

CLARK COUNTY STAFF REPORT



DEPARTMENT: Community Development

DATE: Final Plat Consent Agenda – April 5, 2016

REQUESTED ACTION: Acceptance of Plat Recording – FLD2015-00026 Mason Creek Estates Cluster Short Plat

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Mason Creek Estates Cluster Short Plat FLD2015-00026; PLD2008-00015

Zoning: R-5 Zone; **Lot Size:** The project is a Cluster Development in the R-5 zone (Rural, 5-acre minimum lot size). The cluster lot will be 1.946 acres, the remainder lot will be 80% of the total site 8.032 acres used for forestry with no residential development. All proposed lots will comply with the minimum dimensional standards for the R-5 zone as modified by the Rural Cluster Development provisions (40.210.020.D) which allows smaller lots to be created in order to protect and conserve rural environmentally sensitive lands. **Exceptions:** None; **Project Start:** The application vested on July 28, 2008, Pre-application conference was held May 3, 2007, Final order of conditional approval was October 28, 2008.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA determination was mailed to the applicant, Neighborhood Advisory Committee of Clark County and property owners located within 500 feet of the site on August 25, 2008.

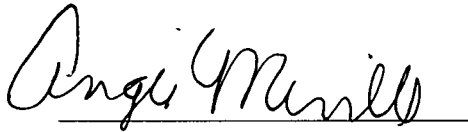
BUDGET IMPLICATIONS

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.

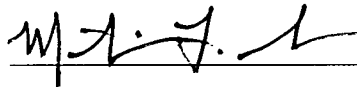
*man
OK*

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell



APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 4-5-16

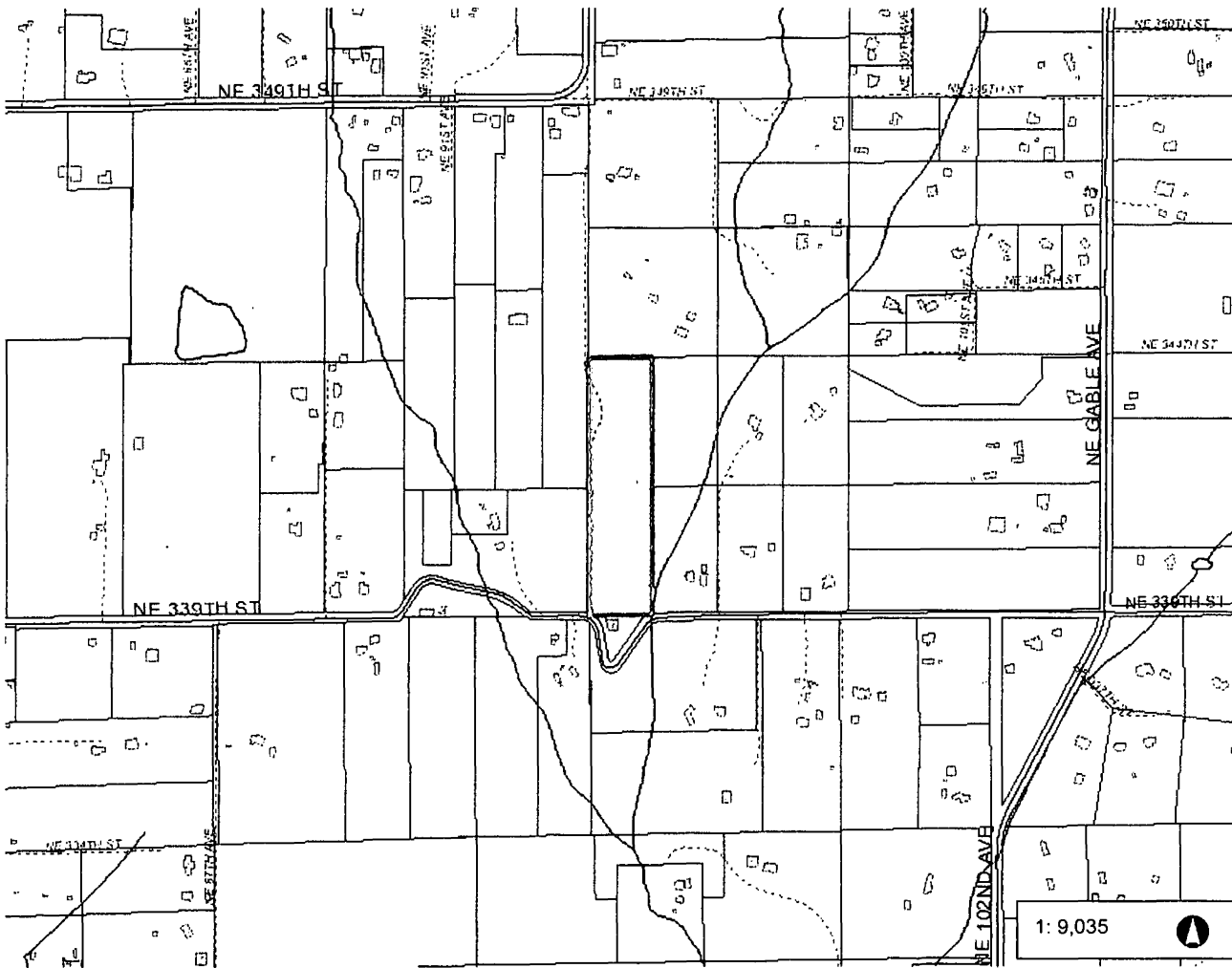
SR# 072-16

APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____



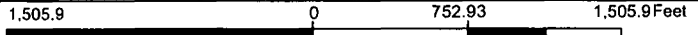
Vicinity Map



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



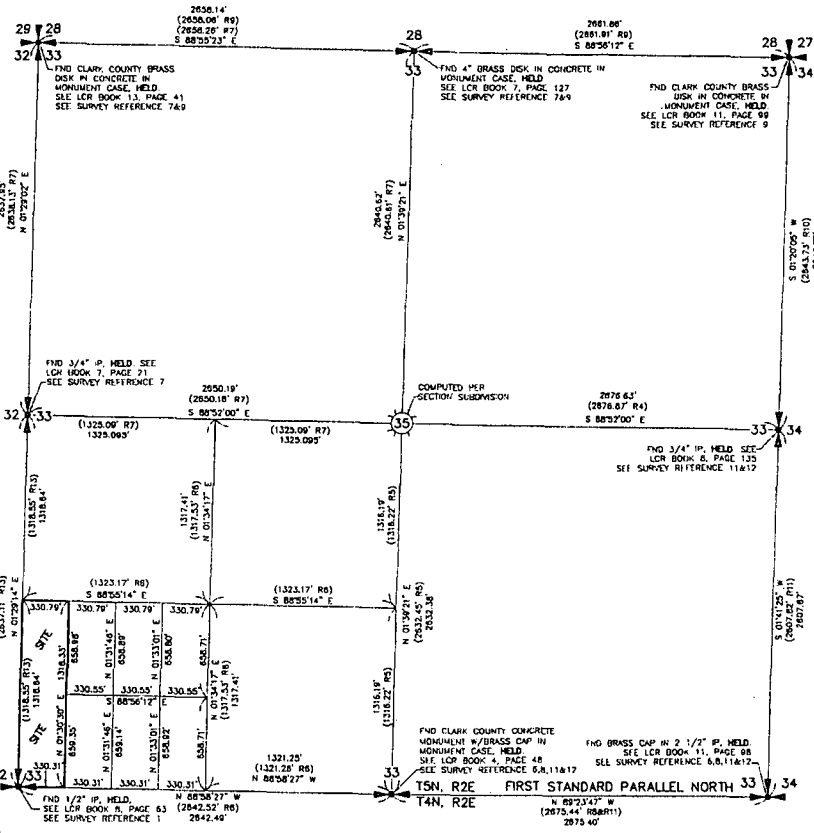
1: 9,035

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

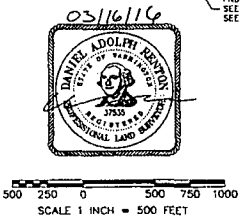
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

PLAT NOTES:

- NO ENTRYWAY TREATMENTS, MONUMENT OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSIDERED TO PROHIBIT LANDSCAPING.
- SIGHT OBSCURING FENCES ARE NOT PERMITTED WITHIN FIFTY (50) FEET OF THE PUBLIC RIGHT-OF-WAY, NOR ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGHT OBSCURING FENCES INCLUDE FENCES THAT MEET EITHER THE F1 OR THE F2 STANDARD IN SECTIONS 40.320.010(9)(6) AND (7).
- TO THE MAXIMUM PRACTICABLE EXTENT, EXISTING HISTORIC RURAL FEATURES SHALL BE PRESERVED AS PART OF THE CLUSTER DEVELOPMENT. THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO ROCK WALLS, FENCES, FUNCTIONAL AND STRUCTURALLY SAFE FARM BUILDINGS, MONUMENTS AND LANDSCAPED FEATURES.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS 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 STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- CLEARING NATIVE VEGETATION, PLANTING NON-NATIVE VEGETATION, CONSTRUCTION OR DEVELOPMENT OF ANY KIND, THE DUMPING OF HAZARDOUS WASTES, ENTRY BY PETS, AND ANY OTHER PHYSICAL ALTERATION OF THE LAND DETERMINED HAZARDOUS BY THE PLANNING DIRECTOR, IS EXPRESSLY PROHIBITED AS PER THE CONSERVATION COVENANT RECORDED WITH THIS PLAT.
- REMOVAL OF NATIVE VEGETATION AND/OR CONDUCTING ADDITIONAL CONSTRUCTION ACTIVITY OTHER THAN WHAT IS APPROVED HEREIN IS PROHIBITED. ANY FURTHER CONSTRUCTED AND/OR CLEARING ACTIVITY WITHIN THE RIPARIAN HICZ NOT INDICATED ON THE ATTACHED SITE PLAN WILL BE SUBJECT TO ADDITIONAL COUNTY REVIEW.
- CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED BY A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT.
- NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS NE 33RD STREET.
- THE FOLLOWING PARTY'S ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOMEOWNERS LOTS 1 & 2.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES.
- THE APPROVED INITIAL RESERVE AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.



BASES OF BEARING: MAGN. WASH. STATE
 FEET, 0.320914' E ALONG THE WEST LINE OF THE SW 1/4
 OF SECTION 33 BETWEEN MONUMENTS FOUND AS NOTED.
 COMBINED SCALE FACTOR: 0.9998878



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.
 A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JUNE 2015.

SURVEY REFERENCES:

- RENTON SURVEY, BOOK 57, PAGE 28
- HART SURVEY, BOOK 37, PAGE 105
- OLSON SURVEY, BOOK 34, PAGE 12
- SWART SURVEY, BOOK 43, PAGE 183
- BESEDA SURVEY, BOOK 52, PAGE 111
- BLUMH SURVEY, BOOK 55, PAGE 168
- JOHNSON SURVEY, BOOK 56, PAGE 102
- TANDY SURVEY, BOOK 54, PAGE 158
- RENTON SURVEY, BOOK 58, PAGE 86
- REYLE SURVEY, BOOK 58, PAGE 13
- HAGEDORN SURVEY, BOOK 34, PAGE 138
- HAGEDORN SURVEY, BOOK 34, PAGE 142
- HAGEDORN SURVEY, BOOK 25, PAGE 112
- SMES SURVEY, BOOK 40, PAGE 124
- BARBERO SURVEY, BOOK 49, PAGE 98
- RENTON SURVEY, BOOK 58, PAGE 116

DEED REFERENCE:

GRANTOR: ANDY W. AND SHERRI A. PHILPOT
 GRANTEE: TRM MOUNTAIN ESTATES, LLC
 AF NO: 4235855 D

LEGEND:

- INDICATES CALCULATED POSITION
- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'RENTON 37535' SET
- (R1) INDICATES RECORD DISTANCE
- FND INDICATES FOUND
- IR INDICATES IRON REBAR
- IP INDICATES IRON PIPE
- YPC INDICATES YELLOW PLASTIC CAP
- LGR INDICATES LAND CORNER RECORD
- AFN INDICATES AUDITOR'S FILE NUMBER
- APN INDICATES AUDITOR'S PARCEL NUMBER

**MASON CREEK ESTATES
 CLUSTER SHORT PLAT**

LOCATED IN A PORTION
 SW 1/4 OF THE SW 1/4
 OF SECTION 33
 T. 5 N., R 2 E., W. M.,
 CLARK COUNTY, WASHINGTON
 SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: W. J. [Signature] DATE: 3/23/16
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS MASON CREEK ESTATES.
 PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR: _____ DATE: _____

CLARK COUNTY COUNCILORS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____.

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS: _____

ATTESTED BY: CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

CLARK COUNTY ENGINEER:

[Signature] DATE: 3/23/16
 CLARK COUNTY ENGINEER

SURVEYOR'S CERTIFICATE:
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF RCW 58.17 LAWS OF WASHINGTON.

[Signature] DATE: 03/16/16
 DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR
 PLS # 37535

CLARK COUNTY HEALTH DEPARTMENT:

- LOTS 1 AND 2 ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 - LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 - AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
 - LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL, ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

[Signature] DATE: 3-21-16
 COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF TRM MOUNTAIN ESTATES, LLC
 FILE NUMBER _____

CLARK COUNTY AUDITOR: _____

JOB NO. 08-222
 DATE: 03-16-16
 CALC BY: CSA
 DRAWN BY: CSA
 CHECKED BY: DAE
 FILE: 08222S4.010

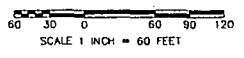
**MASON CREEK ESTATES
CLUSTER SHORT PLAT**

LOCATED IN A PORTION
SW 1/4 OF THE SW 1/4
OF SECTION 33
T. 5 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°34'48" E	37.03'
L2	S 68°58'27" E	15.58'
L3	N 28°22'07" E	53.63'
L4	N 37°44'39" E	44.68'

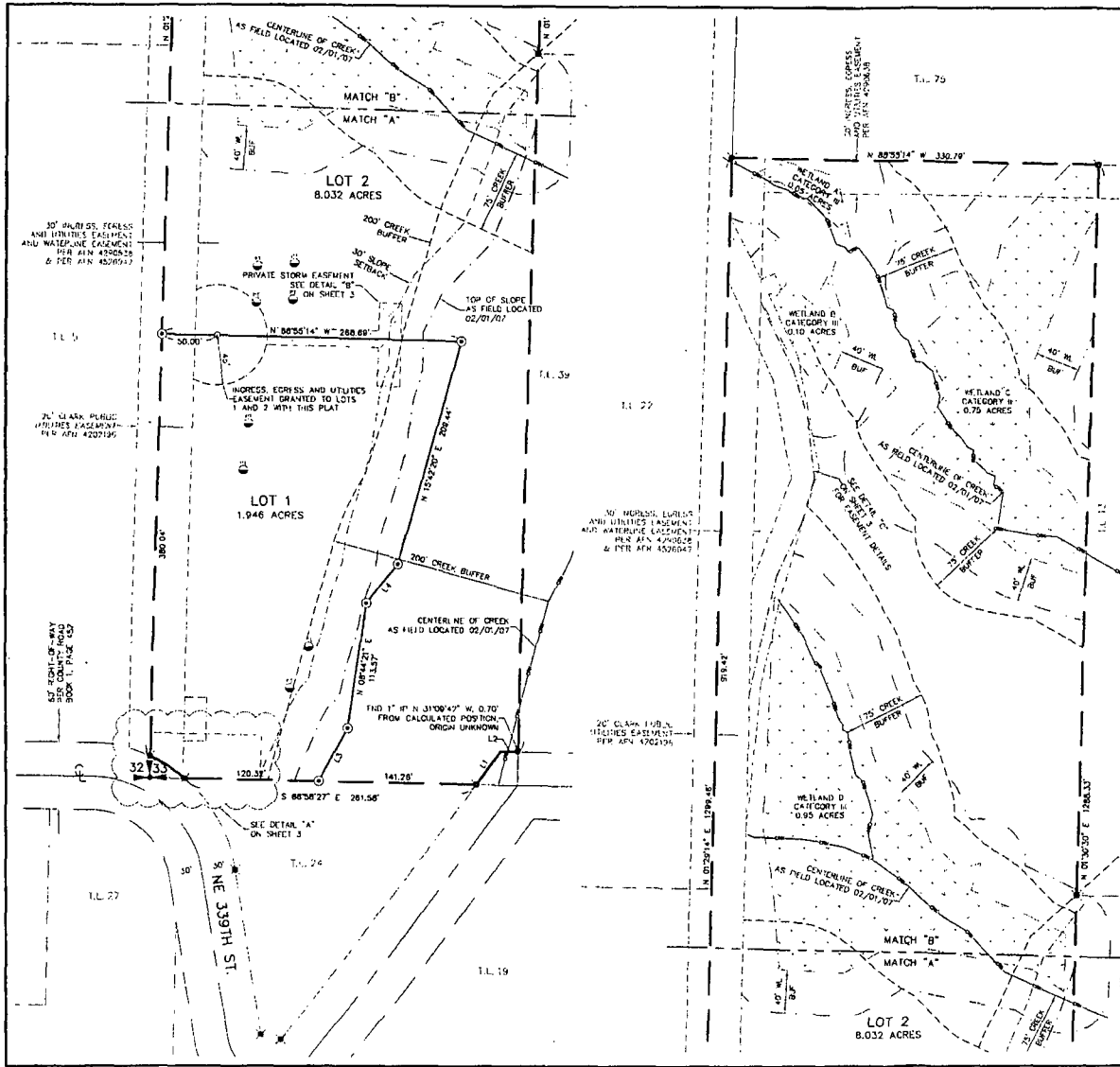
- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES MONUMENT SET DURING WITH RENTON SURVEY PER SURVEY REFERENCE #16
 - ⊕ INDICATES 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535" SET
 - ⊗ INDICATES PERCOLATION TEST PIT



**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98681
(360) 684-3313

BASE OF BEARING: UNADJUSTED WASHINGTON STATE
MERCATOR PROJECTION. BEARING ALONG THE WEST LINE OF THE SW 1/4
OF SECTION 33 BETWEEN MONUMENTS FOUND AS NOTED,
COMBINED SCALE FACTOR: 0.999999278

JOB NO. 04-529
DATE: 03-19-18
CALC. BY: CSA
DRAWN BY: CSA
CHECKED BY: DAR
FILE: DC205F.LIN



MASON CREEK ESTATES CLUSTER SHORT PLAT

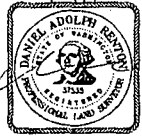
LOCATED IN A PORTION
SW 1/4 OF THE SW 1/4
OF SECTION 33
T. 5 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3

LINE	BEARING	DISTANCE
L1	N 36°34'46" E	37.03'
L2	S 85°58'27" E	15.50'
L3	N 28°27'07" E	53.83'
L4	N 37°44'39" E	44.88'
L5	S 88°38'23" E	31.70'
L6	S 01°29'14" W	19.18'
L7	S 25°43'07" E	70.23'
L8	S 15°40'27" E	46.35'
L9	S 05°37'48" E	53.37'
L10	S 16°02'24" W	42.17'
L11	S 25°12'58" W	50.63'
L12	N 12°34'38" E	109.87'

LINE	BEARING	DISTANCE
L13	S 84°36'45" W	12.86'
L14	S 25°25'15" E	15.00'
L15	S 84°36'45" W	12.82'
L16	S 25°25'15" E	81.32'
L17	S 10°40'30" E	103.57'
L18	N 16°02'24" E	126.16'
L19	N 13°28'50" E	76.89'
L20	S 05°39'15" W	128.61'
L21	N 20°27'43" E	89.83'
L22	N 10°32'48" W	80.56'
L23	N 24°50'38" W	30.46'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	134.00'	15°50'13"	37.04'	N 57°40'57" W	36.92'

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ⊕ INDICATES MONUMENT SET DURING REVISION SURVEY PER SURVEY REFERENCE #16
 - ⊙ INDICATES 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SECTION 33/33" SET
 - ⊚ INDICATES PPRCOLARON TEST PIT



SCALE 1 INCH = 60 FEET

MINISTER-GLASSER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98681
(360) 694-3313

BASES OF BEARINGS, NAD 83/11, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY OF THE MOUNTAINS, 1983, SECTION 33 BETWEEN MONUMENTS FOUND AS NOTED. CONVERSION FACTOR: 1.000316
CORRECTED SCALE FACTOR: 0.9996839

JOB NO. 02-522
DATE: 01-18-18
CALC BY: SSA
DRAWN BY: SSA
CHECKED BY: SSA
FILE: 02522-02c

