



# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/Clark County Parks/Real Property Services

**DATE:** May 5, 2015

**REQUESTED ACTION:** Approve and authorize the Acting County Manager to accept a Statutory Warranty Deed from Janet K. Stewart for the purchase of a 0.59-acre parcel for the expansion of the Felida Community Park. Tax parcel number 188210-000.

**SR Number:**

**FOR APPROVAL BY:** \_\_\_ BOCC \_\_\_ X COUNTY MANAGER \_\_\_ HEARING

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

**BACKGROUND**

This 0.59-acre parcel (zoned R1-10) located at 3814 NW 122<sup>nd</sup> Street is being acquired to expand the existing 14.54-acre Felida Community Park. The Park was acquired with PIF funding from four different property owners beginning in 1996 through 2000, including Janet K. Stewart. The value of this parcel was \$200,535.00 in 2013 but the new appraised value is \$206,000.00. The 0.59 acre parcel will be used for additional parking for park use and will relieve on street parking and related safety concerns in the surrounding neighborhoods.

**ADMINISTRATIVE POLICY IMPLICATIONS**

None.

**COUNCIL POLICY IMPLICATIONS**

None. Parks District #9 has sufficient acquisition funds for the \$206,000.00 purchase price and the related acquisition costs.

**PREVIOUS REVIEWS AND ACTIONS**

None.

**COMMUNITY OUTREACH**

Based solely upon adopted population standards for 2013 there is a need for an additional 4.5-acres of developed urban park and 6.1 acres of urban natural area. The purchase of the parcel is supported by the Clark County Parks Advisory Board and the Salmon Creek Soccer Club.

*non  
OK  
y.a.*

**BUDGET IMPLICATIONS**

YES	NO	
X		Action falls within existing budget capacity. If the action is for a contract, a fiscal impacts page is still required even if there is 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.

**DISTRIBUTION OF BOARD STAFF REPORTS:**

Distribution of staff reports is made via the Grid. <http://www.clark.wa.gov/thegrid/>  
Copies are available by close of business on the Thursday after council deliberations.

**DISTRIBUTION OF COUNTY MANAGER STAFF REPORTS:**

Public Works Administration – Anita Temme  
Clark County Parks – Bill Bjerke  
Please notify Real Property Services of the Board’s action by calling extension 4975.

**PUBLIC WORKS APPROVALS:**

  
Bill Bjerke  
Clark County Parks Manager

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

Attachments:

- Fiscal Impact, Deed, Resolution, Map and information

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: May 5, 2015

SR #: SR 080-15

**COUNTY MANAGER ACTION\RECOMMENDATION**

**By:** Mark McCauley

**Date:**

**SR Number:**

**REQUESTED ACTION:**

Approve and authorize the Acting County Manager to accept a Statutory Warranty Deed from Janet K. Stewart for the purchase of a 0.59-acre parcel for the expansion of the Felida Community Park. Tax parcel number 188210-000.

**COUNTY MANAGER RECOMMENDATION:**

<b>Action</b>	<b>Conditions</b>	<b>Referral to council?</b>
<i>Approval\denial</i>	<i>Enter conditions or requests here</i>	<i>Yes\No</i>

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**Mark McCauley**  
**Acting County Manager**

**DISTRIBUTION**

Public Works Administration – Anita Temme

Clark County Parks – Bill Bjerke

Please notify Real Property Services of the Board's action by calling extension 4975.

Recording requested by:  
Clark County Public Works  
Parks Department  
P.O. Box 9810  
Vancouver, WA 98666-9810

Document Title: Statutory Warranty Deed  
Grantor: Janet K. Stewart  
Grantee: Clark County, Washington  
Legal Description: #3 Christian Powley DLC  
Additional Legal Description is attached as Exhibit "A"  
Serial #: 188210-000  
Project: Parks District 9 Acquisition  
WO #: 28693

PW 15-23

**STATUTORY WARRANTY DEED**

THE GRANTOR, JANET K. STEWART, a widow for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY, a political subdivision of the State of Washington**, the following described real estate situated in the County of Clark, State of Washington.

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,  
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or material on or under the subject property.

**NOTE:** It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Councilors.

**CONSIDERATIONS: Two Hundred Six Thousand and No/100 Dollars (\$206,000.00).**

Statutory Warranty Deed  
Serial #: 188210-000  
Project: Parks District 9 Acquisition  
WO #: 28693

Dated this 25<sup>th</sup> day of February, 2015.

Janet K. Stewart

By: Janell Kay Lundgren  
Janell Kay Lundgren, her Attorney-in-Fact

Accepted on behalf of Clark County  
Clark County, Washington

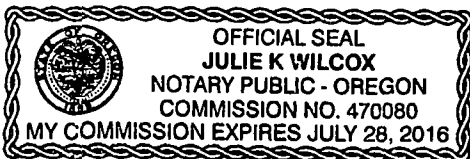
Mark McCauley  
Mark McCauley  
Acting County Manager

STATE OF Oregon  
COUNTY OF Multnomah

On this day personally appeared before me Janell Kay Lundgren to me known to be the individual who executed the foregoing instrument as Attorney-in-Fact for Janet K. Stewart and acknowledged that she signed the same as her free and voluntary act and deed as Attorney-in-Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Date: Feb 25, 2015

Julie K Wilcox



Notary Public in and for the State of Oregon  
Residing at Portland  
My commission expires: 07-28-16

## EXHIBIT "A"

A portion of the Southeast quarter of Section 29, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being a portion of the Christian Powley Donation Land Claim, described as follows:

**BEGINNING** at the Northeast corner of said Powley Donation Land Claim; thence South 01°45'39" West along the East line of said Donation Land Claim 660.00 feet to the Northeast corner of a tract of land conveyed to Russell W. Stewart by deed recorded under Auditor's File No. D 52756 records of Clark County, Washington, said point being the True Point of Beginning.

**THENCE** continuing South 01°45'39" West along the East line of said Donation Land Claim, 639.15 feet to the North right of way line of Northwest 122<sup>nd</sup> Street; thence North 89°13'11" West along said North right of way line 338.00 feet, to the East line of a tract of land conveyed to Jefferson Brockway, et ux by deed recorded under Auditor's File No. G 414131 records of Clark County, Washington; thence North 01°45'39" East along the East line of said Brockway tract to the Northeast corner of a tract of land conveyed to Jefferson Brockway, et ux by deed recorded under Auditor's File No. 8303300008, records of Clark County, Washington; thence North 89°13'11" West along the North line of said Brockway tract, 112.00 feet to the Northwest corner of said Brockway tract; thence North 01°45'39" East 75.00 feet; thence North 89°13'11" West 30.00 feet; thence North 01°45'39" East 442.57 feet to the North line of the said Stewart Tract; thence South 89°10'14" East along said North line 479.99 feet to the True Point of Beginning.

**EXCEPT** Public Roads.

**ALSO EXCEPT** that portion conveyed to Clark County, Washington by Auditor's File No. 9610240149.

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2015-05-02

IN THE MATTER OF EXECUTION OF STATUTORY WARRANTY DEED FROM CLARK COUNTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this  
5<sup>th</sup> day of May, 2015, and

WHEREAS, it appears in the best interest of Clark County the following is hereby executed:

Document

Statutory Warranty Deed

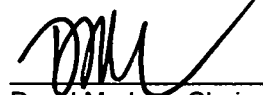
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FROM: Clark County, Washington  
TO: Janet K. Stewart  
CONSIDERATION: \$206,000.00

NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor, County Engineer, and in the records of the County Commissioners.

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON

  
\_\_\_\_\_  
David Madore, Chair

ATTEST:

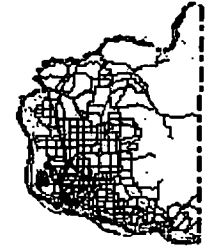
  
\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Jeanne E. Stewart, Councilor

\_\_\_\_\_  
Tom Mielke, Councilor



# 188210000 Stewart



188317000  
Clark County Parks

188210000 - Janel K. Stewart

NW 122ND ST

NW 38TH AVE

### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 915



152.5 0 76.27 152.5 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

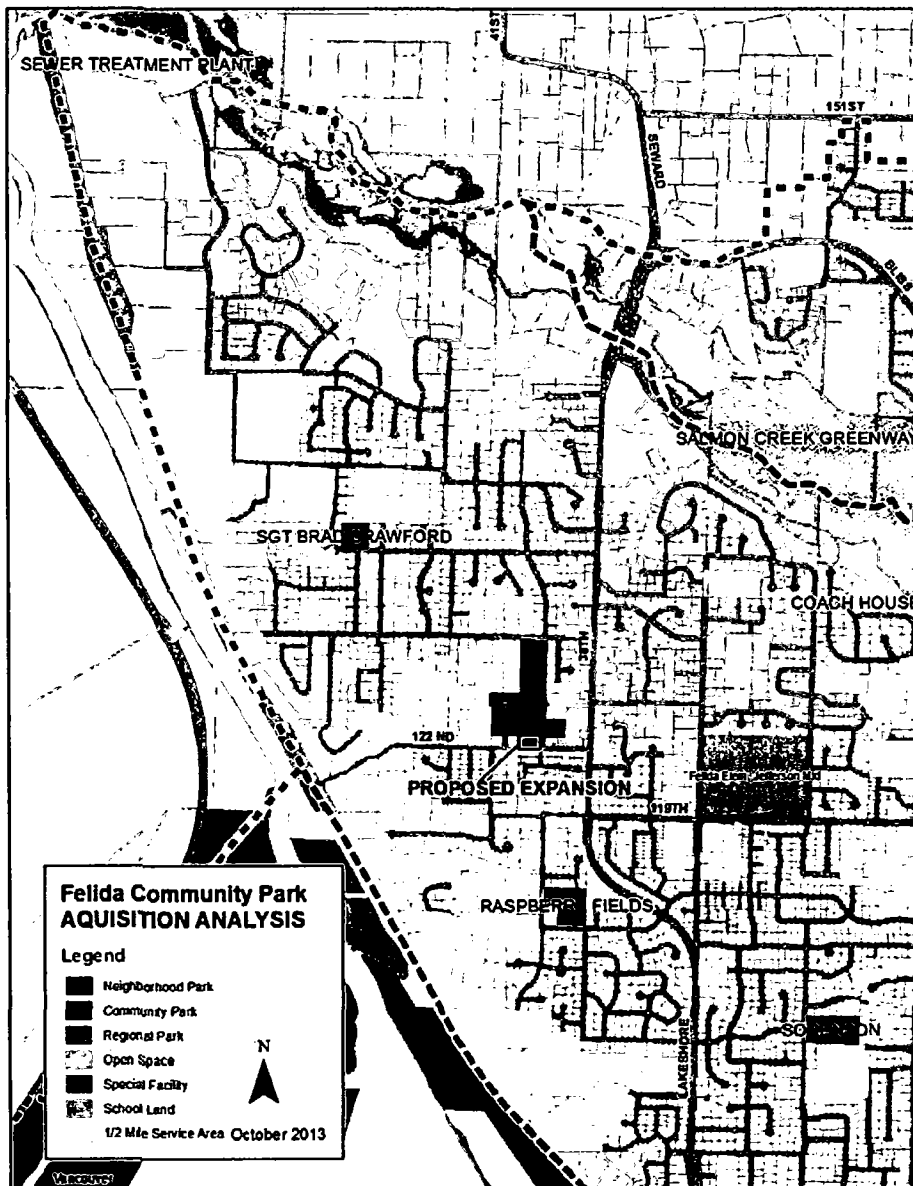
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.





## Felida Community Park-Stewart Expansion Fact Sheet-October 2013

Felida Community Park is a 14.54 acre developed park in the Felida Neighborhood, located in Park District 9 and nestled in the midst of a rapidly growing residential area. The property was acquired with PIF funding from four different property owners beginning in 1996 through 2000, including Janet Stewart.



Vancouver-Clark Parks and Recreation has been approached by Janelle Lundgren on behalf of her mother, Janet Stewart, regarding their interest in selling an additional 0.59 acre parcel to the County for further expansion of the Felida Community Park. The parcel is currently assessed at \$200,535, and includes a single family residence that appears in disrepair.

Based solely upon adopted population standards for 2013 there is a need for an additional 4.5 acres of developed urban park and 6.1 acres of urban natural area. These numbers increase to 9.5 and 8.6 acres respectively by 2019.

The map to the left identifies the adopted ½ mile service area for urban parks, showing that the area west of NW 36<sup>th</sup> Avenue is technically served by existing facilities. Residential neighborhoods located east of 36<sup>th</sup> Avenue remain unserved.

*We create community through people, parks, programs and partnerships.*

P.O. Box 1995 - Vancouver, WA 98668-1995  
(360) 487-8311 [www.vanclarkparks-rec.org](http://www.vanclarkparks-rec.org)





An alternative approach to acquiring additional park sites to meet the recreational needs of unserved neighborhoods is to increase the size, amenities, or capacity of existing facilities. Typical community parks are twenty (20) acres or more and there are limited opportunities to acquire sites of this size throughout the urban area. Felida Community Park is relatively small compared to most community park sites and expansion of the site would be consistent with policy and standards in the comprehensive plan.

Felida Community Park was master planned and later developed in 2004, partially utilizing RCO grant funding. The master planning process included discussions regarding the need to consider the future acquisition of additional frontage on 122<sup>nd</sup> Street to increase visibility into the park from the south. Serious consideration should be given to the time sensitive opportunity to improve visibility and security at this location as well as add a *front porch* to the southern entrance of the park.

The existing residence on the Stewart property is likely to be remodeled or demolished and replaced which could preclude consideration of this option in the future.

The current Park Impact Fee acquisition balance available in Park District 9 is \$1,249,927.

