

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Cougar Path Short Plat

DATE: Final Plat Consent Agenda – January 23, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Cougar Path Short Plat

 X Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Cougar Path Short Plat
PLD2008-00027/FLD2016-00045

Project review: The application vested on May 22, 2008. A pre-application conference was held November 29, 2007. Preliminary approval was issued on August 8, 2008. Final engineering approval was granted March 24, 2009.

Zoning: R1-6; **Lot Size:** The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 22,609 square feet to 27,897 square feet.


All lots in this plat contain more than 6,000 square feet. Average lot size is 25,253. The short plat is exempt from meeting the average maximum lot area requirement because it creates a lot for an existing residence and one (1) remainder lot.

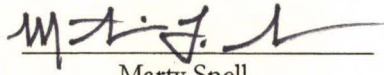
COMMUNITY OUTREACH

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 June 5, 2008.

DISTRIBUTION:

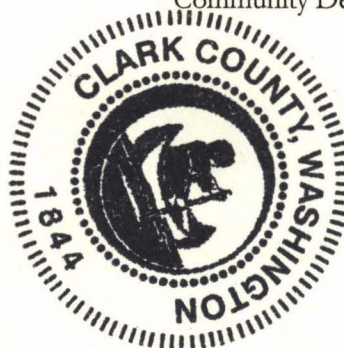
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>


Vicki Kirsher
Planner
Community Development


Marty Snell
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071

APPROVED: 



CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Jan. 14, 2018

SR# 17-18

PLAT NOTES:

1. THE EXCEPTION TO THE MAXIMUM AVERAGE LOT AREA STANDARD CONTAINED IN CCC 40.220.01(0)(2) SHALL NOT BE USED FOR ANY FURTHER DIVISION OF THE LOTS IN THIS PLAT.
2. MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.280.130.
3. 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 REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
4. 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.
5. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
6. THE FOLLOWING PARTY(IES) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: INDIVIDUAL LOT OWNERS.
7. A 10' CLARK PUBLIC UTILITIES EASEMENT PER AFF 9207140186 EXISTS OVER THE AS-CONSTRUCTED ELECTRIC LINE AND TRANSFORMER LOCATED IN A PORTION OF THE NORTHEAST CORNER OF LOT 1.
8. IN ACCORDANCE WITH CCC 40.610, EXCEPT FOR LOT 1 WITH THE EXISTING RESIDENCE, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR THE NEW DWELLING IN THIS SUBDIVISION ARE: \$1,112.00 (VANCOUVER SCHOOL DISTRICT); \$1,885.00 (\$1,445.00 - ACQUISITION AND \$440.00 - DEVELOPMENT, FOR PARK DISTRICT #7); AND \$3,286.34 (SOUTH ORCHARDS TF SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS IN THIS PLAT SHALL BE FIRED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY APPROVAL, DATED 08/08/2008, AND EXPIRING ON 08/08/2011. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.

SURVEY REFERENCES:

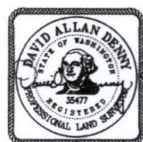
- 1) HOWELL SHORT PLAT BOOK 3, PAGE 686
- 2) "NORHURST" SUBDIVISION, VOLUME "G", PAGE 996
- 3) HILL SHORT PLAT BOOK 1, PAGE 648
- 4) HILL SHORT PLAT BOOK 1, PAGE 648
- 5) "ISLER'S WOODPARK" SUBDIVISION, VOLUME "G", PAGE 582
- 6) "BROCKE FARMS" SUBDIVISION, BOOK 311, PAGE 552
- 7) D. DENNY SURVEY BOOK 58, PAGE 48

DEED REFERENCE:

GRANTOR: SMITH, JANET L.
GRANTEE: SMITH, SCOTT AJ
AFN: 4291241
DATE: 2-28-2007

LEGEND:

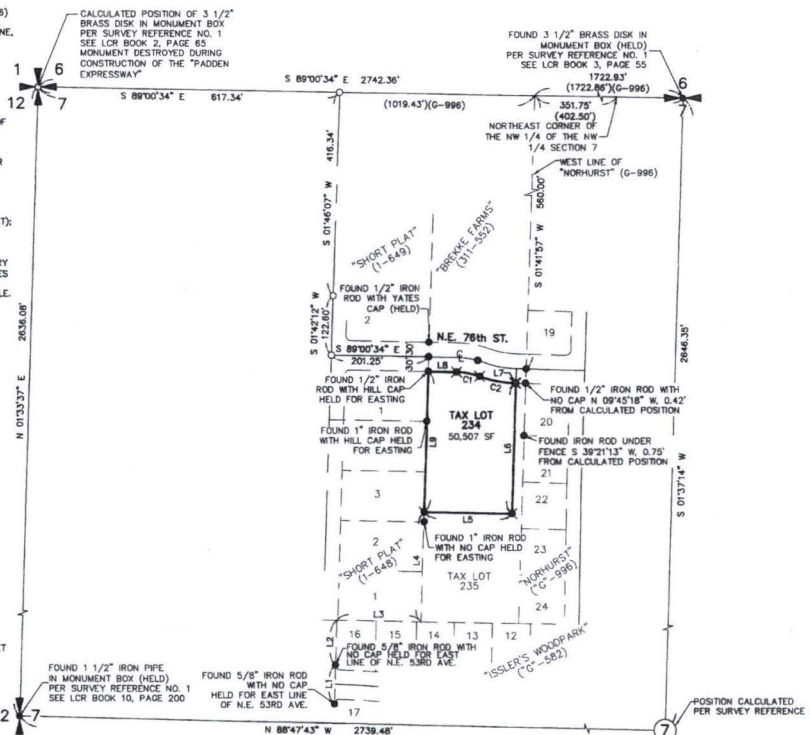
- INDICATES MONUMENT FOUND AS NOTED
- ✕ INDICATES FOUND 1/2" x 24" REBAR WITH (D. DENNY - 35477) CAP PER R.O.S. BOOK 58, PAGE 48
- INDICATES 1/2" x 24" REBAR WITH (D. DENNY - 35477) CAP SET
- INDICATES CALCULATED POSITION NOTHING SET
- SF INDICATES SQUARE FEET
- (X) INDICATES RECORD DISTANCE



SCALE 1 INCH = 150 FEET

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, 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 FOUND WERE VISITED ON 08-04-16.



LINE	BEARING	DISTANCE
L1	N 01°38'04" E	79.97'
L2	N 01°38'04" E	92.14'
L3	S 89°00'38" E	173.15'
L4	N 01°41'57" E	225.02'
L5	N 89°00'38" W	180.75'
L6	S 01°41'57" W	265.95'
L7	S 88°18'03" E	1.99'
L8	S 89°00'35" E	58.45'
L9	S 01°38'23" W	286.77'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	145.00'	19°10'41"	48.53'	N 79°25'15" W	48.31'
C2	230.00'	18°28'09"	74.14'	S 79°03'59" E	73.82'
C3	200.00'	18°28'09"	64.47'	S 79°03'59" E	64.19'
C4	175.00'	4°59'44"	15.26'	N 72°19'46" W	15.25'
C5	175.00'	14°10'57"	43.32'	N 81°55'07" W	43.21'

COUGAR PATH SHORT PLAT

LOCATED IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF SECTION 7
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 COUGAR PATH SHORT PLAT
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR DATE: _____
CLARK COUNTY COUNCILORS:
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS
ATTESTED BY: CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS
CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER DATE: _____
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.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR
PLS # 35477 DATE: 1-8-16

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 2 ARE APPROVED.
☐ AN APPROVED PUBLIC WATER SUPPLY 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 SEWAGE SYSTEM IS REQUIRED.
☐ LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

CLARK COUNTY HEALTH OFFICER DATE: _____
AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF SHORT PLATS, AT PAGE _____
AT THE REQUEST OF SCOTT SMITH
FILE NUMBER _____

CLARK COUNTY AUDITOR

JOB NO. 02-160
DATE: 01-03-16
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: CSA
FILE: 02160SP.DWG

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

COUGAR PATH SHORT PLAT

LOCATED IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF SECTION 7
T. 2 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

- FOUND CALLS:
- ① CHAINLINK FENCE 0.6' N.O.L.
 - ② CHAINLINK FENCE 0.3' N.O.L.
 - ③ CHAINLINK FENCE 1.1' N.O.L.
 - ④ CHAINLINK FENCE 0.3' N.O.L.
 - ⑤ 6' WOOD FENCE 2.0' EAST, 22.9' SOUTH OF PROPERTY CORNER
 - ⑥ 6' WOOD FENCE 20.5' S.O.L.
 - ⑦ 6' WOOD FENCE 1.1' S.O.L.
 - ⑧ 6' WOOD FENCE 3.3' E.O.L.
 - ⑨ 6' WOOD FENCE 0.6' E.O.L.
 - ⑩ 6' WOOD FENCE 1.3' W.O.L.
 - ⑪ 6' WOOD FENCE 1.1' W.O.L.
 - ⑫ 6' WOOD FENCE 0.7' W.O.L.
 - ⑬ 6' WOOD FENCE 0.6' W.O.L.

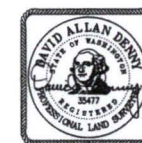
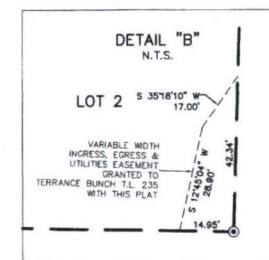
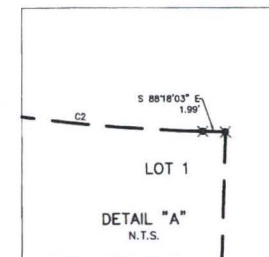
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- INDICATES CALCULATED POSITION NOTHING SET
- SF INDICATES SQUARE FEET
- N.O.L. INDICATES NORTH OF LINE
- E.O.L. INDICATES EAST OF LINE
- S.O.L. INDICATES SOUTH OF LINE
- W.O.L. INDICATES WEST OF LINE
- X- INDICATES FENCE LINE

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CURVE TABLE					
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2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 02-180
DATE: 01-03-18
CALC BY: DAD
DRAWN BY: JED
CHECKED BY: CDA
FILE: 02180SP.DWG



Cougar Path Short Plat ~ Vicinity Map



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

225.9 0 112.97 225.9 Feet

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.