

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: August 16, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Hildman Short Plat
Developer: Douglas & Joanne Hildman

Consent Hearing County Manager

BACKGROUND

The applicant proposes to short plat approximately 15 acres into 3 residential lots in the Rural 5 (R-5) zoning district. The minimum lot area is 5 acres, the minimum lot width shall be 140 feet, except when the Clark County Fire code requires a greater lot width. The code does not provide a standard for the minimum lot depth. **Actual lot sizes** range from 4.5 acres to 5.5 acres. Lot 2 has an area of 4.5 acres which is compliant with the standards in CCC 40.210.040 (C) (2). This lot contains an area that is within 10% of permitted lot area within the zoning district. The application vested on February 2, 2009; Pre-application conference was held on May 29, 2008; Final order of conditional approval was May 18, 2009

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

Notice of application was mailed to the applicant, Fairgrounds Neighborhood Association and property owners within 500 feet of the site on February 17, 2009.

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.

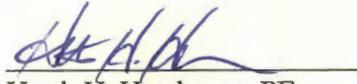
PW 16-095

DISTRIBUTION:

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



Greg Shafer, PE
Development Engineering Manager



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



APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Aug. 16, 2016
SR# 175-16

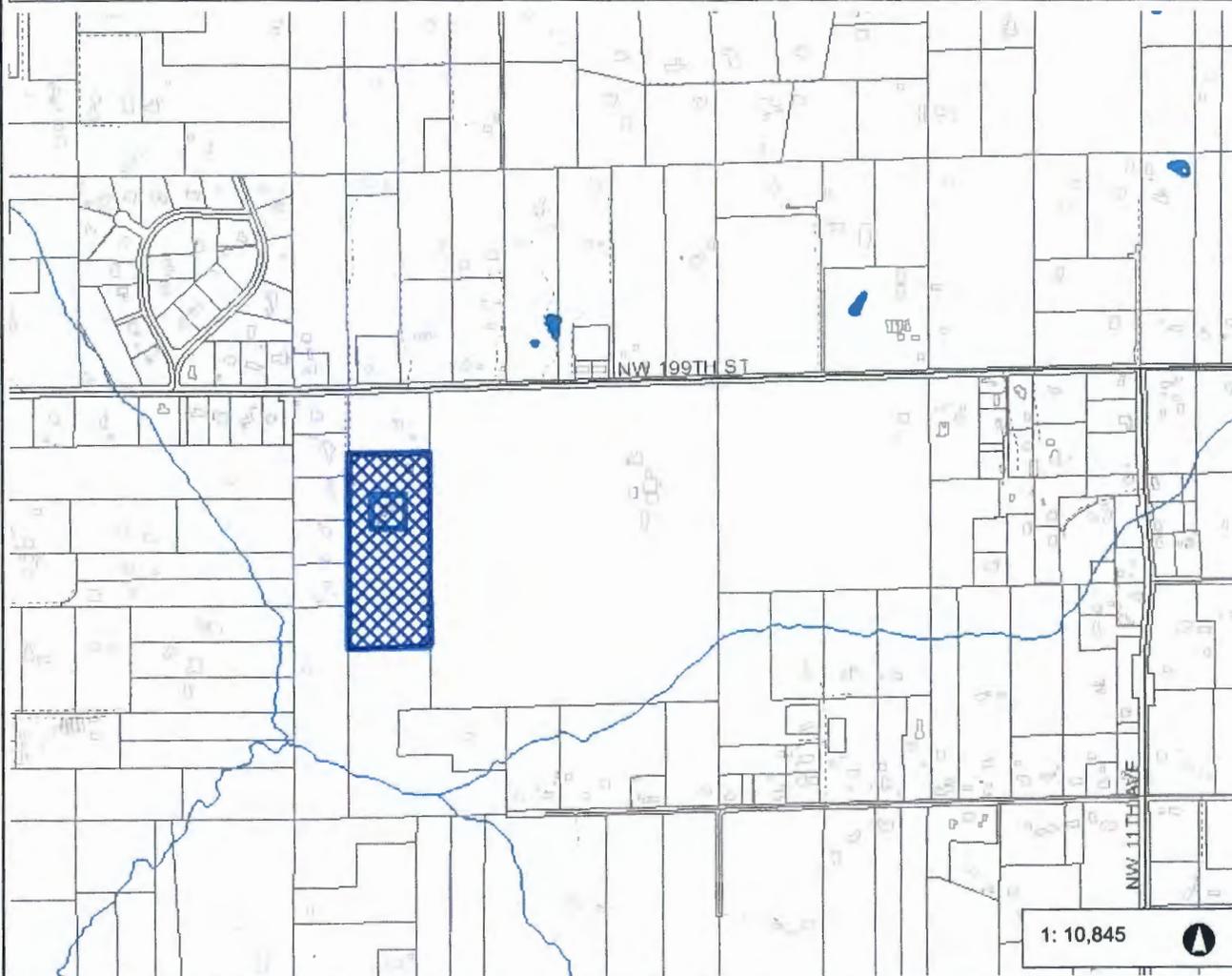


APPROVED: _____
Mark McCauley, County Manager

DATE: _____



ATTACHMENT A HILDMAN SHORT PLAT



Legend

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

Notes:

1: 10,845



1,807.6 0 903.78 1,807.6Feet

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

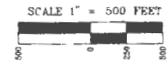
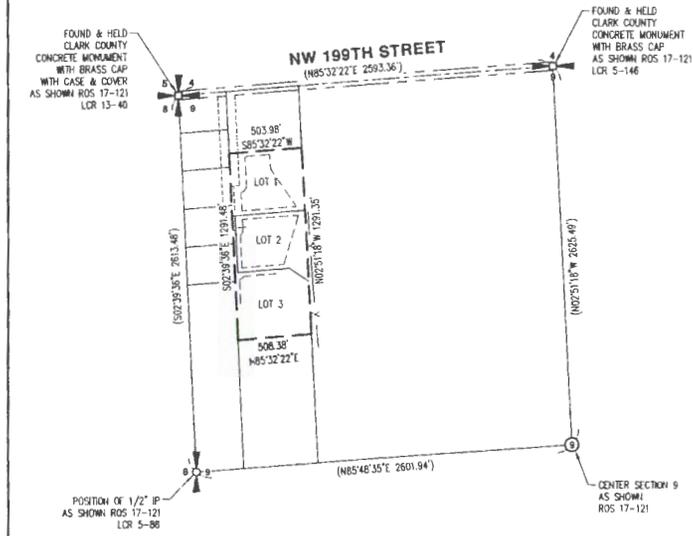
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

HILDMAN SHORT PLAT

IN A PORTION OF THE
 NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND
 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 EAST
 WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON

RECEIVED
 JUL 25 2016
 CLARK COUNTY
 COMMUNITY DEVELOPMENT

BEARINGS BASED
 ON ROS 17-121 (SEE PARAGRAPH)



DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: _____ DATE _____
 CLARK COUNTY PLANNING DIRECTOR

COUNTY ASSESSOR
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1981, TO BE
 KNOWN AS "HILDMAN SHORT PLAT" PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

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 _____
 CLARK COUNTY ENGINEER

COUNTY HEALTH DEPARTMENT
 LOT 1 HAS BEEN APPROVED TO USE AN INDIVIDUAL WELL, LOTS 2 AND 3 WILL BE SERVED
 BY PUBLIC WATER AND ALL LOTS ARE SERVED BY ON-SITE SEWERAGE SYSTEMS.

COUNTY HEALTH OFFICER _____ DATE _____

COUNTY AUDITOR
 FILED FOR RECORD THIS _____ DAY OF _____, 2016,
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF
 DOUGLAS AND JOANNE HILDMAN.

AUDITOR'S FILE NUMBER _____
 COUNTY AUDITOR _____

PLAT NOTES

1. A RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ANY DWELLING CONSTRUCTED ON LOTS 2 AND 3.
2. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE 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.
3. 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 MO BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
4. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
5. THE HOME OWNERS OF THE NEW LOTS WILL BE RESPONSIBLE TO MAINTAIN THE 375 FEET OF SIGHT DISTANCE TO THE WEST AND TO MAINTAIN THE 400 FEET OF SIGHT DISTANCE TO THE EAST ON AN ANNUAL BASIS FOR THIS DRIVEWAY ACCESS FOR PERPETUITY OF THIS SHORT PLAT.
6. 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 METEOROLOGICAL PROTECTION ORDINANCE (CCC 40.450). OTHER BUILDING SETBACKS MAY APPLY WITHIN THE DEVELOPMENT ENVELOPES.
7. SIDE AND REAR SETBACKS FOR ALL BUILDINGS ON LOTS 2 AND 3 SHALL BE A MINIMUM OF 30 FEET.

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 THE PERIOD OF OCT 2015 - MAY 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 7/25/2016
 PROFESSIONAL LAND SURVEYOR DATE



LEGEND

- SET 5/8" x 30" IRON ROD WITH AN ORANGE PLASTIC CAP INSCRIBED "AKS ENGR PLS 34127"
- FOUND MONUMENT AS NOTED, NED 8/15/2015 HELD UNLESS NOTED OTHERWISE
- ∩ SEPTIC TEST PIT
- AFN AUDITOR'S FILE NUMBER
- ± CENTERLINE
- HCZ HABITAT CONSERVATION ZONE
- IP IRON PIPE
- IR IRON ROD
- LGR LAND CORNER RECORD
- PVT PRIVATE
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SP SHORT PLAT
- SPA SOURCE PROTECTION AREA
- () RECORD DATA PER ROS 17-121

DEED REFERENCE

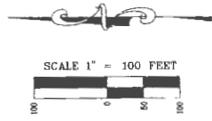
STATUTORY WARRANTY DEED
 NICKELS TO HILDMAN
 AFN 9402180784

JOB NAME:	HILDMAN	AKS ENGINEERING AND FORESTRY, LLC 9600 NE 126TH AVE SUITE 2520 VANCOUVER, WA 98682
JOB NUMBER:	4574	PHONE: 360.882.0419 FAX: 360.882.0428 www.aks-eng.com
DRAWN BY:	JFS	ENGINEERING PLANNING SURVEYING
CHECKED BY:	CAB	FORESTRY LANDSCAPE ARCHITECTURE
DRAWING NO:	4574CSPLAT	

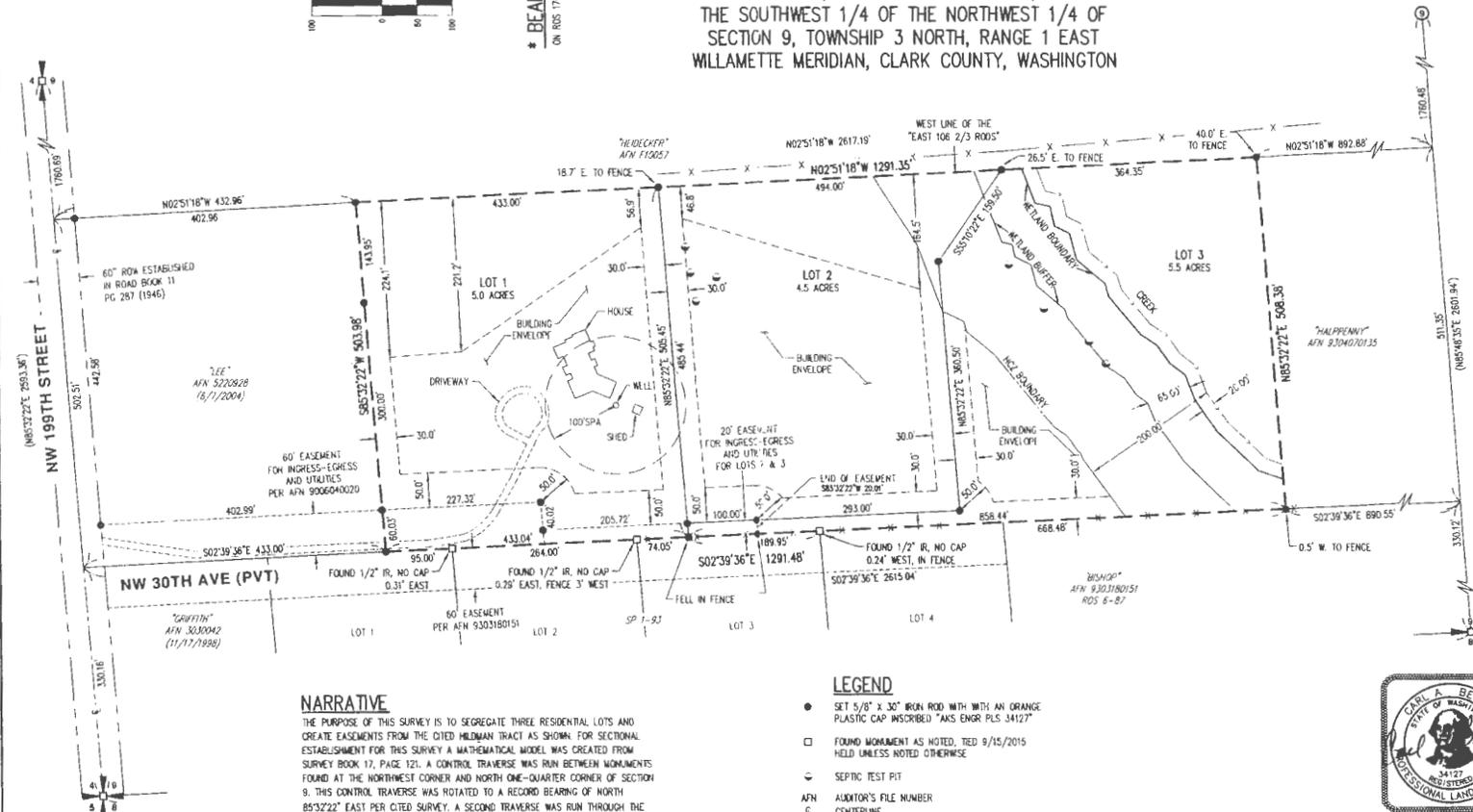


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 SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 EAST
 WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON



* BEARING BASED
 ON ROS 17-12 (SEE NARRATIVE)



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEGREGATE THREE RESIDENTIAL LOTS AND CREATE EASEMENTS FROM THE CITED HILDMAN TRACT AS SHOWN. FOR SECTIONAL ESTABLISHMENT FOR THIS SURVEY A MATHEMATICAL MODEL WAS CREATED FROM SURVEY BOOK 17, PAGE 121. A CONTROL TRAVERSE WAS RUN BETWEEN MONUMENTS FOUND AT THE NORTHWEST CORNER AND NORTH ONE-QUARTER CORNER OF SECTION 9. THIS CONTROL TRAVERSE WAS ROTATED TO A RECORD BEARING OF NORTH 85°32'22" EAST PER CITED SURVEY. A SECOND TRAVERSE WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS AS SHOWN. BOTH TRAVERSES MET THE REQUIREMENTS OF WAC 332-130-090. FIELD EQUIPMENT INCLUDED A 3-SECOND TOTAL STATION WITH ELECTRONIC DATA COLLECTOR. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE CITED TRAVERSES. THE LEE TRACT LYING NORTH OF THIS PROJECT WAS ALSO MONUMENTED AT THIS TIME.

LEGEND

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JOB NAME:	HILDMAN_SP	AKS ENGINEERING AND FORESTRY, LLC
JOB NUMBER:	4574	3600 NE 128TH AVE
DRAWN BY:	JFS	SUITE 2520
CHECKED BY:	CAR	VANCOUVER, WA 98682
DRAWING NO.:	4574CSPLAT	PHONE: 360.882.0419
		FAX: 360.882.0428
		www.aks-eng.com
		ENGINEERING PLANNING SURVEYING
		FORESTRY LANDSCAPE ARCHITECTURE