



# 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:** June 13<sup>th</sup>, 2022  
**SUBJECT:** Proposed Short Plats (SP2022-01 & 02)

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### **Introduction**

The Planning Department has received 2 complete short plat applications for division of property on Vancouver Avenue. The tax lot numbers for the properties are 03-07-36-4-3-2201-00 and -2202-00.

Three residential units are currently under construction on the properties. The proposal would divide such that each is on its own lot and one additional lot would be vacant.

The proposal is served by City water and sewer and is located in the R3 Multi-Family Residential District

### **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

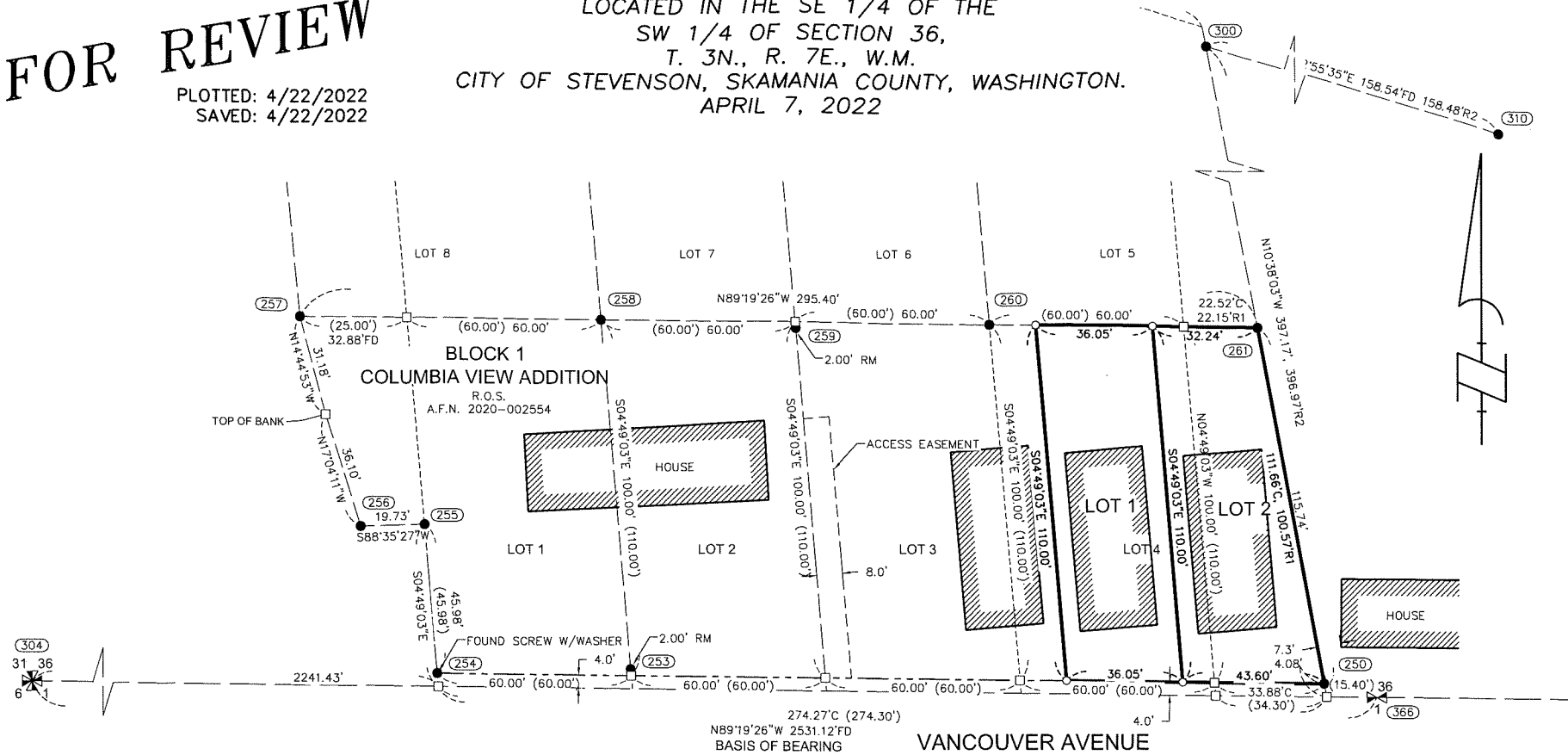
### Attachments

- Proposed Plat maps

**FOR REVIEW**  
 PLOTTED: 4/22/2022  
 SAVED: 4/22/2022

**SHORT PLAT**

PORTION OF LOT 4, BLOCK 1, COLUMBIA VIEW ADDITION  
 LOCATED IN THE SE 1/4 OF THE  
 SW 1/4 OF SECTION 36,  
 T. 3N., R. 7E., W.M.  
 CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON.  
 APRIL 7, 2022



**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.

BRIAN MCKENZIE \_\_\_\_\_ DATE \_\_\_\_\_

ASHLEIGH MCKENZIE \_\_\_\_\_ 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/ 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 LAYOUT OF THIS SHORT PLAT COMPLIES WITH CITY OF STEVENSON CODE, CHAPTER 17.64 - SHORT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND 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. 03081710090000

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

**RECORDING**

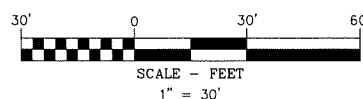
STATE OF WASHINGTON)  
 COUNTY OF SKAMANIA)

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

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

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR



**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATES SYSTEM  
 SOUTH ZONE, GRID NORTH, GROUND DISTANCE.  
 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
 SW CORNER SECTION 36 & N 1/4 CORNER OF SECTION 36

**LEGEND**

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA 0R59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA
- (XX.XX') ORIGINAL PLAT DISTANCE
- ▨ HOUSE OUTLINE

**MONUMENT INFORMATION**

- (250) (253) (261) FOUND 5/8" WITH 1 1/4" ORANGE PLASTIC CAP (KA W51797), PER KLEIN AND ASSOCIATES, R3, UNLESS OTHERWISE NOTED.
- (300) FOUND 5/8" IRON ROD WITH Y.P.C.; PER OLSON ENGINEERING, R2, HELD.
- (304) FOUND 1" IRON PIPE BENT SECTION CORNER OF SECTIONS 36, 1, 31 AND 6. HELD FOR BASIS OF BEARING.
- (310) FOUND RR SPIKE AS PER OLSON ENGINEERING, R2, HELD.
- (366) FOUND COUNTY MONUMENT, SOUTH 1/4 CORNER SECTION 36. SCRIBED X IN MON CASE. HELD.

\*ALL MONUMENTS TIED ON MAY 7, 2022

**REFERENCED SURVEYS**

- R1. COLUMBIA VIEW ADDITION, A.F.N. 40536, VOL. A, PAGE 98-99
- R2. SURVEY PERFORMED BY OLSON ENGINEERING FOR MID BARBOUR, RECORDED AUGUST 30, 1977 IN BOOK 1, PAGE 132.
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR BRIAN MCKENZIE, RECORDED SEPTEMBER 23, 2020 IN A.F.N. 2020002554.

**REFERENCED DEEDS**

STATUTORY WARRANTY DEED, A.F.N. 2020002085

**PROCEDURES**

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE TSC7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 4, BLOCK 1, COLUMBIA VIEW ADDITION AT OUR CLIENTS REQUEST. THE SUBJECT TRACT IS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN.

I PREVIOUS SURVEY PERFORMED BY OUR FIRM FOR BRIAN MCKENZIE ON LOTS 1 THROUGH 4, BLOCK 1, COLUMBIA VIEW ADDITION, RECORDED IN AUDITORS FILE NO. 2020-002554 AND WAS USED TO ESTABLISH THE EXTERIOR BOUNDARY OF BLOCK 1. PREVIOUS SET MONUMENTS FROM AFORESAID SURVEY WERE RECOVERED AND HELD IN THIS SURVEY. NEW MONUMENTS WERE THEN SET AT THE NEW LOT CORNERS AS SHOWN.

**AREA NOTE:**

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	8,100 SF.	3,947 SF.
LOT 2		4,153 SF.

**OWNER**

BRIAN & ASHLEIGH MCKENZIE

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

SURVEY PERFORMED FOR:  
 BRIAN MCKENZIE  
 DATE OF MONUMENT: APRIL, 2022  
 PROJECT: 22-04-05 DRAFT: TA, GD  
 FILE: 220405.DWG LAYOUT TAB: SHORT PLAT



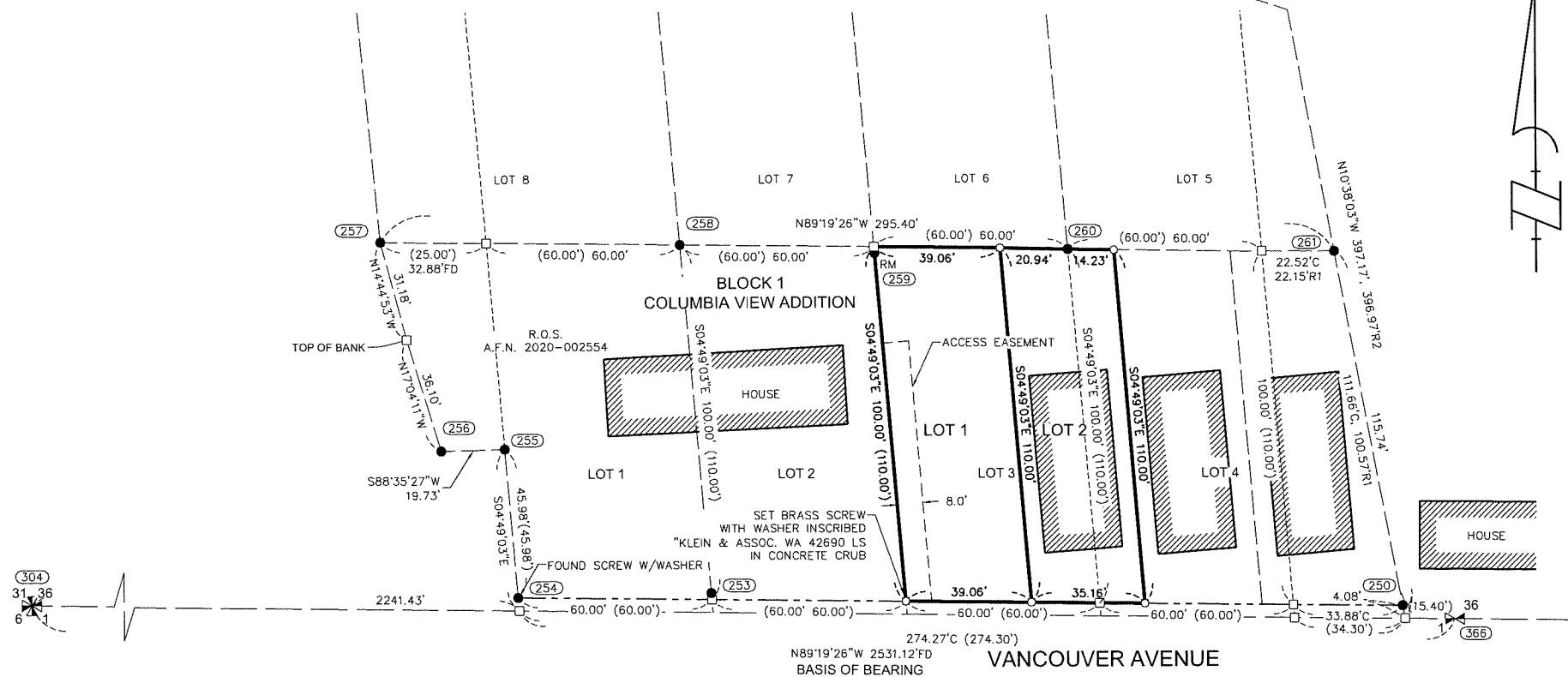
**KA**  
**Klein & Associates, Inc.**  
 ENGINEERING SURVEYING PLANNING  
 1411 13th Street • Hood River, OR 97031  
 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1  
 WILLAMETTE MERIDIAN  
 SKAMANIA COUNTY, WASHINGTON

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

# SHORT PLAT

LOTS 3 AND A PORTION OF LOT 4, BLOCK 1,  
COLUMBIA VIEW ADDITION  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 36,  
T. 3N., R. 7E., W.M.  
CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON.  
APRIL 7, 2022



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 3, BLOCK 1, COLUMBIA VIEW ADDITION AT OUR CLIENTS REQUEST. THE SUBJECT TRACT IS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN.

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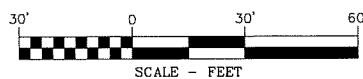
PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	8,127 SF.	4,277 SF.
LOT 2		3,850 SF.

FOR REVIEW

PLOTTED: 4/22/2022  
SAVED: 4/22/2022

SURVEY PERFORMED FOR:  
BRIAN MCKENZIE  
DATE OF MONUMENT: MAY, 2022  
PROJECT: 22-04-06 DRAFT: TA, GD  
FILE: 220406.DWG LAYOUT TAB: SHORT PLAT

**OWNER**  
BRIAN & ASHLEIGH MCKENZIE  
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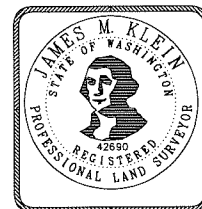


### BASIS OF BEARINGS

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

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PARCEL NO. 03081710090000

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

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COUNTY OF SKAMANIA)

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RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR \_\_\_\_\_