

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - April 22, 2014

REQUEST: Acceptance of Plat for Recording -

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Tri Mountain Estates Phase1 FLD2006-00045 PLD2005-00108 PST2010-00001

Zoning: R-5 Rural District utilizing cluster development standards; **Lot Size:** The minimum lot area for a cluster lot is one acre with a minimum lot width of 100 feet and minimum lot depth of 140 feet. **Actual Lot Size:** Parcels range in size from 1.37 acres and 54.51 acres which complies with the standard.

Exceptions: None; **Project Start:** The application vested on November 3, 2004, Pre-application conference was held November 23, 2004, Final order of conditional approval was January 30, 2006, Post-decision application was submitted on January 8, 2010, and Final order of conditional approval was January 19, 2010.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application and public hearing was mailed to the applicant and property owners located within 500 feet of the site on November 18, 2005. One sign was posted on the subject property and two others within the vicinity on November 18, 2005. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on November 18, 2005.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.

Greg Shafer

Greg Shafer, P.E.
Development Engineering Manager

Heath Henderson

Heath Henderson, P.E. *for Steven Schulze*
Interim Public Works Director/County Engineer

APPROVED: *Tom Mielke*

CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

April 29, 2014

SR 85-14

*map
bly*

PW 14-034

Attachment "B": Tri-Mountain Estates

TRI-MOUNTAIN ESTATES PHASE 1

A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 29 AND A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 32 T. 5 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY PLANNING DIRECTOR DATE CLARK COUNTY ASSESSOR: DAVID L. TATE, CLERK OF SUPERIOR COURT

CLARK COUNTY COMMISSIONERS:

ORDER OF THE BOARD OF CLARK COUNTY COMMISSIONERS ATTESTED BY: CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS CLARK COUNTY ENGINEER:

COUNTY HEALTH DEPARTMENT: AN APPROVED PUBLIC HEALTH OFFICER HAS REVIEWED AND APPROVED THIS INSTRUMENT FOR ALL OF THE LOTS AND PARCELS HEREIN SET FORTH BY AN INDIVIDUAL COUNTY HEALTH OFFICER.

AUDITOR'S CERTIFICATE:

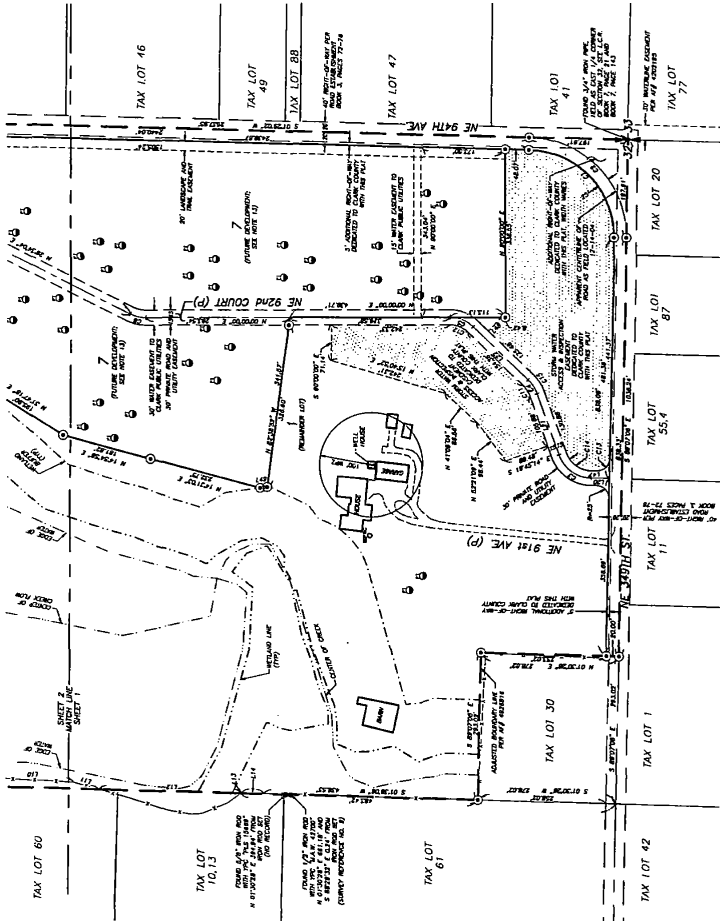
FILED FOR RECORD THIS 4th DAY OF APRIL 1988 AT THE OFFICE OF THE CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON.

SURVYOR'S CERTIFICATE: I, DAVID L. TATE, CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT THIS INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON.

UTILITY EASEMENT:

THE PUBLIC UTILITIES AND TELEPHONE COMPANIES ARE HEREBY GRANTED AND CONVEYED BY WAY OF THIS INSTRUMENT THE RIGHT TO UTILIZE ANY AND ALL OF THE LOTS AND PARCELS HEREIN SET FORTH BY AN INDIVIDUAL COUNTY HEALTH OFFICER.

MAPS AND PLANS OF THE PROJECT HAVE BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON.



- 10) THE SETBACKS FOR ALL LOTS IN THE CLUSTER DEVELOPMENT SHALL BE A MINIMUM OF 20 FEET FOR THE FRONT, SIDE AND REAR.
11) THE CLUSTER DEVELOPMENT SHALL BE A MINIMUM OF 20 FEET FOR THE FRONT, SIDE AND REAR.
12) LOT 11 HAS APPROXIMATE FUTURE ENCHANCEMENTS ALONG THE WESTERNLY LINE AND THE WEST LINE...
13) LOT 7 IS RESERVED FOR FUTURE DEVELOPMENT OF AN ADDITIONAL 11 CLUSTER LOTS FOR LAND USE...
14) IN ACCORDANCE WITH CCC RULES, CLUSTER LOTS FOR LOT 11, DEVELOPABLE ONLY AS WATER, THE...
15) THE WATER EASEMENTS SHOWN ON THIS PLAN ARE HEREBY GRANTED AND CONVEYED BY WAY OF THIS INSTRUMENT...
16) THE WATER EASEMENTS SHOWN ON THIS PLAN ARE HEREBY GRANTED AND CONVEYED BY WAY OF THIS INSTRUMENT...

Table with columns: LOT NUMBER, AREA, TAX VALUE. Lists lots from 10 to 70 with their respective areas and tax values.

Table with columns: LOT NUMBER, AREA, TAX VALUE. Lists lots from 70 to 110 with their respective areas and tax values.

DEED REFERENCES: MOORE, HORNE & MOORE, SURVEYOR...
CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON...
DAVID L. TATE, CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON.



SEAL OF THE CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON. Includes text: DAVID L. TATE, CLERK OF SUPERIOR COURT, CLARK COUNTY, WASHINGTON. The seal features a central emblem with a scale and a sword.



Attachment "A": Tri-Mountain Estates



- Legend**
- Building Footprints
 - Tract(s)
 - World Street Map

Notes:



1:13,366



0.4 Miles

0.21

0

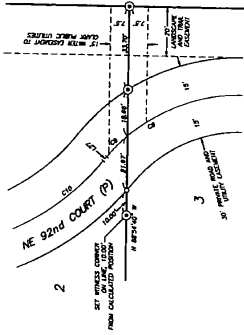
WGS 1984 Web Mercator Auxiliary Sphere
 Clark County, WA GIS - <http://gis.clack.wa.gov>

This map was generated by Clark County's "MapOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

**TRI-MOUNTAIN ESTATES
PHASE 1**

A SUBDIVISION IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 29
AND A PORTION OF THE
E 1/2 OF THE NE 1/4 OF
SECTION 32
T 5 N., R 2 E., W. M.
CLARK COUNTY, WASHINGTON
APR 18, 1993

SHEET 2 OF 2



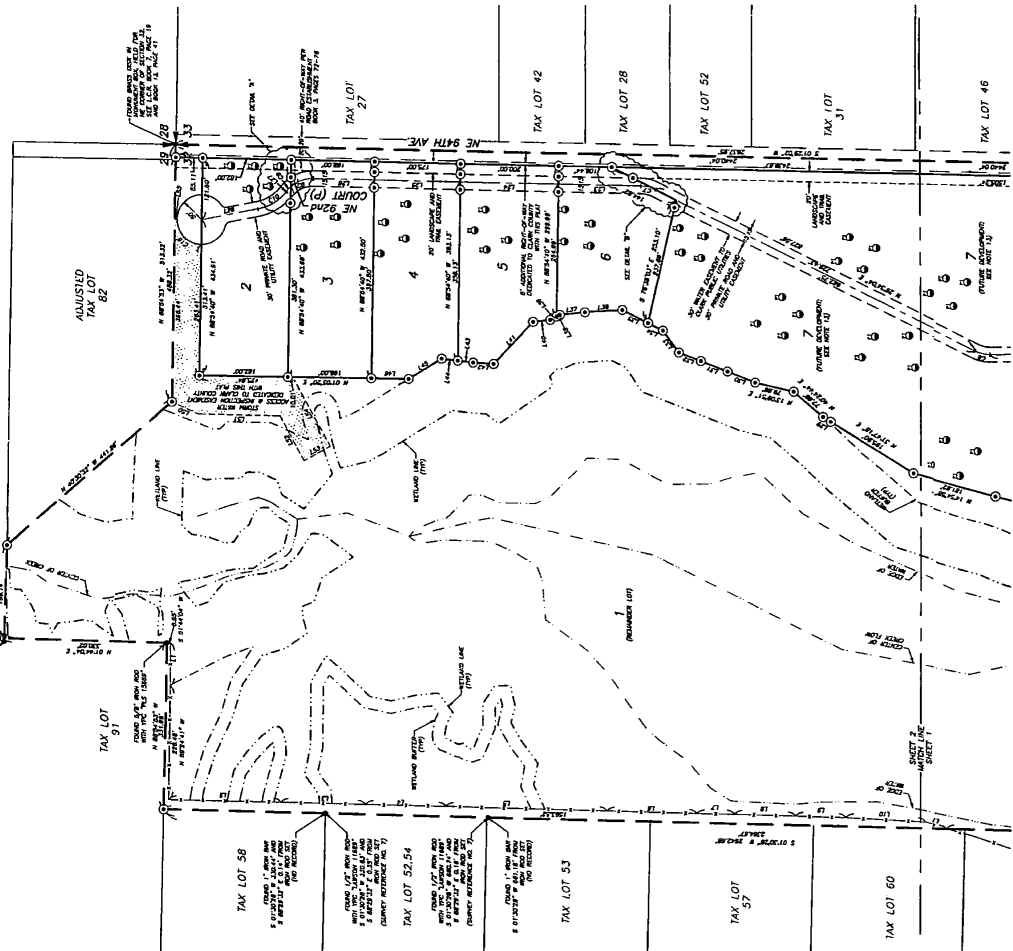
DETAIL "A"
CORNER OF LOT

- LEGEND:
- ① INDICATES CORNER STAKE POSITION.
 - ② INDICATES MONUMENT FOUND AS NOTED.
 - ③ INDICATES 1/2" x 2" IRON ROD WITH PLAIN CORNER'S SERIAL NO. AND DATE AS NOTED.
 - ④ INDICATES PINE TEST PIT.
 - ⑤ INDICATES BARRIERS WIRE FENCE.
- THIS PLAN WILL BE FIRST ADJUDICATED BY THE CLERK OF CLARK COUNTY, WASHINGTON, AT THE COUNTY CLERK'S OFFICE, CLARK COUNTY, WASHINGTON, ON THE DATE OF RECORDING.



SCALE 1" = 100 FEET

UNLESS OTHERWISE NOTED, THE BOUNDARIES OF THE ESTATES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CLERK OF CLARK COUNTY, WASHINGTON, AND THE FIELD NOTES OF THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION SURVEY OF THE ESTATES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE CORRECTLY LOCATED.

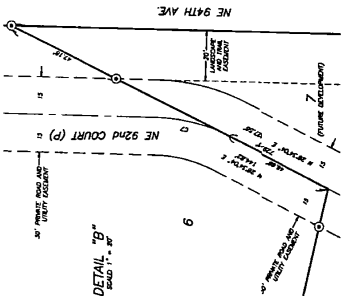


LOT SCHEDULE TABLE

LOT NO.	ACRES	FRONT FEET	DEPTH FEET	AREA SQ. FT.
27	0.10	150	100	15,000
28	0.10	150	100	15,000
29	0.10	150	100	15,000
30	0.10	150	100	15,000
31	0.10	150	100	15,000
32	0.10	150	100	15,000
33	0.10	150	100	15,000
34	0.10	150	100	15,000
35	0.10	150	100	15,000
36	0.10	150	100	15,000
37	0.10	150	100	15,000
38	0.10	150	100	15,000
39	0.10	150	100	15,000
40	0.10	150	100	15,000
41	0.10	150	100	15,000
42	0.10	150	100	15,000
43	0.10	150	100	15,000
44	0.10	150	100	15,000
45	0.10	150	100	15,000
46	0.10	150	100	15,000
52	0.10	150	100	15,000
53	0.10	150	100	15,000
54	0.10	150	100	15,000
55	0.10	150	100	15,000
56	0.10	150	100	15,000
57	0.10	150	100	15,000
58	0.10	150	100	15,000
59	0.10	150	100	15,000
60	0.10	150	100	15,000

DETAILED LOT SCHEDULE TABLE

LOT NO.	ACRES	FRONT FEET	DEPTH FEET	AREA SQ. FT.
1	0.10	150	100	15,000
2	0.10	150	100	15,000
3	0.10	150	100	15,000
4	0.10	150	100	15,000
5	0.10	150	100	15,000
6	0.10	150	100	15,000
7	0.10	150	100	15,000
8	0.10	150	100	15,000
9	0.10	150	100	15,000
10	0.10	150	100	15,000
11	0.10	150	100	15,000
12	0.10	150	100	15,000
13	0.10	150	100	15,000
14	0.10	150	100	15,000
15	0.10	150	100	15,000
16	0.10	150	100	15,000
17	0.10	150	100	15,000
18	0.10	150	100	15,000
19	0.10	150	100	15,000
20	0.10	150	100	15,000
21	0.10	150	100	15,000
22	0.10	150	100	15,000
23	0.10	150	100	15,000
24	0.10	150	100	15,000
25	0.10	150	100	15,000
26	0.10	150	100	15,000
27	0.10	150	100	15,000
28	0.10	150	100	15,000
29	0.10	150	100	15,000
30	0.10	150	100	15,000
31	0.10	150	100	15,000
32	0.10	150	100	15,000
33	0.10	150	100	15,000
34	0.10	150	100	15,000
35	0.10	150	100	15,000
36	0.10	150	100	15,000
37	0.10	150	100	15,000
38	0.10	150	100	15,000
39	0.10	150	100	15,000
40	0.10	150	100	15,000
41	0.10	150	100	15,000
42	0.10	150	100	15,000
43	0.10	150	100	15,000
44	0.10	150	100	15,000
45	0.10	150	100	15,000
46	0.10	150	100	15,000
47	0.10	150	100	15,000
48	0.10	150	100	15,000
49	0.10	150	100	15,000
50	0.10	150	100	15,000
51	0.10	150	100	15,000
52	0.10	150	100	15,000
53	0.10	150	100	15,000
54	0.10	150	100	15,000
55	0.10	150	100	15,000
56	0.10	150	100	15,000
57	0.10	150	100	15,000
58	0.10	150	100	15,000
59	0.10	150	100	15,000
60	0.10	150	100	15,000



DETAIL "B"
CORNER OF LOT

PREPARED BY: [Surveyor Name]

DATE: [Date]