

# CLARK COUNTY STAFF REPORT



**DEPARTMENT:** Public Works / Development Engineering

**DATE:** March 1, 2016

**REQUESTED ACTION:** Final Plat Consent Agenda for Kysar Short Plat  
 Consent       Hearing       County Manager

**PUBLIC WORKS GOALS:** *(double click to the left of each goal and then click on "checked")*

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

**BACKGROUND**

The applicant proposes to subdivide approximately 40.12 acres into four (4) single family residential lots with access for the future lots via NE 198<sup>th</sup> Avenue, an off-site private roadway. The site is located in the R-10 zone with a minimum lot area of 10 acres and lot width 330 feet. Lot 3 is 9.64 acres Gross, according to Section 40.200.040(C)(2), one lot within a proposed subdivision, short plat or exempt division shall be considered in compliance with minimum lot area requirements if it is within ten percent (10%) of the required lot area for the zone.

**COUNCIL POLICY IMPLICATIONS**

N/A

**ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

**COMMUNITY OUTREACH**

The proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Neighborhood Associations Council of Clark County, and property owners within 500 feet of the site on October 9, 2014.

(Note: This site is not located within the boundaries of a recognized neighborhood association.)

**BUDGET IMPLICATIONS**

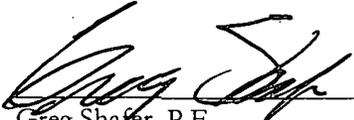
YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

PW 16-Ø 21

**DISTRIBUTION:**

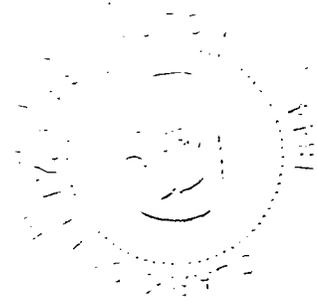
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

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\_\_\_\_\_  
Greg Shafer, P.E.  
Development Engineering Manager

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

  
APPROVED: \_\_\_\_\_  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS  
DATE: MAR. 1, 2016  
SR# SR 04716

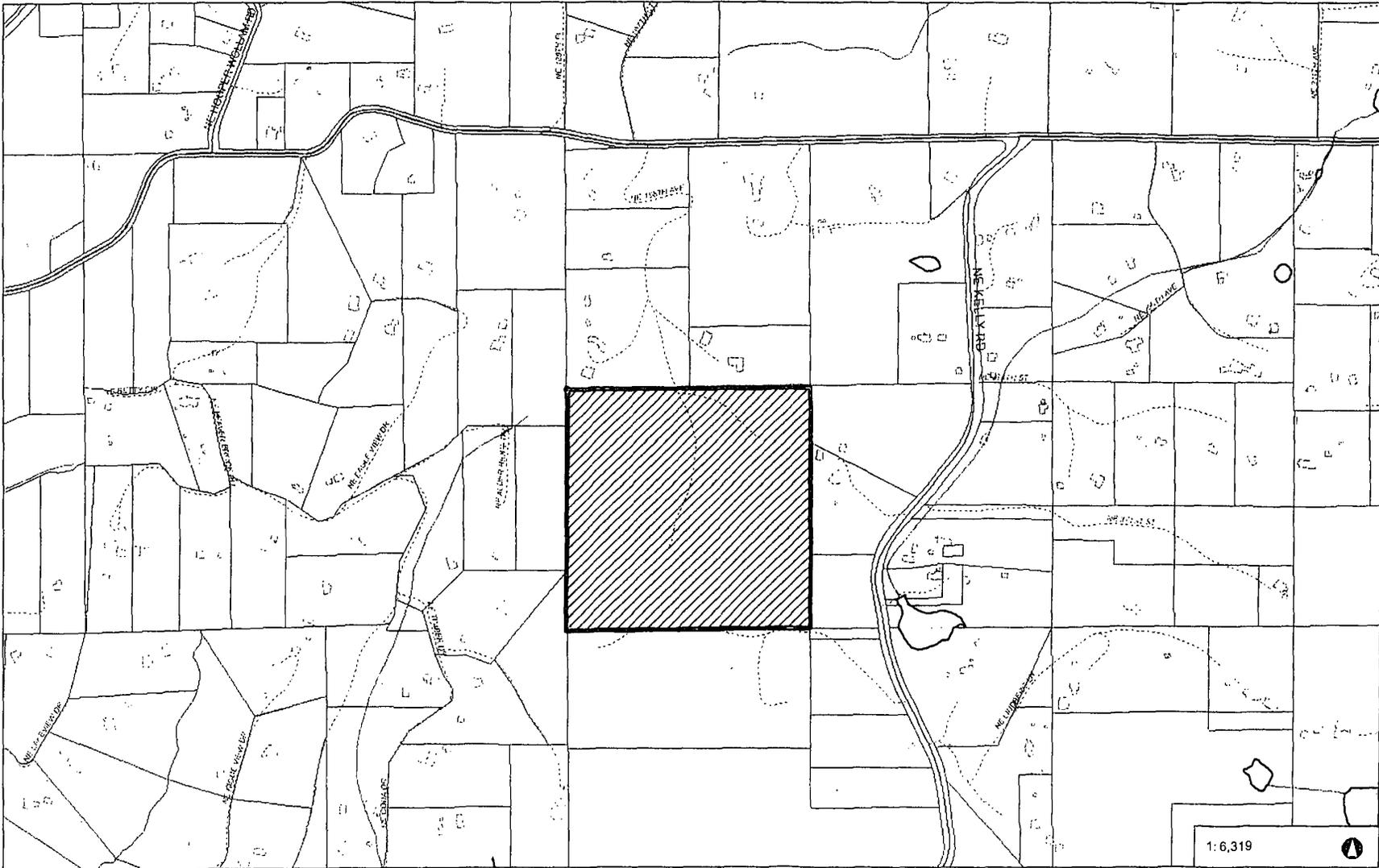


APPROVED: \_\_\_\_\_  
Mark McCauley, Acting County Manager

DATE: \_\_\_\_\_



# ATTACHMENT A: KY SAR SHORT PLAT



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

Notes:

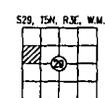
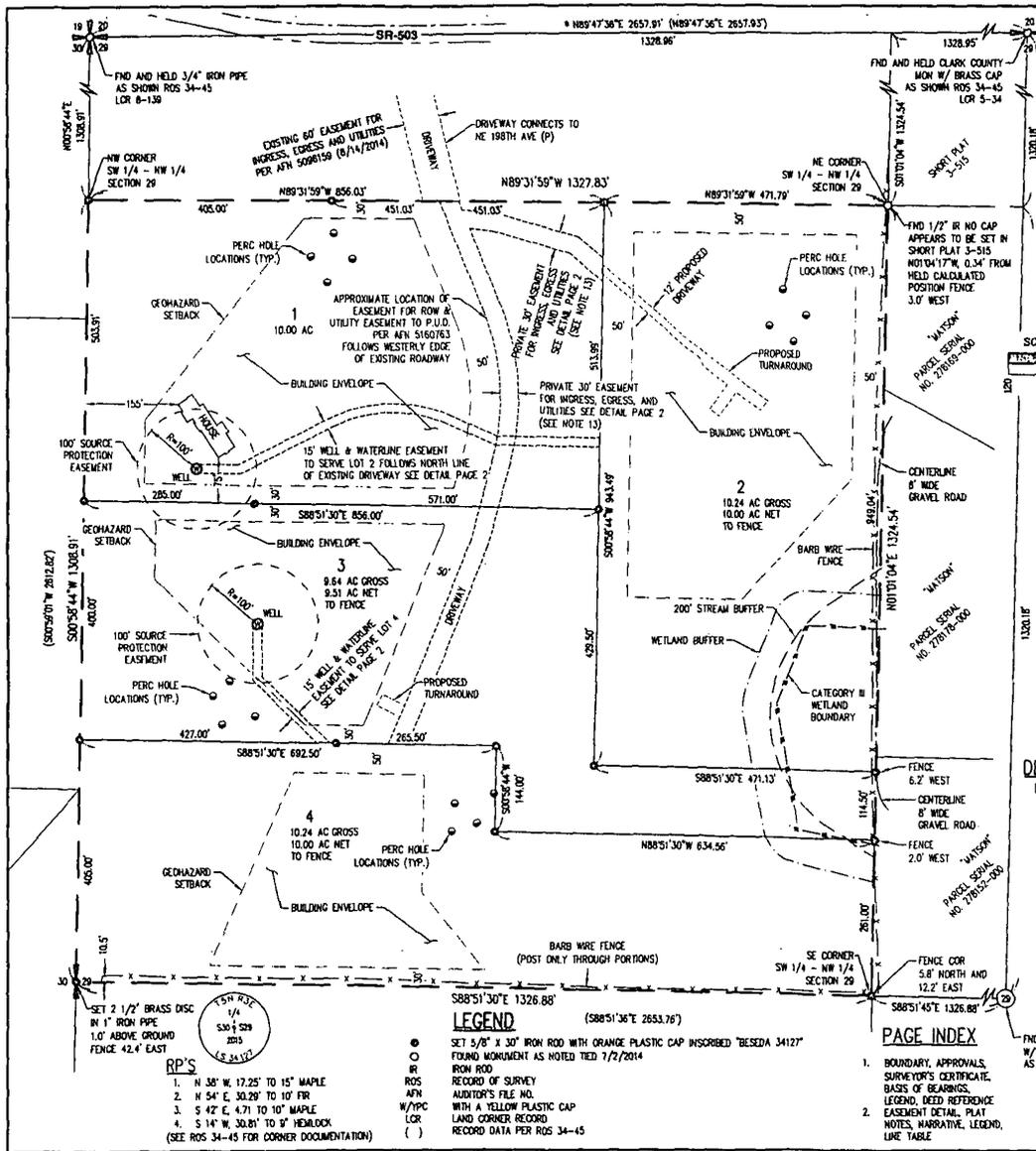
1:6,319



1,053.1 0 526.55 1,053.1 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.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



**KYSAR SHORT PLAT**  
 IN A PORTION OF  
 THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4  
 SECTION 29, T5N, R3E, W.M.  
 CLARK COUNTY, WASHINGTON

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY PLANNING DIRECTOR  
**COUNTY ASSESSOR**  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 36.17.170, LAWS OF WASHINGTON, 1981, TO BE  
 KNOWN AS "KYSAR SHORT PLAT" PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON

**CLARK COUNTY COUNCILORS**  
 APPROVED AND ACCEPTED BY THE BOARD OF CLARK COUNTY COUNCILORS,  
 CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

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

**COUNTY DEPARTMENT OF PUBLIC WORKS**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY ENGINEER

**COUNTY HEALTH DEPARTMENT**  
 LOTS 1 THROUGH 4 ARE 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: AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE  
 REQUIRED.

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

**COUNTY AUDITOR**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF DEREK KYSTAR

AUDITOR'S FILE NUMBER \_\_\_\_\_  
 COUNTY AUDITOR \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE**  
 I, CARL A. BESEDA REGISTERED AS A LAND SURVEYOR BY  
 THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS  
 BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED  
 HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION  
 DURING JULY 2014 - JANUARY 2016, THAT THE DISTANCES,  
 COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND  
 LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON  
 THE PLAT.  
*Carl A. Beseda* 2/2/2016  
 PROFESSIONAL LAND SURVEYOR DATE



PAGE 1 OF 2

JOB NAME:	KYSAR_SHORT_PLAT
JOB NUMBER:	3671
DRAWN BY:	SKW
CHECKED BY:	CAB
DRAWING NO.:	3671_SHP

AKS ENGINEERING AND FORESTRY, LLC  
 0600 NE 126TH AVE  
 SUITE 2520  
 WANDOVILLE, WA 98082  
 PHONE: 360.882.0415  
 FAX: 360.882.0425  
 www.aks-eng.com  
 ENGINEERING • PLANNING • SURVEYING  
 FORESTRY • LANDSCAPE ARCHITECTURE

SET 2 1/2" BRASS DISC  
 IN 1" IRON PIPE  
 1.0' ABOVE GROUND  
 FENCE 42.4' EAST

1.5" RISE  
 1/4"  
 530 ± 529  
 2015  
 (S 24.17°)

RP'S  
 1. N 38° W 17.25' TO 15" MAPLE  
 2. N 54° E 30.29' TO 10" FIR  
 3. S 42° E 4.71' TO 10" MAPLE  
 4. S 14° W 30.81' TO 8" HEMLOCK  
 (SEE ROS 34-45 FOR CORNER DOCUMENTATION)

**LEGEND**  
 SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "BESEDA 34127"  
 FOUND MONUMENT AS NOTED TIED 7/2/2014

- IRON ROD
- ROS
- RP'S
- AFN
- W/PC
- LCR
- ( ) RECORD DATA PER ROS 34-45

**PAGE INDEX**

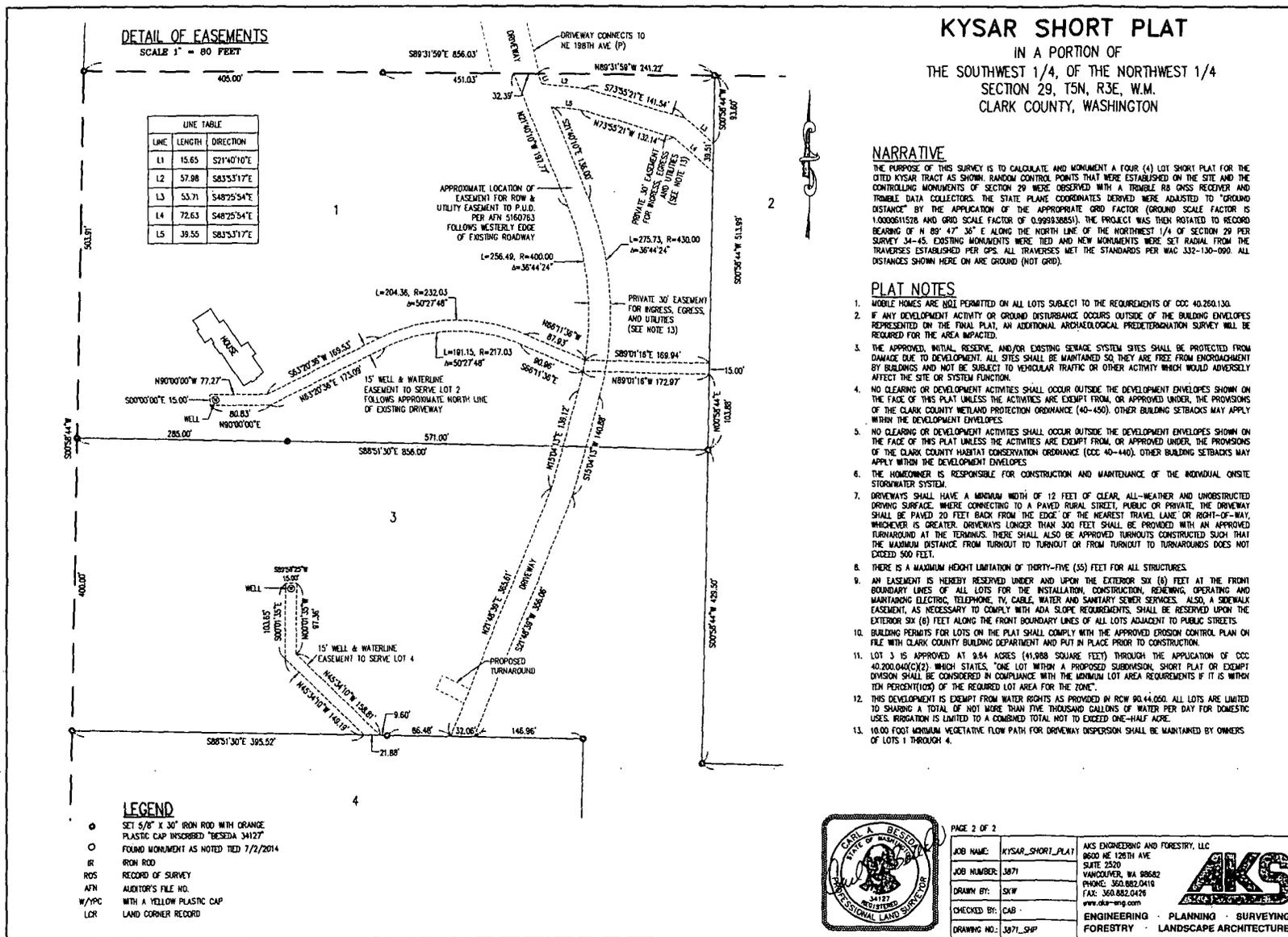
- BOUNDARY, APPROVALS, SURVEYOR'S CERTIFICATE, BASIS OF BEARINGS, LEGEND, DEED REFERENCE EASEMENT DETAIL, PLAT NOTES, NARRATIVE, LEGEND, LINE TABLE
- 

**DEED REFERENCE**  
 BARGAIN AND SALE DEED  
 BOLLINGER  
 TO  
 KYSTAR  
 AFN 4842806  
 (3/30/2012)

SCALE 1" = 120 FEET

BEARINGS BASED ON  
 ROS 34-45 (SEE NARRATIVE)

SCALE 1" = 120 FEET



**DETAIL OF EASEMENTS**  
SCALE 1" = 80 FEET

LINE	LENGTH	DIRECTION
L1	15.65	S21°40'10"E
L2	57.98	S83°53'17"E
L3	53.71	S48°25'54"E
L4	72.63	S48°25'54"E
L5	39.55	S83°53'17"E

**LEGEND**

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "BESIDA 34127"
- FOUND MONUMENT AS NOTED TIED 7/2/2014
- IR IRON ROD
- ROS RECORD OF SURVEY
- AFN ADJUTOR'S FILE NO.
- W/YPC WITH A YELLOW PLASTIC CAP
- LOR LAND CORNER RECORD

**KYSTAR SHORT PLAT**

IN A PORTION OF  
THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4  
SECTION 29, T5N, R3E, W.M.  
CLARK COUNTY, WASHINGTON

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CALCULATE AND MONUMENT A FOUR (4) LOT SHORT PLAT FOR THE CITED KYSTAR TRACT AS SHOWN. RANDOM CONTROL POINTS THAT WERE ESTABLISHED ON THE SITE AND THE CONTROLLING MONUMENTS OF SECTION 29 WERE OBSERVED WITH A TRIMBLE R8 GNSS RECEIVER AND TRIMBLE DATA COLLECTORS. THE STATE PLANE COORDINATES DERIVED WERE ADJUSTED TO "GROUND DISTANCE" BY THE APPLICATION OF THE APPROPRIATE GRID FACTOR (GROUND SCALE FACTOR IS 1.000081526 AND GRID SCALE FACTOR OF 0.999938885). THE PROJECT WAS THEN ROTATED TO RECORD BEARING OF N 89° 47' 36" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29 PER SURVEY 34-45. EXISTING MONUMENTS WERE TIED AND NEW MONUMENTS WERE SET RADIAL FROM THE TRAVERSES ESTABLISHED PER OPS. ALL TRAVERSES MET THE STANDARDS PER WAC 332-130-090. ALL DISTANCES SHOWN HERE ON ARE GROUND (NOT GRID).

**PLAT NOTES**

1. MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.280.130.
2. IF ANY DEVELOPMENT ACTIVITY OR GROUND DISTURBANCE OCCURS OUTSIDE OF THE BUILDING ENVELOPES REPRESENTED BY THE FINAL PLAT, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SURVEY WILL BE REQUIRED FOR THE AREA IMPACTED.
3. THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWERAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
4. NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THIS PLAT UNLESS THE ACTIVITIES ARE EXEMPT FROM, OR APPROVED UNDER, THE PROVISIONS OF THE CLARK COUNTY WETLAND PROTECTION ORDINANCE (40-450). OTHER BUILDING SETBACKS MAY APPLY WITHIN THE DEVELOPMENT ENVELOPES.
5. NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THIS PLAT UNLESS THE ACTIVITIES ARE EXEMPT FROM, OR APPROVED UNDER, THE PROVISIONS OF THE CLARK COUNTY HABITAT CONSERVATION ORDINANCE (CCC 40-440). OTHER BUILDING SETBACKS MAY APPLY WITHIN THE DEVELOPMENT ENVELOPES.
6. THE HOMEOWNER IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE INDIVIDUAL ONSITE STORMWATER SYSTEM.
7. DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 12 FEET OF CLEAR, ALL-WEATHER AND UNOBSTRUCTED DRIVING SURFACE. WHERE CONNECTING TO A PAVED RURAL STREET, PUBLIC OR PRIVATE, THE DRIVEWAY SHALL BE PAVED 20 FEET BACK FROM THE EDGE OF THE NEAREST TRAVEL LANE OR RIGHT-OF-WAY, WHICHEVER IS GREATER. DRIVEWAYS LONGER THAN 300 FEET SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AT THE TERMINUS. THERE SHALL ALSO BE APPROVED TURNOUTS CONSTRUCTED SUCH THAT THE MAXIMUM DISTANCE FROM TURNOUT TO TURNOUT OR FROM TURNOUT TO TURNAROUNDS DOES NOT EXCEED 500 FEET.
8. THERE IS A MAXIMUM HEIGHT LIMITATION OF THIRTY-FIVE (35) FEET FOR ALL STRUCTURES.
9. 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, RENOVATING, 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.
10. BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION.
11. LOT 3 IS APPROVED AT 9.64 ACRES (41,988 SQUARE FEET) THROUGH THE APPLICATION OF CCC 40.200.040(C)(2) WHICH STATES, "ONE LOT WITHIN A PROPOSED SUBDIVISION, SHORT PLAT OR EXEMPT DIVISION SHALL BE CONSIDERED IN COMPLIANCE WITH THE MINIMUM LOT AREA REQUIREMENTS IF IT IS WITHIN TEN PERCENT (10%) OF THE REQUIRED LOT AREA FOR THE ZONE."
12. THIS DEVELOPMENT IS EXEMPT FROM WATER RIGHTS AS PROVIDED IN ROW 90.44.050. ALL LOTS ARE LIMITED TO SHARING A TOTAL OF NOT MORE THAN FIVE THOUSAND GALLONS OF WATER PER DAY FOR DOMESTIC USES. IRRIGATION IS LIMITED TO A COMBINED TOTAL NOT TO EXCEED ONE-HALF ACRE.
13. 10.00 FOOT MINIMUM VEGETATIVE FLOW PATH FOR DRIVEWAY DISPERSION SHALL BE MAINTAINED BY OWNERS OF LOTS 1 THROUGH 4.



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JOB NAME:	KYSTAR_SHORT_PLAT	AKS ENGINEERING AND FORESTRY, LLC
JOB NUMBER:	3871	8600 NE 126TH AVE SUITE 2520 VANCOUVER, WA 98682
DRAWN BY:	SKW	PHONE: 360.882.0419
CHECKED BY:	CAB	FAX: 360.882.0429
DRAWING NO.:	3871_SHP	WWW.AKS-ENG.COM
		ENGINEERING · PLANNING · SURVEYING FORESTRY · LANDSCAPE ARCHITECTURE

