



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 10th, 2023
SUBJECT: Proposed Short Plat (SP2023-02)

Introduction

The Planning Department has received a complete short plat application for division 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 and residential outbuildings. Two lots are proposed for use as single-family dwelling.

The proposal involves City water service and use of on-site septic systems.

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

RECEIVED

MAR 14 2023

initial: *clm*

RICHARD-STEEVES SHORT PLAT

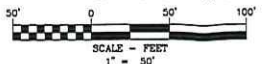
LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36
TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.
CITY OF STEVENSON, COUNTY OF SKAMANIA
STATE OF WASHINGTON

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.

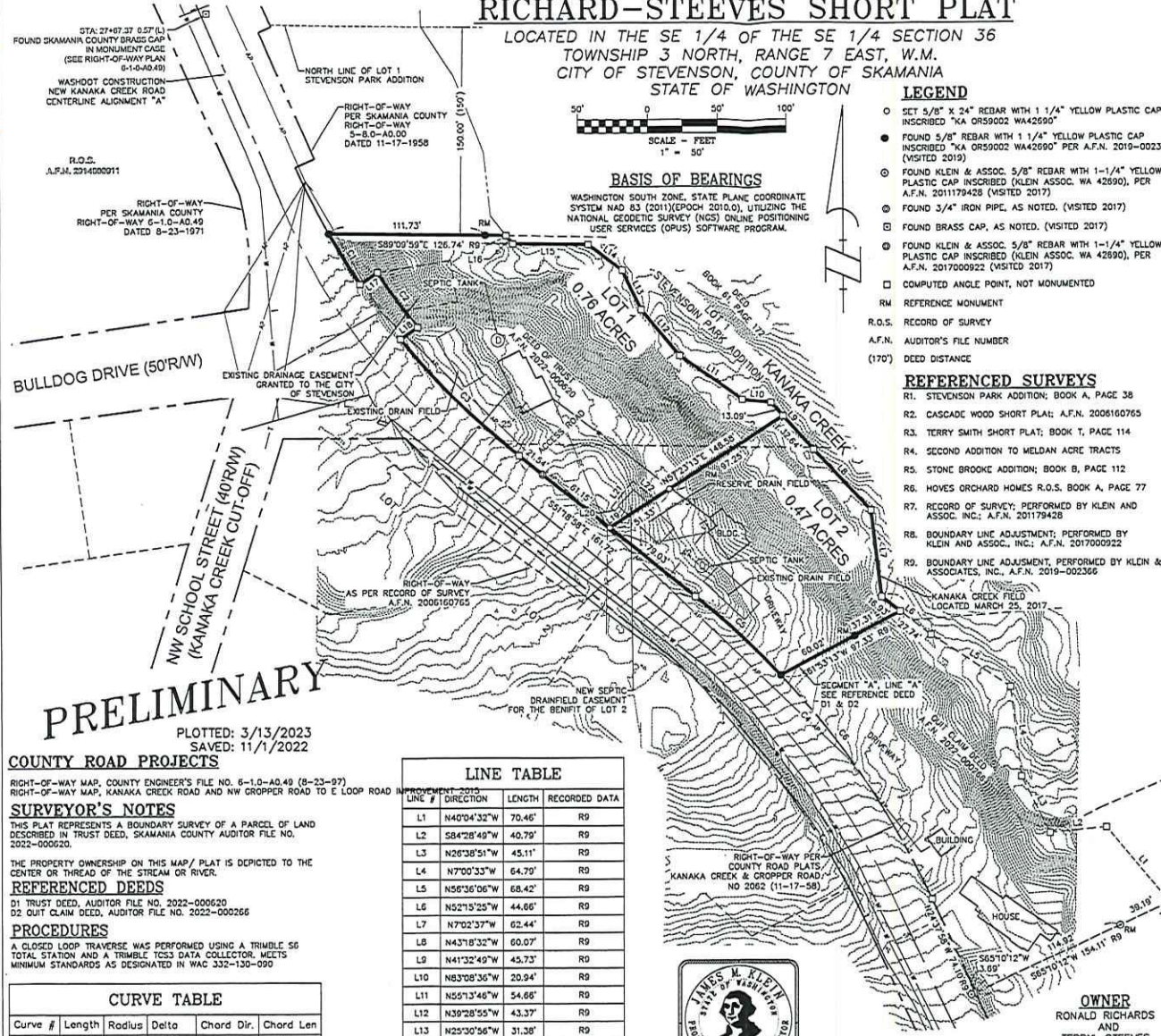
LEGEND

- 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. 201179428 (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



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.



PRELIMINARY

PLOTTED: 3/13/2023
SAVED: 11/1/2022

COUNTY ROAD PROJECTS

RIGHT-OF-WAY MAP, COUNTY ENGINEER'S FILE NO. 6-10-40.49 (8-23-97)
RIGHT-OF-WAY MAP, KANAKA CREEK ROAD AND NW CROPPER ROAD TO E LOOP ROAD IMPROVEMENT 2010

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 S8 TOTAL STATION AND A TRIMBLE TC33 DATA COLLECTOR. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

Curve #	Length	Radius	Delta	Chord Dir.	Chord Len
C1	42.47'	548.00'	4°26'25"	S31°25'30"E	42.46'
C2	48.07'	533.00'	5°15'51"	S36°16'38"E	48.95'
C3	119.05'	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	83.70'
C6	194.66'	598.00'	18°39'04"	N33°57'31"W	193.80'

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	N58°38'06"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	N82°23'58"W	7.90'	R9
L17	N56°21'17"E	15.00'	R9
L18	N54°52'00"E	15.00'	R9
L19	N57°23'13"E	12.03'	R9
L20	N51°15'44"W	11.75'	R9



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

OWNER
RONALD RICHARDS
AND
TERRY STEEVES

SHEET 1 OF 1
WILLACMETS MERRIDIAN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC T. R.
36 3N. 7E.
COUNTY AUDITOR

RONALD S. RICHARDS _____ DATE _____

TERRY J. STEEVES _____ DATE _____

ACKNOWLEDGMENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 2022, 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 / OR 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 _____ 2022.

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 _____

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