

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** David Jackson  
**DATE:** February 14, 2020  
**REQUESTED ACTION:** Acceptance of Plat Recording Jackson 104<sup>th</sup> Street Short Plat  
FLR-2019-00108  
 Consent  Hearing  County Manager

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## BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Jackson 104<sup>th</sup> Street Short Plat PLD2014-00032 FLR-2019-00108

**Project review:** The application contingently vested on July 9, 2014. A pre-application conference was held July 31, 2014. Preliminary approval was issued on June 19, 2014. Final engineering approval was granted January 24, 2020.

**Zoning:** R1-6 Zone; **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. Section 40.220.010 (C)(2) provides for an exception to maximum average lot size for short plats creating three (3) or more lots and allows for the existing residence to be exempt from average maximum lot area calculations. **Actual Lot Size:** Parcels range in size from 8,038 square feet to 13,939 square feet ( Lot 1 existing residence).

All lots in this plat are above the minimum of 6,000 square feet.

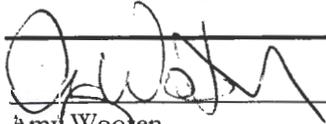
## COMMUNITY OUTREACH

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 March 10, 2015.

## DISTRIBUTION:

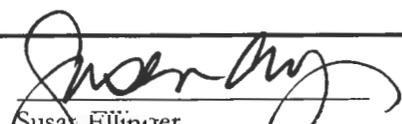
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

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Amy Woolen  
Planner  
Community Development

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Susan Ellinger  
Land Use Review Manager  
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071  
Shana Lazzarini Ext 4993  
Joe Kinsman Ext 4955

APPROVED: [Signature]  
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 3-4-20

SR# \_\_\_\_\_

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# JACKSON 104TH STREET SHORT PLAT

LEGAL DESCRIPTION: AF# 5081672 D

PORTION SE 1/4 OF SE 1/4, SEC 35, TWP 3N, RGE 1E, WM 6 A  
PORTION OF LOT 2 OF GILBERT'S GARDEN TRACTS (C-99)

SERIAL No. 118157000; SHORT PLAT FILE

CLARK COUNTY  
HEALTH DEPARTMENT

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. ALL LOTS ARE TO BE CONNECTED TO PUBLIC SEWER & PUBLIC WATER.

SANITARY SEWER: CLARK REGIONAL WASTEWATER DISTRICT  
WATER PURVEYOR: CLARK PUBLIC UTILITIES

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

CLARK COUNTY ENGINEER

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CLARK COUNTY ENGINEER

CLARK COUNTY PLANNING DIRECTOR

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CLARK COUNTY PLANNING DIRECTOR

CLARK COUNTY MANAGER

APPROVED AND ACCEPTED BY THE COUNTY MANAGER OF CLARK COUNTY,  
WASHINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CLARK COUNTY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. 59.17.170  
LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT No. \_\_\_\_\_  
IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

AUDITOR  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT THE  
REQUEST OF \_\_\_\_\_ BARBERI AND ASSOCIATES, INC.  
AUDITOR'S RECEIVING NO. \_\_\_\_\_

DEPUTY/COUNTY AUDITOR \_\_\_\_\_

3/4" TP  
TIED NOV 2000  
UPON PLATING  
RESEARCH I HOLD  
THE NORTH LINE OF THE  
3/4" TP AS THE  
C. OF NE 104TH ST.

3/4" TP  
BEARING IS THE LINE BETWEEN  
SAID LOTS 1 & 2, 1/4" TP IN VICINITY OF NE  
(G-73) & 3/4" TP IN VICINITY OF NE  
C/O GILBERT'S GARDEN TRACTS (C-99)

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AFF#5081672 D AND DIVIDE THE PARCELS INTO THREE (3) SINGLE FAMILY RESIDENCES.

THE PLAT IS BOUNDED ON THE NORTH BY THE NORTH LINE OF LOT 2 OF GILBERT'S GARDEN TRACTS (C-99). ON THE WEST BY THE WEST LINE OF SAID LOT 2. ON THE SOUTH BY A LINE 200 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2. AND ON THE EAST BY THE EAST LINE OF 30 FOOT NON-EXCLUSIVE EASEMENT PER AFF#900120088.

THERE ARE TWO VERSIONS OF THE CENTER LINE OF NE 104TH STREET:  
1. THE NORTH LINE OF LOTS 1-9 OF GILBERT'S GARDEN TRACTS WHICH IS THE 1/38 LINE.  
2. THE EASTLY PROJECTION OF THE SOUTH LINE OF HOLLY CREST (G-73)

OLSON (SP BK 2 PG 85) USED THE SECOND VERSION. IT APPEARS THAT THE COUNTY ALSO MAY HAVE USED THIS VERSION WHEN THEY APPROVED NE 28TH AVE (BIN 78-4). THIS PLAT DEDICATES ADDITIONAL R/W TO PROVIDE A 27-FOOT HALF-WIDTH RIGHT-OF-WAY FROM CL NE 104TH STREET BASED UPON SP BK 2 PG 85

SCALE: 1"=30'



### LEGEND

- SET 1/2"x30" REBAR W/CAP #6385
- FOUND MONUMENT AS NOTED
- ( ) DEED DISTANCE

### 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.M. 59.17 LAWS OF WASHINGTON



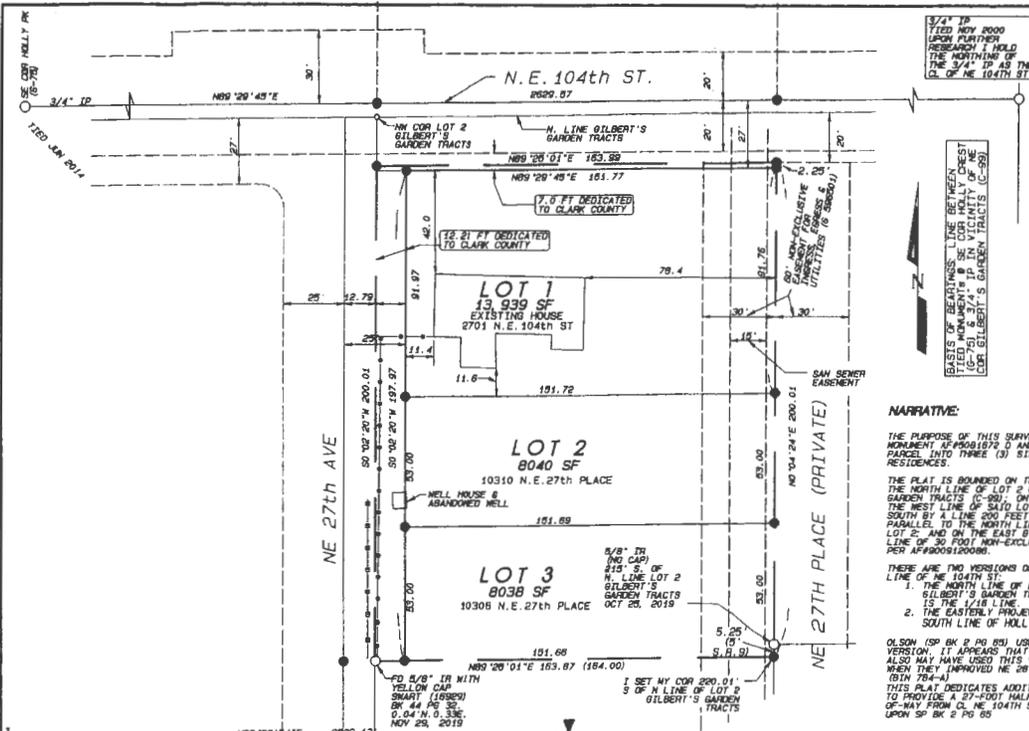
SURVEYOR \_\_\_\_\_ DATE 3/2/2020

1. If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archeology and Historic Preservation in Olympia shall be notified. Failure to comply with these state requirements may constitute a Class C Felony, subject to imprisonment and/or fines.
2. Development standards contained within Sections 3.7 (Terraced Yard), 3.8 (Common Yard), Table 3-1 (Transparency, and Section 4.6 (Single Family Overlay) apply to all new construction within this plat.
3. An easement is hereby reserved under and upon the exterior six (6) feet on all boundary lines of the lots adjacent to public/private roads for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. All lots containing overhead transformers are subject to the minimum clearances as defined by Clark Public Utilities Construction Standards. All proposed building designs on these lots must provide adequate clearance for all combustible materials. 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.
4. All residential driveway approaches entering public roads are required to comply with CCC 40.350
5. Lot 1 shall continue to have driveway access onto NE 104th Street. Direct access for lots 2 and 3 shall be provided onto NE 27th Place (Private) only, unless an alternate access is approved by Clark County.
6. In accordance with CCC40.810, impact fees for each new dwelling in this short plat shall be assessed for impacts on schools, parks and transportation facilities based on the following districts: Vancouver School District (SIF), Park District #8 (PIF) and Hazel Dell Sub-area (TIF). As found in CCC40.810.040, impact fees are calculated using the rates in effect at the time of building permit issuance.
7. Storm Conveyance System, Rain Garden & Detention Basin for Lots 2 & 3 will be owned by the respective Lot owners.
8. The owner of each lot is responsible for obtaining approval of stormwater plan with the building permit and constructing the individual onsite stormwater system. The homeowner is responsible for long term maintenance of the drainage system serving the lot.

SURVEY METHOD:  
RANDOM CLOSED TRAVERSE WITH RADIAL TIES TO MONUMENTS. FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS PER WAC 430-100-090  
SURVEY EQUIPMENT USED:  
WILD T-1800 LEAST COUNT 3 SEC., DTS 6 TDS 800 DATA COLLECTOR.

### BARBERI & ASSOCIATES, INC.

ENGINEERING SURVEYING  
PLANNING  
7017 NE HWY 99 SUITE 804  
VANCOUVER, WA 98665  
(360) 880-1001 FAX (360) 880-8188



SCALE: 1"=400'

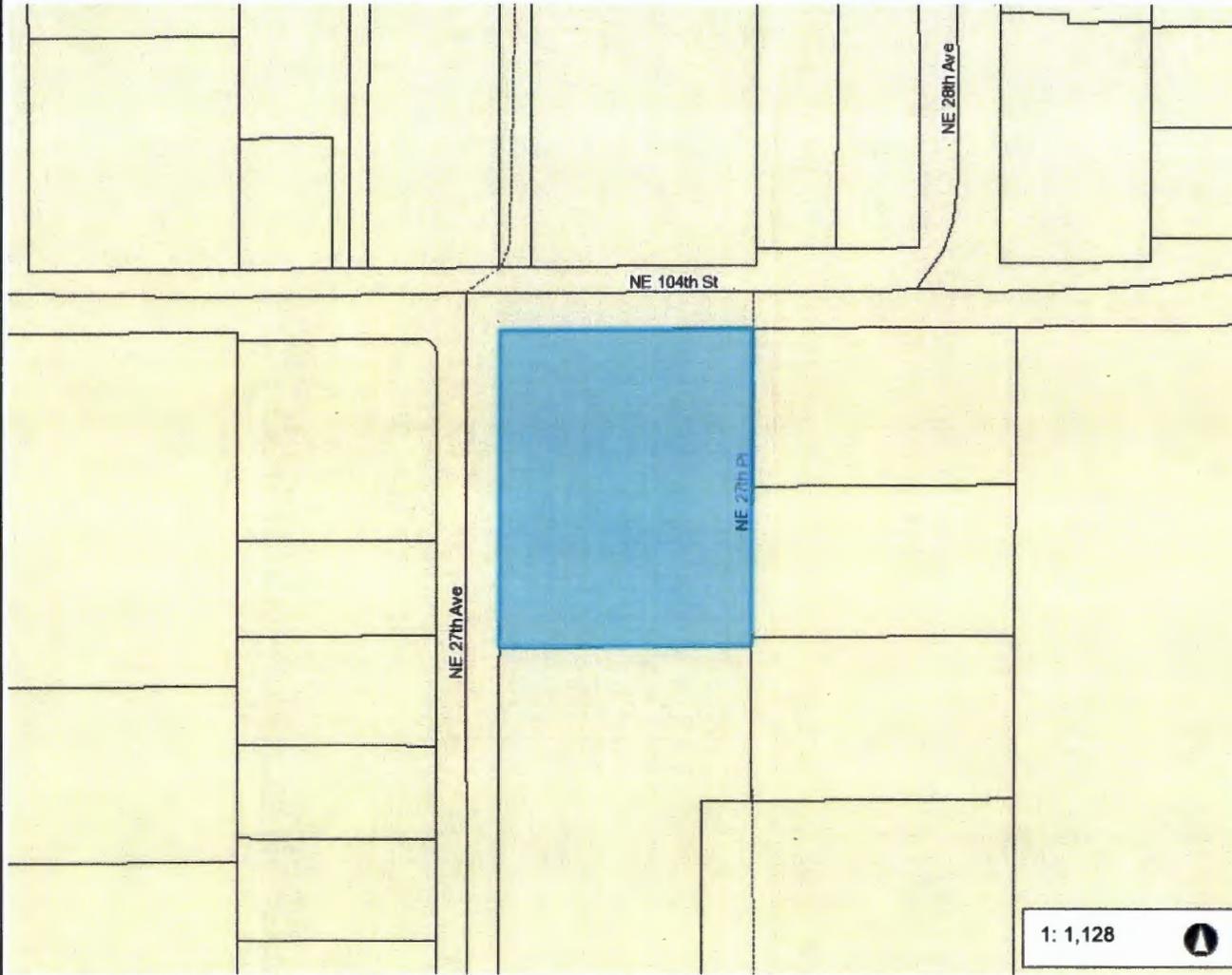
- ### SURVEY REFERENCES:
1. GILBERT GARDEN TRACTS (C-99)
  2. HOLLY CREST (G-73) MAP
  3. SURVEY DUKALE APR 1990 (UNRECORDED)
  4. R.O.S. BK 14 PG 121 (SMART)
  5. SHORT PLAT BK. 2 PG 85 (OLSON)
  6. R.O.S. BK 5 PG 6 (COAKESON)
  7. SURVEY GREENWOOD (UNRECORDED BK & PG 43)
  8. C.R.P. NE 28TH AVE. BIN 78-4
  9. R.O.S. BK 44 PG 32 (SMART)
  10. MANNIE MEADOWS (J-182) SP05170

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# JACKSON 104TH STREET SHORT PLAT



**Legend**

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

**Notes:**

1: 1,128



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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