



# City of Stevenson

## Planning Department

(509)427-5970

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

**TO:** City Council  
**FROM:** Ben Shumaker, Short Plat Administrator  
**DATE:** June 15<sup>th</sup>, 2023  
**SUBJECT:** Proposed "Steeves Short Plat" (SP2023-02)

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### **Introduction**

On April 13<sup>th</sup>, 2023, the Short Plat administrator issued a determination of compliance for the Rick Pauly Short Plat. The approval was accompanied by 14+ conditions of approval. One of the conditions involved dedication of right-of-way along Kanaka Creek Road adjacent to the property.

The proponents have addressed this condition by including dedication language on the Short Plat map. While staff has the authority to approve short plats, this authority does not extend to acceptance of right-of-way on behalf of the City. Only the City Council can accept such. The plat map includes a signature line for the Mayor to certify the City Council's acceptance.

### **Staff Recommendation**

Staff recommends City Council accept the right-of-way as part of the Short Plat map.

### **Relevant Policies & Discussion**

*SMC 16.02.180:* A. All roads, private roads, bridges, drains, culverts, sidewalks, curbs, storm sewers and related structures or devices shall be constructed in accordance with standards currently in effect at the time of preliminary approval. These standards shall be those contained in this chapter or those adopted by the city.

The Public Works Department Review of this proposal is attached and noted the deficient right-of-way width for Kanaka Creek Road.

Prepared by,

Ben Shumaker

### Attachments

- Public Works Review
- Proposed Plat Map



**SHELL**

Engineering &  
Consulting LLC

## MEMORANDUM

**Date:** April 4, 2023

**To:** Ben Shumaker, City of Stevenson Community Development Director

**Cc:** Carolyn Sourek, City of Stevenson Public Works Director

**From:** Timothy Shell, P.E. *Timothy Shell*

**RE:** Richard-Steeves Short Plat (SP2023-02), 390 Kanaka Creek Road

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### BACKGROUND:

This development is a proposed 2-lot short plat of property on 390 NW Kanaka Creek Road in the City's R1 Single-Family Residential District. The tax lot number is 03-07-36-1-4-2090-00. The property is currently developed with a single-family detached dwelling on Lot 2 and residential outbuildings on Lot 1. Two lots are proposed for use as single-family dwelling. The proposal includes City water service and use of on-site septic systems.

### ANALYSIS OF PROPOSED DEVELOPMENT:

#### Streets:

Kanaka Creek Road is an arterial (major collector) and as such, access to it is regulated per the engineering standards. Both lots already have driveways to Kanaka Creek Road and new driveway access is not proposed. Additional driveway access to Kanaka Creek Road would not be allowed. Neither of the existing driveways meet current standards because they are not paved 30' back from the right-of-way. The frontage is already improved with curb and sidewalk. No additional frontage improvements are required. The required right-of-way for a major collector is 60'. Additional right-of-way is required to be dedicated as necessary for a 30' half-width right-of-way.

#### Water:

Water maps show that there is an 8" waterline in Kanaka Creek Road to provide water service to the proposed lot. There are existing water services to both lots. The service to the shop building on Lot 1 is not in an acceptable location and should be relocated. The location for water service to Lot 2 is not shown on the preliminary plat.

#### Sewer:

Maps show that there is no sewer available in Kanaka Creek Road. The nearest point of connection is at the intersection of Kanaka Creek Road and Loop Road, approximately 870' south of the project boundary. The proposal is to use septic systems for sewer service to the proposed lots. Information provided on the preliminary plat shows two septic systems exist. The southerly septic system shows the reserve drainfield crossing the proposed lot line. A septic drainfield easement to Lot 2 across Lot 1 will be required.

**Surface Drainage:**

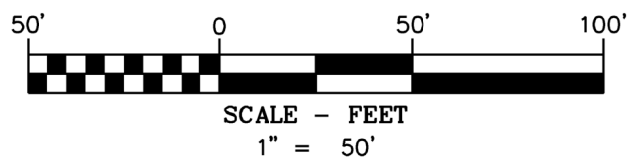
Due to topography of the lots stormwater runoff generated by development of the property will flow to Kanaka Creek. Runoff from the roofs and driveways will need to be dispersed to prevent soil erosion caused by concentrated stormwater runoff. Measures for stormwater dispersion and erosion control will be reviewed at the time of building permit.

**RECOMMENDED CONDITIONS OF APPROVAL:**

1. Right-of-way along the site's frontage of Kanaka Creek Road shall be dedicated to the City as required for a 30'-wide half-width right-of-way.
2. No new driveways shall be allowed access to Kanaka Creek Road.
3. The applicant shall provide copies of right-of-way permits for the existing driveways or if none exist, submit for right-of-way permits. The existing driveway approaches shall be paved per Stevenson Engineering Standards, a minimum 30' from right-of-way.
4. Separate water services are required for each lot. The applicant shall submit to the City for approval site plans for lots 1 and 2 showing the locations of existing and proposed utilities. The water service to Lot 1 shall be relocated to an approved location.
5. Provisions for stormwater drainage and erosion control for development of the lots will be reviewed at the time of building permit.
6. The applicant shall sign an agreement to participate in a future project for extension of a sanitary sewer in Kanaka Creek Road. The agreement shall be recorded and run with the land.
7. Lots 1 and 2 shall connect to sanitary sewer once it becomes available, including payment of sewer connection fees in place at the time of connection.

# STEEVES SHORT PLAT

LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36  
TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.  
CITY OF STEVENSON, COUNTY OF SKAMANIA  
STATE OF WASHINGTON



## BASIS OF BEARINGS

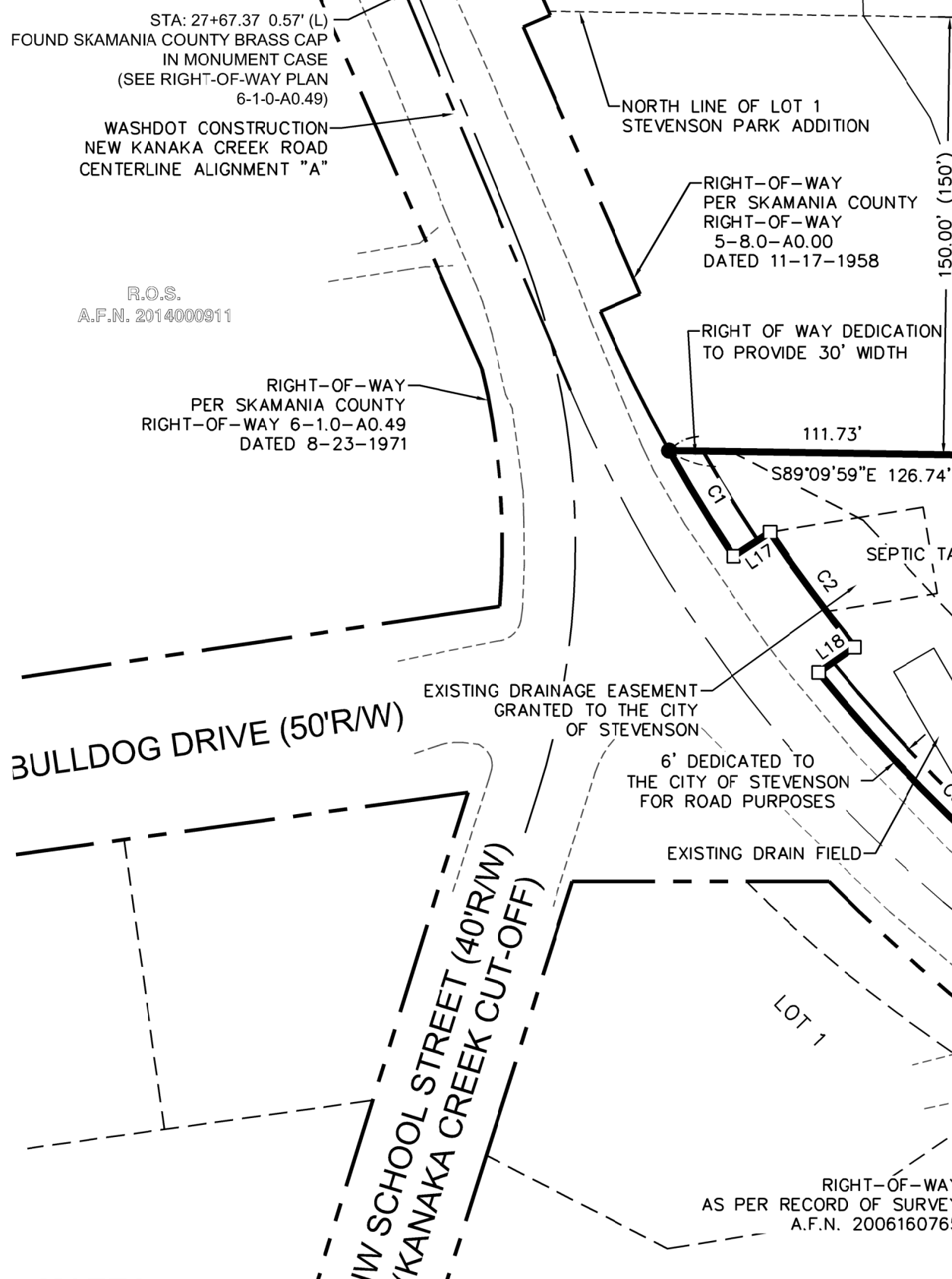
WASHINGTON SOUTH ZONE, STATE PLANE COORDINATE SYSTEM NAD 83 (2011)(EPOCH 2010.0), UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICES (OPUS) SOFTWARE PROGRAM.

## LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED "KA OR59002 WA42690"
- FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED "KA OR59002 WA42690" PER A.F.N. 2019-002366 (VISITED 2019)
- ⊙ FOUND KLEIN & ASSOC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KLEIN ASSOC. WA 42690), PER A.F.N. 2011179428 (VISITED 2017)
- ⊗ FOUND 3/4" IRON PIPE, AS NOTED. (VISITED 2017)
- FOUND BRASS CAP, AS NOTED. (VISITED 2017)
- ⊙ FOUND KLEIN & ASSOC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KLEIN ASSOC. WA 42690), PER A.F.N. 2017000922 (VISITED 2017)
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- (170') DEED DISTANCE

## REFERENCED SURVEYS

- R1. STEVENSON PARK ADDITION; BOOK A, PAGE 38
- R2. CASCADE WOOD SHORT PLAT; A.F.N. 2006160765
- R3. TERRY SMITH SHORT PLAT; BOOK T, PAGE 114
- R4. SECOND ADDITION TO MELDAN ACRE TRACTS
- R5. STONE BROOKE ADDITION; BOOK B, PAGE 112
- R6. HOVES ORCHARD HOMES R.O.S. BOOK A, PAGE 77
- R7. RECORD OF SURVEY; PERFORMED BY KLEIN AND ASSOC. INC.; A.F.N. 201179428
- R8. BOUNDARY LINE ADJUSTMENT; PERFORMED BY KLEIN AND ASSOC., INC.; A.F.N. 2017000922
- R9. BOUNDARY LINE ADJUSTMENT, PERFORMED BY KLEIN & ASSOCIATES, INC., A.F.N. 2019-002366



## NOTES

- THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO AN IMPROVEMENT AGREEMENT (SEWER) RECORDED AT A.F.N. \_\_\_\_\_
- THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO ACCESS CONTROLS. NO ADDITIONAL DRIVEWAYS ARE ALLOWED ON TO KANAKA CREEK ROAD.
- 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.

## COUNTY ROAD PROJECTS

RIGHT-OF-WAY MAP, COUNTY ENGINEER'S FILE NO. 6-1.0-A0.49 (8-23-97)  
RIGHT-OF-WAY MAP, KANAKA CREEK ROAD AND NW GROPPER ROAD TO E LOOP ROAD IMPROVEMENT 2015

## SURVEYOR'S NOTES

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A PARCEL OF LAND DESCRIBED IN TRUST DEED, SKAMANIA COUNTY AUDITOR FILE NO. 2022-000620.

THE PROPERTY OWNERSHIP ON THIS MAP/ PLAT IS DEPICTED TO THE CENTER OR THREAD OF THE STREAM OR RIVER.

## REFERENCED DEEDS

D1 TRUST DEED, AUDITOR FILE NO. 2022-000620  
D2 QUIT CLAIM DEED, AUDITOR FILE NO. 2022-000266

## PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE TC53 DATA COLLECTOR. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

## CURVE TABLE

Curve #	Length	Radius	Delta	Chord Dir.	Chord Len
C1	42.47'	548.00	4°26'25"	S31°25'30"E	42.46'
C2	48.97'	533.00	5°15'51"	S36°16'38"E	48.95'
C3	119.65'	548.00	12°30'35"	S45°03'39"E	119.41'
C4	278.49'	598.00	26°40'59"	N37°58'28"W	275.98'
C5	83.83'	598.00	8°01'55"	N47°18'00"W	83.76'
C6	194.66'	598.00	18°39'04"	N33°57'31"W	193.80'

## LINE TABLE

LINE #	DIRECTION	LENGTH	RECORDED DATA
L1	N40°04'32"W	70.46'	R9
L2	S84°28'49"W	40.79'	R9
L3	N26°38'51"W	45.11'	R9
L4	N7°00'33"W	64.79'	R9
L5	N56°36'06"W	68.42'	R9
L6	N52°15'25"W	44.66'	R9
L7	N7°02'37"W	62.44'	R9
L8	N43°18'32"W	60.07'	R9
L9	N41°32'49"W	45.73'	R9
L10	N83°08'36"W	20.94'	R9
L11	N55°13'46"W	54.66'	R9
L12	N39°28'55"W	43.37'	R9
L13	N25°30'56"W	31.38'	R9
L14	N53°14'42"W	30.53'	R9
L15	N89°36'46"W	54.02'	R9
L16	N38°23'58"W	7.90'	R9
L17	N56°21'17"E	15.00'	R9
L18	N54°52'00"E	15.03'	R9



**Klein & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING

SURVEY PERFORMED FOR:  
TERRYL STEEVES  
DATE OF MONUMENTATION:  
SEPTEMBER 6, 2022  
PROJECT: 22-07-19 DRAFT: JMK  
FILE: 220719.DWG LAYOUT TAB: SHEET 1

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4 SEC T. R.
36 3N. 7E.

## OWNER

RONALD RICHARDS  
AND  
TERRYL STEEVES

## 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 OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

RONALD S. RICHARDS \_\_\_\_\_ DATE \_\_\_\_\_

TERRYL J. STEEVES \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2023, BY THE ABOVE SIGNED

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PUBLIC-(NAME) \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

JAMES M. KLEIN LS# 42690 WA \_\_\_\_\_ DATE \_\_\_\_\_

## APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

SKAMANIA COUNTY HEALTH DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

AUTHORIZED BY THE CITY COUNCIL, I ACCEPT ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

MAYOR, CITY OF STEVENSON \_\_\_\_\_ DATE \_\_\_\_\_

ROAD ACCESS, SURFACE DRAINAGE AND ROAD CONSTRUCTION COMPLY WITH CURRENT CITY STANDARDS. CITY UTILITIES AND FIRE PROTECTION ARE AVAILABLE TO EACH LOT.

CITY OF STEVENSON PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

CITY OF STEVENSON PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.  
PARCEL NO. 03073614209000

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK-TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

## RECORDING

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF RONALD RICHARDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT \_\_\_\_\_ M AND RECORDED IN

AUDITORS FILE NO. \_\_\_\_\_

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR