

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DATE: October 11, 2013
REQUEST: Amend a recorded short plat by removing a stormwater easement on two lots
CHECK ONE: X Consent CAO

BACKGROUND

Preliminary review was completed under case number *FLD2013-00009* for a plat alteration to remove a stormwater easement on lots 13 and 14 of the Grand Ridge IV subdivision. The stormwater easement constricted the buildable area of those lots, and engineering review found that the stormwater easement was unnecessary, since the applicant's engineer demonstrated that instead of conveying stormwater across lots 13 and 14, the stormwater can be conveyed into the public street instead; ultimately the stormwater ends up in the same detention facility. In addition to removing the easement lines on the plat, two plat notes regarding the method of storm water conveyance need to be amended.

To finalize this plat alteration, the applicant is required to record a "Declaration Amending Short Plat" with the County Auditor. As required by RCW 58.217.215, signature of the legislative body is required on this document prior to recording.

Deputy Prosecuting Attorney Chris Horne has reviewed, approved, and signed the Declaration for this plat alteration.

COMMUNITY OUTREACH

With the plat alteration application, notice was mailed to the applicant, property owners within the short plat, property owners with 300 feet of the plat, and the Sifton Neighborhood Association. No comments were received.

BUDGET AND POLICY IMPLICATIONS

None

FISCAL IMPACTS


Yes (see attached form) No


ACTION REQUESTED

Sign original Declaration with maps and return to Department of Community Development for recording.

DISTRIBUTION

Chris Horne, Deputy Prosecuting Attorney


Name: Chuck Crider
Title: Land Use Review Manager


Approved: OCT. 22, 2013
CLARK COUNTY
BOARD OF COMMISSIONERS

SR 20613

Handwritten initials

Serial #: 125662-176 (Lot 12), 125662-178 (Lot 13), and 125662-180 (Lot 14)
Sec. 8, Township 1 North, Range 3 East of the Willmatte Meridian
Project: FLD 2013-00009

CD 13-47

DECLARATION AMENDING PLAT BOOK 311, PAGE 367 records of
Clark County Washington

We, Grand Ridge Properties IV, LLC, the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), pursuant to RCW 58.17.215 and CCC 40.540, which, under specific circumstances, allows Clark County to approve alterations to recorded plats, file this declaration to accomplish that end.

RECITALS:

Whereas, Grand Ridge Properties IV, LLC are the owners of lots 12,13, and 14, part of a plat recorded under Auditor's number Book 311, Page367, records of Clark County, Washington , the Site, which legal description is set forth by a copy of the previously recorded plat in Exhibit A and shown in detail in Exhibit C attached hereto; and

Whereas, the owners have sought to amend the recorded plat to remove the private storm easement on lots 13 and 14, and revise notes 11 and 12 as recorded on the plat of Grand Ridge IV and shown in detail in Exhibit E; and

Whereas, the owners have previously received the plat alteration approval with conditions of Clark County in that planning application numbered FLD 2013-00009 and

Whereas, this document is required to satisfy the conditions of approval, RCW

58.17.215 and CCC 40.540; now, therefore,

1. The undersigned owners declare that they are the sole and exclusive owners of the real property, lots 12, 13 and 14, described in Exhibit A and more specifically shown in detail in Exhibit C, that is affected by the plat alteration. The plat is recorded in Book 311 at Page 367, records of Clark County, Washington.
2. Pursuant to the plat alteration, Clark County has authorized that the private storm easement on lot 13 and lot 14 be removed as shown in detail on Exhibit D, note 11 be revised to add "Lots 12 and 13 roof drains will drain through weep holes to the street" and note 12 to be revised to eliminate the reference to lot 12 and lot 13 as shown in detail on Exhibit F.
3. A revised drawing of the approved alteration is attached hereto and incorporated herein as Exhibits D and F.
4. The final plat is only amended as set forth above and in all other aspects is unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

* Dated this 3 day of October, 2013.

* Grand Ridge Properties IV LLC
Lot 12,13,and 14 Property Owner

* Jeff Dulcich
its, Manager

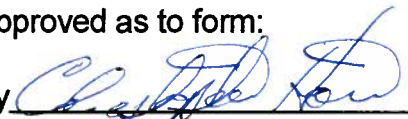
OREGON ^{www}
STATE OF WASHINGTON)
 ^{Multnomah}) : ss
COUNTY OF ~~CLARK~~)

On this day personally appeared before me Jeff Dulcich, known to me to be the person that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF Oct., 2013

Martha L. McKinley ^{oregon}
Notary Public in and for the State of Washington, residing at Portland therein.
My commission expires: 11/9/16

Approved as to form:

By 
Christopher Horne
Deputy Prosecuting Attorney



County Commissioners

Approved and accepted by the Board of County Commissioners, Clark County, Washington, this 22nd day of October, 2013.


Chair of the Board of County Commissioners

Attested by: 
Clerk to the Board of Clark County Commissioners

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GRAND RIDGE PHASE IV

A SUBDIVISION IN A PORTION OF THE JOEL KNIGHT D.L.C., IN A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 8 T. 1 N., R. 3 E., W. M., CLARK COUNTY, WASHINGTON

JOB NO. 24-000 JANUARY 17, 2000

CLARK COUNTY PLANNING DIRECTOR APPROVED BY Michael Brucke 1-24-06

CLARK COUNTY ASSESSOR APPROVED BY [Signature] 1-24-06

CLARK COUNTY COMMISSIONERS APPROVED BY [Signature] 1-24-06

CLARK COUNTY ENGINEER APPROVED BY [Signature] 1-24-06

SURVITOR'S CERTIFICATE APPROVED BY [Signature] 1-24-06

CLARK COUNTY HEALTH DEPARTMENT APPROVED BY [Signature] 1-24-06

AUDITOR'S CERTIFICATE APPROVED BY [Signature] 1-24-06

UTILITY AND SIDEWALK EASEMENT APPROVED BY [Signature] 1-24-06

SEAL AND SIGNATURE OF SURVITOR

SEAL AND SIGNATURE OF CLARK COUNTY ENGINEER

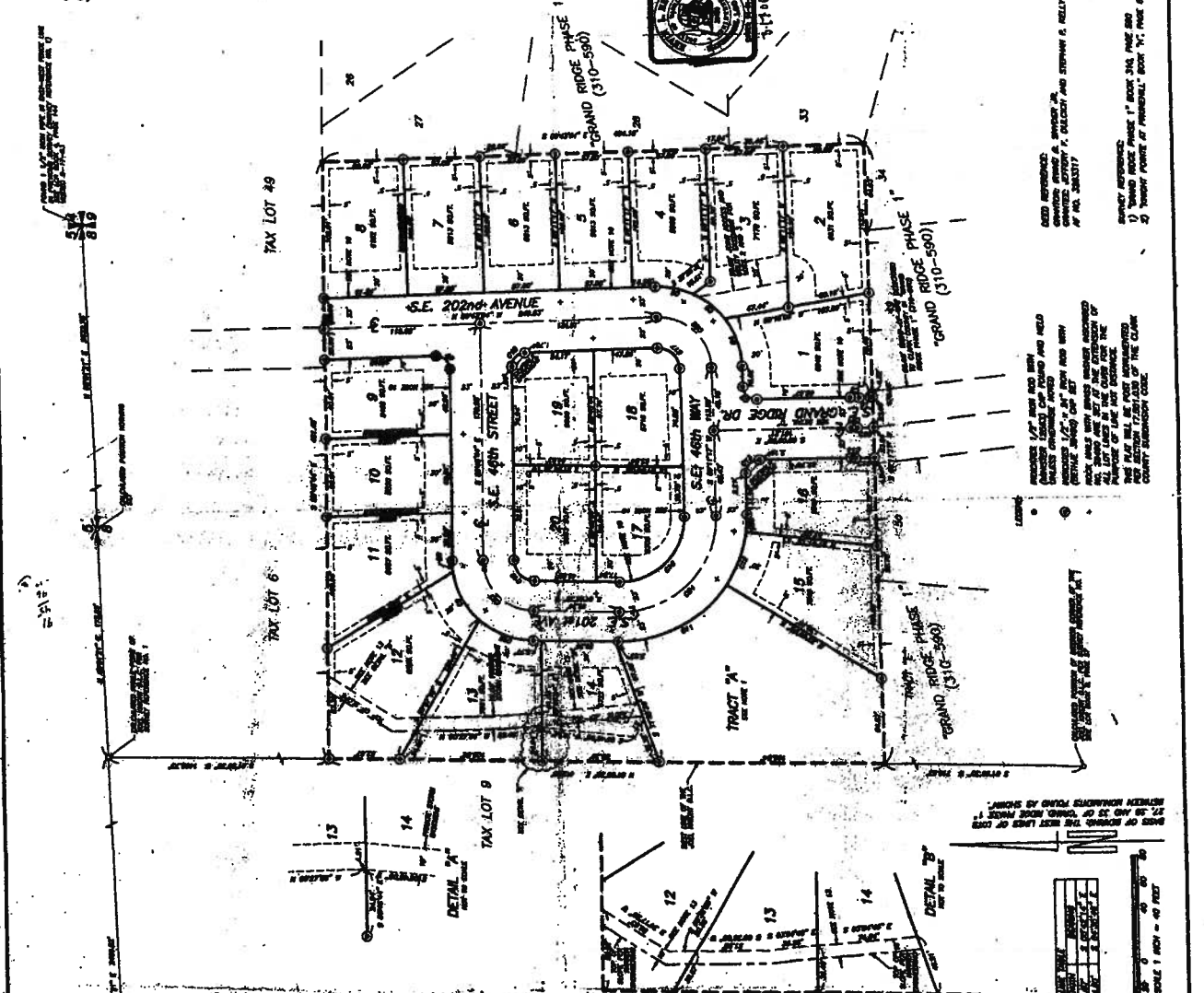
SEAL AND SIGNATURE OF CLARK COUNTY ASSESSOR

SEAL AND SIGNATURE OF CLARK COUNTY PLANNING DIRECTOR

SEAL AND SIGNATURE OF CLARK COUNTY COMMISSIONERS

SEAL AND SIGNATURE OF CLARK COUNTY HEALTH DEPARTMENT

SEAL AND SIGNATURE OF CLARK COUNTY AUDITOR



NOTES: 1) TRACT 'A' IS A DRIVE WITH FRONTY ACCESS TO CLARK COUNTY HIGHWAY 202... 2) ALL UTILITIES AND SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE CLARK COUNTY ENGINEERING DEPARTMENT... 3) THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 4) THE OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 5) THE OWNER SHALL MAINTAIN THE DRIVE AND SIDEWALKS IN GOOD REPAIR... 6) THE OWNER SHALL MAINTAIN THE DRIVE AND SIDEWALKS IN ACCORDANCE WITH THE CLARK COUNTY ENGINEERING DEPARTMENT... 7) THE OWNER SHALL MAINTAIN THE DRIVE AND SIDEWALKS IN ACCORDANCE WITH THE CLARK COUNTY ENGINEERING DEPARTMENT... 8) THE OWNER SHALL MAINTAIN THE DRIVE AND SIDEWALKS IN ACCORDANCE WITH THE CLARK COUNTY ENGINEERING DEPARTMENT... 9) THE OWNER SHALL MAINTAIN THE DRIVE AND SIDEWALKS IN ACCORDANCE WITH THE CLARK COUNTY ENGINEERING DEPARTMENT... 10) THE OWNER SHALL MAINTAIN THE DRIVE AND SIDEWALKS IN ACCORDANCE WITH THE CLARK COUNTY ENGINEERING DEPARTMENT...

Table with columns: LOT, AREA, PERCENTAGE, etc. for lots 1 through 16.

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GRAND RIDGE PHASE IV
 A SUBDIVISION IN A PORTION OF THE
 JOEL KNIGHT D.L.C., IN A PORTION OF THE
 SE 1/4 OF THE NW 1/4 AND THE SW 1/4
 OF THE NE 1/4 OF SECTION 8
 T. 1 N., R. 3 E., W. M.,
 CLARK COUNTY, WASHINGTON
 MAP NO. 01-346

CLARK COUNTY PLANNING DIRECTOR:
 APPROVED BY: *Richard Knuts* DATE: 3-28-06

CLARK COUNTY ASSESSOR:
 APPROVED BY: _____ DATE: _____

CLARK COUNTY COMMISSIONERS:
 APPROVED BY: _____ DATE: _____

CLARK COUNTY ENGINEER:
 APPROVED BY: _____ DATE: 3/20/06

SURVITOR'S CERTIFICATE:
 APPROVED BY: *V. J. P. S.* DATE: 3-17-06

CLARK COUNTY HEALTH DEPARTMENT:
 APPROVED BY: _____ DATE: 2/14/06

AUDITOR'S CERTIFICATE:
 APPROVED BY: _____ DATE: _____

UTILITY AND SIDEWALK EASEMENT:
 APPROVED BY: _____ DATE: _____

CONTRACTOR'S NOTE:
 APPROVED BY: _____ DATE: _____

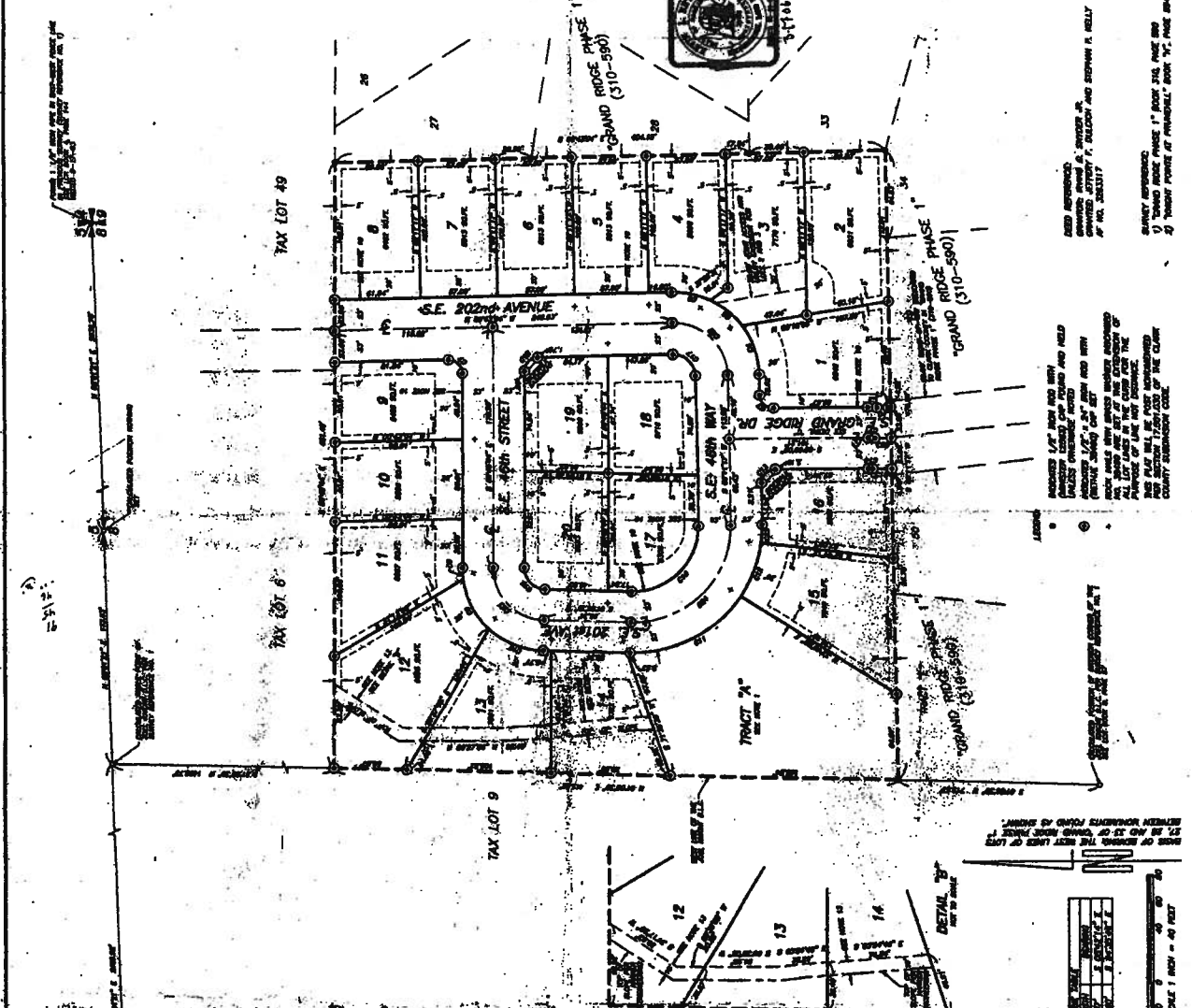
SEAL:
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF WASHINGTON
 No. 11710
 V. J. P. S.

CLARK COUNTY HEALTH DEPARTMENT:
 APPROVED BY: _____ DATE: _____

AUDITOR'S CERTIFICATE:
 APPROVED BY: _____ DATE: _____

UTILITY AND SIDEWALK EASEMENT:
 APPROVED BY: _____ DATE: _____

CONTRACTOR'S NOTE:
 APPROVED BY: _____ DATE: _____



DETAILED LOT DATA TABLE:

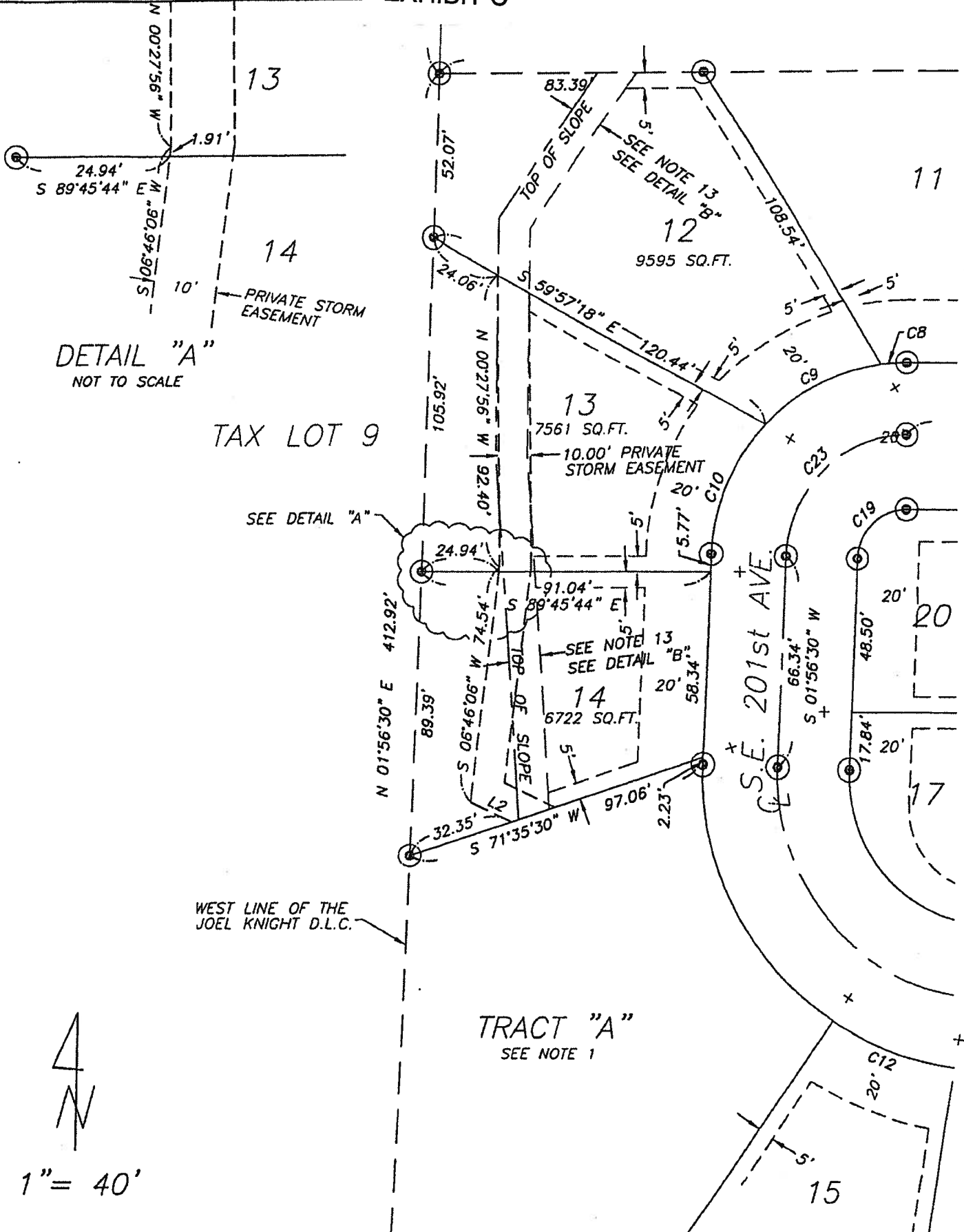
| LOT NO. | ACRES | AREA (SQ. FT.) | PERCENTAGE OF TOTAL AREA |
|---------|-------|----------------|--------------------------|
| 1 | 0.01 | 1,360 | 0.01 |
| 2 | 0.01 | 1,360 | 0.01 |
| 3 | 0.01 | 1,360 | 0.01 |
| 4 | 0.01 | 1,360 | 0.01 |
| 5 | 0.01 | 1,360 | 0.01 |
| 6 | 0.01 | 1,360 | 0.01 |
| 7 | 0.01 | 1,360 | 0.01 |
| 8 | 0.01 | 1,360 | 0.01 |
| 9 | 0.01 | 1,360 | 0.01 |
| 10 | 0.01 | 1,360 | 0.01 |
| 11 | 0.01 | 1,360 | 0.01 |
| 12 | 0.01 | 1,360 | 0.01 |
| 13 | 0.01 | 1,360 | 0.01 |
| 14 | 0.01 | 1,360 | 0.01 |
| 15 | 0.01 | 1,360 | 0.01 |
| 16 | 0.01 | 1,360 | 0.01 |
| 17 | 0.01 | 1,360 | 0.01 |
| 18 | 0.01 | 1,360 | 0.01 |
| 19 | 0.01 | 1,360 | 0.01 |
| 20 | 0.01 | 1,360 | 0.01 |
| 21 | 0.01 | 1,360 | 0.01 |
| 22 | 0.01 | 1,360 | 0.01 |
| 23 | 0.01 | 1,360 | 0.01 |
| 24 | 0.01 | 1,360 | 0.01 |
| 25 | 0.01 | 1,360 | 0.01 |
| 26 | 0.01 | 1,360 | 0.01 |
| 27 | 0.01 | 1,360 | 0.01 |
| 28 | 0.01 | 1,360 | 0.01 |

NOTES:

- 1) TRACT "A" IS A STRIP 100 FEET WIDE LOCATED TO CLARK COUNTY WITH THIS PLAN.
- 2) ANY EASEMENTS, RIGHTS OR INTERESTS IN THE SEVERAL TRACTS ARE SHOWN ON THIS PLAN AS THEY APPEAR ON THE RECORDS OF CLARK COUNTY.
- 3) THE SEVERAL TRACTS ARE SHOWN ON THIS PLAN AS THEY APPEAR ON THE RECORDS OF CLARK COUNTY.
- 4) THE SEVERAL TRACTS ARE SHOWN ON THIS PLAN AS THEY APPEAR ON THE RECORDS OF CLARK COUNTY.
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- 26) THE SEVERAL TRACTS ARE SHOWN ON THIS PLAN AS THEY APPEAR ON THE RECORDS OF CLARK COUNTY.
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- 28) THE SEVERAL TRACTS ARE SHOWN ON THIS PLAN AS THEY APPEAR ON THE RECORDS OF CLARK COUNTY.

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EXHIBIT C



DETAIL "A"
NOT TO SCALE

TAX LOT 9

SEE DETAIL "A"

10.00' PRIVATE
STORM EASEMENT

SEE NOTE 13
SEE DETAIL
"B"

WEST LINE OF THE
JOEL KNIGHT D.L.C.

TRACT "A"
SEE NOTE 1

1" = 40'

EXISTING PLAT

EXHIBIT D

TAX LOT 9

11

12
9595 SQ.FT.

13
7561 SQ.FT.

14
6722 SQ.FT.

TRACT "A"
SEE NOTE 1

S.E. 201st AVE.

WEST LINE OF THE
JOEL KNIGHT D.L.C.



1" = 40'

PROPOSED PLAT

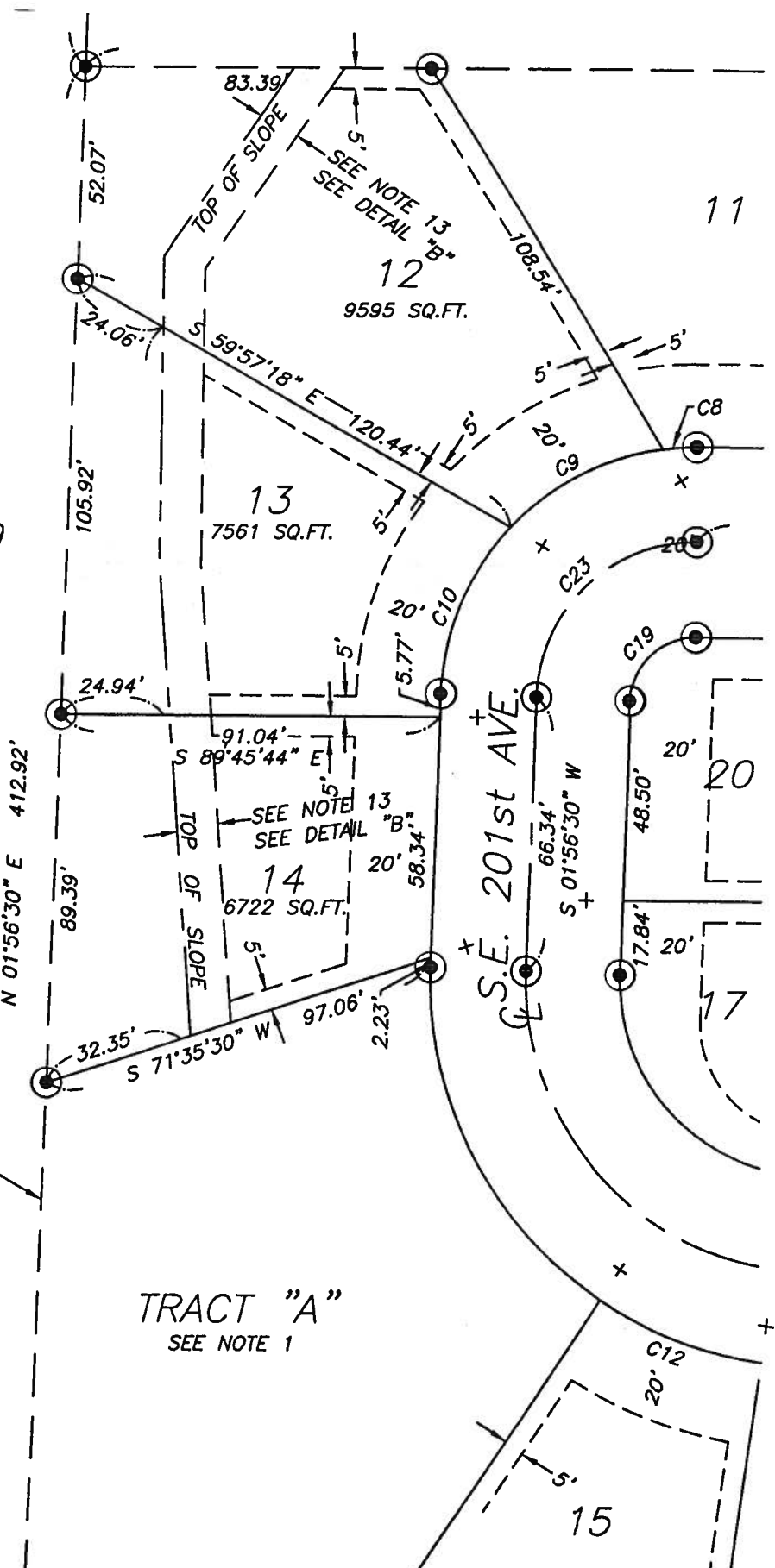


EXHIBIT E

NOTES:

- 1) TRACT "A" IS A STORM WATER FACILITY DEDICATED TO CLARK COUNTY WITH THIS PLAT
- 2) IN ACCORDANCE WITH CCC 18.65 THE SCHOOL IMPACT FEES FOR EACH OF THE 20 NEW SINGLE-FAMILY DWELLINGS IN THIS SUBDIVISION IS \$2,000 PER NEW SINGLE-FAMILY DWELLING PAYABLE TO CAMAS SCHOOL DISTRICT. THE IMPACT FEE FOR LOTS IN THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF THE PRELIMINARY PLAT APPROVAL, DATED 4-28-03, AND EXPIRING ON 4-28-06. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.
- 3) ANY DEVELOPMENT THAT IS LOCATED ON A SLOPE GREATER THAT 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (50 PERCENT SLOPE) SHALL REQUIRE A SOILS ENGINEER OR AN ENGINEERING GEOLOGY REPORT, OR BOTH, STATING THAT THE SITE HAS BEEN INVESTIGATED AND GIVING AN OPINION THAT A CUT AT A STEEPER SLOPE WILL BE STABLE AND NOT CREATE A HAZARD TO PUBLIC OR PRIVATE PROPERTY.
- 4) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- 5) PLACEMENT OF MOBILE HOMES IS PROHIBITED.
- 6) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRE TO COMPLY WITH CCC CHAPTER 12.05A.
- 7) BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE AT CLARK COUNTY BUILDING DEPARTMENTS AND PUT IN PLACE PRIOR TO CONSTRUCTION.
- 8) DUMPING OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLHEAD PROTECTION PROGRAM AT (206) 586-9041 OR THE WASHINGTON STATE DEPARTMENTS OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION.
- 9) CONCENTRATED FLOW WILL NOT BE ALLOWED TO DRAIN TO NEIGHBORING PROPERTIES.
- 10) 46.00' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
- 11) FOR LOTS 1 THROUGH 11 AND 15 THROUGH 16, ROOF DRAINS, LOW POINTS AND FOOTING DRAINS WILL DRAIN THROUGH WEEP HOLES TO THE STREET.
- 12) FOR LOTS 12 THROUGH 14, ROOF DRAINS, LOW POINT DRAINS AND FOOTING DRAINS WILL BE DRAINED TO THE PRIVATE STORM DRAIN AS SHOWN ON THE CIVIL PLANS SHEET 2 OF 2.
- 13) 10' TOP OF SLOPE SETBACK. SETBACK FROM TOP OF SLOPE MAY BE MODIFIED WITH A SITE SPECIFIC GEOTECHNICAL STUDY.
- 14) TEMPORARY TURNAROUND EASEMENT PER SURVEY REFERENCE NO. 1 TO BE RELINQUISHED WITH THE RECORDING OF THIS PLAT.

EXHIBIT F

NOTES:

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- 2) IN ACCORDANCE WITH CCC 18.65 THE SCHOOL IMPACT FEES FOR EACH OF THE 20 NEW SINGLE-FAMILY DWELLINGS IN THIS SUBDIVISION IS \$2,000 PER NEW SINGLE-FAMILY DWELLING PAYABLE TO CAMAS SCHOOL DISTRICT. THE IMPACT FEE FOR LOTS IN THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF THE PRELIMINARY PLAT APPROVAL, DATED 4-28-03, AND EXPIRING ON 4-28-06. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.
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- 4) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
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