

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Veniamin Kaminskiy
DATE: Final Plat Consent Agenda – October 31, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00041 Kaminskiy Short Plat
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Kaminskiy Short Plat PLD2016-00028/FLD2017-00041

Project review: The application vested on February 6, 2017. A pre-application conference was held April 14, 2016, Preliminary approval was issued on May 8, 2017.

Zoning: RC-1; **Lot Size:** The RC-1 zone has a minimum lot area of 1 acre. **Actual Lot Size:** Parcels range in size from 1.709 acres to 2.137 acres.

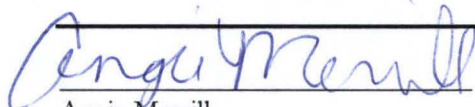
All lots in this plat are above the minimum of 1 acre lots.

COMMUNITY OUTREACH

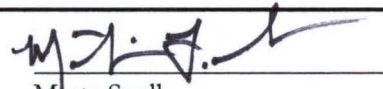
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 500 feet of the site on March 1, 2017

DISTRIBUTION:


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



Angie Merrill
Planner
Community Development



Marty Snell
Director
Community Development

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Oct. 31, 2017

SR# 219-17



PLAT NOTES:

- 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.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF THE STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE LOT.
- 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 CLYMPIA 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.
- ANY GRADING, FILL, CLEARING OR DEVELOPMENT THAT OCCURS WEST OF THE DEVELOPMENT ENVELOPE LINE AS ESTABLISHED WITH EXHIBIT 13 OF WET2016-0028 (PERMIT ON FILE WITH CLARK COUNTY COMMUNITY DEVELOPMENT) WILL REQUIRE ADDITIONAL WETLAND REVIEW, INCLUDING POTENTIAL PERMITS AND MITIGATION.
- WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, THE SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE INCREASED TO THIRTY (30) FEET. A CLASS "A" OR BETTER RATED ROOF AND NONCOMBUSTIBLE SIDING SHALL BE REQUIRED.
- THIS LAND DIVISION IS EXEMPT FROM A WATER RIGHT AS PROVIDED IN RCW 90.440.050. ALL LOTS ARE LIMITED TO SHARING A TOTAL OF NOT MORE THAN 5,000 GALLONS OF WATER PER DAY FOR DOMESTIC USES. IRRIGATION IS LIMITED TO A COMBINED TOTAL NOT TO EXCEED ONE-HALF ACRE.
- 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 ENCROACHMENT 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.
- AT THE TERMINUS OF THE DRIVEWAY FOR LOT 2, A SIDEWAYS HAMMERHEAD TURNAROUND SHALL BE CONSTRUCTED THAT MEETS THE DIMENSIONAL REQUIREMENTS OF CLARK COUNTY PUBLIC WORKS STANDARD DETAIL DRAWING #27 OR #27A, PRIOR TO BUILDING PERMIT ISSUANCE.

SURVEY REFERENCES:

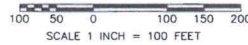
- GLAESER SURVEY BOOK 45, PAGE 7
- LAWSON SURVEY BOOK 1, PAGE 195
- HAGEDORN SURVEY BOOK 2, PAGE 151
- TANDY SURVEY BOOK 58, PAGE 178
- OLSON SURVEY BOOK 25, PAGE 18
- MONTEITH SURVEY BOOK 41, PAGE 169
- MONTEITH SURVEY BOOK 48, PAGE 57
- DENNY SURVEY BOOK 60, PAGE 87

DEED REFERENCE:

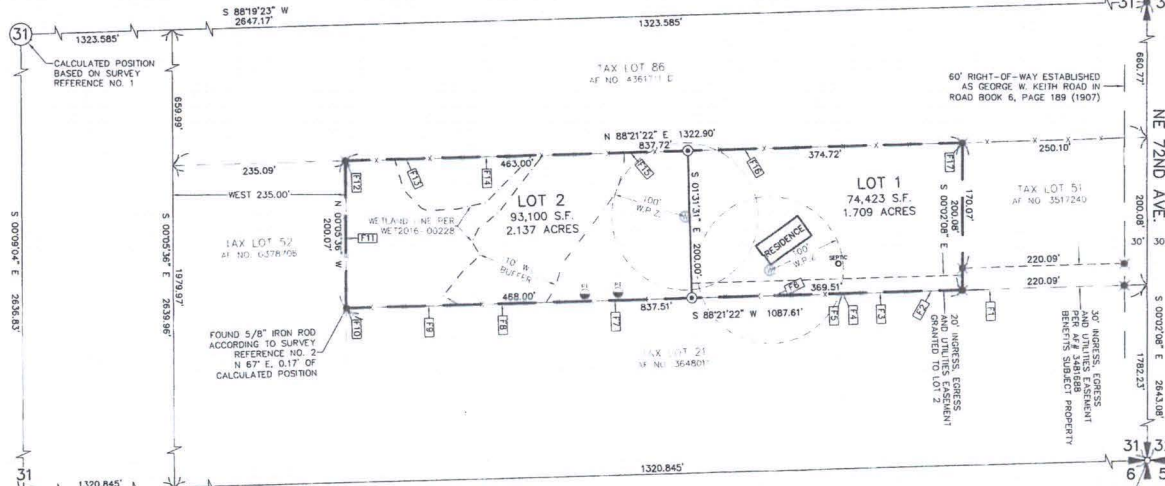
GRANTOR: GEORGE R. GREEN
 GRANTEE: VENIAMIN KAMINSKIY, ET. AL.
 APN: 4858260
 DATE: APRIL 5, 2013

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES FOUND 1/2" REBAR WITH "DENNY 32451" YELLOW CAP PER SURVEY REFERENCE #8
- INDICATES 1/2" x 24" REBAR WITH "DENNY 32451" YELLOW CAP SET
- INDICATES EXISTING SEPTIC SYSTEM
- INDICATES EXISTING SEPTIC PERCOLATION TEST PIT
- INDICATES EXISTING WATER WELL
- "W.P.Z." INDICATES "WELL PROTECTION ZONE"



BASIS OF BEARINGS: THE EAST LINE OF THE SE 1/4 OF SECTION 31, BASED ON SURVEY REFERENCE NO. 5, BETWEEN MONUMENTS FOUND AS NOTED HEREON.



FENCE CALLS:

- | | | |
|--------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------|
| [F1] E. END 5' CHAINLINK FENCE 0.8' SOUTH OF LINE | [F8] 4 STRAND BARBWARE FENCE 0.2' N. OF LINE | [F13] 4 STRAND BARBWARE FENCE 0.3' SOUTH OF LINE |
| [F2] 5' CHAINLINK FENCE 0.4' SOUTH OF LINE | [F9] 4 STRAND BARBWARE FENCE 0.4' S. OF LINE | [F14] 4 STRAND BARBWARE FENCE 0.2' SOUTH OF LINE |
| [F3] 5' CHAINLINK FENCE 0.7' SOUTH OF LINE | [F10] 4 STRAND BARBWARE FENCE CORNER ON LINE AND 0.5' EAST OF LINE | [F15] 4 STRAND BARBWARE FENCE 0.3' SOUTH OF LINE |
| [F4] W. END 5' CHAINLINK FENCE 0.6' SOUTH OF LINE | [F11] 4 STRAND BARBWARE FENCE ON LINE | [F16] 4 STRAND BARBWARE FENCE ON LINE |
| [F5] E. END 4 STRAND BARBWARE FENCE 0.9' SOUTH OF LINE | [F12] 4 STRAND BARBWARE FENCE CORNER 1.3' SOUTH OF LINE AND 1.4' EAST OF LINE | [F17] 4 STRAND BARBWARE FENCE ON LINE AT IRON ROD SET |
| [F6] 4 STRAND BARBWARE FENCE ON LINE | | |
| [F7] 4 STRAND BARBWARE FENCE 0.1' N. OF LINE | | |

MINISTER AND GLAESER 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 FIVE 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 02-20-17.

KAMINSKIY SHORT PLAT

A SHORT PLAT IN A PORTION OF THE S 1/2, NE 1/4, SE 1/4 SECTION 31 T. 4 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 1

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: *[Signature]* 10/18/17
 PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.010, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS: KAMINSKIY 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:

CLARK COUNTY ENGINEER *[Signature]* 10/20/17
 DATE

SURVEYOR'S CERTIFICATE:

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME, UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

[Signature] 10-16-17
 EDWARD DENNY, JR., REGISTERED LAND SURVEYOR DATE
 PLS # 32451

CLARK COUNTY HEALTH DEPARTMENT:

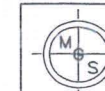
- LOTS 1 THRU 2 ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 - LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 - AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
 - LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

[Signature] 10/17/17
 CLARK COUNTY HEALTH OFFICER DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF _____ VENIAMIN & LYUDMILA KAMINSKIY
 FILE NUMBER _____

CLARK COUNTY AUDITOR _____

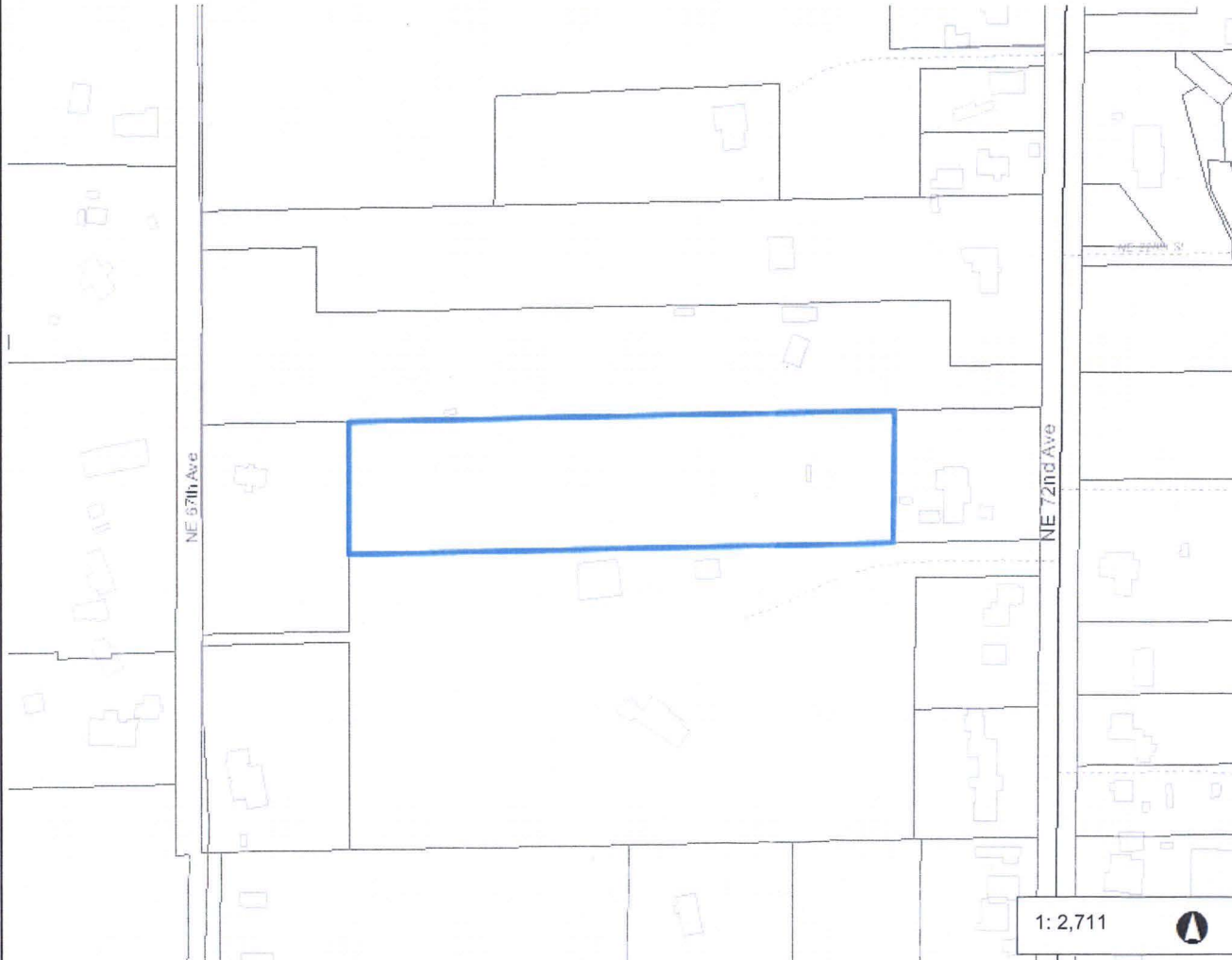


MINISTER-GLAESER SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313

JOB NO. 17-222
 DATE: 10-16-17
 CALC BY: ED
 DRAWN BY: CSA
 CHECKED BY: ED
 FILE: 172222.DWG



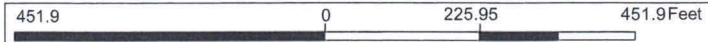
KAMINSKIY SHORT PLAT



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

Notes:

1: 2,711



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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