



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: August 20th, 2020
SUBJECT: Proposed Short Plat Alteration for Rock Cove Hospitality Center (SP2020-01)

Introduction

The Planning Department has received a short plat application for alteration of a plat along Rock Creek Drive. Owned an investment group, the 3 properties involved are currently vacant and the site of a development proposal. The tax lot numbers for the properties are 02-07-01-0-0-1302, -1303, and -1304. Per the city code, the Planning Commission is to be notified and given the opportunity to review the application.

The proposal involves a) consolidation of the 3 lots into 2, b) reconfiguration of the lot line separating the 2 lots, and c) relocation of a public access easement on the site. Approval of all 3 topics is appropriate.

Relevant City Policies

SMC 16.02.260(A): Whenever any person is interested in the vacation of any short plat or any portion thereof, or any area designated or dedicated for public use, that person shall file an application for vacation with the council. The application shall set forth the reasons for vacation and shall contain signatures of the owner(s) of that portion of the short plat subject to vacation. If the short plat is subject to restrictive covenants which were filed at the time of the approval of the short plat, and the application for vacation would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the vacation of the short plat or portion thereof.

SMC 16.02.260(B): Upon receipt of an application for alteration, the council shall provide notice of the application to all owners of property within a short plat, and as provided for in Section 16.02.110(C). The notice shall establish a date for public hearing.

SMC 16.02.260(C): The council shall give notice as provided in Section 16.02.110(C) and shall conduct a public hearing on the application for vacation and may approve or deny the application for vacation of the short plat after determining the public use and interest to be served by the vacation of the short plat. If any portion of the land contained in the short plat was dedicated to the public for public use or benefit, such land, if not previously deeded to the city, shall be deeded to the city unless the council shall set forth findings that the public use would not be served in retaining title to such lands.

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:...

1. City public works department;

2. City clerk-treasurer;
3. Southwest Washington Health District;
4. City Planning Commission...
7. The administrator will mail notice of the proposed short plat to the latest recorded real property owners as shown by the records of the county assessor, who share a common boundary line with property being short platted, by United States first class mail.

Thank you,

Ben Shumaker

Attachments

- Draft Approval
- Plat Map
- Proposed Alteration
- Staff Recommendation
- Planning Commission Recommendation
- Other Options

**BEFORE THE CITY OF STEVENSON, WASHINGTON
CITY COUNCIL**

Regarding a request by FDM Development to reconfigure lot boundaries, eliminate a legal lot, and alter the location of public dedication within Lot2, Lot 3 and Lot 4 of the "Short Subdivision of Tax Lot 02-07-01-1300 for Skamania County". The subject properties are located east of Rock Creek Drive in the CR Commercial Recreation District at Tax Parcel 02-07-01-0—0-1302, -1303, and 1304 in Section 1 of Township 2 North, Range 7 East, W.M in the City of Stevenson, Skamania County, Washington

CITY COUNCIL
APPROVAL

AUGUST 20, 2020

PROPOSAL: To consolidate three commonly owned parcels into two, to modify the above parcels to two resultant lots, shown on the application materials, and to alter the public access easement to align with planned pathways on the development.

LOCATION: The site address has not yet been assigned for this location adjacent to SW Rock Creek Drive containing shorelands associated with Rock Cove (Stevenson Lake) a designated shoreline of the city. The site includes 3 legal lots assigned Tax Lot Numbers 02-07-01-0-0-1302, -1303, and -1304 by the County Assessor.

APPLICANT: FDM Development Zachary Pyle 5101 NE 82 nd Avenue, Suite 200 Vancouver, WA 98662 (360) 529-0987	Owner: Erwin L & K, LLC & OPH DBD, LLC & Rawlings Family Investments, LLC 5101 NE 82 nd Avenue, Suite 200 Vancouver, WA 98662 (360) 529-0987
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STANDARDS, FINDINGS AND CONCLUSIONS

SMC 16 SUBDIVISIONS

Title 16 of the Stevenson Municipal Code is separated into two articles. Article I is contained within SMC 16.02 and governs the review of this proposal and other divisions of land into 4 lots or fewer. Regulations for divisions of land into 5 or more lots begin with SMC 16.14, continuing through SMC 16.44. Those regulations do not apply to this proposal. The criteria listed below are limited to the imperative sections of SMC 16.02—Short Plats and Short Subdivisions related to plat alterations.

CRITERION §16.02.020 APPLICABILITY OF CHAPTER PROVISIONS "Every division of land into four or less lots, tracts, parcels, sites or subdivisions for the purpose of sale, lease, transfer of ownership, or for any other purpose shall proceed in compliance with this chapter. The total number of lots includes only those lots under ten acres in size and does not include public dedications"

FINDING(S): 1. The applicant’s submittal proposes modification of a 4-lot land division.
2. This chapter is applicable to this 3-lot proposal.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.020 without conditions.

CRITERION §16.02.030 EXEMPTIONS FROM CHAPTER APPLICABILITY “The provisions of this chapter shall not apply to ...[5 specific exemptions]:

FINDING(S): 1. This proposal does not meet the exemption criteria of this chapter.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.030 without conditions.

CRITERION §16.02.040 RESUBDIVISION RESTRICTIONS “Lots within a short plat subdivision, approved within five years immediately preceding, may not be further divided until a final (long) plat of the resubdivision has been approved and filed for record pursuant to this code, Chapters 16.14 through 16.44 inclusive. When the original short plat subdivision contains less than four lots, the above prohibition shall not apply to the creation of additional lots, not to exceed a total of four within the five-year period, including the original number of lots.”

FINDING(S): 1. The proposal does not include lots within a short plat subdivision approved within the 5 years immediately preceding submittal of this application.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.040 without conditions.

CRITERIA §16.02.050→ §16.02.060 [These sections apply to new short plat proposals. Findings and conclusions related to these sections are not required for a proposed short plat alteration.

CRITERION §16.02.070 APPLICATION—MAP AND SURVEY REQUIREMENTS “The short plat shall be on a sheet of stable base mylar polyester film provided by the city having dimensions of eighteen inches by twenty-four inches. All drawing, letters and signatures affixed to the short plat map shall be in a permanent medium. Surveys are required for all short platted lots which are less than one sixty-fourth of a section, or ten acres or less. The short plat map shall include the following information:

A. Boundaries. The boundary of the entire contiguous parcel, proposed lot lines, including lengths and bearings of the parcel and lot lines;

B. Lots. The number of each lot, the lot size in acreage or square feet (whichever is more appropriate), and the acreage of any remaining parcel exceeding ten or more acres;

C. Scale. The scale of the map and north indication.

D. Features. The location of existing and proposed roads, rights-of-way and easements including the width thereof, boundaries and section and township lines, buildings, watercourses, wells, septic systems, names of adjacent property owners and all other important features;

E. Legal Description. The legal description of land contained within the short plats subdivision;

F. Surveyor Certification. The name and certification stamp of the registered land surveyor;

G. Certificate Block. The following certifications and information in the certificate section:

1. Owner consent. A statement that the short plat subdivision has been made with the free consent and in accordance with the desires of the owner and owners,

2. Dedications. If the short plat includes a dedication, the certificate shall also contain the dedication of all streets and other areas to the public, and to any individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of the road;

I. Signatures—Officials. Signature block for approval by short plat administrator, city public works director, city clerk-treasurer, county treasurer, sanitarian and space for the county auditor as to filing of the plat of record;

J. Future Plats—Notice. The following statement on the face of the plat: “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”;

K. Private Roads—Notice. Every short plat containing a private road shall bear the following language on the short plat map: “Warning: Purchasers of a lot or lots in this plat are advised that the lot or lots in this plat are serviced by private roads. Private roads are not maintained by the City. Lot owners must pay for the maintenance of the private roads serving this plat, including grading, drainage, snowplowing, etc. The condition of the private road may affect subsequent attempts to divide your lot or lots. Private roads must comply with City of Stevenson private road requirements”;

L. Survey Discrepancies. Whenever a survey of a proposed short plat reveals a discrepancy, the discrepancy shall be noted on the face of the short plat. As used in this subsection, “discrepancy” means:

1. A boundary hiatus,
2. An overlapping boundary,
3. A physical appurtenance, which indicates encroachment, lines of possession or conflict of title;

M. Sewage Disposal System. A notation shall be placed on the short plat indicating any lots not intended for residential use or not intended to have any building thereon and indicating that those lots have not been tested for subsurface sewage disposal.”

- FINDING(S):**
1. Compliance with the map and survey requirements of this section can only be verified after the City Council takes action under SMC 16.02.260(D).
 2. The Short Plat Administrator is capable of certifying map and survey requirements upon action by the City Council.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.070 upon satisfaction of Condition 1, below.

CONDITIONS:

- 1. Prior to Final Approval and Recording** the applicant shall prepare the amended short plat according to the standards of SMC 16.02.070. Certification of compliance with this condition shall be evidenced by the signature of the short plat administrator on the altered short plat.

CRITERION §16.02.080 APPLICATION—TITLE REPORT “Every short plat shall be required to include a short plat certificate confirming that title of the lands described by the short plat is in the name of the owner(s) signing the certificate as noted in Section 16.01.080(H)(1) and showing restrictions encumbering the land.”

- FINDING(S):**
1. The errant reference to SMC 16.01.080(H)(1) apparently should refer to SMC 16.02.070(G)(1).
 2. The application was accepted as complete without a Short Plat Certificate.
 3. A current short plat certificate is necessary to verify ownership of the property.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.080 upon satisfaction of Condition 2, below.

CONDITIONS:

- 2. Prior to Final Approval and Recording** the applicant shall submit a current short plat certificate confirming that title of the land matches the name of the owners signing the short plat map.

CRITERION §16.02.090 APPLICATION—FEE “A fee of seventy-five dollars shall be submitted to the city, along with the short plat application and map, to cover the short plat subdivision administrative

review. Checks are to be made payable to the city of Stevenson. Fees are not refundable.”

- FINDING(S):** 1. RESOLUTION 2020-357, became effective on June 1st, 2020, supersedes this section and sets higher fees for short plat applications.
2. The proponents paid the necessary application fees for the short plat alteration.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.090 without conditions.

CRITERION §16.02.100 APPLICATION PROCEDURE—ADMINISTRATOR’S AUTHORITY “The short plat administrator, referred to as the administrator, is vested with the duty of administering the provisions of this chapter and with the authority to summarily approve or disapprove proposed short plats pursuant to the procedures set forth in this chapter. The administrator shall prepare and require use of such forms as are necessary for the administration of this chapter.”

- FINDING(S):** 1. The proponents submitted this application on forms prepared by the administrator.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.100 without conditions.

CRITERION §16.02.110 APPLICATION PROCEDURE—RECEIPT AND DISTRIBUTION OF COPIES “A. Any property owner intending to divide land by this chapter shall obtain a short plat application form and map sheet from the city. The applicant shall then complete the application and map sheet listing all required information as outlined within Sections 16.02.050 and 16.02.090.

1. Sewage Disposal System. When proposed lots are to be served by an on site sewage disposal system, site evaluations by the district health officer shall be obtained by the applicant prior to the submission of the short plat application.

2. Private Roads—Maintenance. Every short plat containing a private road serving two or more lots shall be accompanied by a private road maintenance agreement signed by the short plat subdivider. The agreement shall be recorded with the auditor.

B. Upon submission of a short plat application, a date of receipt shall be affixed to the application. The administrator shall then determine whether the requirements of this chapter have been met. An application or map lacking sufficient information for review or not meeting the requirements of the chapter shall be rejected by the short plat administrator and returned to the applicant, and such rejection shall be accompanied by a written statement citing the reason for rejection.

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

1. City public works department;
2. City clerk-treasurer;
3. Southwest Washington Health District;
4. City planning commission;
5. Washington State Department of Transportation if the short plat is located adjacent to the right-of-way of a state highway;
6. Any state or local agency which may have an interest in the short plat as determined by the administrator;
7. The administrator will mail a notice of the proposed short plat to the latest recorded real property owners as shown by the records of the county assessor, who share a common boundary line with property being short platted, by United States first class mail.”

- FINDING(S):** 1. a. The findings, conclusions, and conditions discussed under the other criteria in this document are also relevant for the review under this section.
- b. No lots are proposed to be served by on-site septic systems.
- c. A “private road” is proposed, however no private road maintenance agreement was supplied with the short plat application.

2. a. The short plat application and accompanying fees were submitted on July 14th, 2020.
- b. The application was deemed complete on July 15th, 2020.
3. a. The administrator sent the application materials to the City public works director and City clerk-treasurer on August 5th, 2020.
- b. The Skamania County Environmental Health Department has replaced Southwest Washington Health District as the local health officer and was sent the application materials on August 5th, 2020.
- c. The City Planning Commission was sent the application materials for discussion at their August 8th, 2020 regular meeting.
- d. The proposal is not located adjacent to the right-of-way of a state highway.
- e. No other state or local agencies were determined by the administrator to have an interest in the short plat alteration.
- f. The latest recorded real property owners adjacent to and across the street from the proposal were sent the application materials on August 5th, 2020.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.110 without conditions.

CRITERION §16.02.120 APPLICATION PROCEDURE—FINDINGS AND COMMENTS

- “A. The short plat administrator shall set a date for return of findings and recommendation from each agency and adjacent property owner, the date to be within twenty working days from the date of transmittal to each agency and adjacent property owner.
- B. The public works director shall notify the administrator whether:
1. Road access, surface drainage and road construction comply with current city standards;
 2. City utilities and fire protection are available to each lot or indicate the improvements that will be needed.
- C. The clerk-treasurer shall notify the administrator if the property is clear of city liens and assessments.
- D. The administrator shall receive the district health officer’s findings whether:
1. Water supply methods and sanitary sewer disposal methods contemplated for use in the proposed short plats, do or do not conform with current standards; and
 2. Where sanitary sewers are not available, that each lot contains adequate area and proper soil, topographic and drainage conditions to be served by an on-site sewage disposal system.”
- E. The administrator shall receive comments from other agencies, adjacent property owners and any other interested persons.
- F. The planning commission may submit any findings and recommendations to the administrator for any short plat applications it has decided to review.”

- FINDING(S):
1. The administrator attached dates of August 20th, 2020 to the various notice letters as the expected date for the return of findings and recommendations.
 2. a. The Public Works Director certified adequacy of the road access, surface drainage, city utility, and fire protection through a separate approval of the project plans on August 14th, 2020.
 - b. The Public Works Director should address the Planning Commission’s pathway width recommendation as detailed below.
 3. The clerk treasurer responded on August 5th, 2020, concluding the City has no pending liens or assessments against the subject property.
 4. The district health officer responded by email on August 7th, 2020 concluding no further review of the project is necessary based on the intended connection to city water and

sewer.

5. a. The planning commission provided comments on the proposal on August 8th, 2020.

b. The planning commission provided recommendations related to the width and development/materials of the easements/pathways and provided a map for review by the City Council. The map is included as Attachment 1.

c. Text-based planning commission recommendation related to the width and development materials of the public pedestrian easements/pathways have been provided to the City Council for review.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.120 upon satisfaction of Condition 3, below and other conditions herein.

CONDITIONS:

3. Prior to Final Approval and Recording the proponents shall provide a short plat map incorporating the following related to public access:

- a. The 15' pedestrian easement on Lot 1 (z) shall continue onto the altered plat and connect to Rock Creek Drive (a). A pedestrian pathway within this easement is not required at this time.
- b. A note shall be added to the face of the altered plat granting public access to all areas below the ordinary high water mark (b).
- c. Wayfinding stones (c) approved according to the Stevenson Wayfinding Master Plan shall be installed in the Rock Creek Drive sidewalk informing pedestrians of the public access pathway.
- d. A pedestrian easement (d) shall be added to the altered plat to connect to area (y) with area (a). A pedestrian pathway within this easement is not required at this time.
- e. A pedestrian easement (e) shall be added to the altered plat to connect to area (x) with Rock Creek Drive. A pedestrian pathway within this easement is not required at this time.
- f. A pedestrian easement (f) shall be added to the altered plat to connect to provide viewing along the property's southern peninsula.
- g. A note shall be added to the face of the altered plat requiring paving of the pedestrian pathways denoted as (y), (x), and (f) as a condition of lot development.
- h. The width of all easements shall be subject to review and approval by the Public Works Director.

CRITERIA §16.02.130 → §16.02.140 [These sections apply to new short plat proposals. Findings and conclusions related to these sections are not required for a proposed short plat alteration.]

CRITERION §16.02.150 APPLICATION PROCEDURES—FINAL APPROVAL AND RECORDING [This section relates to potential future actions regarding this proposal.]

FINDING(S): 1. Verification of compliance will be conducted by others.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.150 without conditions.

CRITERION §16.02.160 APPLICATION PROCEDURES—UNAPPROVED SHORT PLATS SHALL NOT BE RECORDED [This section relates to potential future actions regarding this proposal.]

FINDING(S): 1. The proponent is not proposing recording an unapproved short plat as part of this proposal.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.160 upon satisfaction of the conditions herein.

CRITERION §16.02.180 REVIEW STANDARDS—DESIGN REQUIREMENTS

“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.

B. Land on which there exists any topographic conditions hazardous to the safety or general welfare of persons or property in or near a proposed short plat subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is reserved for used [sic] as will not expose persons or property to the hazard.

C. Protective improvements and restriction on use shall be clearly noted on the short plat map.”

FINDING(S): 1. Standards Adopted by the City:

a. The City Council has had multiple discussions regarding changes to the *Stevenson Engineering Standards* that either did not result in adoption of an ordinance, have not been incorporated into the existing provisions, or have otherwise made public accessibility of the standards burdensome.

b. The applicable standards adopted by the City are the *City of Stevenson Engineering Standards for Public Works Construction* as adopted May 1999 Revised June 2020 as they existed on the City website as of July 14th, 2020. These standards are referred to herein as *Stevenson Engineering Standards* or SES.

c. The findings, conclusions, and conditions discussed under the other criteria in this document are also relevant for the review under this section.

d. The Public Works Director has certified compliance with the SES through a separate approval of the project’s engineering proposals.

e. The Public Works Director has reviewed and is satisfied with the findings, conclusions, and conditions regarding pedestrian easement widths and materials.

2. The proposal does not contain topographic conditions requiring protective improvements.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.180 upon satisfaction of the conditions contained herein.

CRITERION §16.02.190 REVIEW STANDARDS—LOT SIZES, DIMENSIONS AND PROPORTIONS

“Minimum lot sizes and dimensions shall be in conformity with all applicable city zoning regulations contained in Title 17 of this code.

A. For purposes of computing the size of lots, the lot area may not include public road rights-of-way and private road easements, except when lots are ten acres or larger.

B. The lot depth should not exceed the lot width by more than a ratio of four to one, four being the depth. Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot sizes.”

FINDING(S): 1. The findings, conclusions, and conditions discussed under the other criteria in this document are also relevant for the review under this section.

2. a. The use of the phrase “may not” in this section is construed to remove the City’s ability to use discretion in making a decision on the computation of lot area.

b. The shared driveway easement is considered a “private road” under SMC 16.02 and

is to be excluded from the calculated lot size.

3. a. The lot depths proposed for the lots in this short plat do not exceed the 4:1 recommended ratio with lot widths.

b. No access panhandles are proposed.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.190 upon satisfaction of condition 4, below.

CONDITIONS:

4. Prior to Final Approval and Recording the short plat map shall reflect the accurate lot area as measured by the Stevenson Municipal Code.

CRITERION §16.02.200 REVIEW STANDARDS—ACCESS "A. Every lot shall be provided with access by a public road or private road connecting to an existing public road, over an easement which is permanent and inseparable from the lot served.

B. Lots adjacent to a road which has been designated an arterial by the city may be required to have access other than the arterial. A short plat subdivision containing lots adjacent to a designated arterial may be rejected unless the plat recites a waiver of the right to direct access to the arterial when such a waiver is required by the public works director."

FINDING(S): 1. Every proposed lot is provided with access to a public road or a private road connecting to an existing public road.

2. The short plat is not adjacent to any road designated as an arterial.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.200 without conditions.

CRITERION §16.02.210 REVIEW STANDARDS—PUBLIC AND PRIVATE ROADS "A. Where a short plat subdivision abuts a public road having insufficient width to conform to current city public road standards, dedication of sufficient additional right-of-way to the city may be required within the boundary of the designated lots of the short plat subdivision, if it can be demonstrated that the dedication is in the public interest or that the existing public road in [sic] unsafe and/or the road in question is scheduled for right-of-way acquisition in conjunction with improvements under the current six-year road plan.

B. Public and private roads shall be developed in accordance with current city public or private road standards.

C. The City is no way obligated for maintenance or snow removal until a road meets city public road standards and is accepted by the city as a public road. Development of private roads to meet the standards for acceptance by the city is the responsibility of the land owner(s).

D. Private road maintenance agreements shall be required for all short plats involving a private road serving more than one lot. Agreements shall be filed for record at the time the short plat is recorded."

FINDING(S): 1. The information discussed under the other criteria in this document are also relevant for the review under this section.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.210 upon satisfaction of condition 5, below.

CONDITIONS:

5. Prior to Final Approval and Recording a private road maintenance agreement shall be made and recorded and the recording number for said agreement shall be added to the short plat map.

CRITERION §16.02.220 REVIEW STANDARDS—WATER SUPPLY AND SANITARY SEWER SYSTEMS "All facilities and devices of water supply, sanitary sewer systems, and on-site sewage disposal systems shall

meet the standards of the city and the Southwest Washington Health District. Lot sizes shall meet the requirements of WAC 246.272.”

- FINDING(S):** 1. The Public Works Director has certified compliance with the SES through a separate approval of the project’s engineering proposals.
2. The district health officer’s comments are relevant for the review under this section.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.220 without conditions.

CRITERION §16.02.230 REVIEW STANDARDS—UTILITY AND DRAINAGE EASEMENTS “A. Easements for electric, telephone, water, gas and similar utilities shall be of sufficient width and location to allow for proper maintenance and to permit future utility installations.

B. Easements for drainage channels and storm sewers, where used, shall be provided and shall be of sufficient width and proper location to permit installation and maintenance.”

- FINDING(S):** 1. The Public Works Director has certified compliance with the SES through a separate approval of the project’s engineering proposals.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.230 without conditions

CRITERION §16.02.240 REVIEW STANDARDS--SIDEWALKS “Sidewalks may be required to be constructed in conjunction with short plat subdivisions in areas where school bus service is not provided and students walk to and from school.”

- FINDING(S):** 1. Adequate sidewalks are present along the road frontage adjacent to this property.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.240 without conditions.

CRITERION §16.02.250 ANCILLARY PROCEEDINGS—VARIANCES “A. Any short plat subdivider may apply for a variance to this chapter where it appears there exists conditions such as topography, access, location, shape, size, drainage or other physical features of the site, or adjacent lands, which would result in extraordinary hardship by compliance with the provisions contained in this chapter.

B. Application for variance shall be in writing, shall accompany the proposed short plat application, and shall indicate the provisions of this chapter which are relevant to the variance request. Upon receipt of a variance application and payment of filing fee, a date shall be scheduled for a public hearing and review by the board of adjustment as provided by Chapter 17.46.

C. The time taken to review a variance shall not be applicable to the forty-five days required for approval or disapproval of a short plat application.

D. Variances granted under this chapter shall be noted on the short plat filed for record with the county auditor.”

- FINDING(S):** 1. The proponent is not proposing a variance at this time.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.250 without conditions.

CRITERION §16.02.260 ANCILLARY PROCEEDINGS—PLAT ALTERATION INVOLVING A PUBLIC DEDICATION “A. When any person desires to alter any short plat which involves a public dedication or the altering of any portion thereof which involves a public dedication, except as provided in Section 16.02.030(F), that person shall submit an application to request the alteration to the council. The application shall contain the signatures of the owner(s) of the lots, tracts, parcels, sites or divisions in the subject short plat or portion to be altered. If the short plat is subject to restrictive covenants which were filed at the time of the approval of the short plat, and the

application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the short plat or portion thereof.

B. Upon receipt of an application for alteration, the council shall provide notice of the application to all owners of property within a short plat, and as provided for in Section 16.02.110(C). The notice shall establish a date for public hearing.

C. The council shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessment shall be equitably divided and levied against the remaining lots, parcels or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the short plat, such land may be altered and divided equitably between the adjacent properties.

D. After approval of the alteration, the council shall order the application to produce a revised drawing of approved alteration of the short plat, which after signature of the mayor, shall be filed with the county auditor to become the lawful plat of the property.”

- FINDING(S):
1. The proposal involves altering a portion of a short plat which involves a public dedication.
 2. No restrictive covenants were filed at the time of approval of the original short plat.
 3. Notice has been provided to all owners within the original short plat and all parties listed in SMC 16.02.110(C). Such notice established August 20th, 2020 as the date of the public hearing on this proposal.
 4. The public use and interest in in the proposed alteration involves the inclusion of physical access to waters of Rock Cove, development of a public viewing area of Rock Cove, the more cohesive alignment of the pathway with the proposed site development, the inclusion of loop trails on the site.
 5. The public interest could be better served by including more definitive descriptions of public easement areas on the short plat map.
 6. The land is not part of an assessment district.
 7. This City Council Approval document orders the applicant to produce a revised short plat map in conformance with this approval.
 8. The Mayor’s signature is required under this section but is not listed in SMC 16.02.070.
 9. The public interest in this proposal is dependent on the timely fulfillment of the approved request.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.260 upon satisfaction of condition 6-8, below and other conditions contained herein.

CONDITIONS:

- 6. Prior to Final Approval and Recording** the applicant shall produce a revised drawing of the short plat addressing all approvals and conditions contained herein. This condition shall be satisfied within 1 year of the date of this approval.
- 7. Prior to Final Approval and Recording** a signature line for the Mayor shall be added to the certifications required in SMC 16.02.070.
- 8. Prior to Final Approval and Recording** the short plat map shall be updated to include more definite descriptions of the pedestrian easements (e.g., metes and bounds, etc.).

CRITERION §16.02.270 ANCILLARY PROCEEDINGS—PLAT VACATION [This section relates to potential future actions regarding this proposal.]

FINDING(S): 1. The proponent is not proposing a plat vacation.

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.270 without conditions.

CRITERION §16.02.280 ENFORCEMENT [This section relates to potential future actions regarding this proposal.]

FINDING(S): 1. The proponents are not subject to enforcement at this time

CONCLUSIONS OF LAW: This project will comply with SMC 16.02.280 upon satisfaction of the conditions herein.

SMC 17 ZONING

Title 17 of the Stevenson Municipal Code regulates the use of land and the permissible density and designs of land uses. The proposal includes contemplates residential uses on the lots. The criteria listed below are limited to specific sections relevant to this short plat proposal in the R1 Single-Family District.

CRITERION §17.25.050 TRADE DENSITY

Table 17.15.050-1: Residential Density Standards

District	Use	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage
CR	All	10,000 sf	-	-	35%

FINDING(S): 1. The findings, conclusions, and conditions discussed under the other criteria in this document are also relevant for the review under this section.
2. The proposed lot areas meet the 10,000 square foot minimum required area and dimensions required for this proposal.

CONCLUSIONS OF LAW: This project will comply with SMC 17.25.050 upon satisfaction of the conditions herein.

SMC 18 ENVIRONMENTAL PROTECTION

Title 18 of the Stevenson Municipal Code is separated into three chapters. Chapter 18.04 provides procedures and regulations based on the State Environmental Policy Act (SEPA). Chapter 18.08 deals with shoreline management and is irrelevant to this request. Chapter 18.13 regulates the use of land that affects critical areas. Both the SEPA procedures and critical areas permitting process are administered by staff. The criteria below are listed generally to reflect the administrative nature of the SEPA threshold determination and the regulatory process for critical areas (geologically hazardous areas).

SMC CH. 18.04 ENVIRONMENTAL POLICY

This chapter adopts Washington Administrative Code (WAC) sections related to the applicability and review process for projects under SEPA.

FINDING(S): 1. A Mitigated Determination of Non-Significance has been issued for this project under City File # SEPA2020-01.

CONCLUSIONS OF LAW: This project will comply with SMC 18.04 upon satisfaction of the mitigation measures contained SEPA2020-01.

SMC CH. 18.08 SHORELINES MANAGEMENT

This chapter adopts regulations for land within 200 feet of specific waterbodies within the City.

FINDING(S): 1. A Shoreline Substantial Development Permit has been issued for this project under City File # SHOR2020-01.

CONCLUSIONS OF LAW: This project will comply with SMC 18.04 upon satisfaction of the conditions contained SHOR2020-01.

SMC CH. 18.13 CRITICAL AREAS AND NATURAL RESOURCE LANDS

This chapter adopts regulations protecting critical areas (including Fish & Wildlife Habitat Areas and Geologically Hazardous Areas) within the City.

FINDING(S): 1. A Critical Areas Permit has been issued for this project under City File # CAP2020-01.

CONCLUSIONS OF LAW: This project will comply with SMC 18.04 upon satisfaction of the conditions contained CAP2020-01.

CITY COUNCIL APPROVAL

The preceding discussion describes the City Council's review of the information submitted and relevant to this short plat alteration proposal. The findings and conclusions of this document justify the Council's order to produce a revised short plat map for approval by the Mayor SMC 16.02.260. The proponent is to produce the revised map consistent with the conditions imposed above. The proponent may request a reasonable extension of this conditional approval period by submitting a written request which includes a description of any conditions that have been satisfied during the conditional approval period and demonstrating a good cause for the unsatisfactory status of the remaining conditions. For ease of readership, all conditions are repeated below.

- 1. Prior to Final Approval and Recording** the applicant shall prepare the amended short plat according to the standards of SMC 16.02.070. Certification of compliance with this condition shall be evidenced by the signature of the short plat administrator on the altered short plat.
- 2. Prior to Final Approval and Recording** the applicant shall submit a current short plat certificate confirming that title of the land matches the name of the owners signing the short plat map.
- 3. Prior to Final Approval and Recording** the proponents shall provide a short plat map incorporating the following related to public access:
 - a.** The 15' pedestrian easement on Lot 1 (z) shall continue onto the altered plat and connect to Rock Creek Drive (a). A pedestrian pathway within this easement is not required at this time.
 - b.** A note shall be added to the face of the altered plat granting public access to all areas below the ordinary high water mark (b).
 - c.** Wayfinding stones (c) approved according to the Stevenson Wayfinding Master Plan shall be installed in the Rock Creek Drive sidewalk informing pedestrians of the public access pathway.
 - d.** A pedestrian easement (d) shall be added to the altered plat to connect to area (y) with area (a). A pedestrian pathway within this easement is not required at this time.
 - e.** A pedestrian easement (e) shall be added to the altered plat to connect to area (x) with Rock Creek Drive. A pedestrian pathway within this easement is not required at this time.

- f. A pedestrian easement (f) shall be added to the altered plat to connect to provide viewing along the property's southern peninsula.
- g. A note shall be added to the face of the altered plat requiring paving of the pedestrian pathways denoted as (y), (x), and (f) as a condition of lot development.
- h. The width of all easements shall be subject to review and approval by the Public Works Director.
- 4. **Prior to Final Approval and Recording** the short plat map shall reflect the accurate lot area as measured by the Stevenson Municipal Code.
- 5. **Prior to Final Approval and Recording** a private road maintenance agreement shall be made and recorded and the recording number for said agreement shall be added to the short plat map.
- 6. **Prior to Final Approval and Recording** the applicant shall produce a revised drawing of the short plat addressing all approvals and conditions contained herein. This condition shall be satisfied within 1 year of the date of this approval.
- 7. **Prior to Final Approval and Recording** a signature line for the Mayor shall be added to the certifications required in SMC 16.02.070.
- 8. **Prior to Final Approval and Recording** the short plat map shall be updated to include more definite descriptions of the pedestrian easements (e.g., metes and bounds, etc.).

Any person aggrieved by this City Council approval may fill an appeal according to SMC 16.40.030—Writ of Review—Application—Transcription Costs.

DATED this ____ day of August, 2020
 Done in Public Session August _____, 2020

 Scott Anderson, Mayor
 City of Stevenson

ATTACHMENTS
 1—Map-Based Recommendations

SHORT SUBDIVISION
TAX LOT 02-07-01-1300

Existing
 Easement/No Path (z)

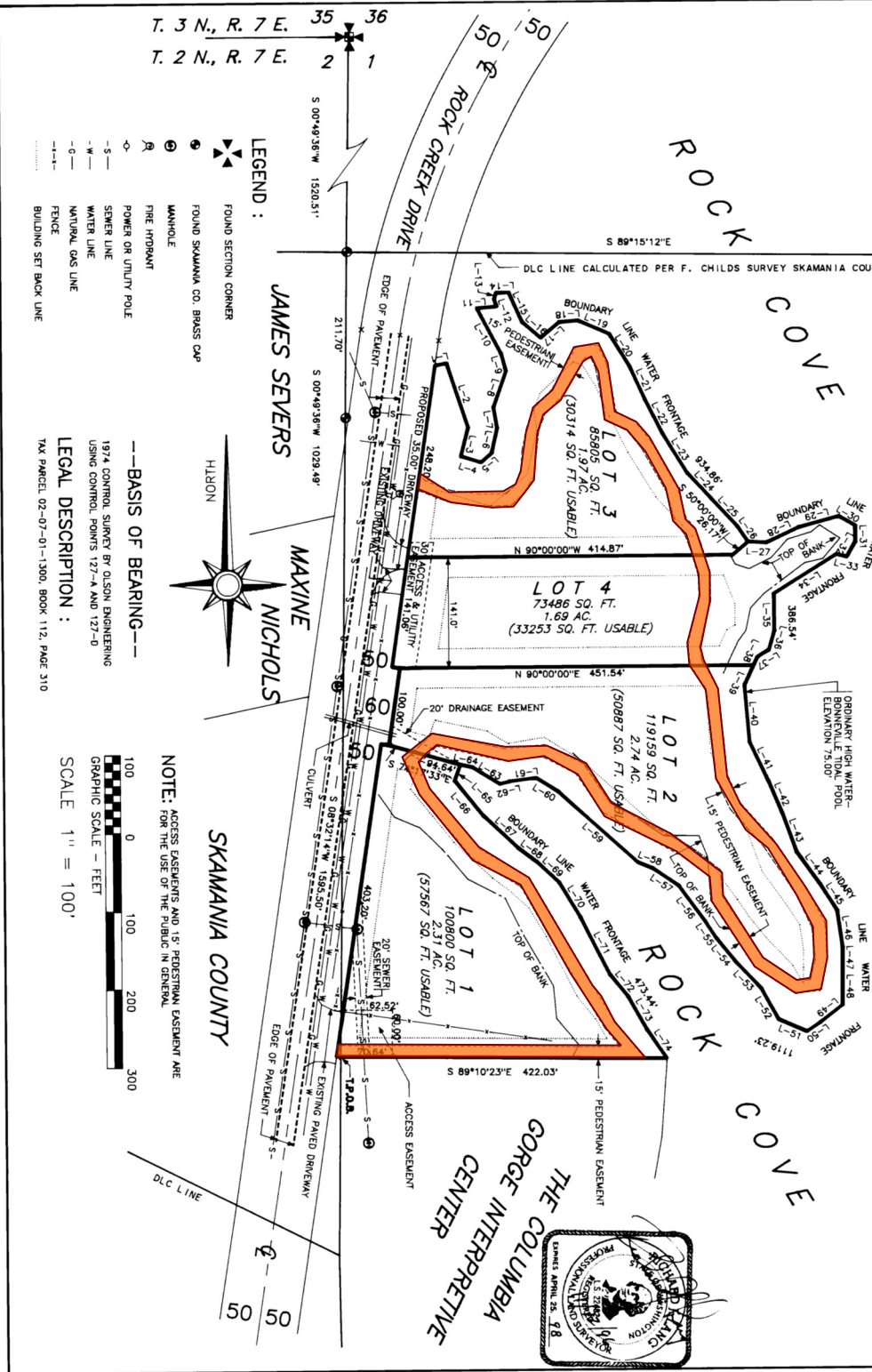
Applicant's Proposal

Staff Recommendation

PC Recommendation

Other Options

COURSE	BEARING	DISTANCE
L-58	N 68°11'43"W	19.65'
L-59	N 47°50'47"W	136.80'
L-60	N 58°03'38"W	333.72'
L-61	S 92°20'21"W	174.35'
L-62	S 85°00'00"W	174.35'
L-63	N 58°20'43"W	41.95'
L-64	N 77°51'42"W	115.29'
L-65	S 83°39'45"W	51.10'
L-66	S 48°57'51"E	60.88'
L-67	S 53°02'31"E	29.25'
L-68	S 48°57'51"E	29.25'
L-69	S 40°58'48"E	52.20'
L-70	S 28°43'09"E	82.47'
L-71	S 38°54'40"E	35.92'
L-72	S 38°54'40"E	35.92'
L-73	S 54°10'17"E	45.16'
L-74	S 54°10'17"E	45.16'



I hereby certify that the legal description of the land to be divided...
 CHAIRPERSON: Robert E. Smith DATE: 11/21/96
 COMMISSIONER: John M. ... DATE: 11/21/96
 CITY ORDER AND SEWER UTILITIES ARE AVAILABLE TO THE LOT IN THIS SHORT PLOT
 NORTH PUBLIC: Northwest Washington Health District DATE: 11/18/96
 SOUTHWEST WASHINGTON HEALTH DISTRICT DATE: 11/18/96

I hereby certify that the city road defining the proposed subdivision is of sufficient width to permit city maintenance without requiring additional right of way and that road right of way upon or adjoining the proposed subdivision one of sufficient width to assure maintenance and that the proposed subdivision complies with the minimum standards for road right of way and sewer utilities available to the proposed short subdivision, except as noted below.

Paul G. ... DATE: 11/21/96

PUBLIC WORKS DIRECTOR DATE: _____

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved in the above proposed short subdivision.
John ... DATE: 11-21-96
 SKAMANIA COUNTY TREASURER

I hereby certify that this short subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to property being recorded and filed with the Skamania County Auditor within 30 days of the summary approval.
James Severs DATE: 11/21/96
 SHORT PLAT ADMINISTRATOR

This map correctly represents a survey made by me or under my supervision in accordance with the requirements of the Survey Recording Act of the State of Washington.
James Severs DATE: 11/21/96
 STATE OF WASHINGTON
 COUNTY OF SKAMANIA
 I hereby certify that the within instrument of writing filed by Robert Lang of Public Works at 3:26 PM on November 22, 1996, was recorded in Book T of 100 at page 100.
John Platts at page 100
 RECORDED BY SKAMANIA COUNTY, WASHINGTON
John Platts by J. Severy - Deputy
 COUNTY CLERK

Land within this short subdivision shall not be further subdivided for a period of 5 years except as provided by the City Short Plat Ordinance unless a final plat is filed pursuant to Stevenson City Code, Title 16, Subdivisions.
 Private road maintenance agreement recorded in Book _____
 Page _____ Skamania County Auditor's records.

SHORT SUBDIVISION
TAX LOT 02-07-01-1300

Existing
Easement/No Path (z)

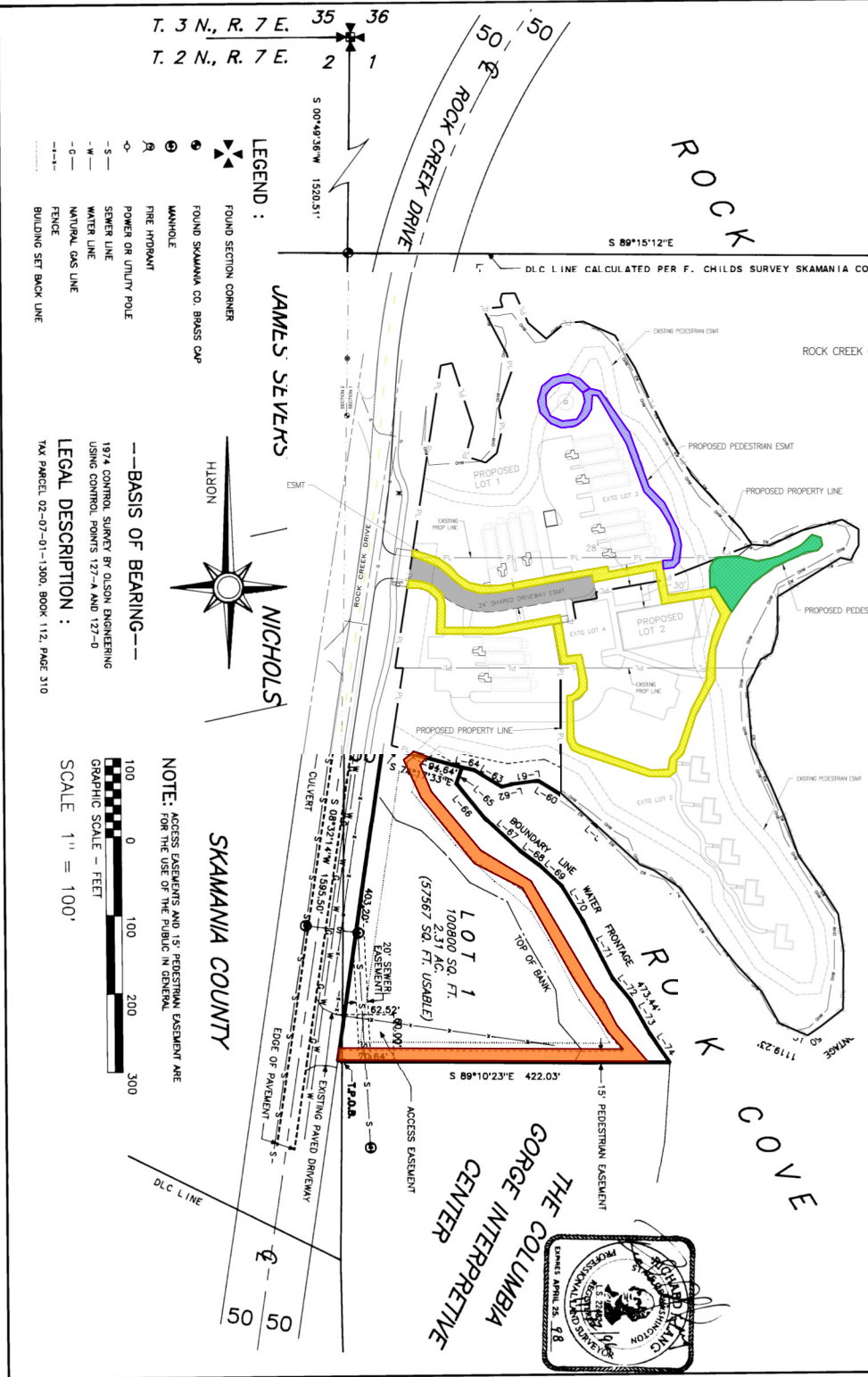
Applicant's Proposal
Loop Path (y)
Lollipop Path (x)
Viewing Area (w)

Staff Recommendation

PC Recommendation

Other Options

COURSE	BEARING	DISTANCE
L-58	N 68°11'43"W	19.65'
L-59	N 47°50'42"W	136.60'
L-60	N 58°03'38"W	333.72'
L-61	S 92°02'21"W	174.35'
L-62	S 82°58'45"W	174.35'
L-63	N 58°20'43"W	41.95'
L-64	N 77°51'42"W	115.29'
L-65	S 83°39'45"W	57.10'
L-66	S 48°57'51"E	60.88'
L-67	S 53°02'31"E	29.25'
L-68	S 40°58'48"E	52.20'
L-69	S 28°43'09"E	82.47'
L-70	S 38°54'40"E	35.92'
L-71	S 54°10'17"E	45.16'
L-72		
L-73		
L-74		



---BASIS OF BEARING---
1974 CONTROL SURVEY BY OLSON ENGINEERING
USING CONTROL POINTS 127-A AND 127-B

LEGAL DESCRIPTION :
TAX PARCEL 02-07-01-1300, BOOK 112, PAGE 310

I hereby certify that the legal description of the land to be divided...
 CHAIRPERSON: Robert E. Smith DATE: 11/21/96
 COMMISSIONER: John M. ... DATE: 11/21/96
 CITY ORDER AND SEWER UTILITIES ARE AVAILABLE TO THE LOT IN THIS SHORT PLOT
 NORTH PUBLIC: Northwest Washington Health District DATE: 11/21/96
 SOUTHWEST WASHINGTON HEALTH DISTRICT DATE: 11/21/96
 PUBLIC WORKS DIRECTOR: Paul G. ... DATE: 11/21/96
 I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the above proposed short subdivision.
John R. ... DATE: 11-21-96
 SKAMANIA COUNTY TREASURER
 I hereby certify that this short subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to property being recorded and filed with the Skamania County Auditor within 30 days of the summary approval.
John R. ... DATE: 11/21/96
 SHORT PLAT ADMINISTRATOR
 This map correctly represents a survey made by me or under my supervision in accordance with the requirements of the Survey Recording Act of the State of Washington.
James Stevens DATE: 11/21/96
 STATE OF WASHINGTON
 COUNTY OF SKAMANIA
 I hereby certify that the within instrument of writing filed by Robert Lang of Public Works at 3:26 PM on November 22, 1996, was recorded in Book T of Town Plats at page 100.
 RECORDED BY John M. ... DATE: 11/21/96
 COUNTY CLERK
 Land within this short subdivision shall not be further subdivided for a period of 5 years except as provided by the City Short Plat Ordinance of unless a final plat is filed pursuant to Stevenson City Code, Title 16, Subdivisions.
 Private road maintenance agreement recorded in Book ...
 Page ... Skamania County Auditor's records.

SHORT SUBDIVISION

TAX LOT 02-07-01-1300

Existing

- Easement/No Path (z)

Applicant's Proposal

- Loop Path (y)
- Lollipop Path (x)
- Viewing Area (w)

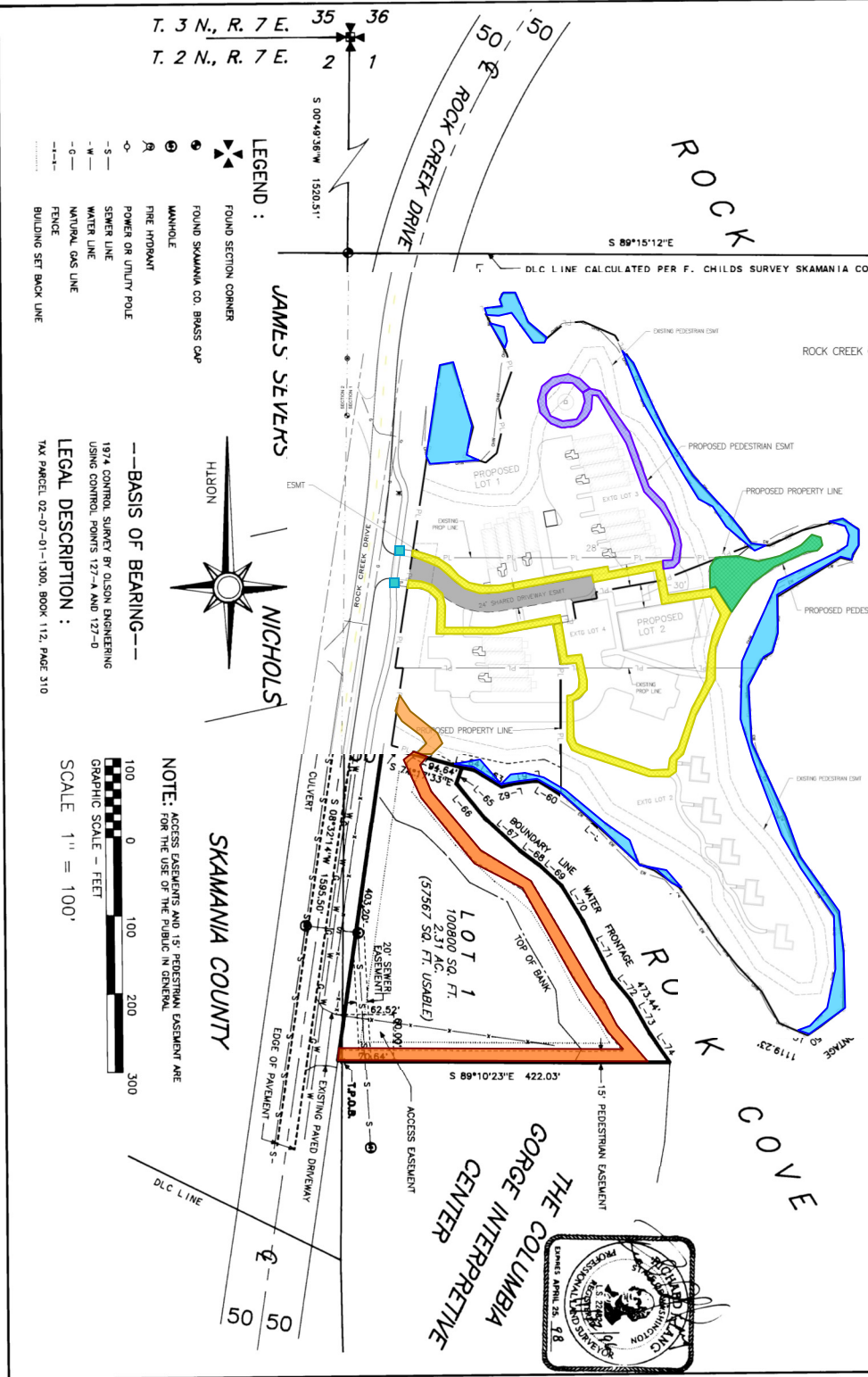
Staff Recommendation

- Continued Offsite (a)
- Below OHWM (b)
- Wayfinding Stones (c)

PC Recommendation

Other Options

COURSE	BEARING	DISTANCE
L-58	N 68°11'43.1"W	19.65'
L-59	N 47°50'42.7"W	136.80'
L-60	N 58°03'39.8"W	333.72'
L-61	S 92°20'21.1"W	174.35'
L-62	S 82°50'21.1"W	174.35'
L-63	N 58°20'43.3"W	41.95'
L-64	N 77°51'42.2"W	115.29'
L-65	S 83°39'45.5"W	57.19'
L-66	S 48°57'51.1"E	60.88'
L-67	S 53°02'31.1"E	29.25'
L-68	S 40°58'48.1"E	52.20'
L-69	S 28°43'09.1"E	82.47'
L-70	S 38°54'40.1"E	35.82'
L-71	S 28°43'09.1"E	82.47'
L-72	S 38°54'40.1"E	35.82'
L-73	S 54°10'17.1"E	45.16'
L-74	S 54°10'17.1"E	45.16'



I hereby certify that the legal description of the land to be divided... (text partially obscured by signature)

CHAIKINERSON DATE 11/21/96

COMMISSIONER DATE 11/21/96

COPLANDER DATE 11/21/96

CITY ORDER AND SEWER UTILITIES ARE AVAILABLE TO THE LOT IN THIS SHORT PLOT DATE 11/21/96

SOUTHWEST WASHINGTON HEALTH DISTRICT DATE 11/21/96

I hereby certify that the city road abutting the proposed subdivision is... (text partially obscured)

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the above proposed short subdivision. DATE 11-21-96

James Stevens, Surveyor

STATE OF WASHINGTON

James Stevens, Surveyor

November 22, 1996, was recorded in Book T at page 100.

Recorded by Public Works at 3:26 PM on November 22, 1996.

John Flatts, Auditor

RECORDED AT SKAMANIA COUNTY, WASHINGTON

County Auditor

Land within this short subdivision shall not be further subdivided for a period of 5 years except as provided by the City Short Plot Ordinance of unless a final plat is filed pursuant to Skamania City Code, Title 15, Subdivisions.

Private road maintenance agreement recorded in Book _____ Page _____ Skamania County Auditor's records.

SHORT SUBDIVISION
TAX LOT 02-07-01-1300

Existing
 Easement/No Path (z)

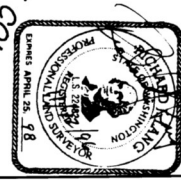
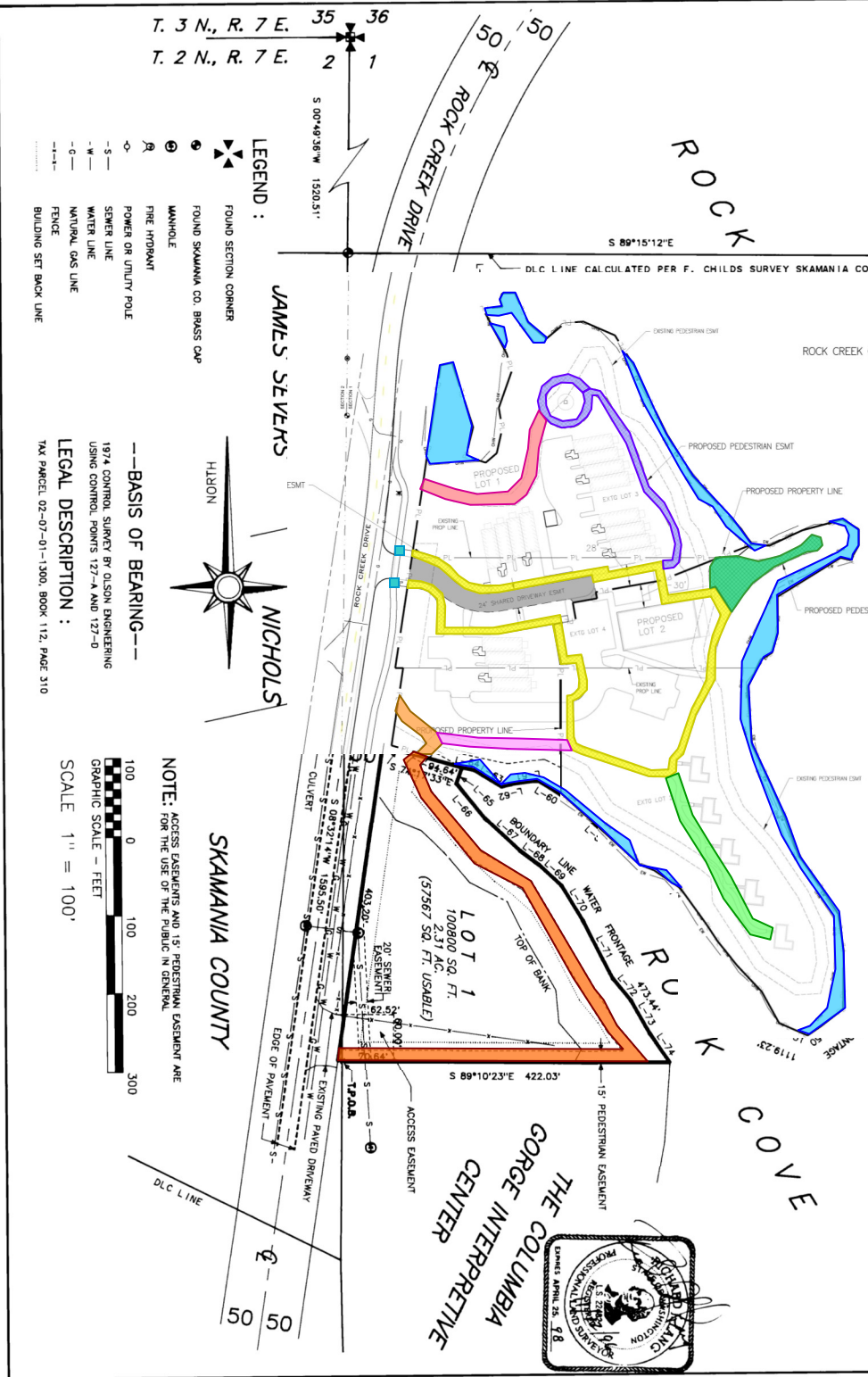
Applicant's Proposal
 Loop Path (y)
 Lollipop Path (x)
 Viewing Area (w)

Staff Recommendation
 Continued Offsite (a)
 Below OHWM (b)
 Wayfinding Stones (c)

PC Recommendation
 Larger Loop Path 1 (d)
 Larger Loop Path 2 (e)
 "Florida" Path (f)

Other Options

COURSE	BEARING	DISTANCE
L-58	N 68°11'43.1"W	19.65'
L-59	N 47°50'42.7"W	136.80'
L-60	N 58°03'39.9"W	333.32'
L-61	S 82°02'51.1"W	174.35'
L-62	S 83°02'51.1"W	174.35'
L-63	N 58°20'43.3"W	41.95'
L-64	N 77°51'42.9"W	115.29'
L-65	S 83°39'45.6"W	57.19'
L-66	S 84°57'51.1"E	60.88'
L-67	S 84°57'51.1"E	29.25'
L-68	S 33°02'31.1"E	29.25'
L-69	S 84°57'51.1"E	52.20'
L-70	S 84°57'51.1"E	82.47'
L-71	S 84°57'51.1"E	35.82'
L-72	S 84°57'51.1"E	35.82'
L-73	S 84°57'51.1"E	45.16'
L-74	S 84°57'51.1"E	45.16'



I hereby certify that the legal description of the land to be divided...
 CHAIRPERSON: Robert E. Smith
 COMMISSIONER: John M. ...
 COUNTY PUBLIC: ...
 SOUTHWEST WASHINGTON HEALTH DISTRICT: ...

PUBLIC WORKS DIRECTOR: ...
 I hereby certify that the taxes and assessments have been duly paid...
 STATE OF WASHINGTON
 COUNTY OF SKAMANIA
 I hereby certify that the within instrument of writing filed by Richard Lang of Public Works at 3:26 PM on November 22, 1996, was recorded in Book T of ... at page 100.
 TOWN PLATS: ...
 RECORDED AT SKAMANIA COUNTY, WASHINGTON
 COUNTY AUDITOR: ...
 Land within this short subdivision shall not be further subdivided for a period of 5 years except as provided by the City Short Plat Ordinance of unless a final plat is filed pursuant to Skamania City Code, Title 15, Subdivisions.
 Private road maintenance agreement recorded in Book ... Page ... Skamania County Auditor's records.

SHORT SUBDIVISION

TAX LOT 02-07-01-1300

Existing

- Easement/No Path (z)

Applicant's Proposal

- Loop Path (y)
- Lollipop Path (x)
- Viewing Area (w)

Staff Recommendation

- Continued Offsite (a)
- Below OHWM (b)
- Wayfinding Stones (c)

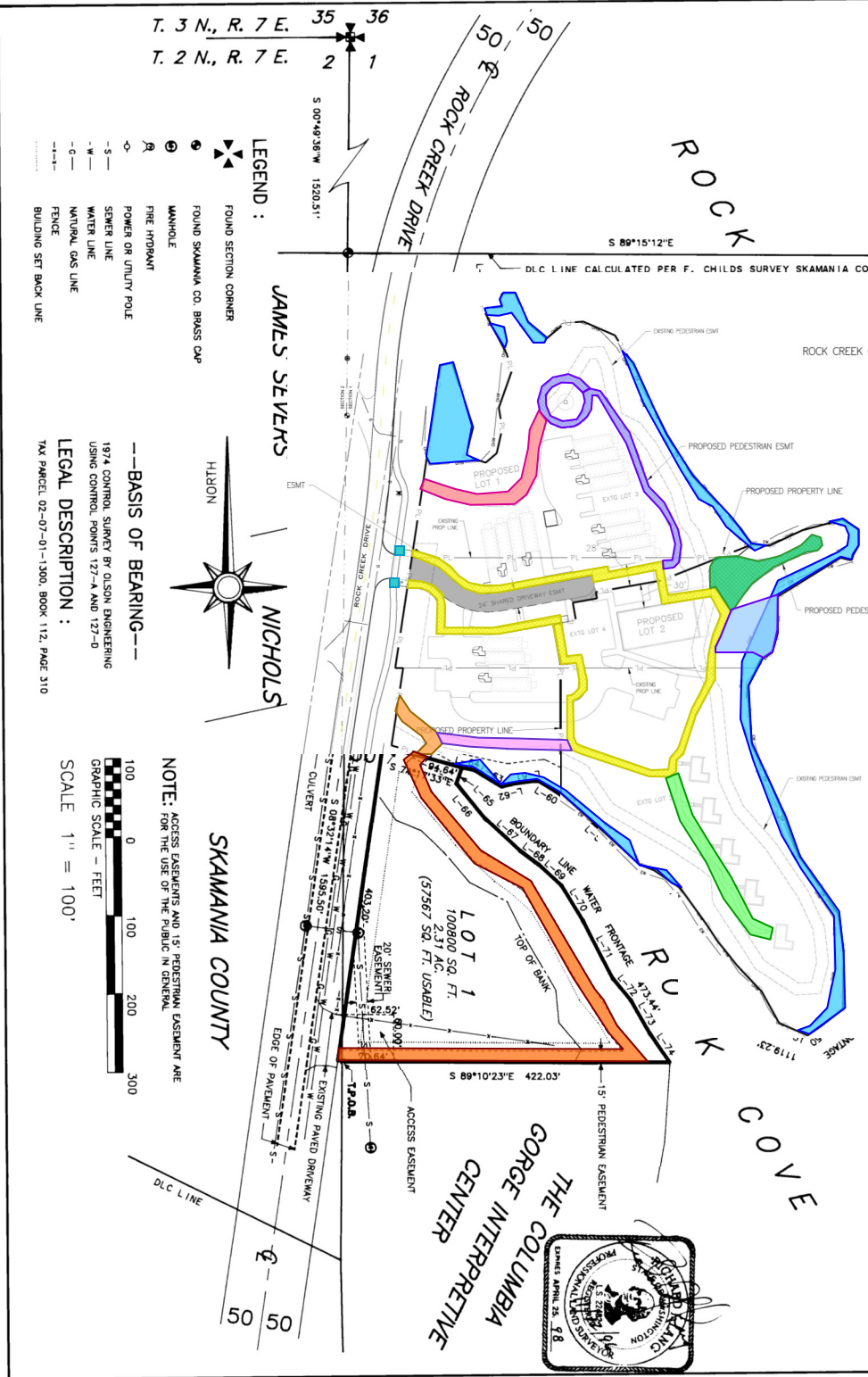
PC Recommendation

- Larger Loop Path 1 (d)
- Larger Loop Path 2 (e)
- "Florida" Path (f)

Other Options

- Water Access (g)

COURSE	BEARING	DISTANCE
L-58	N 68°11'43"W	19.65'
L-59	N 47°50'42"W	136.60'
L-60	N 58°03'38"W	333.22'
L-61	S 82°00'21"W	174.35'
L-62	S 73°53'11"W	174.35'
L-63	N 58°20'43"W	41.95'
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L-66	S 86°57'51"E	60.88'
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L-68	S 47°58'48"E	52.20'
L-69	S 67°43'09"E	82.47'
L-70	S 89°54'40"E	35.92'
L-71	S 89°54'40"E	82.47'
L-72	S 89°54'40"E	35.92'
L-73	S 54°10'17"E	45.16'
L-74		



I hereby certify that the legal description of the land to be divided is correct and that the subdivision complies with the provisions of the Short Subdivision Act, RCW 65.09, and the rules and regulations of the Department of Community Development, effective as of the date of recording of this instrument.

CHIEF ENGINEER
 [Signature] DATE 11/21/96

COMMISSIONER
 [Signature] DATE 11/21/96

NOTARY PUBLIC
 [Signature] DATE 11/21/96

SOUTHWEST WASHINGTON HEALTH DISTRICT
 DATE 11/21/96

I hereby certify that the city road defining the proposed subdivision is of sufficient width to permit city maintenance and that the proposed subdivision complies with the provisions of the Short Subdivision Act, RCW 65.09, and the rules and regulations of the Department of Community Development, effective as of the date of recording of this instrument.

CITY ENGINEER
 [Signature] DATE 11/21/96

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the above proposed short subdivision.

TAX COLLECTOR
 [Signature] DATE 11/21/96

I hereby certify that this short subdivision complies with the Short Subdivision Act, RCW 65.09, and the rules and regulations of the Department of Community Development, effective as of the date of recording of this instrument.

SHORT SUBDIVISION ACT ADMINISTRATOR
 [Signature] DATE 11/21/96

This map correctly represents a survey made by me or under my supervision in accordance with the requirements of the Surveying Act of 1912, as amended.

REGISTERED SURVEYOR
 [Signature] DATE 11/21/96

I hereby certify that the within instrument of writing filed by [Name] on [Date] at page [Page] was recorded in Book [Book] of [County], State of Washington.

CLERK OF COUNTY
 [Signature] DATE 11/21/96

Land within this short subdivision shall not be further subdivided for a period of 5 years except as provided by the City Short Subdivision Act, RCW 65.09, and the rules and regulations of the Department of Community Development, effective as of the date of recording of this instrument.

Private road maintenance agreement recorded in Book [Page] of [County], Skamania County Auditor's records.