

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: WGE Development LLC – Daniel Wisner

DATE: August 3, 2018

REQUESTED ACTION: Acceptance of Plat Recording - Kelly Square Townhome
Subdivision FLD2017-00068

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Kelly Square Townhome Subdivision / PLD2006-00086 PST2015-00032 PST2017-00013 FLD2017-00068

Project review: The application vested on September 15, 2006. A pre-application conference was held May 4, 2006. Preliminary approval was issued on May 4, 2007 and a Post Decision Review was approved March 21, 2016. Final engineering approval was granted December 20, 2017.

Zoning: R-18 Zoning District; **Lot Size:** The R-18 zone has a minimum density of 12 units per acre and a maximum density of 18 units per acre. The minimum lot area for attached single family (Townhouse) standards is 1,800 square feet, the minimum width is 18 feet, and the minimum depth is 50 feet. The applicant has complied with the provisions of the narrow lot standards. **Actual Lot Size:** Parcels range in size from 1,939 square feet to 3,817 square feet.

All lots in this plat are above the minimum of 1800 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 October 4, 2006. Notice of the application and hearing were posted on the site by the applicant on November 15, 2006. A continued hearing notice re-posted April 11, 2007.

DISTRIBUTION:

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

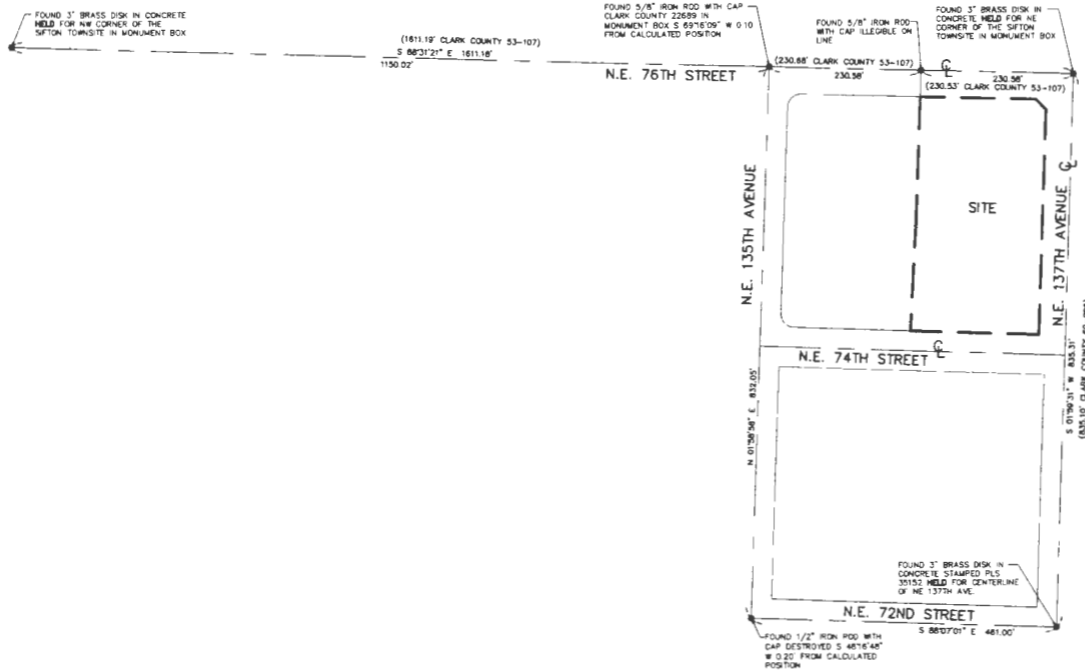
Bryan Mattson
Planner
Community Development

Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore, Ext. 5071

PLAT NOTES:

- NE 75TH CIRCL IS A 26' PRIVATE DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 10 THRU 16 TO BE OWNED BY LOTS 10 THRU 16 AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN ACCESS AN INSPECTION EASEMENT GRANTED TO CLARK COUNTY WITH THIS PLAT; ALSO WITH A PUBLIC TURNAROUND EASEMENT GRANTED WITH THIS PLAT.
- SETBACKS ALONG ON-SITE PRIVATE ROADS SHALL BE MEASURED FROM THE BACK EDGE OF THE ACCESS EASEMENT.
- MAXIMUM LOT COVERAGE SHALL BE 65 PERCENT.
- NO MORE THAN 40% OF THE TOTAL SQUARE FOOTAGE OF THE FRONT FACADE OF EACH UNIT MAY BE GARAGE DOOR AREA.
- MAXIMUM BUILDING HEIGHT OF 35 FEET.
- THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND PRESERVE THE LANDSCAPE BUFFERS OUTSIDE THE STORMWATER TRACT IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPE PLAN.
- 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.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES. SIDEWALKS TO BE ATTACHED.
- 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. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDS. 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.
- NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 76TH STREET AND NE 137TH AVENUE.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- ACCESS, WATER AND SEWER EASEMENT DEDICATED TO THE CITY OF VANCOUVER WITH THIS PLAT.
- FRONT TO DWELLING LIMIT: 10 FEET
FRONT TO GARAGE DOOR: 18 FEET
STREET SIDE: 10 FEET
SIDE: 0 OR 5 FEET
REAR: 5 FEET
- NE 136TH AVENUE (PRIVATE) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS OWNERS ASSOCIATION WITH ACCESS AND INSPECTION EASEMENT GRANTED TO THE CITY OF VANCOUVER AND CLARK COUNTY WITH THIS PLAT.
- EACH LOT SHALL HAVE A MINIMUM THREE (3) OFF-STREET PARKING SPACES, WHICH MEET MINIMUM SIZE REQUIREMENTS OF CCC40.340.
- 2' PUBLIC SIDEWALK EASEMENTS TO NE 137TH AVENUE GRANTED WITH THIS PLAT.
- 6' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
- 6' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
- LOTS 9 AND 17 ARE SUBJECT TO 5.00' FOOT BUILDING SETBACK ALONG THE NORTHERLY LINES ADJACENT TO NE 75TH CIRCL (P)
- ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED PER APPROVED AS-BUILT CONSTRUCTION PLANS UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNED ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.



KELLY SQUARE TOWNHOMES

A SUBDIVISION IN LOTS 3 AND 4 OF BLOCK 18 OF THE "TOWNSITE OF SIFTON" (C-43) IN A PORTION OF THE NE 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 11 T. 2 N., R 2 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ PLANNING DIRECTOR _____ DATE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS KELLY SQUARE TOWNHOMES 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 _____

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

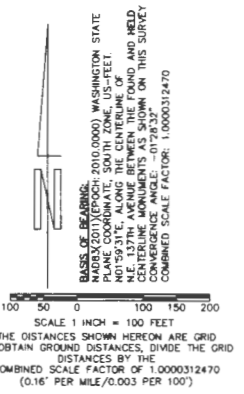
David Denny
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR
PLS # 35477 DATE 8-29-2018

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 25 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____ 20____
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____ OSPREY HOMES
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____



- SURVEY REFERENCES:**
- CLARK COUNTY SURVEY BOOK 53 PAGE 107
 - CLARK COUNTY SURVEY BOOK 60 PAGE 96
 - MINISTER SHORT PLAT BOOK 2 PAGE 536
 - MINISTER SHORT PLAT BOOK 2 PAGE 945
 - MINISTER SHORT PLAT BOOK 2 PAGE 946
 - LAWSON SURVEY BOOK 15 PAGE 191
 - CLARK COUNTY SURVEY BOOK 39 PAGE 128
 - OLSON SURVEY BOOK 49 PAGE 102
 - CLARK COUNTY SURVEY BOOK 49 PAGE 119

DEED REFERENCE:

GRANTOR: ST HELENS COMMUNITY FEDERAL CREDIT UNION
GRANTEE: WGE DEVELOPMENT
AFN: 5186722
DATE: 6-26-2015

LEGEND:
● INDICATES MONUMENT FOUND AS NOTED

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCUESCENCE, ESTOPPLE, 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 VISITED WERE VISITED ON 08-15-15.

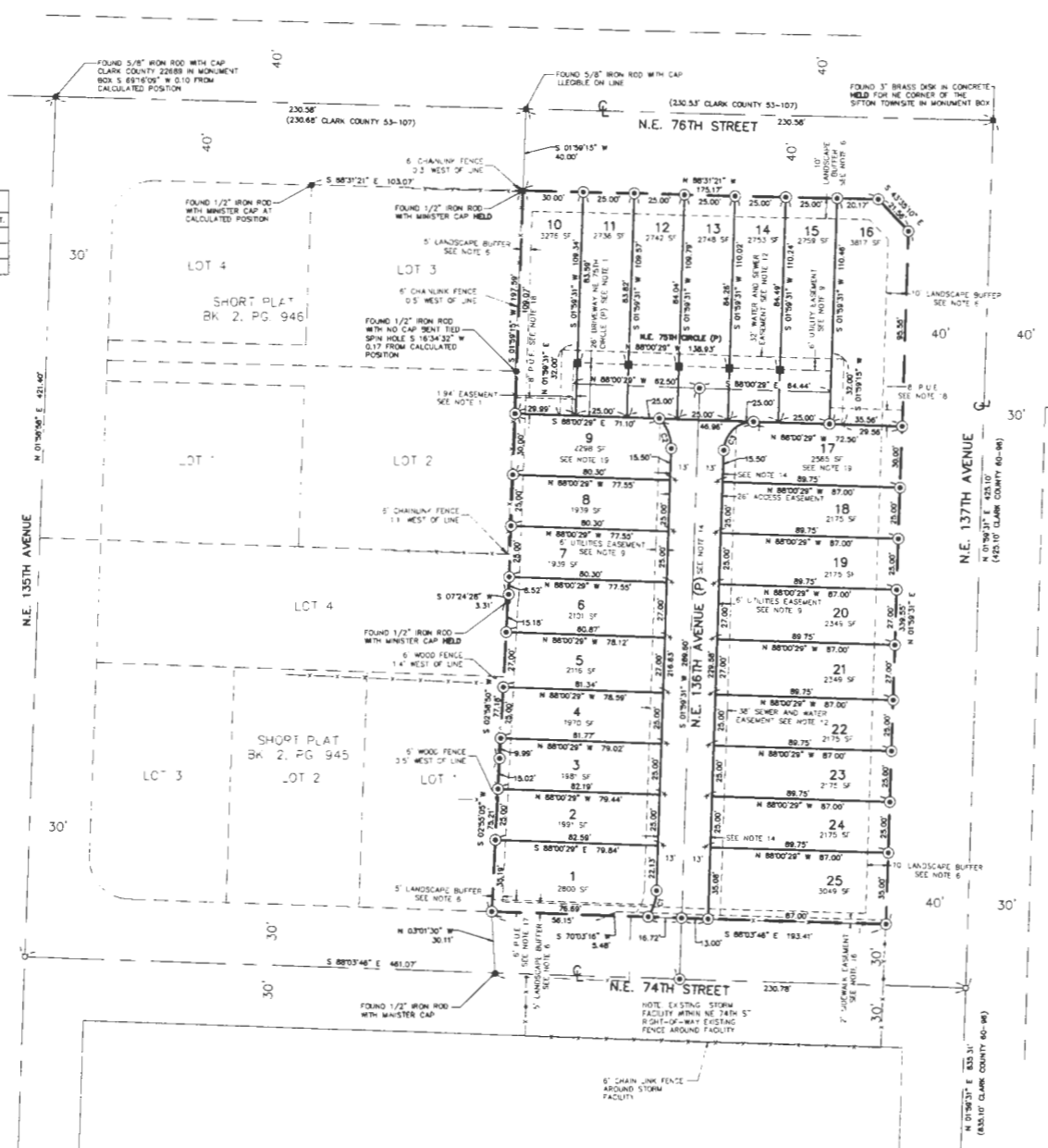
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 15-230
DATE: 11-28-17
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 15230-PLAT

KELLY SQUARE TOWNHOMES

A SUBDIVISION IN LOTS 3 AND 4
OF BLOCK 18 OF THE "TOWNSITE OF SIFTON"
(C-43) IN A PORTION OF THE NE 1/4 AND NW
1/4 OF THE NW 1/4 OF SECTION 11
T. 2 N., R 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	24.50'	31°59'32"	13.86'	N 17°56'17" E	13.50'
C2	19.50'	46°02'17"	16.35'	N 22°01'57" W	15.87'
C3	14.50'	90°00'00"	22.78'	S 48°54'31" W	20.51'



- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
 - INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
 - INDICATES CALCULATED POSITION
 - INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE



DATE: 06-29-2018
 BASIS OF BEARING: NAD83(2011) (EPOCH: 2010.0000) WASHINGTON STATE
 PLANE COORDINATE: SOUTH ZONE, US FEET
 DISTANCES BY THE METHOD OF MEASUREMENT: DISTANCES BY THE
 CENTERLINE MONUMENTS AS SHOWN ON THIS SURVEY
 COMBINED SCALE FACTOR: 1.0000312470

30 15 0 30 45 60
 SCALE 1 INCH = 30 FEET
 THE DISTANCES SHOWN HEREON ARE GRID
 TO OBTAIN GROUND DISTANCES, DIVIDE THE GRID
 DISTANCES BY THE
 COMBINED SCALE FACTOR OF 1.0000312470
 (0.16' PER MILE/0.003 PER 100')



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

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KELLY SQUARE TOWNHOME SUBDIVISION



Legend

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

Notes:

1: 2,711



451.9 0 225.95 451.9 Feet

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

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