

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Engineering & Construction Division / Real Property Services

DATE: July 24, 2018

REQUESTED ACTION: Execute a utility easement to Clark Public Utilities for installing and maintaining electrical equipment for a sanitary sewer pump station on the Northeast 10th Avenue project, from Northeast 154th Street to Northeast 164th Street (Capital Road Project 370922).

Consent Hearing County Manager

BACKGROUND

As part of the Northeast 10th Avenue project, Clark Regional Wastewater District is constructing a sanitary sewer pump station just north of the new bridge. The pump station is located in a Clark Regional easement on land owned by Clark County (Tax Parcel No. 986037-915). The pump station requires electrical service to operate, including communication and service conductors with surface-mounted transformer(s). Clark Public Utilities will install and maintain this electrical equipment. Execution of this easement will allow for this work to proceed.

COUNCIL POLICY IMPLICATIONS

None. It has been county policy to accommodate utilities whenever possible.

ADMINISTRATIVE POLICY IMPLICATIONS

None. The project was included in the 2018-2023 Transportation Improvement Program and 2018 Annual Construction Program.

COMMUNITY OUTREACH

None related to this utility easement, although considerable outreach was done for the road project, including early stakeholder interviews; two meetings with various developers, investors and property owners; three meetings with neighborhood associations; two open houses; and a number of mailings for specific activities.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

Pw18-101

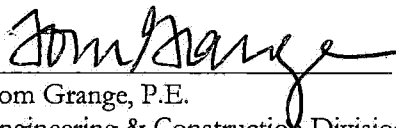
BUDGET DETAILS

Local Fund Dollar Amount	N/A
Grant Fund Dollar Amount	N/A
Account	Road Fund
Company Name	Public Utility District No. 1 of Clark County

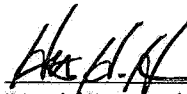
DISTRIBUTION:

Council staff will post all staff reports to the county website, www.clark.wa.gov/the-grid.

Attachments: Utility Easement



Tom Grange, P.E.
Engineering & Construction Division Manager



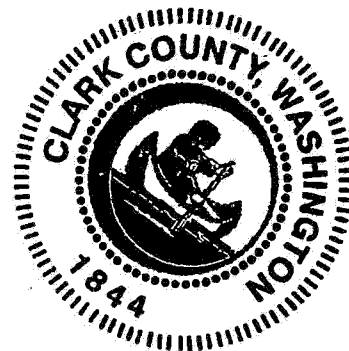
Heath H. Henderson, PE
Public Works Director/County Engineer

Primary Staff Contact: Steve Hansen, Ext.4370

APPROVED: 
CLARK COUNTY, WASHINGTON
CLARK COUNTY COUNCIL

DATE: 7/24/18

SR# 136-18



APPROVED: _____
Kathleen Otto, Deputy County Manager

DATE: _____

RETURN ADDRESS:

Clark Public Utilities
Attn: ROW Dept.
P.O. Box 8900
Vancouver, WA 98668

Document: Utility Easement
Grantor: Clark County, a political subdivision of the State of Washington
Grantee: PUD No. 1 of Clark County
Legal Desc.: Ptn. of Tax Lot 197 in the NE ¼ of Section 22, Twp. 3N, R1E WM
Serial No. 986037915
Geo No. 3122111
Engineer: Pilling
RIO/WO: 514382

UTILITY EASEMENT

The GRANTOR(S), **Clark County, a political subdivision of the State of Washington**, for and in consideration of mutual benefits hereby acknowledged, does grant and convey to **PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, a municipal corporation of the state of Washington**, GRANTEE, its successors and assigns, including joint users, a non-exclusive, perpetual easement, sixty-five (65) feet in width and one hundred (100) feet in length, together with the right of ingress and egress for the purpose of installing, constructing, erecting, altering, repairing, maintaining and operating thereon and therein an electric system, facilities and appurtenances including communication and service conductors with surface-mounted transformer(s), and appurtenances necessary thereto, together with the right and easement to tap into said facilities to serve adjacent and/or adjoining lands, in, on, over, under and across the lands in Clark County, Washington, described as follows:

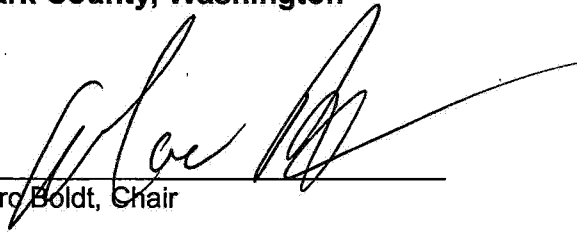
A portion of Tax Lot 19 in the NE ¼ of Section 22, Township 3 North, Range 1 East, of the Willamette Meridian, APN 986037915, Clark County, Washington, more particularly described and shown on the attached Exhibits "A" and "B", by this reference made a part hereof.

The Grantor covenants for itself successors and assigns that it will not build or place, or allow to be built or placed, any structure of any kind over the easement granted herein without written approval of Clark PUD. PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY has the right at all times to cut and/or trim all brush, trees or other growth standing or growing on the parcel subject to this easement which, in the opinion of the Grantee, constitute a menace or danger to said electric system facilities.

The Grantor also covenants to and with the Grantee that Grantor has the right and power to convey an Easement and Right of Way over the tract of land described herein.

DATED this 24th day of July, 2018

CLARK COUNTY COUNCIL
Clark County, Washington



Marc Boldt, Chair

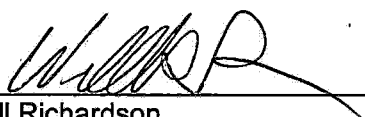
John Blom, Councilor

Jeanne E. Stewart, Councilor

Eileen J. Quiring, Councilor

Julie Olson, Councilor

Approved as to form:
Anthony F. Golik

By: 

Bill Richardson
Deputy Prosecuting Attorney



STATE OF WASHINGTON)
)
) SS
)
COUNTY OF CLARK)

On this 24th day of July, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Marc Boldt, to me known to be the duly elected, qualified and acting County Councilor(s) of Clark County Washington, who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument by resolution of the Clark County Council and that the seal affixed is the official seal of Clark County, Washington.

REBECCA L MESSINGER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 3715
COMMISSION EXPIRES APRIL 26, 2021

Rebecca L. Messinger
Notary Public in and for said County and State of WA
residing at Vancouver
My Appointment Expires 4/26/2021

EXHIBIT "A"
CPU Easement Description
Parcel Serial No. 986037-915

A parcel of land lying in the Northeast quarter of Section 22, Township 3 North, Range 1 East of the Willamette Meridian in Clark County Washington, described as follows:

All that portion of that parcel described in Statutory Warranty Deed to Clark County, recorded November 18, 2015, under Auditor's File No. 5233314, listed as Serial No. 986037-915, records of Clark County, Washington more particularly described as follows:

Beginning at the intersection of the west right of way line of NE 10th Avenue and the north line of said Parcel; thence West 65 feet, along the north line of said parcel, to the northern most West line of said parcel;

Thence south along said west line and its prolongation, parallel with the east line of the northeast quarter of said Section 22, 100 feet;

Thence east and parallel with the north line of said parcel, 65 feet to the west right of way line of NE 10th Avenue;

Thence north, along said west right of way line, to the point of beginning
Subject to existing easements and covenants of record.

This description contains 6,500 square feet, more or less.

EXHIBIT "B"

