

CLARK COUNTY  
STAFF REPORT



DEPARTMENT: Public Works/ Development Engineering

DATE: March 10, 2015

REQUESTED ACTION: Final Plat Consent Agenda for York Highlands Subdivision

SR Number:

FOR APPROVAL BY: X BOCC \_\_\_ COUNTY MANAGER \_\_\_ HEARING

**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**

Transmitted for acceptance by the Board is the plat – York Highlands Subdivision combined with York Highlands Short Plat; Zoning: R1-6 Zone utilizing the Tier 2 Infill Standards in accordance with CCC 40.260.110. The average lot area is 4,931 Sq. Ft. which meets the Tire 2 standards for the R1-6 zone of a minimum 4,500 Sq. Ft. The density of the proposal is 8.54 units per acre, which is within the maximum density of 9.7 units per acre for Tier 2 developments in the R1-6 zone. The application qualified for Contingent Vesting (pre-application submittal date) on March 20, 2008; Pre-application conference was held on April 10, 2008 and the Final order of conditional approval was December 26, 2008.

**ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

**COUNCIL POLICY IMPLICATIONS**

N/A

**PREVIOUS REVIEWS AND ACTIONS**

Preliminary Plat Approval PLD2008-00047/PLD2008-00046/PLD2008-00048; Final Plat Approval FLD2014-00040; Engineering Variance-Road Modification EVR2008-00063; Development Inspection Completion of Construction DIN2014-00043

**COMMUNITY OUTREACH**

**BUDGET IMPLICATIONS**

YES	NO	
X		Action falls within existing budget capacity.

*mt  
OK  
JN*

	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.

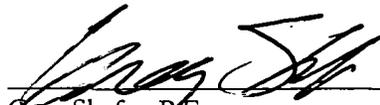
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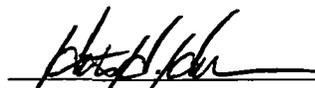
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Public Works Administration – Anita Temme

**PUBLIC WORKS APPROVALS:**

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

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

Attachments:

- Attachment A: Vicinity Map
- Attachment B: Plat Map (information only, not for recording)

CC: Greg Shafer  
Dianna Nutt

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

DATE: March 10, 2015

SR #: SR 043-15

**COUNTY MANAGER ACTION\RECOMMENDATION**

**By:** Mark McCauley

**Date:**

**SR Number:**

**REQUESTED ACTION:**

The applicant is requesting to subdivide 1.90 Acres into 17 parcels utilizing the Tier 2 Infill Standards of the R1-6 Zone

**COUNTY MANAGER RECOMMENDATION:**

Action	Conditions	Referral to council?
<i>Approval\denial</i>	<i>Enter conditions or requests here</i>	<i>Yes\No</i>

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**Mark McCauley**  
**Acting County Manager**

**DISTRIBUTION**

Public Works Administration – Anita Temme

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"YORK HIGHLANDS" SUBDIVISION  
 LOCATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2, T 2 N, R 2 E, W.M., CLARK COUNTY, WASHINGTON

PREPARED BY:  
 KPF SURVEYING, INC.  
 1514 N.E. 29TH AVE.  
 CANAS, WA 98007  
 (509) 834-0174

DEED REFERENCES

- GRANTOR: COLLEAS H. ARTHUR AND JEANNE ARTHUR  
 GRANTEE: RPSH LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
 OF NO. 5082093 D  
 DATE: 06/23/2014
- GRANTOR: KINGDOM ETTLS LLC, A WASHINGTON LLC  
 GRANTEE: RPSH LLC, DBA PELLAR HOMES, A WASHINGTON LIMITED LIABILITY COMPANY  
 OF NO. 5082093 D  
 DATE: 05/05/2014
- SELLER: KINGDOM ETTLS/STEVE & LOUETTE MADSON  
 GRANTEE: RPSH LLC, DBA PELLAR HOMES  
 OF NO. 5082093 D  
 DATE: 04/11/2014

SURVEY REFERENCES

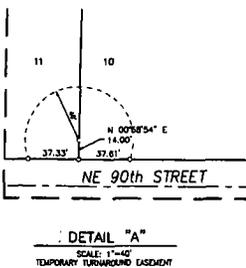
- 1. HILL SHORT PLAT, BOOK 1, PAGE 753
- 2. EAST SLOPE (PHASE FOUR) SUBDIVISION, BOOK M, PAGE 636
- 3. HILL SURVEY, BOOK 47, PAGE 137

REQUIRED NOTES

- A) IN ACCORDANCE WITH THE PROVISIONS OF CCC 40.280.130, MOBILE HOMES ARE ALLOWED ON THE LOTS IN THIS PLAT.
- B) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLATSOP AND CLATSOP COUNTY COMPLY WITH DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO SUPERSEMENT AND/OR FINES.
- C) PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- D) 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, REPAIR, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RECEIVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- E) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- F) THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE INDIVIDUAL INFILTRATION SYSTEM ON EACH LOT: HOMEOWNER.
- G) THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR REMOVAL OF THE EXISTING TEMPORARY TURNAROUND AND CONSTRUCTION OF SIDEWALK IN THIS LOCATION: THE DEVELOPER WHO EXTENDS THE ROAD.
- H) THIS PLAT INCLUDES THE PLAT ALTERATION APPROVAL IN PLD2008-00048.

NOTES

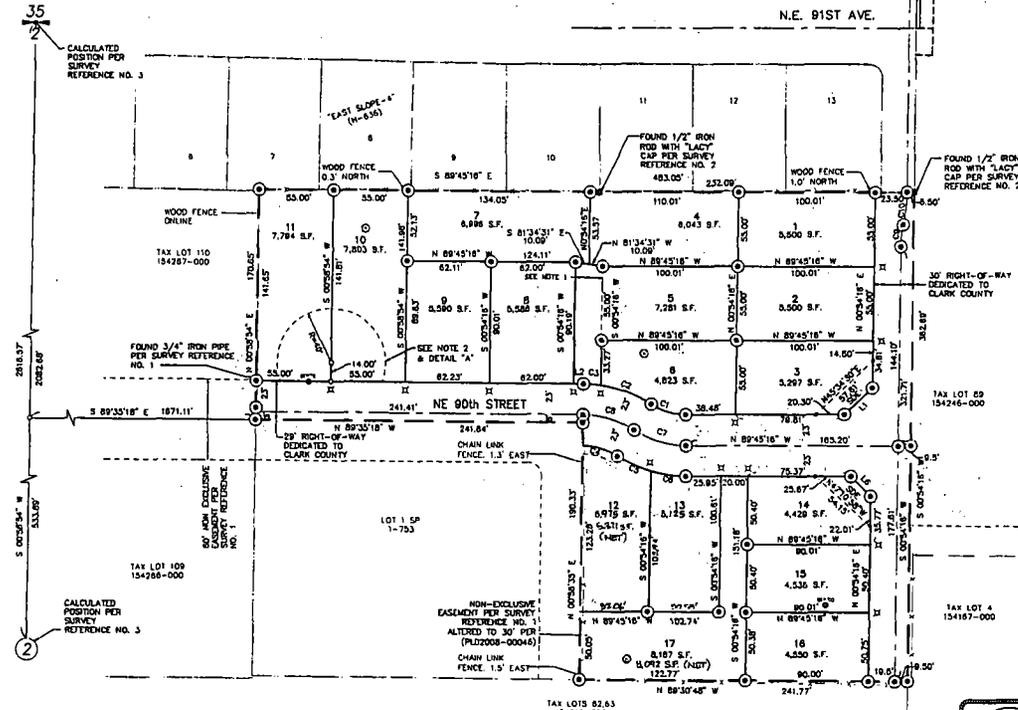
- 1) 20' INGRESS/EGRESS AND UTILITIES EASEMENT FOR LOTS 4, 5 AND 7 OF THIS PLAT. LOTS 4, 5 AND 7 SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT.
- 2) TEMPORARY TURNAROUND EASEMENT TO BE REMOVED AND SIDEWALK EXTENDED WHEN STREET EXTENDED IN FUTURE.
- 3) NO TREES SHALL BE ALLOWED IN THE SHORT DISTANCE EASEMENT.
- 4) LOTS 1, 2 AND 3 SHALL RECEIVE AN IMPACT FEE CREDIT.



KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ADVERSE USE, ETC.  
 A FIELD TRAVELER WAS PERFORMED USING A ONE SECOND TOTAL STATION AND AN ELECTRONIC DISTANCE MEASURING INSTRUMENT. THE FIELD TRAVELER MET THE MINIMUM STANDARD FOR SURVEYS AS DESCRIBED IN WAC 35A-150-090. ALL CORNERS NOTED AS FOUND WERE VERIFIED ON JULY 23, 2014.

BUILDING SETBACKS:

- 10 FEET - MIN. FRONT SETBACK FOR LOTS 10 & 11
- 0 FEET - MIN. FRONT SETBACK FOR LOTS 1-9 & 12-17
- 10 FEET - MIN. FRONT SETBACK
- 10 FEET - MIN. SIDEWALK/DOOR SETBACK
- 0 FEET - MIN. SIDE SETBACK
- 10 FEET - MIN. SETBACK ALONG SETBACK (APPLICABLE TO LOTS 9, 6 & 4)
- 60% - MAXIMUM LOT COVERAGE



NOTE: IN THE EVENT OF THE LOSS OF THE ENCROACHED AREAS OF DISTURB FENCE LINES NOT LISTED, ALL SETBACK REQUIREMENTS, SIZE AND DIMENSIONAL REQUIREMENTS.

LEGEND

- ⊙ INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊕ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSORBED
- ⊙ INDICATES '1023' SET AT THE EXTENSION OF ALL LOT LINES IN THE CURVE FOR THE PURPOSE OF LINE NOT DISTANCE.
- ⊕ INDICATES DISCOMMISSIONED SEPTIC LOCATION
- ⊙ INDICATES DISCOMMISSIONED WELL LOCATION
- ⊕ INDICATES SHORT DISTANCE EASEMENT
- INDICATES PERMETER LINE
- INDICATES LOT LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- INDICATES FENCE LINE

COUNTY PLANNING DIRECTOR  
 APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE: 2/25/15

CLARK COUNTY AUDITOR  
 FILED FOR RECORD THIS DAY OF 2015.  
 IN BOOK OF PLATS, AT PAGE  
 AUDITORS FILE NO.

CLARK COUNTY ASSESSOR:  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 36.170, LAWS OF WASHINGTON, TO BE KNOWN AS "YORK HIGHLANDS" SUBDIVISION PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

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

CLARK COUNTY ENGINEER:  
 APPROVED BY: CLARK COUNTY ENGINEER DATE: 3/1/15

CLARK COUNTY HEALTH DEPARTMENT:  
 LOTS 1 THRU 17 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

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.

ATLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE: 2-25-15

LINE	LENGTH	BEARING
L1	26.73	N 45°21'20" E
L2	7.17	N 89°32'18" W
L3	22.48	S 27°20'12" W
L4	24.88	S 22°48'00" E
L5	32.13	S 00°51'18" W
L6	20.97	S 44°32'25" E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	47.00	27.12	320.220	26.74	S 73°33'37" E
C2	83.00	40.53	745.726	40.00	N 89°32'18" W
C3	83.00	12.86	725.332	12.85	N 85°37'32" W
C4	47.00	37.18	1338.024	24.82	N 24°08'22" W
C5	83.00	35.11	1128.972	26.56	S 82°18'00" E
C6	83.00	24.71	1124.411	24.71	S 87°23'25" E
C7	87.00	36.86	1313.224	36.12	S 73°33'37" E
C8	71.00	41.81	1228.247	41.33	N 24°08'22" W
C9	80.50	18.15	1124.242	18.13	S 80°34'50" E
C10	116.50	24.18	1123.021	24.12	N 08°32'17" E

DATE: 2-25-15  
 SCALE: 1"=40'  
 JOB NO.: 14811  
 CALC BY: KPF  
 DRAWN BY: GLF  
 CHECKED BY: KPF  
 SHEET 1 OF 1

