

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works / Development Engineering

**DATE:** June 14, 2016

**REQUESTED ACTION:** Final Plat Consent Agenda for Burback Cluster Short Plat  
 Developer Name: Burback Family, LLC  
 Consent       Hearing       County Manager

**PUBLIC WORKS GOALS:**

- 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 request Cluster Short Plat approval to divide 15 acres into 3 single-family residential lots and one remainder lot located in the R-5 zone district.

The application proposes three new cluster lots and a non-developable remainder. What appears to be a fifth lot is actually an adjusted island lot within tax lot 184719-000. The island lot (tax lot 986036-584) was approved under BLA2015-00019, and is not considered one of the cluster lots, and is not included in the plat or density calculations. The main lot, tax lot 184719-000 (which does not include the adjusted lot), is shown to be 13.639 acres. Per the rural cluster provisions (CCC 40.210.020.D.3.a), density is based on 110% of the gross site area; 13.639 acres multiplied by 110% equals 15.0 acres.

Actual Lot Size: Parcels range in size from 54,420 Square Feet and 348,421 Square Feet for the Remainder Lot. Exceptions: None; Project Start: The application vested on July 24, 2015, Pre-application conference was held November 25, 2015, Final order of conditional approval was November 20, 2015.

**COUNCIL POLICY IMPLICATIONS**

N/A

**ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

**COMMUNITY OUTREACH**

Notice of application was mailed to the applicant, the North Salmon Creek Neighborhood Association and property owners within 500 feet of the site on August 27, 2015

**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.

*my  
OK*

PW16-068

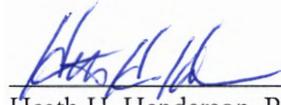
**DISTRIBUTION:**

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

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Greg Shafer, PE  
Development Engineering Manager



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



APPROVED: \_\_\_\_\_  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: June 14, 2016

SR# SR 123-16

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

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

PW16-068



ATTACHMENT B: BURBACK CLUSTER SHORT PLAT

REQUIRED NOTES:

- A. NO DIRECT DRIVEWAY ACCESS ONTO NW SEWARD ROAD IS PERMITTED.
- B. UTILITIES: "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."
- C. "UNLESS THE ONSITE DRAINAGE SYSTEM FOR EACH LOT IS APPROVED WITH THE FINAL CONSTRUCTION PLANS, THE OWNERS OF EACH OF THE LOTS ARE RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ONSITE STORMWATER SYSTEM. THESE DRAINAGE SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE SYSTEM IS LOCATED."
- D. MOBILE HOMES: "MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130."
- E. ARCHAEOLOGICAL: "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, 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."
- F. SEPTIC SYSTEMS: "THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION."
- G. "THE REMAINDER PARCEL SHALL BE USED FOR AGRICULTURAL USES EXCEPT FOR THE AREAS WITHIN HABITAT AREAS OR BUFFERS AS SHOWN ON THE PLAT. USES ON THE REMAINDER PARCEL SHALL BE CONSISTENT WITH THE MANAGEMENT PLAN COVENANT FILED AT CHANGES TO THE MANAGEMENT PLAN SHALL REQUIRE COUNTY REVIEW AND APPROVAL CONSISTENT WITH CCC 40.210.020. RESIDENTIAL DEVELOPMENT IS PROHIBITED."
- H. "NO CLEARING, DEVELOPMENT, OR EXPANSION OF EXISTING AGRICULTURAL ACTIVITIES SHALL OCCUR WITHIN HABITAT AREAS OR BUFFERS AS SHOWN ON THE FACE OF THIS PLAT WITHOUT PRIOR APPROVAL FROM THE RESPONSIBLE OFFICIAL UNDER CCC 40.440 OR 40.450."
- I. "THE REMAINDER LOT IN THIS RURAL CLUSTER SUBDIVISION/SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED UNTIL THE PROPERTY IS REZONED AND BROUGHT INTO AN URBAN GROWTH AREA (UGA)."
- J. "NO ENTRYWAY TREATMENTS, MONUMENT OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSTRUED TO PROHIBIT LANDSCAPING."
- K. "SIGHT-OBSCURING FENCES OF ANY HEIGHT ARE NOT PERMITTED WITHIN FIFTY (50) FEET OF THE PUBLIC RIGHT-OF-WAY, NOR ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGHT-OBSCURING FENCES ARE AT LEAST FIFTY PERCENT (50%) OPAQUE."
- L. "THE SUBJECT PROPERTY IS ADJACENT TO COMMERCIAL AGRICULTURAL OR FOREST LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT. POTENTIAL DISCOMFORTS OR INCONVENIENCE MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY TWENTY-FOUR (24) HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES."
- M. IMPACT FEES: "IN ACCORDANCE WITH CCC 40.610, THE SCHOOL AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: \$ 1,523 (VANCOUVER SCHOOL DISTRICT), AND \$ 2,562.37 (RURAL 1 (IF SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED 11-20-15, AND EXPIRING ON 11-20-18. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE."
- N. LOT 4: "THE REMAINDER LOT OF THIS CLUSTER SHORT PLAT WILL CONTINUE TO BE FARMED. THE AREAS THAT ARE CURRENTLY BEING FARMED THAT LIE OUTSIDE THE CLUSTER LOTS WILL BE CONTINUED TO BE MOWED FOR HAY. FERTILIZING, DISKING AND NORMAL FARMING PRACTICES WILL CONTINUE TO MAINTAIN THE REMAINDER PARCEL TO PREVENT BRUIERS AND NON-NATIVE VEGETATION GROWTH. MOWING AND GENERAL MAINTENANCE OF EXISTING VEGETATION WILL OCCUR IN THE REMAINING AREAS OUTSIDE WHAT IS BEING FARMED FOR HAY. THERE WILL BE NO FARMING OR IMPACTS WITHIN THE CRITICAL AREAS IN THE SOUTHWEST CORNER OF THE SITE."

SURVEY REFERENCES

- 1) HAGEDORN SURVEY BOOK 10, PAGE 31
- 2) OLSON SURVEY BOOK 13, PAGE 25
- 3) HAGEDORN SURVEY BOOK 13, PAGE 122
- 4) MINISTER SURVEY BOOK 19, PAGE 54
- 5) MINISTER SURVEY BOOK 23, PAGE 83
- 6) MINISTER SURVEY BOOK 57, PAGE 43
- 7) CLARK COUNTY SURVEY BOOK 64, PAGE 71
- 8) SHORT PLAT BOOK 2, PAGE 93
- 9) SHORT PLAT BOOK 2, PAGE 210
- 10) SHORT PLAT BOOK 2, PAGE 559
- 11) NEVILLE SHORT PLAT BOOK 2, PAGE 913

DEED REFERENCE

GRANTOR: BURBACK FAMILY LLC, MICHAEL AND JENNIFER HADFIELD  
 GRANTEE: BURBACK FAMILY LLC, MICHAEL AND JENNIFER HADFIELD  
 AUDITORS FILE NO.: 5193810  
 DATED: 07-17-2015

KPF 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 ONE 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 10-16-2014

BURBACK CLUSTER SHORT PLAT

IN A PORTION OF THE  
 SOUTH HALF OF THE NE 1/4 AND THE  
 NORTH HALF OF THE SE 1/4 OF  
 SECTION 20, T. 3 N., R. 1 E., W.M.,  
 CLARK COUNTY, WASHINGTON  
 SHEET 1 OF 2

ASSESSOR'S PARCEL NO(S) OF ORIGINAL TRACT TAX LOT 12  
 SERIAL NO. 184719-000  
 SHORT PLAT FILE NO. PLD2015-00024

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.

- AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM 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 SEWER SYSTEM IS REQUIRED.
- LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

*Carla C. Swanson, RLS*  
 COUNTY HEALTH OFFICER DATE 5/25/16

PUBLIC WORKS:

APPROVED: COUNTY ENGINEER DATE

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR DATE

COUNTY COUNCILORS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

ATTESTED BY: CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COMMUNITY DEVELOPMENT:

APPROVED: PLANNING DIRECTOR DATE

AUDITOR:

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 IN BOOK \_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_ AT THE REQUEST OF BURBACK FAMILY, LLC  
 AUDITOR'S RECEIVING NO. \_\_\_\_\_

DEPUTY/COUNTY AUDITOR

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.

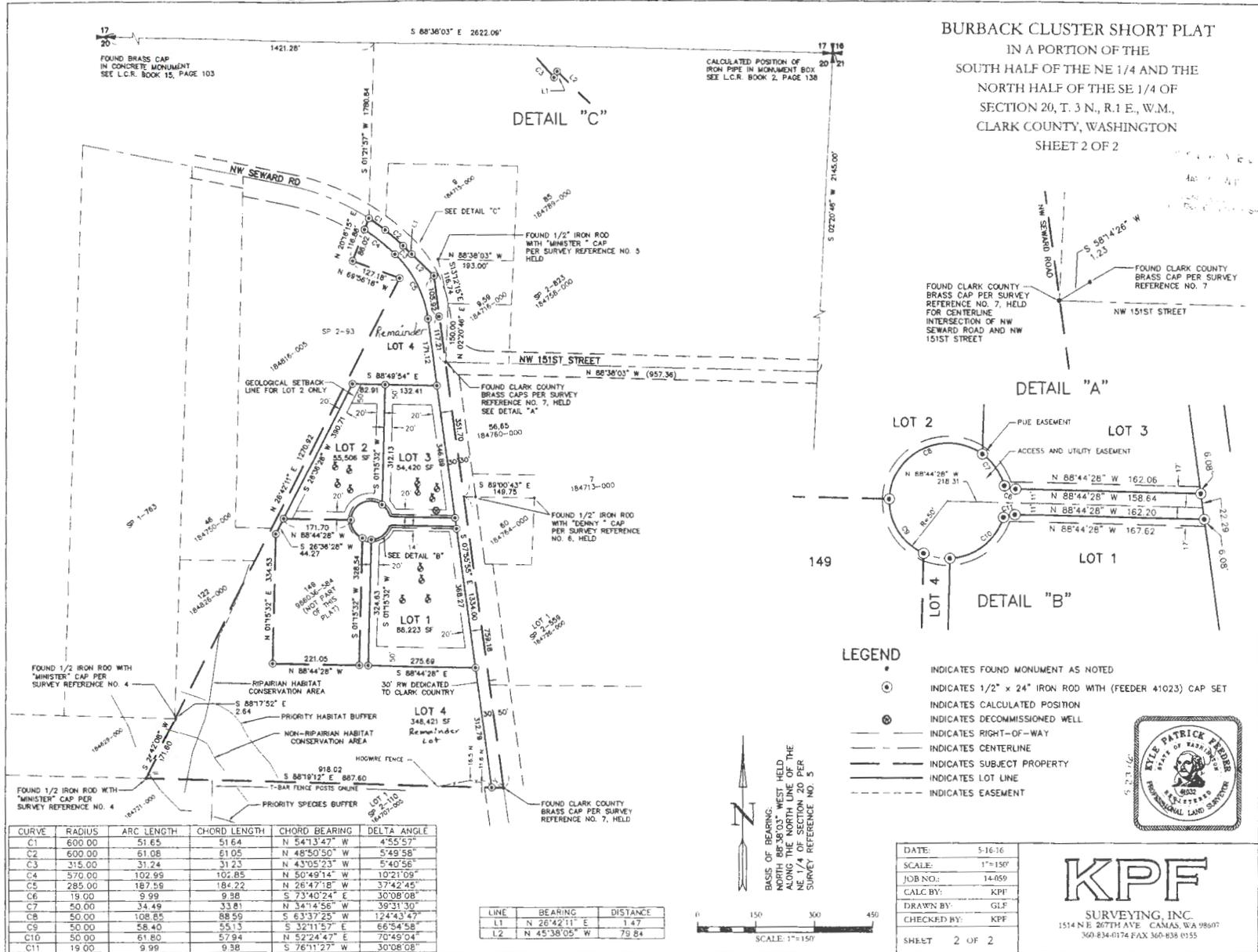
*Kyle P. Feeder*  
 RYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE 5/27/16



DATE:	5-16-16
SCALE:	NA
JOB NO.:	14-059
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 2

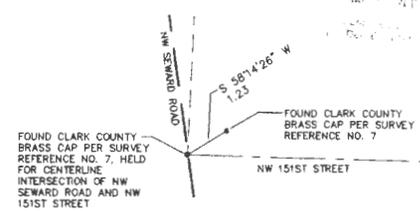
**KPF**  
 SURVEYING, INC.  
 1514 N.E. 26TH AVE. CAMAS, WA 98607  
 360-834-0174 FAX 360-838-0155

ATTACHMENT B: BURBACK CLUSTER SHORT PLAT SHEET 2 OF 2

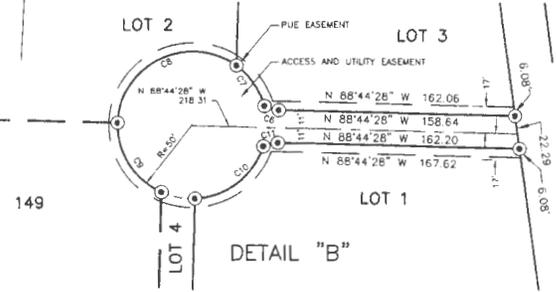


BURBACK CLUSTER SHORT PLAT  
 IN A PORTION OF THE  
 SOUTH HALF OF THE NE 1/4 AND THE  
 NORTH HALF OF THE SE 1/4 OF  
 SECTION 20, T. 3 N., R. 1 E., W.M.,  
 CLARK COUNTY, WASHINGTON  
 SHEET 2 OF 2

DETAIL "C"



DETAIL "A"



DETAIL "B"

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
- ⊙ INDICATES CALCULATED POSITION
- ⊙ INDICATES DECOMMISSIONED WELL
- INDICATES RIGHT-OF-WAY
- - - INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- - - INDICATES LOT LINE
- - - INDICATES EASEMENT



BASE OF BEARING:  
 NORTH 88°30'03" WEST HELD  
 ALONG THE NORTH LINE OF THE  
 NE 1/4 OF SECTION 20 PER  
 SURVEY REFERENCE NO. 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	600.00	51.65	51.64	N 54°13'47" W	4°55'57"
C2	600.00	61.08	61.05	N 48°50'50" W	5°49'58"
C3	315.00	31.24	31.23	N 43°05'23" W	5°40'56"
C4	570.00	102.99	102.85	N 50°49'14" W	10°21'09"
C5	285.00	187.59	184.22	N 28°47'18" W	3°74'24.45"
C6	19.00	9.99	9.98	S 73°40'24" E	30°08'08"
C7	50.00	34.49	33.81	N 34°14'56" W	39°31'30"
C8	50.00	108.65	88.59	S 63°37'25" W	124°43'47"
C9	50.00	58.40	55.13	S 32°11'57" E	66°54'58"
C10	50.00	61.80	57.94	N 52°24'47" E	70°49'04"
C11	19.00	9.99	9.98	S 76°11'27" W	30°08'08"

LINE	BEARING	DISTANCE
L1	N 26°42'11" E	1.47
L2	N 45°38'05" W	79.84

DATE: 5-16-16  
 SCALE: 1"=150'  
 JOB NO.: 14-059  
 CALC BY: KPF  
 DRAWN BY: GLF  
 CHECKED BY: KPF  
 SHEET 2 OF 2

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