



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 12th, 2021
SUBJECT: Proposed Short Plat (SP2021-01)

Introduction

The Planning Department has received a short plat application for a lot along Ryan Allen Road north of Lakeview Street. The tax lot number for the property is 02-07-02-1-0-0300. The property address is 47 SW Ryan Allen Road and is developed with a single-family detached dwelling in the SR Suburban 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 ~1.8 acre property into 2 lots of ~0.81 acres and ~0.95 acres 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

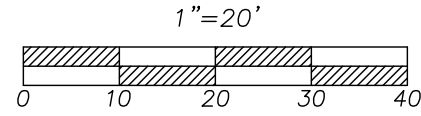
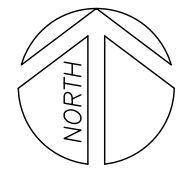
Attachments

- Proposed Plat map

PRELIMINARY SHORT PLAT

A REPLAT OF LOT 1, ROCKY FLATS SHORT PLAT
SITUATED IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.,
SKAMANIA COUNTY, WASHINGTON

MARCH 24, 2021



BASIS OF BEARINGS

SURVEY BY KC DEVELOPMENT IN AUDITOR'S
FILE NUMBER 2014-001663.

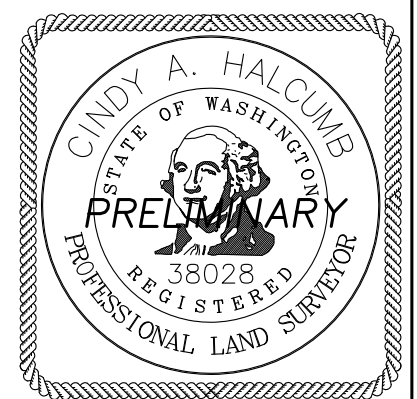
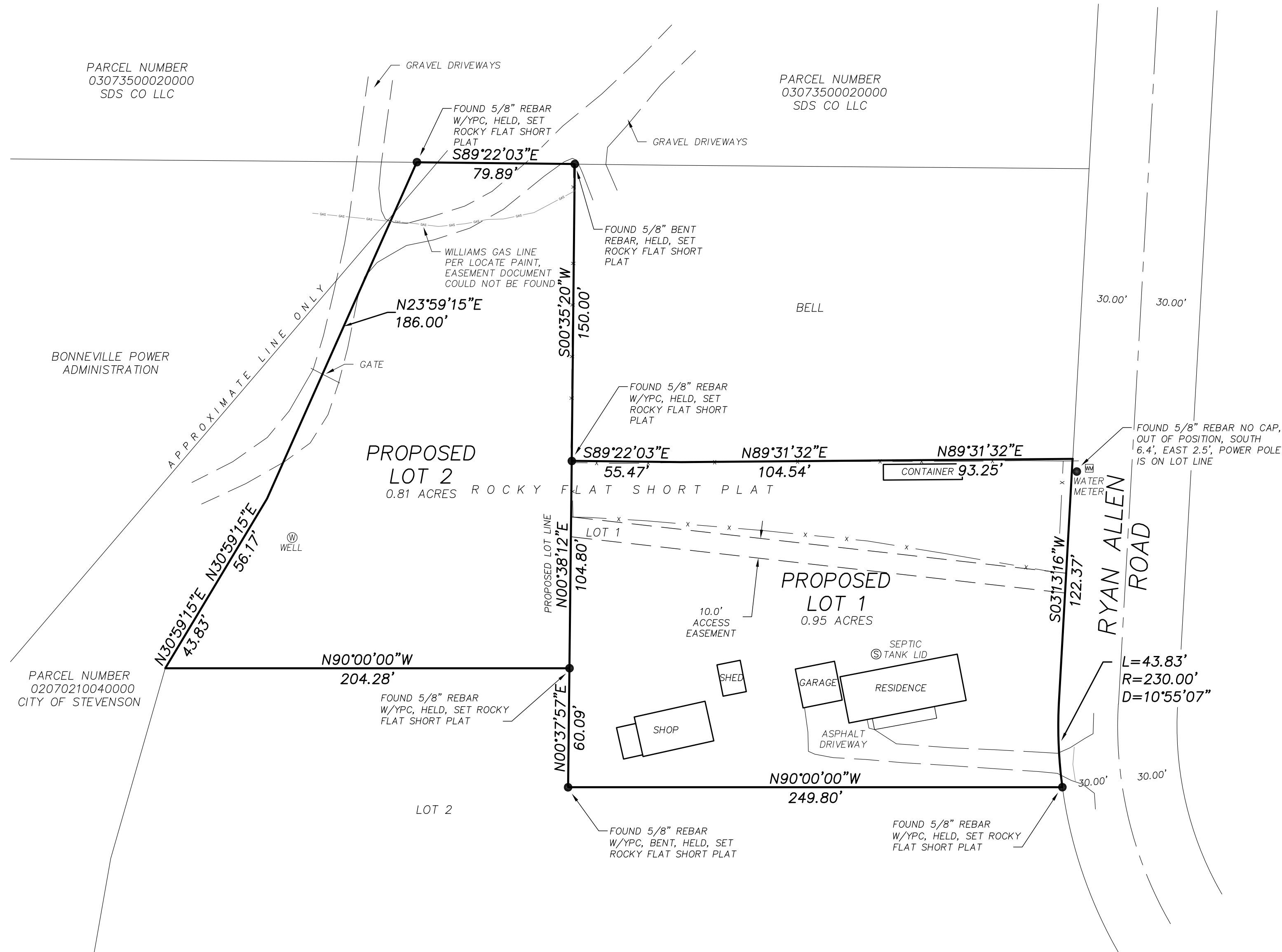
SURVEY DATA

DATES OF SURVEY: MARCH 2020, JANUARY 2021

SURVEY CREW: REINWALD / STRATHMAN

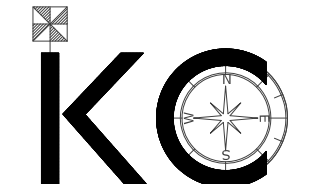
EQUIPMENT: TRIMBLE S6 ROBOTIC TOTAL STA. (2 SEC.)

METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT



PREPARED FOR
MCMAINS

PREPARED BY



DEVELOPMENT
A CERTIFIED DBE & WBE

PO Box 398
Camas, WA 98607
360.834.2519
Fax: 834.5498

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 2021

AT ____ M IN BOOK ____ OF SURVEYS, PAGE ____

AT THE REQUEST OF KC DEVELOPMENT.

SKAMANIA DEPUTY COUNTY AUDITOR 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 CARYL MCMAINS IN JANUARY OF 2021.

PRELIMINARY

CINDY A. HALCUMB

PLS NO. 38,028