



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 12th, 2021
SUBJECT: Proposed Short Plat (SP2021-02)

Introduction

The Planning Department has received a short plat application for a lot along upper Willard Street. The tax lot number for the property is 03-07-36-2-4-1502. The property address is 249 NW Willard Street and is developed with a single-family detached dwelling in the R1 Single-Family Residential District. Per the city code, the Planning Commission is to be notified and given the opportunity to review the application.

The proposal involves division of one 14,000+ sf property into 2 lots of 7,534 and 6,751 square feet in area.

Staff Recommendation

Staff recommends that the Planning Commission bypass its review of the short plat and entrust the decision on the application to the Short Plat 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,

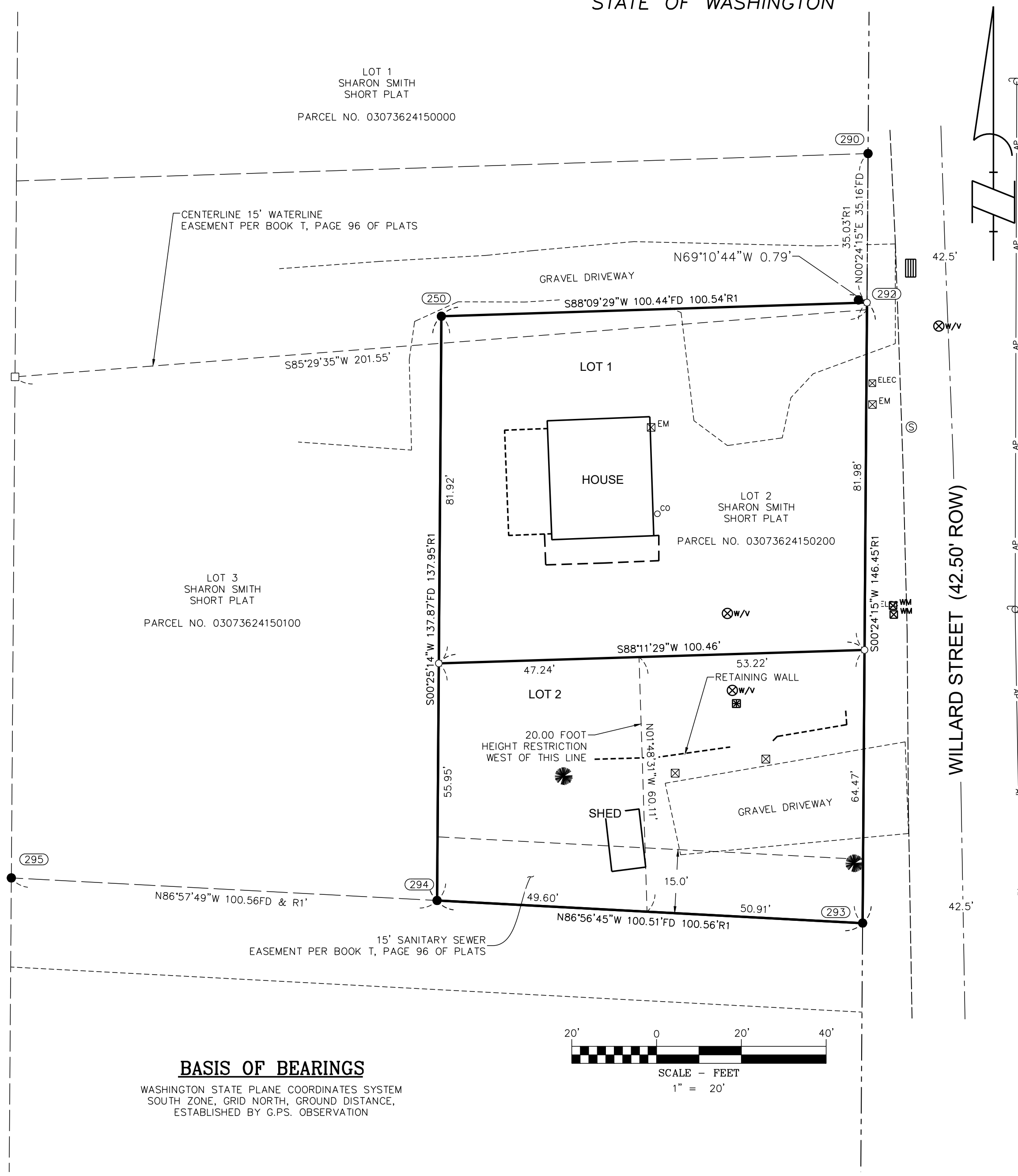
Ben Shumaker

Attachments

- Proposed Plat map

PROPOSED FREELY SHORT PLAT

LOT 2 OF SHARON SMITH SHORT PLAT
 LOCATED IN NW 1/4 SE 1/4 SECTION 36, T. 3N., R. 7E., W.M.
 CITY OF STEVENSON, SKAMANIA COUNTY,
 STATE OF WASHINGTON



- 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
 - Y.P.C. YELLOW PLASTIC CAP
 - EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - TRAVELED CENTERLINE
 - W WATER MAIN
 - AP AERIAL POWER LINE
 - ⊗ W/V WATER VALVE
 - ⊗ WM WATER METER
 - ⊗ SPIGOT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CO SANITARY SEWER CLEANOUT
 - ⊗ SEWER RISER
 - ⊗ CATCH BASIN
 - ⊗ POWER POLE
 - ⊗ ELEC ELECTRIC PEDESTAL
 - ⊗ EM ELECTRIC METER
 - ⊗ EVERGREEN TREE

- MONUMENT INFORMATION**
- (250) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288". HELD.
 - (290) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288". HELD.
 - (292) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288" FOUND N70°50'36"W, 0.78' FROM CALCULATED POSITION NOT HELD.
 - (293)-(295) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288".

- REFERENCED SURVEYS**
- R1. SHARON SMITH SHORT PLAT PERFORMED BY WYEAST SURVEYS FOR SHARON SMITH, RECORDED AUGUST 15, 1995 IN BOOK T, PAGE 96 OF CITY PLATS;
 - R2. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES INC. FOR SARAH FULLER, RECORDED SEPTEMBER 7, 2007; AUDITOR'S FILE NO. 2007167625
 - R3. FULLER SHORT PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR SARAH FULLER, RECORDED FEBRUARY 22, 2008; AUDITOR'S FILE NO. 2008169066

REFERENCED DEEDS
 STATUTORY WARRANTY DEED RECORDED IN DOCUMENT NO. 2017000727, SKAMANIA COUNTY RECORDS.

NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORD IN A.F.N. 20170727.

SAID TRACT WAS ORIGINALLY SURVEYED IN THE SHARON SMITH SHORT PLAT IN 1995. EXTERIOR CORNERS WERE VERIFIED 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 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.

EDWARD J. FEELEY _____ DATE _____

SUBSCRIBED AND SWORN TO ON THIS _____ DAY OF _____, 2021
 PERSONALLY APPEARED BEFORE ME, _____, AND
 WHO EXECUTED THIS SHORT PLAT BY PLACING SIGNATURES HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____, (STATE) _____
 MY COMMISSION EXPIRES _____ 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 03073624150200

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 EDWARD J. FEELEY, DATEXXXXX



CRAIG McCONNELL
 PROFESSIONAL LAND SURVEYOR, ELS. NO. 51797

RECORDING
 STATE OF WASHINGTON) PLOTTED: 6/23/2021
 COUNTY OF SKAMANIA) SAVED: 6/23/2021

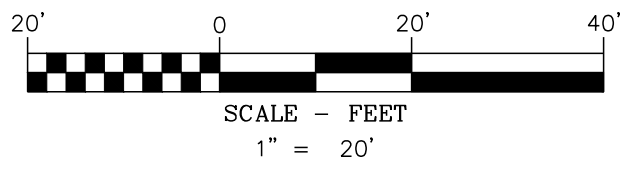
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF _____ THIS _____ DAY OF _____, 2021, AT _____ M

AUDITORS FILE NO. _____

RECORDER OF SKAMANIA COUNTY, WASHINGTON _____

SKAMANIA COUNTY AUDITOR _____

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	14,285 SQ. FT. .33 ACRES	7,534 SQ. FT. .17 ACRES
LOT 2		6,751 SQ. FT. .15 ACRES

OWNER
 EDWARD FEELEY

SURVEY PERFORMED FOR:
 EDWARD FEELEY
 DATE OF MONUMENT: XXX, 2021
 PROJECT: 21-05-26 DRAFT: BTB
 FILE: 210526SP.DWG LAYOUT TAB: SKAMANIA SP

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

Klein & Associates, Inc.
 ENGINEERING • SURVEYING • 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.