INCH = 40 FEET



JOB NO. 17-40
DATE: 10-02-17
CALC BY: DAD
DRAWN BY: DEO
CHECKED BY: DAD
FILE: 16557.DWG

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