

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Donald Wells  
**DATE:** April 20, 2020  
**REQUESTED ACTION:** Acceptance of Plat Recording – Wells Short Plat  
FLR-2019-00099  
       Consent        Hearing   X   County Manager

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**BACKGROUND**

Transmitted for acceptance by the County Manager is the plat for Wells Short Plat  
PLD2017-00044; FLR-2019-00099

**Project review:** The application vested on August 14, 2017. A pre-application conference was held  
February 9, 2017. Preliminary approval was issued on April 17, 2019.

**Zoning:** AG-20 Zone but Contingently vested under the previous AG-10 Zone per CCC 40.510.020  
(G)(2) **Lot Size:** The AG-10 zone has a minimum lot area of 10 acres, lot width 660 feet and lot  
depth None. **Actual Lot Size:** Parcels range in size from 10.465 acres to 12.64 acres.

All lots in this plat are above the minimum of 10 Acres.

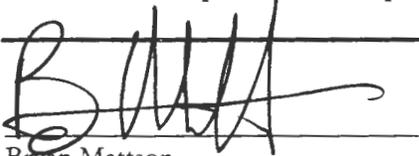
**COMMUNITY OUTREACH**

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 September 27, 2017.

**DISTRIBUTION:**

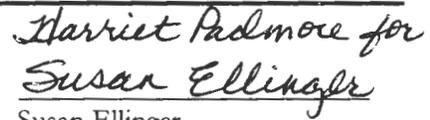
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

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Bryan Mattson  
Planner  
Community Development

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Susan Ellinger  
Land Use Manager  
Community Development

*Per Authorized Email*

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

APPROVED: Kathleen Otto  
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 6/4/2020

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



# WELLS SHORT PLAT

IN A PORTION OF THE  
 JAMES CAMPBELL D.L.C. & THE  
 NW 1/4 & NE 1/4  
 OF THE NW 1/4 OF SECTION 6  
 T. 3 N., R. 1 E., &  
 NE 1/4 OF THE NE 1/4 OF SECTION 1  
 T. 3 N., R. 1 W.,  
 WILLAMETTE MERIDIAN  
 CLARK COUNTY, WA.  
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,  
 1981, TO BE KNOWN AS \_\_\_\_\_  
 PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

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

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

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

CLARK COUNTY ENGINEER:

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.

CHRISTOPHER S. AVERY, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PLS # 50979

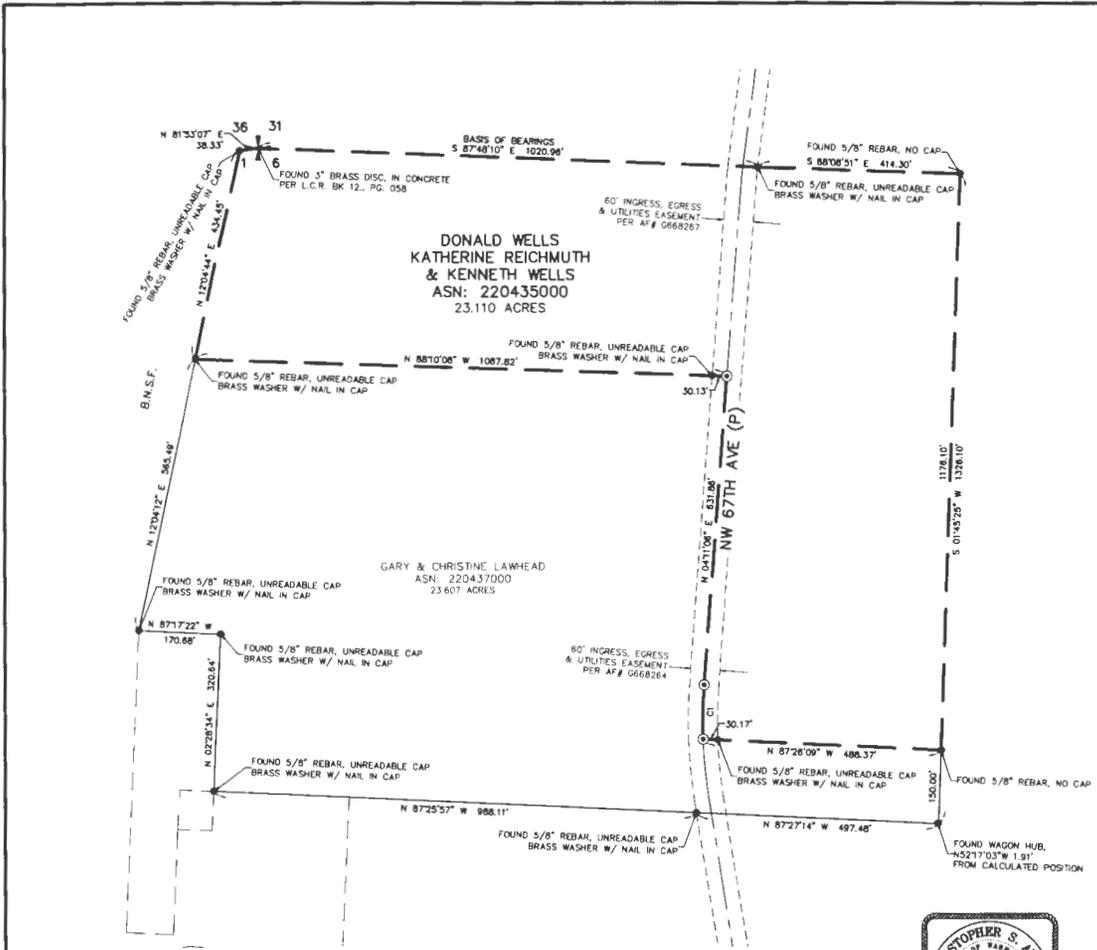
CLARK COUNTY HEALTH DEPARTMENT:

- LOTS \_\_\_\_\_ THRU \_\_\_\_\_ ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
- LOTS IN THE PLAT MAY BE SERVED BY EITHER INDIVIDUAL WATER SYSTEMS OR AN APPROVED SMALL PUBLIC WATER SYSTEM, 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.

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 \_\_\_\_\_ MINISTER-GLAESER SURVEYING INC.  
 FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR \_\_\_\_\_



**SURVEY REFERENCES:**

- 1) MACKAY & SOMPS SURVEY, BK D2, PG 84
- 2) E.V. HILL SURVEY, BK 11, PG 118
- 3) BARBER SURVEY, BK 24, PG 178
- 4) HAZEDORN SURVEY, BK 32, PG 60
- 5) HOLLY SURVEY, BK 80, PG 174

**DEED REFERENCE:**

GRANTOR: DONALD B. WELLS AND KATHERINE L. WELLS  
 GRANTEE: DONALD A. WELLS, KATHERINE A. REICHMUTH  
 AND KENNETH R. WELLS  
 A.F.N: 8401270232 & 8401270233  
 DATE: 01-27-84

**LEGEND:**

- INDICATES MONUMENT FOUND AND HELD PER SURVEY REFERENCE #1 UNLESS OTHERWISE NOTED
- ⊙ INDICATES 5/8" x 30" REBAR WITH "AVERY 50979" CAP SET

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ADJUDICATION, 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 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-18-13.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DST.	CHORD BEARING	CHORD DST.
C1	1000.00'	6°22'02"	111.13'	N 01°00'05" E	111.07'

150 75 0 150 225 300  
 SCALE 1 INCH = 150 FEET



BASIS OF BEARINGS: 8 87°48'10" E ALONG THE NORTH LINE OF SECTION 6. BETWEEN MONUMENTS FOUND AS NOTED SOUTH ZONE, U.S. SURVEY FEET.

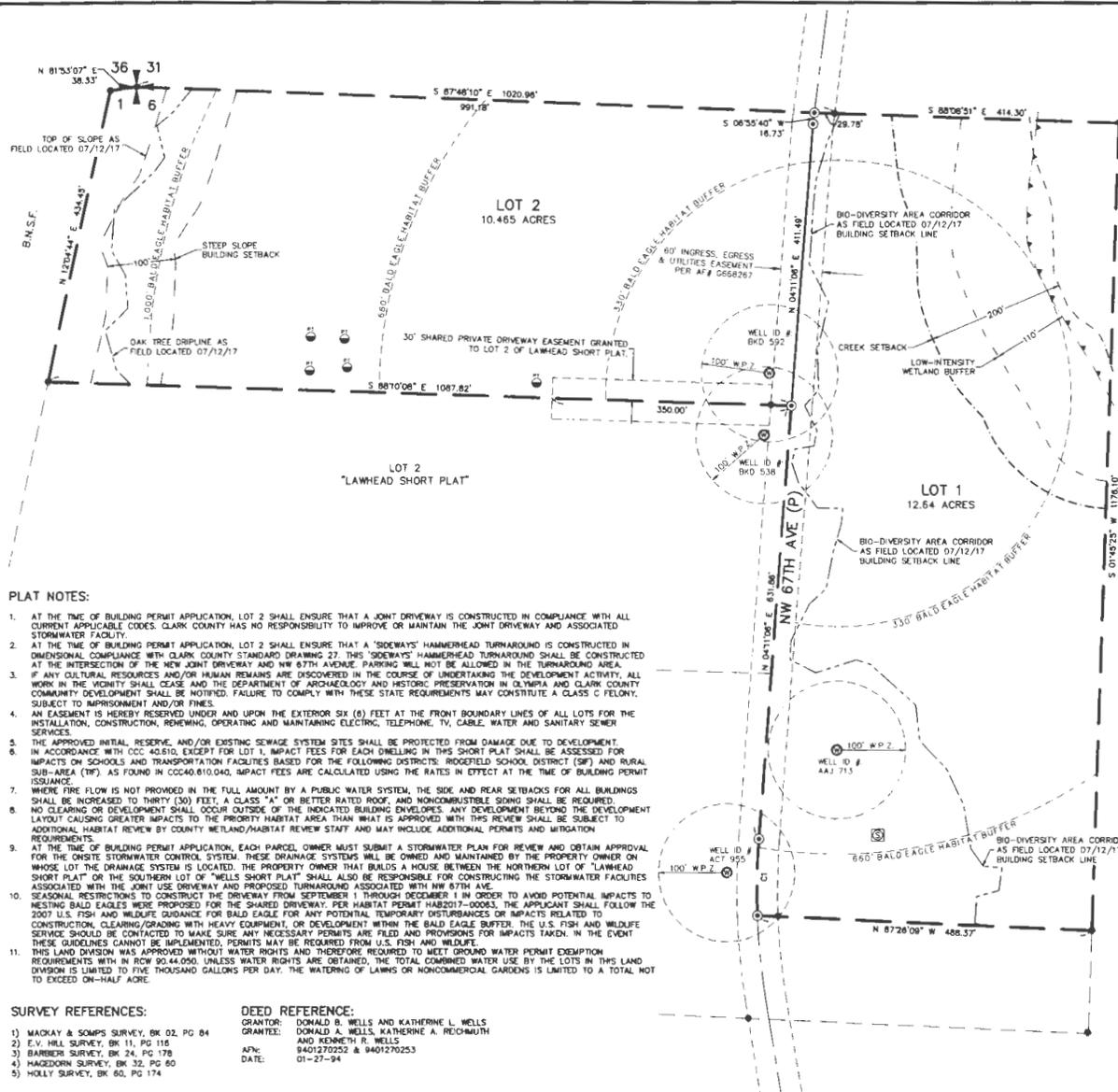


**MINISTER-GLAESER SURVEYING INC.**  
 2200 E. EVERGREEN BLVD  
 VANCOUVER, WA 98661  
 (360) 694-3313

JOB NO. 16-560  
 DATE: 04-08-20  
 CALC BY: DLS  
 DRAWN BY: GSA  
 CHECKED BY: DLS  
 FILE: 16560SP.DWG

# WELLS SHORT PLAT

IN A PORTION OF THE  
 JAMES CAMPBELL D.L.C. & THE  
 NW 1/4 & NE 1/4  
 OF THE NW 1/4 OF SECTION 6  
 T. 3 N., R. 1 E., &  
 NE 1/4 OF THE NE 1/4 OF SECTION 1  
 T. 3 N., R. 1 W.,  
 WILLAMETTE MERIDIAN  
 CLARK COUNTY, WA.  
 SHEET 2 OF 2



- LEGEND:**
- INDICATES FOUND MONUMENT - SEE SHEET 1 FOR DETAILS
  - ⊙ INDICATES 5/8" x 30" REBAR WITH "AVERY 50979" CAP SET
  - ⊙ INDICATES SEPTIC PERCOLATION TEST PIT
  - ⊙ INDICATES WATER WELL
  - ⊙ INDICATES SEPTIC TANK LID
  - W.P.2 INDICATES WELL PROTECTION ZONE
  - ▲ INDICATES WETLAND LINE PER CLARK COUNTY G.I.S. NOT LOCATED OR SURVEYED
  - - - INDICATES CENTERLINE OF CREEK PER CLARK COUNTY G.I.S. - NOT SURVEYED

**AG-10 ZONE BUILDING SETBACKS**

FRONT	REAR	SIDE	STREET SIDE
50'	50'	50'	25'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	1000.00'	8°22'02"	111.13'	N 01°00'05" E	111.07'

**PLAT NOTES:**

1. AT THE TIME OF BUILDING PERMIT APPLICATION, LOT 2 SHALL ENSURE THAT A JOINT DRIVEWAY IS CONSTRUCTED IN COMPLIANCE WITH ALL CURRENT APPLICABLE CODES. CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE JOINT DRIVEWAY AND ASSOCIATED STORMWATER FACILITY.
2. AT THE TIME OF BUILDING PERMIT APPLICATION, LOT 2 SHALL ENSURE THAT A "SIDEWAYS" HAMMERHEAD TURNAROUND IS CONSTRUCTED IN DIMENSIONAL COMPLIANCE WITH CLARK COUNTY STANDARD DRAWING 27. THIS "SIDEWAYS" HAMMERHEAD TURNAROUND SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE NEW JOINT DRIVEWAY AND NW 67TH AVENUE. PARKING WILL NOT BE ALLOWED IN THE TURNAROUND AREA.
3. 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 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.
4. 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.
5. THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT.
6. IN ACCORDANCE WITH CCC 40.810, EXCEPT FOR LOT 1, IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: ROCKEFIELD SCHOOL DISTRICT (SR) AND RURAL SUB-AREA (TR) AS FOUND IN CCC40.810.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
7. 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.
8. NO CLEARING OR DEVELOPMENT SHALL OCCUR OUTSIDE OF THE INDICATED BUILDING DEVELOPERS. ANY DEVELOPMENT BEYOND THE DEVELOPMENT LAYOUT CAUSING GREATER IMPACTS TO THE PROPERTY HABITAT AREA THAN WHAT IS APPROVED WITH THIS REVIEW SHALL BE SUBJECT TO ADDITIONAL HABITAT REVIEW BY COUNTY WETLAND/HABITAT REVIEW STAFF AND MAY INCLUDE ADDITIONAL PERMITS AND MITIGATION REQUIREMENTS.
9. AT THE TIME OF BUILDING PERMIT APPLICATION, EACH PARCEL OWNER MUST SUBMIT A STORMWATER PLAN FOR REVIEW AND OBTAIN APPROVAL FOR THE ONSITE STORMWATER CONTROL SYSTEM. THESE DRAINAGE SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE DRAINAGE SYSTEM IS LOCATED. THE PROPERTY OWNER THAT BUILDS A HOUSE BETWEEN THE NORTHERN LOT OF "LAWHEAD SHORT PLAT" OR THE SOUTHERN LOT OF "WELLS SHORT PLAT" SHALL ALSO BE RESPONSIBLE FOR CONSTRUCTING THE STORMWATER FACILITIES ASSOCIATED WITH THE JOINT USE DRIVEWAY AND PROPOSED TURNAROUND ASSOCIATED WITH NW 67TH AVE.
10. SEASONAL RESTRICTIONS TO CONSTRUCT THE DRIVEWAY FROM SEPTEMBER 1 THROUGH DECEMBER 1 IN ORDER TO AVOID POTENTIAL IMPACTS TO NESTING BALD EAGLES WERE PROPOSED FOR THE SHARED DRIVEWAY. PER HABITAT PERMIT HAB2017-00063, THE APPLICANT SHALL FOLLOW THE 2007 U.S. FISH AND WILDLIFE GUIDANCE FOR BALD EAGLE FOR ANY POTENTIAL TEMPORARY DISTURBANCES OR IMPACTS RELATED TO CONSTRUCTION, CLEARING/GRADING WITH HEAVY EQUIPMENT, OR DEVELOPMENT WITHIN THE BALD EAGLE BUFFER. THE U.S. FISH AND WILDLIFE SERVICE SHOULD BE CONTACTED TO MAKE SURE ANY NECESSARY PERMITS ARE FILED AND PROVISIONS FOR IMPACTS TAKEN. IN THE EVENT THESE GUIDELINES CANNOT BE IMPLEMENTED, PERMITS MAY BE REQUIRED FROM U.S. FISH AND WILDLIFE.
11. THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND THEREFORE REQUIRED TO MEET GROUND WATER PERMIT EXEMPTION REQUIREMENTS WITH IN RCW 90.44.050. UNLESS WATER RIGHTS ARE OBTAINED, THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE THOUSAND GALLONS PER DAY. THE WATERING OF LAWNS OR NONCOMMERCIAL GARDENS IS LIMITED TO A TOTAL NOT TO EXCEED ONE-HALF ACRE.

- SURVEY REFERENCES:**
- 1) MACKAY & SOMPS SURVEY, BK 02, PG 84
  - 2) E.V. HILL SURVEY, BK 11, PG 116
  - 3) BARBER SURVEY, BK 24, PG 178
  - 4) HANDEKORN SURVEY, BK 32, PG 60
  - 5) HOLLY SURVEY, BK 60, PG 174

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 GRANTEE: DONALD A. WELLS, KATHERINE A. RECHMUTH AND KENNETH R. WELLS  
 APN: 8401270252 & 8401270253  
 DATE: 01-27-94



BASED ON BEARING S 87°48'10" E ALONG THE NORTH LINE OF JAMES CAMPBELL D.L.C. & THE NW 1/4 & NE 1/4 OF THE NW 1/4 OF SECTION 6, T. 3 N., R. 1 E., & NE 1/4 OF THE NE 1/4 OF SECTION 1, T. 3 N., R. 1 W., WILLAMETTE MERIDIAN, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET.

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JOB NO. 16-560  
 DATE: 05-27-20  
 CALC BY: DLS  
 DRAWN BY: GSA  
 CHECKED BY: DLS  
 FILE: 16560SP.WG



# WELLS SHORT PLAT



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1,504.7      0      752.33      1,504.7 Feet

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

1: 9,028



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