



# 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:** April 10<sup>th</sup>, 2023  
**SUBJECT:** Proposed Short Plat (SP2023-01)

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### **Introduction**

The Planning Department has received a complete short plat application for division of property on 390 NW Chesser Road in the City's R1 Single-Family Residential District. The tax lot number is 03-07-36-1-3-2900-00.

The property is currently developed with a single-family detached dwelling and residential outbuilding. Two lots are proposed for use as single-family residential.

The proposal involves City water and sewer service.

### **Staff Recommendation**

Staff recommends that the Planning Commission bypass its review of the short plat and entrust the decision on the application to the Land Division Administrator.

### **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.

Thank you,

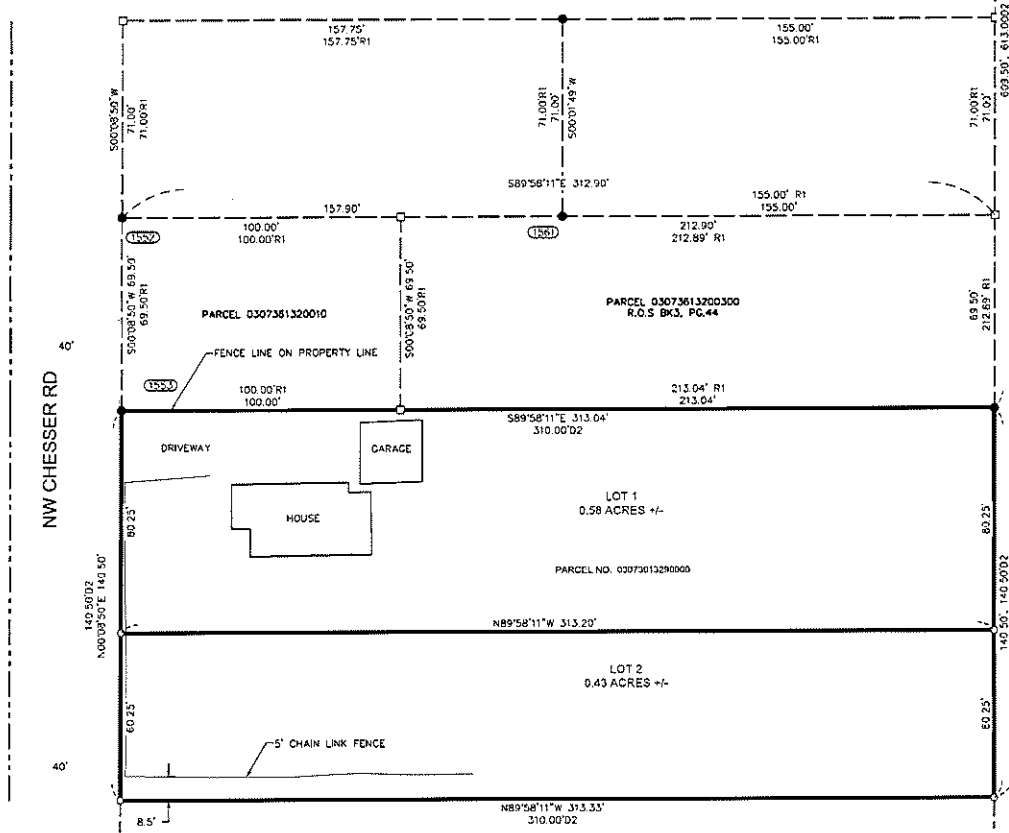
Ben Shumaker

### Attachments

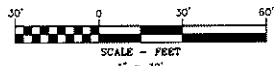
- Proposed Plat Map

# KNUDSEN SHORT PLAT

LOCATED IN NW 1/4 OF THE SW 1/4  
SECTION 36, T.3N., R. 7E., W.M.  
CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON.  
JANUARY 12, 2023



**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 (DPUS) SOFTWARE PROGRAM.



**CITY NOTE**  
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"

**LEGEND**

- SET 5/8" x 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (WA426990)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- FD FOUND DISTANCE
- R1 RECORD DATA PER REFERENCE SURVEY
- HOUSE OUTLINE

**MONUMENT INFORMATION**

- (1551) (1552) FOUND 5/8" WITH YELLOW PLASTIC CAP, INSCRIBED "WAS 6620", PER RECORDED SURVEY; TENNESON ENGINEERING CORP, ROS
- (1550) FOUND SKAMANIA COUNTY BRASS CAP CENTER 1/4 CORNER SECTION 36 HELD.
- (1530) FOUND PIPE, SET BY OLSON ENG. AT TRUE POSITION OF CENTER 1/4 CORNER SECTION 36, NOT USED IN THIS SURVEY.

**PROCEDURES**

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S7 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

**OWNER**

MATHEW & ELIZABETH KNUDSEN

SURVEY PERFORMED FOR:  
MATHEW & ELIZABETH KNUDSEN  
DATE OF MONUMENT: DATE  
PROJECT: 22-11-14 DRAFT: TA, CD  
FILE: 221114-1.DWG LAYOUT TAB: SHORT PLAT

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

**REFERENCED SURVEYS**

- R1 SURVEY PERFORMED BY TENNESON ENGINEERING CORP; FOR RON HOPKINS & TIM DUDLEY; RECORDED NOVEMBER 15, 2001; BOOK 3 PG 44.
- R2 SURVEY PERFORMED BY BELL DESIGN COMPANY; FOR JAN KIELPINSKI; RECORDED JUNE 1, 1999; BOOK 3, PAGE 208.

**REFERENCED DEEDS**

- D1 DEED OF RECONVEYANCE, A.F.N. 2021-001014
- D2 DEED OF TRUST, A.F.N. 2021-000866
- D3 SUCCESSOR TRUSTEE'S DEED, A.F.N. 2016000287

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



SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON  
1/4 SEC T. R.  
36 3N 7E

**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.

MATHEW KNUDSEN	DATE
ELIZABETH KNUDSEN	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 L#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 (SHORT PLAT ORD. 17.64.100(C)(1) AND (2)).

SKAMANIA COUNTY HEALTH DISTRICT DATE

I, \_\_\_\_\_ PUBLIC WORKS DIRECTOR OF THE CITY OF STEVENSON, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT CITY OF STEVENSON SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT CITY DEVELOPMENT STANDARD FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROADS.

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 \_\_\_\_\_ 2023.  
PARCEL NO. 03073613290000

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 MATHEW & ELIZABETH KNUDSEN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, AT \_\_\_\_\_ M AND RECORDED IN \_\_\_\_\_

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

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR