

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/ Development Engineering

**DATE:** August 25, 2015

**REQUESTED ACTION:** Final Plat Consent Agenda for KLINELINE VIEW INFILL SHORT PLAT

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**

Transmitted for acceptance by the Board is the plat of Klineview Infill Short Plat FLD2014-00035 PLD2009-00013 (Short Plat approximately 1.75 acres into 5 single-family lots)  
**Zoning:** R1-6 Single Family Residential using the Tier 1 Residential Infill Standards CCC 40.260.110(G)  
**Lot Size:** The minimum and maximum average lot area standards are 6,000 and 8,500 Sq. Ft. respectively. Under Infill Standards the minimum lot area could be reduced to 4,500 Sq. Ft. for single family detached development per Table 40.260.110-1. Infill Standards require Tier 1 infill lots comply with the minimum average lot area of the underlying zone, which is 6,000 Sq. Ft. **Actual Lot Size:** Parcels range in size from 5,700 to 6,622 square feet. **Exceptions:** None; **Project Start:** The application contingently vested on June 5, 2008, the date the fully complete pre-application was filed. Pre-application conference was held June 26, 2008; Final order of conditional approval was October 16, 2009.

**COUNCIL POLICY IMPLICATIONS - N/A**

**ADMINISTRATIVE POLICY IMPLICATIONS - N/A**

**COMMUNITY OUTREACH**

This 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, Rambling Creek Estates/Salmon Creek Neighborhood Association, and property owners within 300 feet of the site on April 8, 2009. This short plat did not trigger SEPA Checklist review and determination.

**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.

*MJA  
OK  
N*

*PW 15-068*

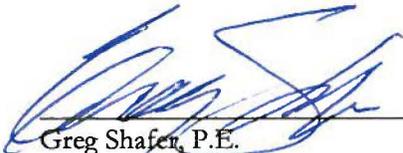
**BUDGET DETAILS**

Local Fund Dollar Amount	N/A
Grant Fund Dollar Amount	N/A
Account	N/A
Company Name	N/A

**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, P.E.  
Public Works Director/County Engineer

Attachments:

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

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

DATE: 9/1/15  
SR# SR 175-15

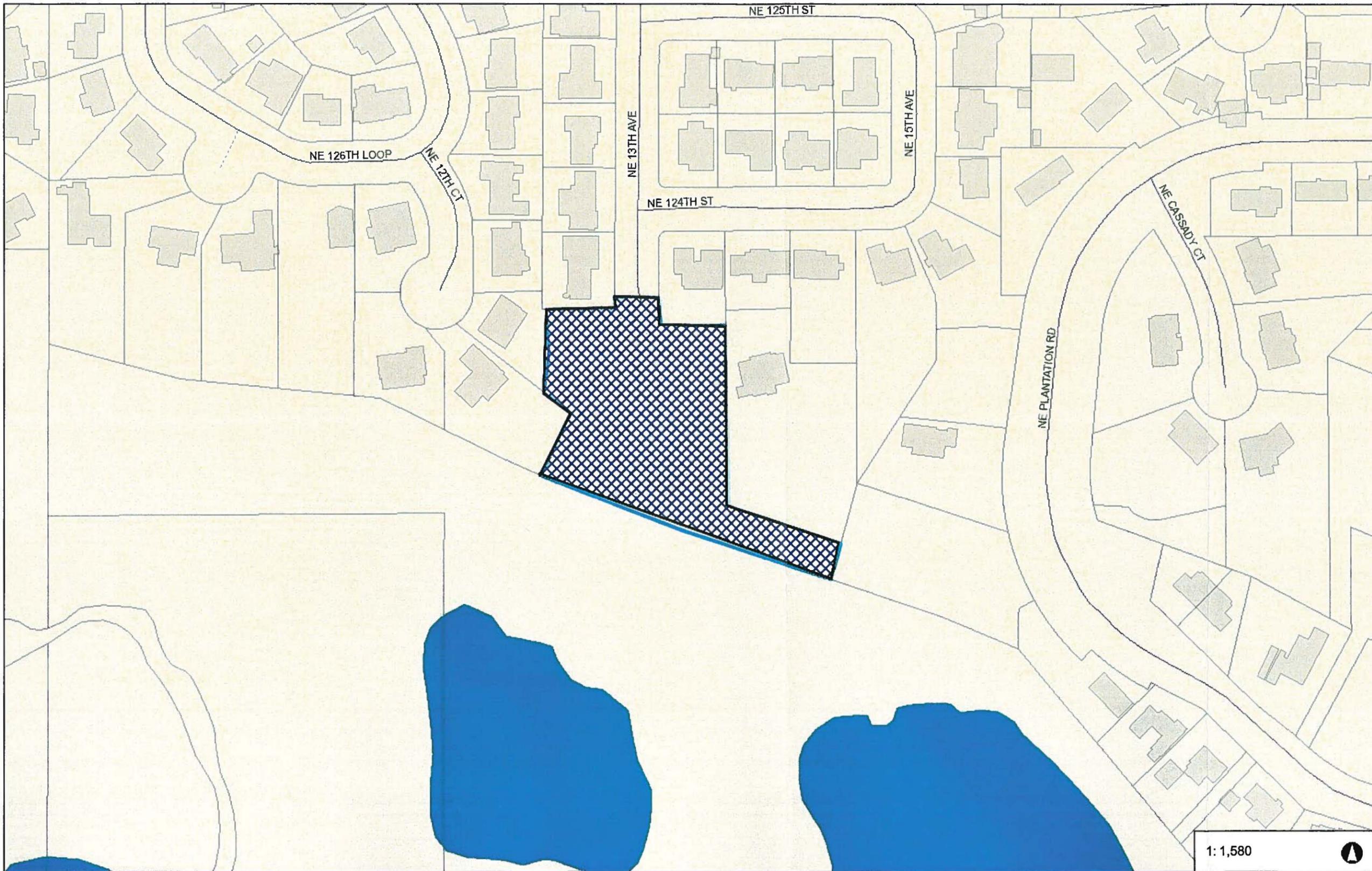
APPROVED: \_\_\_\_\_  
Mark McCauley, Acting County Manager

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

PW 15-068

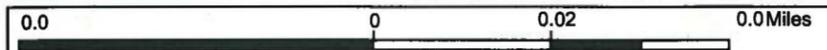


# ATTACHMENT A: KLINELINE VIEW INFILL SHORT PLAT



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

**Notes:**



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

1: 1,580

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**

**PLAT NOTES**

- 1) MOBILE HOMES ARE NOT PERMITTED; EXCEPT THAT WHEN A MOBILE HOME IS PROPOSED ON ANY LOT, IT SHALL BE SUBJECT TO THE STANDARDS AND REQUIREMENTS OF CCC 40.260.130.
- 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) 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.
- 4) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- 5) THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES. THE DEVELOPER OF KLINELINE VIEW INFILL SHORT PLAT OR A SUCCESSOR IN INTEREST.
- 6) NO CLEARING, CONSTRUCTION ACTIVITIES, PLACEMENT OF FENCES OR STRUCTURES, OR LANDSCAPING IS ALLOWED WITHIN THE WETLAND BUFFERS WITHOUT A STATEMENT OF EXEMPTION OR AN APPROVED WETLAND PERMIT FROM CLARK COUNTY.
- 7) CLARK COUNTY WETLANDS PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONJUNCTION WITH THIS PLAT.
- 8) PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- 9) THE WATER UTILITY EASEMENTS SHOWN ON THIS PLAT ARE A PUBLIC WATER EASEMENT AND ARE HERBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THERE UNDER, PIPE LINES, AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRADE, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING, AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE INGRESS, EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.

**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 APPLICATION.

- AN APPROVED MUNICIPAL PUBLIC WATER SYSTEM IS REQUIRED.
- AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- LOTS IN THIS 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 ONSITE SEWAGE TREATMENT SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL.

*Carla C. Sandberg*, 8/13/15  
 COUNTY HEALTH OFFICER DATE

**ASSESSOR**

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 5B.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 COMMISSIONERS, CLARK COUNTY, WASHINGTON.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

CHAIR OF THE BOARD OF COUNTY COUNCILORS

ATTESTED BY:

CLERK OF THE BOARD OF COUNTY COUNCILORS

**COMMUNITY DEVELOPMENT**

APPROVED:

PLANNING DIRECTOR DATE

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 2015 AT \_\_\_\_\_ M. IN

BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE

\_\_\_\_\_ AT THE REQUEST OF BICKFORD MURSELL SURVEYING.

AUDITOR'S RECEIVING NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR DATE

**KLINELINE VIEW  
 INFILL SHORT PLAT**

IN THE SW 1/4 OF THE SW 1/4  
 OF SECTION 28  
 TOWNSHIP 3 NORTH, RANGE 1 EAST, W.M.  
 CLARK COUNTY, WASHINGTON

RECEIVED

AUG 13 2015

CLARK COUNTY  
 Comm. Dev./Engineering Svcs.

**SHEET INDEX**

SHEET 1)	APPROVALS AND PLAT NOTES
SHEET 2)	BOUNDARY SURVEY INFORMATION
SHEET 3)	LOT DETAILS

**PUBLIC WORKS**

APPROVED:

COUNTY ENGINEER DATE



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SANDRA SCOTT IN SEPTEMBER, 2015.

MARC MURSELL, RES 30447

*8-10-15* DATE

# KLINELINE VIEW INFILL SHORT PLAT

IN THE SW 1/4 OF THE SW 1/4  
OF SECTION 26  
TOWNSHIP 3 NORTH, RANGE 1 EAST, W.M.  
CLARK COUNTY, WASHINGTON

**BASIS OF BEARING**

(PER PLAT OF KNOLLRIDGE G-559)  
(682.38' KNOLLRIDGE HEIGHTS 311-257)  
S89°59'34"W 682.40'

FOUND BRASS CAP  
W/ PUNCH MARK  
IN MON BOX, HELD  
AT W 1/4 CORNER  
PER PLAT OF KNOLLRIDGE  
SEE LCR 4-156

FOUND 1/2" IRON  
ROD W/CAP "BARBIERH1"  
AS SET IN PLAT OF  
KNOLLRIDGE HEIGHTS  
311-257

FOUND 1/2" IRON  
ROD W/CAP "BARBIERH1"  
AS SET IN PLAT OF  
KNOLLRIDGE HEIGHTS  
311-257  
HELD AT NORTHERLY  
PROJECTED WEST LINE  
KNOLLRIDGE

**LEGEND**

- : FOUND MONUMENT AS NOTED, AUG. 15, 2014
- : SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC  
CAP SCRIBED "MURSELL 30447". SEPTEMBER 2, 2014
- (XXX) : (XXXX) RECORD INFORMATION. SOURCE AS NOTED
- : 6' CYCLONE FENCE LINE

**BASIS OF BEARING**

S89°59'34"W ALONG THE EAST-WEST  
CENTERLINE OF SECTION 26 BETWEEN  
FOUND MONUMENTS AS SHOWN HEREON  
PER PLAT OF KNOLLRIDGE (G-559)

**TRAVERSE DATA**

RANDOM FIELD TRAVERSE. CLOSURE  
EXCEEDS MINIMUM REQUIREMENTS  
AS DIRECTED BY W.A.C. 332-130-090.

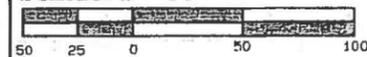
**EQUIPMENT USED**

SOKKIA SET 5A TOTAL STATION  
MINIMUM 1" THEODOLITE

**LEGAL DESCRIPTION**

AFN 4171950 SCOTT  
AFN 3847155 BEAUDRY  
AFN 3236325 BARNETT  
AFN 9611180276 LENTZ  
AFN 3302357 YOUNG  
AFN 4689475 KING  
AFN 6542921 KLINELINE SAND  
& GRAVEL  
AFN 6422198 KLINELINE SAND  
& GRAVEL  
AFN 6280576 KLINELINE SAND  
& GRAVEL  
AFN 5150347 D SCOTT TO BEAUDRY

SCALE: 1"=80'

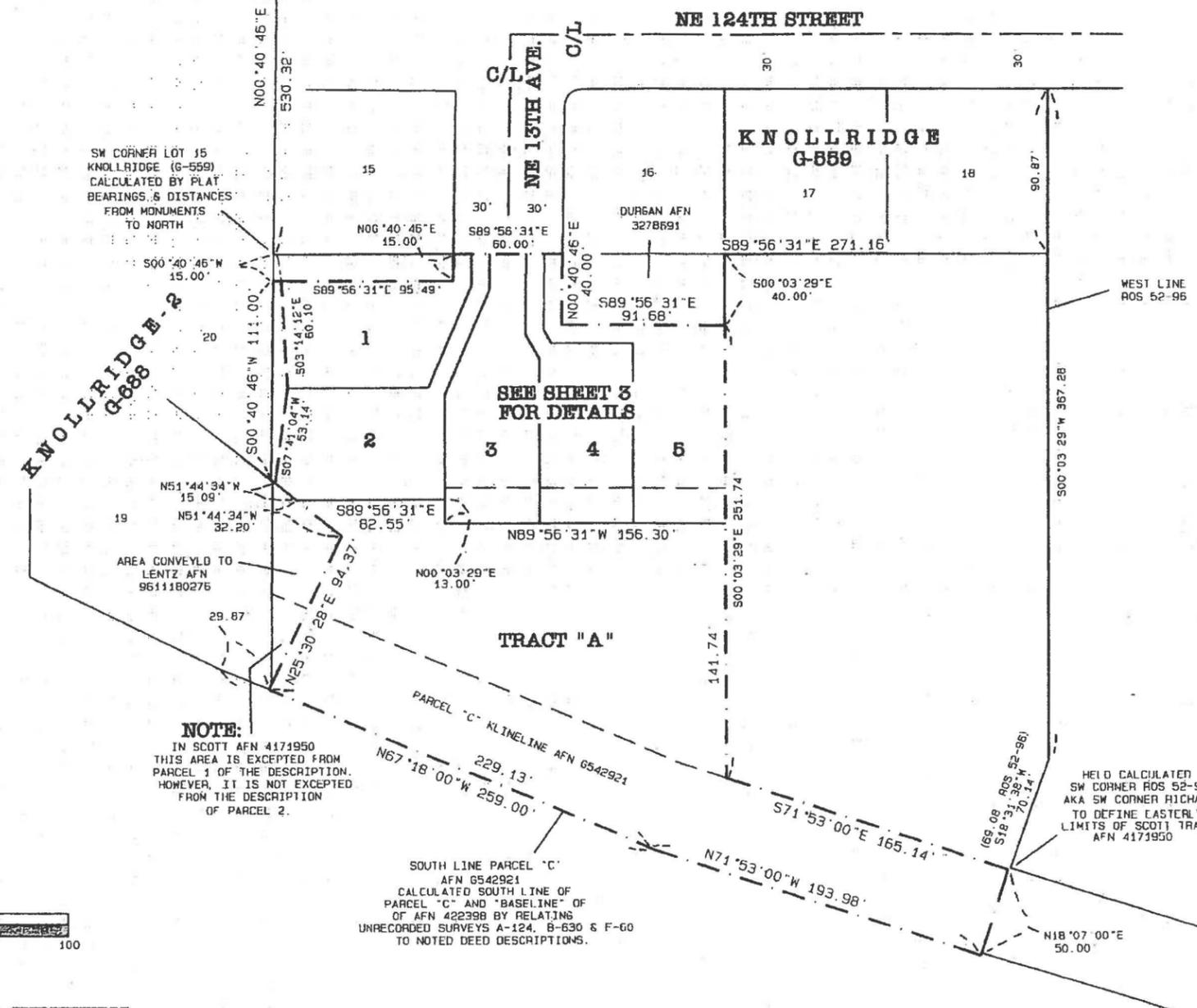


**BICKFORD-MURSELL SURVEYING**

PO BOX 244B  
WESTPORT, WASHINGTON 98595  
360-268-3417

SHEET 2 OF 3  
SEPTEMBER 1, 2014  
RVSD MARCH 22, 2015  
RVSD JUNE 9, 2015

**JOB NO. 4500**



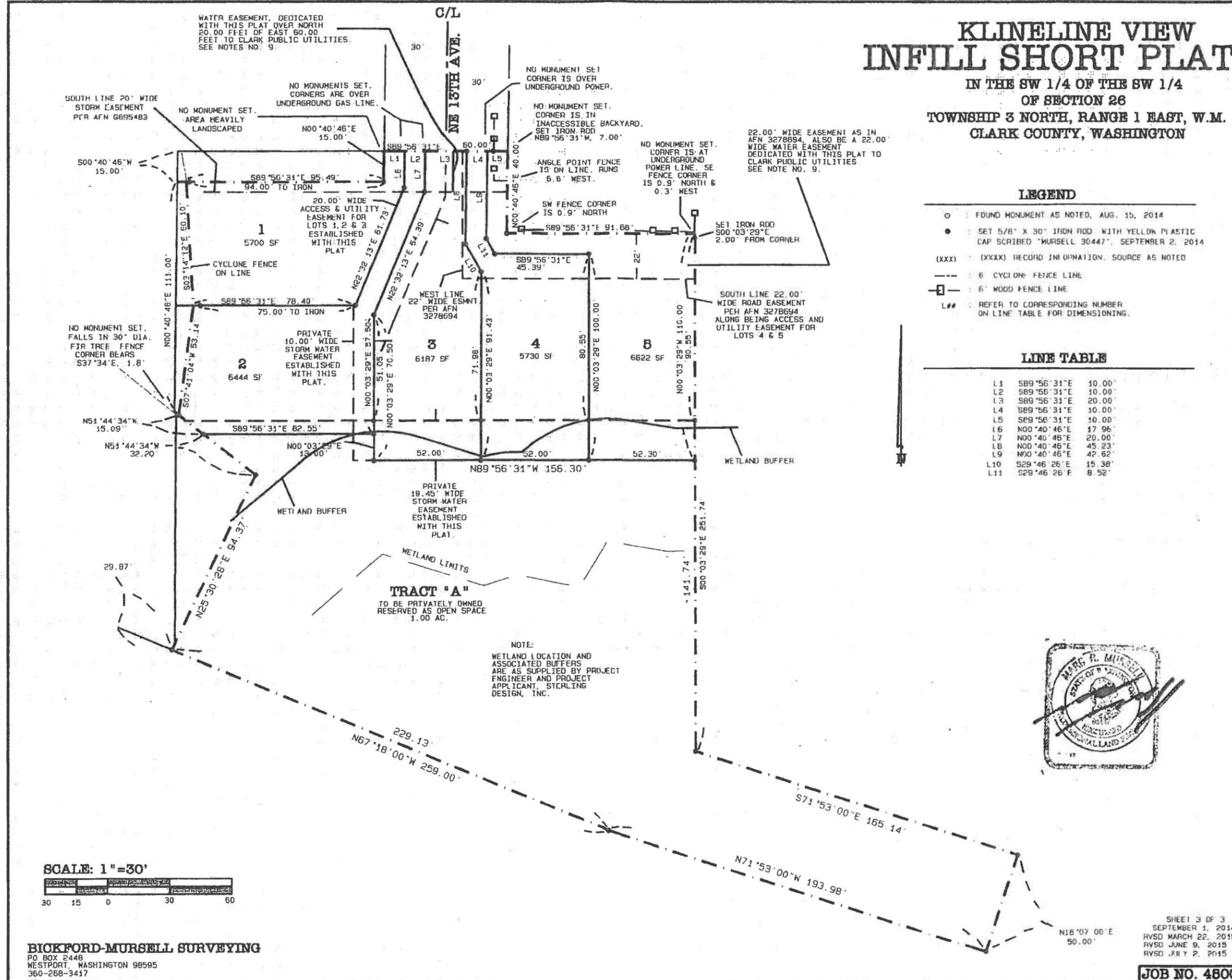
**NOTE:**

IN SCOTT AFN 4171950  
THIS AREA IS EXCEPTED FROM  
PARCEL 1 OF THE DESCRIPTION.  
HOWEVER, IT IS NOT EXCEPTED  
FROM THE DESCRIPTION  
OF PARCEL 2.

HELD CALCULATED  
SW CORNER ROS 52-95  
AKA SW CORNER RICHARDS  
TO DEFINE EASTERLY  
LIMITS OF SCOTT TRACT  
AFN 4171950

# KLINELINE VIEW INFILL SHORT PLAT

IN THE SW 1/4 OF THE SW 1/4  
OF SECTION 26  
TOWNSHIP 3 NORTH, RANGE 1 EAST, W.M.  
CLARK COUNTY, WASHINGTON



**LEGEND**

- FOUND MONUMENT AS NOTED, AUG. 15, 2014
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MURSELL 30447", SEPTEMBER 2, 2014
- (XXX) (XXXX) RECORD INFORMATION, SOURCE AS NOTED
- 6' CYCLONE FENCE LINE
- 6' WOOD FENCE LINE
- L## REFER TO CORRESPONDING NUMBER ON LINE TABLE FOR DIMENSIONING.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°56'31"E	10.00'
L2	S89°56'31"E	10.00'
L3	S89°56'31"E	20.00'
L4	S89°56'31"E	10.00'
L5	S89°56'31"E	10.00'
L6	N00°40'46"E	17.96'
L7	N00°40'46"E	20.00'
L8	N00°40'46"E	45.23'
L9	N00°40'46"E	42.62'
L10	S29°46'26"E	15.38'
L11	S29°46'26"E	8.52'

**BICKFORD-MURSELL SURVEYING**  
PO BOX 2448  
WESTPORT, WASHINGTON 98595  
360-268-3417

SHEET 3 OF 3  
SEPTEMBER 1, 2014  
RVSD MARCH 22, 2015  
RVSD JUNE 9, 2015  
RVSD JULY 2, 2015  
**JOB NO. 4800**