



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: October 19th, 2023
SUBJECT: Proposed "Knudsen Short Plat" (SP2023-01)

Introduction

On April 17th, 2023, the Short Plat Administrator issued a determination of compliance for the Knudsen Short Plat. The approval was accompanied by 10+ conditions of approval. One of the conditions involved dedication of right-of-way along Chesser Road adjacent to the property.

The proponents have addressed this condition by including dedication language on the Short Plat map. While staff has the authority to approve short plats, this authority does not extend to acceptance of right-of-way on behalf of the City. Only the City Council can accept such. The plat map includes a signature line for the Mayor to certify the City Council's acceptance.

Staff Recommendation

Staff recommends City Council accept the right-of-way as part of the Short Plat map.

Relevant Policies & Discussion

SMC 16.02.180: 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.

The Public Works Department Review of this proposal is attached and noted the deficient right-of-way width for Chesser Road.

Prepared by,

Ben Shumaker

Attachments

- Public Works Review
- Proposed Plat Map



SHELL

Engineering &
Consulting LLC

MEMORANDUM

Date: April 5, 2023
To: Ben Shumaker, City of Stevenson Community Development Director
Cc: Carolyn Sourek, City of Stevenson Public Works Director
From: Timothy Shell, P.E. *Timothy Shell*
RE: Knudsen Short Plat (SP2023-01), 390 Kanaka Creek Road

BACKGROUND:

This development is a proposed 2-lot short plat 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 outbuildings on Lot 1. Two lots are proposed for use as single-family dwelling.

ANALYSIS OF PROPOSED DEVELOPMENT:

Streets:

NW Chesser Road is classified as an arterial (minor collector) and as such, access to it is regulated per the engineering standards. The standard right-of-way for minor arterials is 60'-wide with a pavement width of 38' curb-to-curb, with sidewalks on both sides. Driveways directly giving access onto arterials or major collectors may be denied if alternate access is available.

NW Chesser Road is improved along this lot's frontage with curbs on both sides and a sidewalk along the lot's frontage. There is not a sidewalk on the opposite side of the street. Since the street is already fully improved along the property's frontage no additional street improvements would be required for this development. Sight distance along the lot frontage is adequate in both directions for the posted speed limit. There is an existing chain link fence at the back of sidewalk that is in the street right-of-way.

The existing residence is served by a paved driveway that meets driveway standards. There is an existing curb drop that that can be used to serve Lot 2 and if paved 30' back from the right-of-way would also meet driveway standards. Granting an additional driveway at this location would not compromise either roadway safety or capacity.

Water:

Water maps show that there are two 8" waterlines in NW Chesser Road. One waterline (8" AC) is in pressure zone 3 and one waterline (8" DI) is in pressure zone 2. The boundary between pressure zones 2 and 3 bisects the lot with pressure zone 3 being the northern portion of the lot and pressure zone 2 being the southern portion that is lower in elevation. The new lot would lie in pressure zone 2 and would need to connect to the 8" DI waterline.

Information provided by the applicant shows the existing water meter to the house is behind the right-of-way, approximately 35' from the street centerline, and behind an existing fence. This water meter should be relocated outside the fence so that is accessible for City maintenance.

Sewer:

There is an existing 8" sewer in NW Chesser Road that is approximately 13'-deep and available for connection for development of Lot 2.

Surface Drainage:

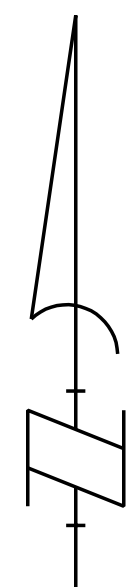
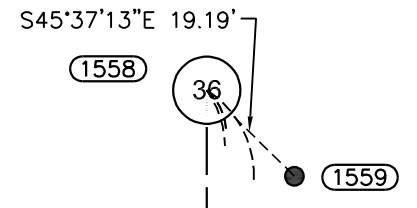
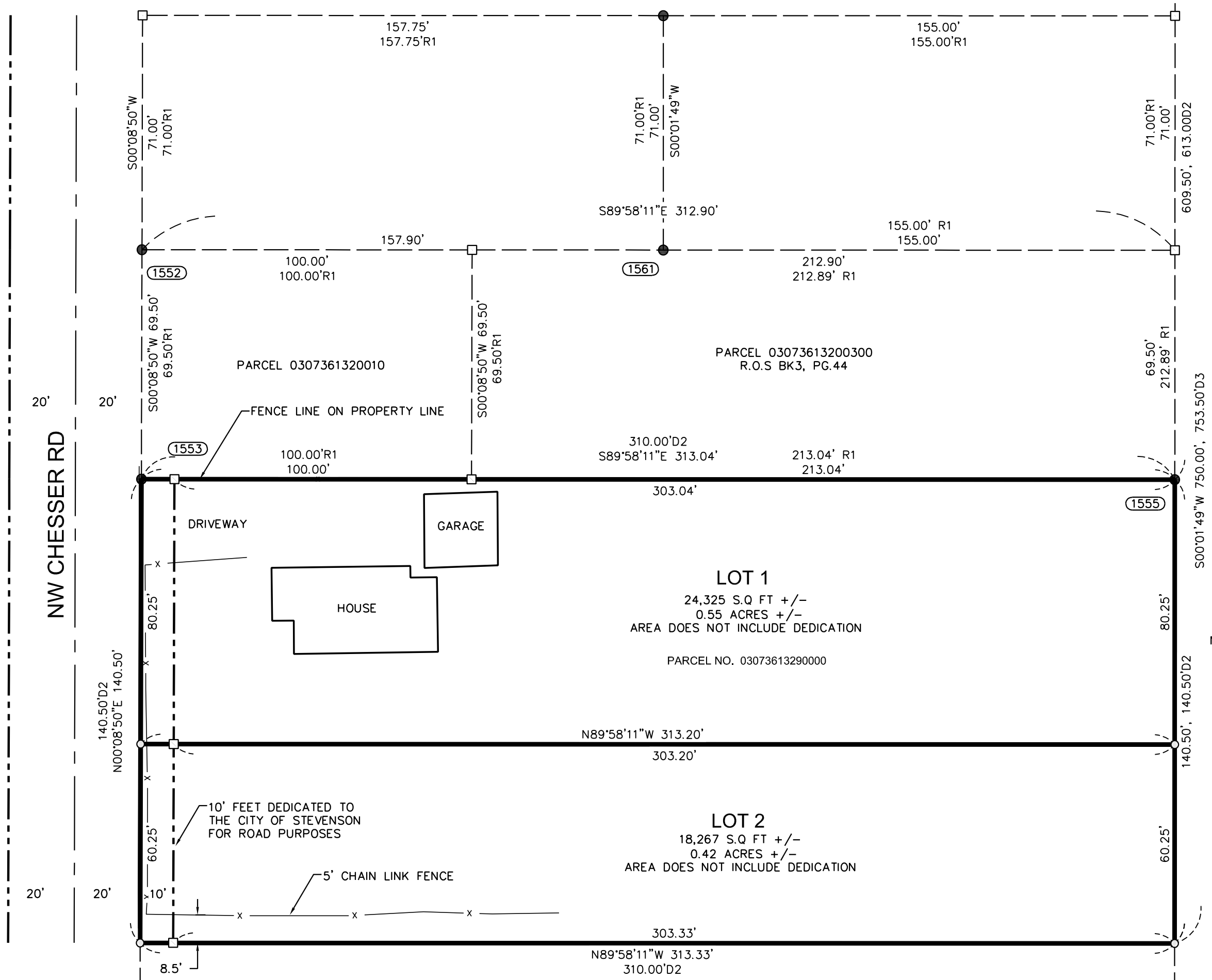
Topography for Lot 2 slopes towards the south at a slope of approximately 25%. Stormwater runoff generated by development of Lot 2 is not allowed to run onto the adjacent lot to the south at a rate greater than currently exists. The applicant will need to show how this is to be accomplished prior to plat recording.

RECOMMENDED CONDITIONS OF APPROVAL:

1. Additional right-of-way along the site's frontage of NW Chesser Road shall be dedicated to the City as required for a 30'-wide half-width right-of-way.
2. Prior to plat recording, either the existing fence shall be relocated outside the right-of-way, or the applicant shall submit for a right-of-way use permit for City review and approval to keep the fence in the right-of-way. The right-of-way permit for the fence location is subject to City review and approval and the existing fence location is not grandfathered.
3. Driveway access for Lot 2 shall be from the existing curb drop. At the time of development on lot 2, the driveway approach shall be paved per Stevenson Engineering Standards, a minimum 30' from right-of-way.
4. Prior to plat recording, provisions shall be made so that the existing water meter to Lot 1 is accessible for City maintenance. This water meter shall either be relocated in front of the fence or the fence shall be moved behind the water meter. The applicant shall submit a plan to the City for review and approval.
5. A new water service shall be provided to Lot 2 at the time of building permit.
6. Prior to plat recording, the applicant shall provide a preliminary stormwater plan to the City for review and approval for managing stormwater runoff that will be generated by development of Lot 2. Stormwater management shall comply with City of Stevenson Engineering Standards.

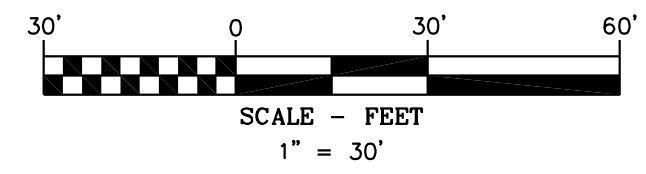
KNUDSEN SHORT PLAT

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 (OPUS) 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 (WA42690)
- 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

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

JAMES AND MARY COPENHAVER
AND
DANIEL AND MICHAELA COPENHAVER

MONUMENT INFORMATION

- (1551) (1552) FOUND 5/8" WITH YELLOW PLASTIC CAP, INSCRIBED "WAS 6620", PER RECORDED SURVEY; TENNESON ENGINEERING CORP. ROS
- (1556) (1561)
- (1558) FOUND SKAMANIA COUNTY BRASS CAP CENTER 1/4 CORNER SECTION 36 HELD.
- (1559) FOUND PIPE, SET BY OLSON ENG. AT TRUE POSITION OF CENTER 1/4 CORNER SECTION 36, NOT USED IN THIS SURVEY.

*ALL MONUMENTS TIED ON DECEMBER 15, 2022

SURVEY PERFORMED FOR:
JAMES AND MARY COPENHAVER
DANIEL AND MICHAELA COPENHAVER
DATE OF MONUMENT: DATE
PROJECT: 22-11-14 DRAFT: TA, GD
FILE: 221114-1.DWG LAYOUT TAB: SHORT PLAT

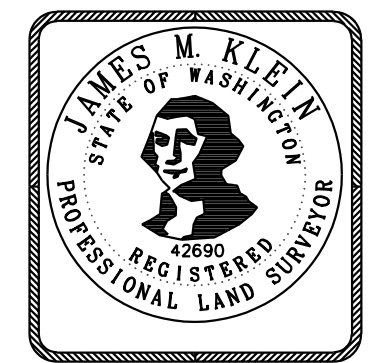
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

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 298.

REFERENCED DEEDS

- D1 DEED OF RECONVEYANCE, A.F.N. 2021-001014
- D2 DEED OF TRUST, A.F.N. 2021-000888
- D3 SUCCESSOR TRUSTEES' DEED, A.F.N. 2016000287



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.
<input checked="" type="checkbox"/>	36	3N.	7E.
<input type="checkbox"/>			

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.

DANIEL COPENHAVER	DATE
MICHAELA COPENHAVER	DATE
JAMES COPENHAVER	DATE
MARY COPENHAVER	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 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.

AS AUTHORIZED BY CITY COUNCIL I ACCEPT ALL RIGHT-OF WAY DEDICATED BY THIS PLAT.

MAYOR, CITY OF STEVENSON DATE

ROAD ACCESS, SURFACE DRAINAGE AND ROAD CONSTRUCTION COMPLY WITH CURRENT CITY STANDARDS. CITY UTILITIES AND FIRE PROTECTION ARE AVAILABLE TO EACH LOT.

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 DANIEL & MICHAELA COPENHAVER THIS _____ DAY OF _____ 2023, AT _____ M AND RECORDED IN

AUDITORS FILE NO. _____

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR