



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker, Short Plat Administrator
DATE: July 11th, 2022
SUBJECT: Proposed Short Plat (SP2022-03)

Introduction

The Planning Department has received a complete short plat application for division of property on East Loop Road. The property is currently vacant and has no address. The tax lot number for the property is 03-75-36-3-0-0202-00.

The property is located in the R1 Single-Family Residential District. The proposal would divide the property into 2 lots of 15,001 and 22,524 square feet. The lots would be served by public water and on-site septic systems.

Staff Recommendation

Staff recommends that the Planning Commission review a neighbor's concern and provide a recommendation on the project.

Relevant City Policies

SMC 16.02.110(C): After the short plat administrator determines that the proposed short plat application and map contain the required information and data, the short plat administrator shall distribute copies of the short plat application and map to the following as is necessary:...

4. City Planning Commission.

SMC 16.02.120(F): The Planning Commission may submit any findings and recommendations to the administrator for any short plat applications it has decided to review.

Public Comments

ISSUE: Groundwater quality.

REPORT: Staff received verbal comments from Gerald Larsen, an adjacent landowner. The property is located immediately south and down-gradient from the proposal. The comments related to the proposed use of septic systems and the subsurface flow of water which is believed to be very shallow. Colorful parts of the description involve water coming out of mole hills. He relayed multiple times his desire not to derail the project. He also supplied the attached map showing where there is a shallow well and where groundwater interacts with the foundation of the home.

INVESTIGATION: Staff investigated this issue by calling the Skamania County Environmental Health Department responsible for septic reviews. Nikki Rohan, the health officer described the septic permitting process and the approval issued for this proposal. Details discussed included the water percolation tests performed, the lack of standing water in the test holes, and water's general tendency to go downward, not laterally. The health officer also discussed the project with Mr. Larsen but saw insufficient reason to reconsider the approval.

OPTIONS: The Planning Commission should evaluate the comment and decide whether to make a

recommendation on this application. Amongst the range of recommendations, staff highlights the four below in order from least restrictive to most restrictive:

- 1- Make no recommendation on the proposal and entrust the decision to the administrative officials.
- 2- Recommend including a requirement to connect to City sewer when available.
- 3- Recommend including a requirement to connect to City sewer when available and a requirement to participate in the cost of the extension.
- 4- Recommend immediate extension and connection to the City sewer system.

Staff can offer no professional guidance on this issue.

Thank you,

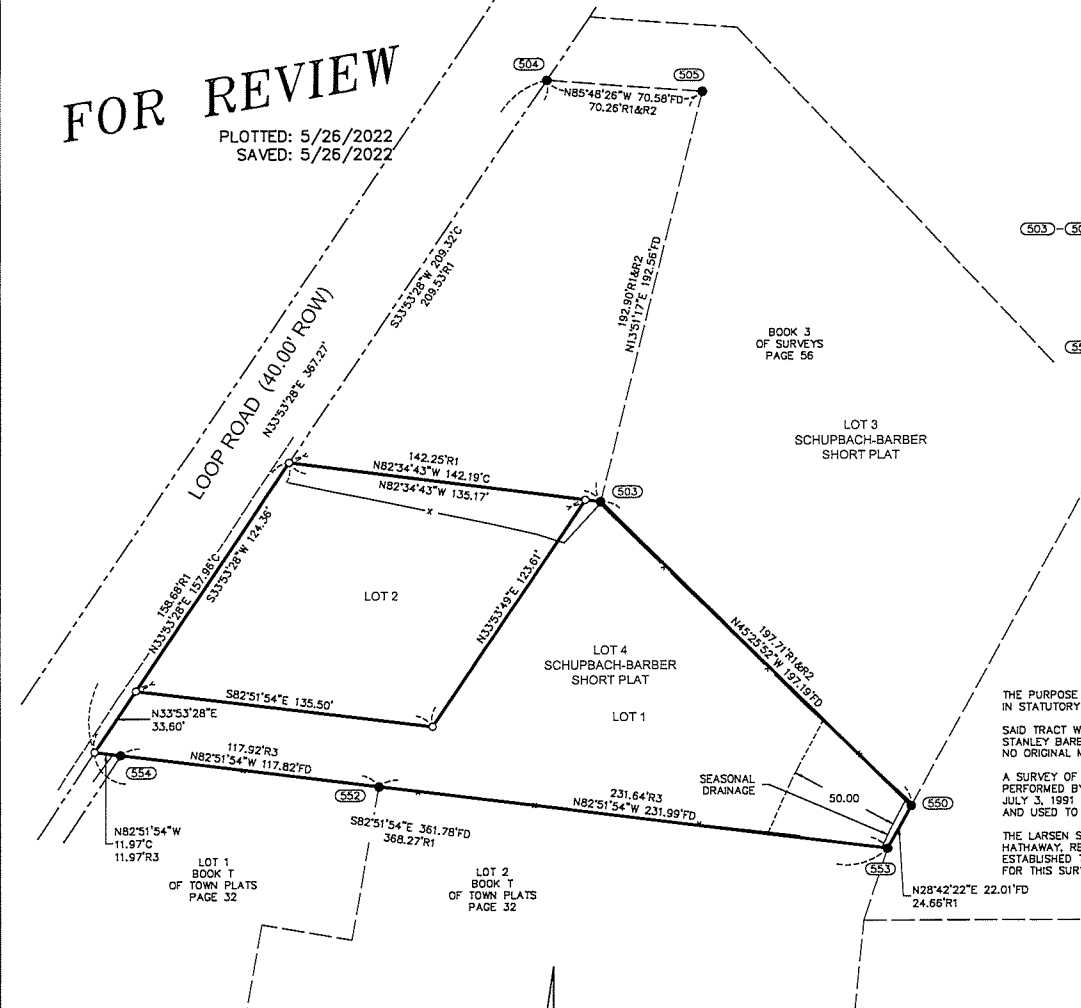
Ben Shumaker

Attachments

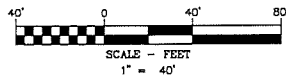
- Proposed plat map
- Map submitted by adjacent landowner

LOT 4 OF THE SCHUPBACH & BARBER SHORT PLAT
 LOCATED IN
 THE HENRY SHEPARD D.L.C
 SE 1/4 SECTION 36, T.3N., R.7E.,
 AND SW 1/4 SECTION 36, T.3N., R.7.5E., W.M.
 SKAMANIA COUNTY, STATE OF WASHINGTON
 03753630020200

FOR REVIEW
 PLOTTED: 5/26/2022
 SAVED: 5/26/2022



BASIS OF BEARINGS
 WASHINGTON STATE PLANE COORDINATES SYSTEM
 SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
 ESTABLISHED BY G.P.S. OBSERVATION



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	37,525 SQ. FT. 0.86 ACRES	22,524 SQ. FT. 0.52 ACRES
LOT 2		15,001 SQ. FT. 0.34 ACRES

LEGEND

- PROPOSED SET 5/8" x 24" REBAR WITH 1 1/4" ORANGE PLASTIC CAP (KA WA 51797)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DISTANCE

CITY NOTES

1. THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO A STREET FRONTAGE IMPROVEMENT AGREEMENT RECORDED AT A.F.N. _____

MONUMENT INFORMATION

- 503-504-505 FOUND 5/8" IRON ROD WITH 2 INCH ALUMINUM CAP "D2AB SURVEYING INC. PLS 25552". HELD.
- 550 FOUND 1/2" IRON ROD SET IN CONCRETE HELD AS PROPERTY CORNER
- 552 FOUND 5/8" IRON ROD WITH RED PLASTIC CAP #15673. TRANTOW SURVEYING, INC. BOOK T, PAGE 32, HELD FOR CORNER ON PROPERTY LINE
- 553-554 FOUND 5/8" IRON ROD WITH NO CAP TRANTOW SURVEYING, INC. BOOK T, PAGE 32, HELD FOR PROPERTY CORNERS

REFERENCED SURVEYS

- R1. SCHUPBACH-BARBER SHORT PLAT PERFORMED BY HAGERDORN FOR KEITH SCHUPBACH AND STANLEY BARBER RECORDED JULY 28, 1978 IN BOOK T, PAGE 7 OF SHOT PLATS
- R2. SURVEY PERFORMED BY D2AB SURVEYING INC., FOR BENNY AND JO SCIACCA, RECORDED JULY 3, 1991 IN BOOK 3, PAGE 56 OF SURVEYS
- R3. LARSEN SHORT PLAT, PERFORMED BY T.N. TRANTOW SURVEYING FOR MAXINE HATHAWAY, RECORDED JULY 30, 1992 IN BOOK T, PAGE 32 OF TOWN PLATS.

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 2021-002490

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, A.F.N. 2021-002490

SAID TRACT WAS ORIGINALLY SURVEYED HAGERDORN FOR KEITH SCHUPBACH AND STANLEY BARBER, RECORDED JULY 28, 1978 IN BOOK T, PAGE 7 OF SHOT PLATS. NO ORIGINAL MONUMENTS WERE FOUND.

A SURVEY OF LOT 3 OF THE SCHUPBACH AND STANLEY BARBER SHORT PLAT WAS PERFORMED BY D2AB SURVEYING INC., FOR BENNY AND JO SCIACCA, RECORDED JULY 3, 1991 IN BOOK 3, PAGE 56 OF SURVEYS. MONUMENTS WERE FOUND, HELD AND USED TO COMPUTE LOT 4.

THE LARSEN SHORT PLAT, PERFORMED BY T.N. TRANTOW SURVEYING FOR MAXINE HATHAWAY, RECORDED JULY 30, 1992 IN BOOK T, PAGE 32 OF TOWN PLATS. ESTABLISHED THE SOUTH LINE OF LOT 4, SAID CORNERS WERE FOUND AND HELD FOR THIS SURVEY.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TSC7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

NOTICE

LAND WITHIN THIS SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO THE STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTERS 16.14 THROUGH 16.44 INCLUSIVE, OR UNLESS A SHORT PLAT IS ALLOWED PURSUANT TO STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTER 16.02

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

VICTOR STANDRIDGE DATE

KATHLEEN S. WILKIE DATE

SUBSCRIBED AND SWORN TO ON THIS ____ DAY OF ____, 2022
 PERSONALLY APPEARED BEFORE ME, _____ AND
 WHO EXECUTED THIS SHORT PLAT BY PLACING SIGNATURES HEREOF.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT
 MY COMMISSION EXPIRES ____ (STATE) ____ NUMBER ____

CITY WATER AND SEWER UTILITIES ARE AVAILABLE TO THE LOTS IN THIS SHORT PLAT OR THE LOTS CONTAIN ADEQUATE AREA AND PROPER SOIL, TOPOGRAPHIC AND DRAINAGE CONDITIONS TO BE SERVED BY AN ON SITE SEWAGE DISPOSAL SYSTEM UNLESS OTHERWISE NOTED ON THE SHORT PLAT MAP.

CITY OF STEVENSON SANITARIAN DATE

I HEREBY CERTIFY THAT THE CITY ROAD ABUTTING THE PROPOSED SUBDIVISION IS OF SUFFICIENT WIDTH TO MEET CURRENT CITY STANDARDS AND THAT ROAD RIGHT OF WAYS UPON OR ABUTTING THE PROPOSED SUBDIVISION ARE OF SUFFICIENT WIDTH TO ASSURE MAINTENANCE AND TO PERMIT FUTURE UTILITY INSTALLATIONS. I FURTHER CERTIFY THAT CITY SEWER AND WATER SERVICES ARE AVAILABLE TO THE PROPOSED SHORT SUBDIVISION

CITY PUBLIC WORKS DIRECTOR DATE

I CERTIFY THAT THE TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH ____ FOR TAX PARCEL NUMBER
 03753630020200.

SKAMANIA COUNTY TREASURER DATE

CITY OF STEVENSON TREASURER DATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION COMPLIES WITH THE STEVENSON SHORT PLAT ORDINANCE AND IS APPROVED SUBJECT TO PROPERLY BEING RECORDED AND FILED WITH THE SKAMANIA COUNTY AUDITOR WITHIN 30 DAYS OF THIS SUMMARY APPROVAL

SHORT PLAT ADMINISTRATOR DATE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF VICTOR STANDRIDGE, 2/24/2022.



LEONIDES J. SANDOVAL
 PROFESSIONAL LAND SURVEYOR PLS. NO. 44349

RECORDING

STATE OF WASHINGTON)
 COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF ____ THIS
 ____ DAY OF ____, 2022, AT ____ M

AUDITORS FILE NO. _____

RECORDER OF SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY AUDITOR

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUISITION.

SURVEY PERFORMED FOR:
 VICTOR STANDRIDGE
 DATE OF MONUMENT: MARCH ---, 2022
 PROJECT: 22-02-09 DRAFT: BTB
 FILE: 220209-SP.DWG LAYOUT TAB: SKAMANIA SP

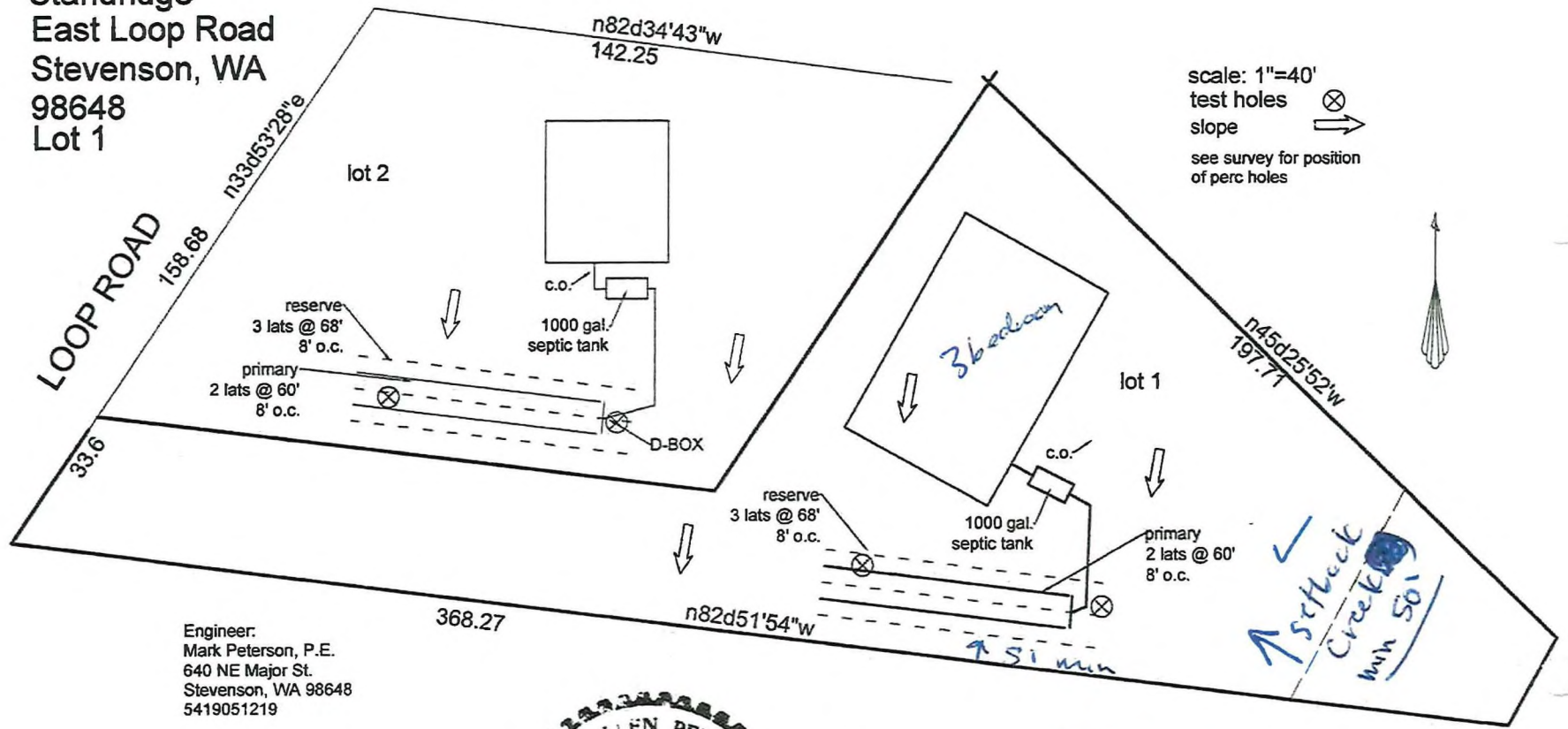
KA
Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 2
 MILLANETIC MERIDIAN
 SKAMANIA COUNTY, WASHINGTON

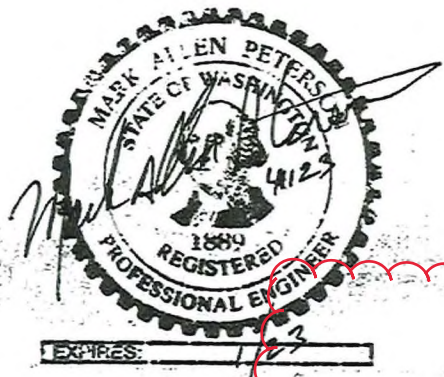
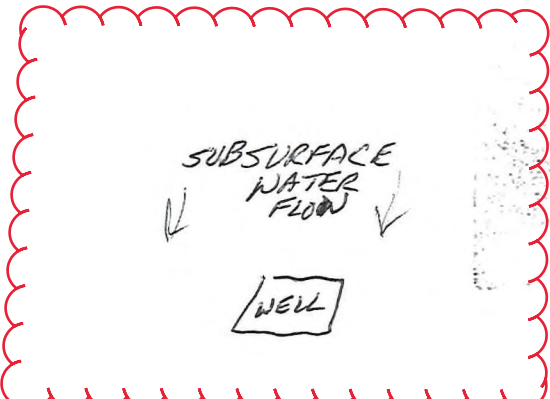
1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	36	3N.	7E.
<input checked="" type="checkbox"/>	36	3N.	7.5E.

From **GERALD ARSEN**
7/7/2022

**Standridge
East Loop Road
Stevenson, WA
98648
Lot 1**



Engineer:
Mark Peterson, P.E.
640 NE Major St.
Stevenson, WA 98648
5419051219



APPROVED

6/22/22

Skamania County
Community Development Department
170 N.W. Vancouver, Ave. • PO Box 1009
Stevenson, WA 98648
Phone: (509) 427-3900

HOUSE # BASEMENT