

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Integrity Structures LLC

DATE: Final Plat Consent Agenda – May 30, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
 X Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Vista Highlands, PLD2006-00035/FLD2016-00036.

Project review: The application vested on April 11, 2006. A pre-application conference was held on November 17, 2005. Preliminary approval was issued on July 13, 2006. Final engineering approval was granted on April 9, 2008.

Zoning: R1-5; **Lot Size:** The R1-5 zone typically requires an average minimum lot area of 5,000 square feet. **Actual Lot Size:** Parcels range in size from 4,067 square feet to 5,971 square feet, with an average area of 4,676 square feet. The lots are below the standard minimum lot size of 5,000 square feet because the project was reviewed and approved under the now-repealed Infill standards of CCC40.260.110 which allowed a minimum average lot area of only 4,000 square feet. The Infill standards were repealed in 2009.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on May 9, 2006. Notice of the application and hearing were posted on the site by the applicant on June 14, 2006.

DISTRIBUTION:

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

Angie Merrill

Planning Tech,
Angie Merrill

Jason Ang for Marty Snell

Director Community Development
Marty Snell

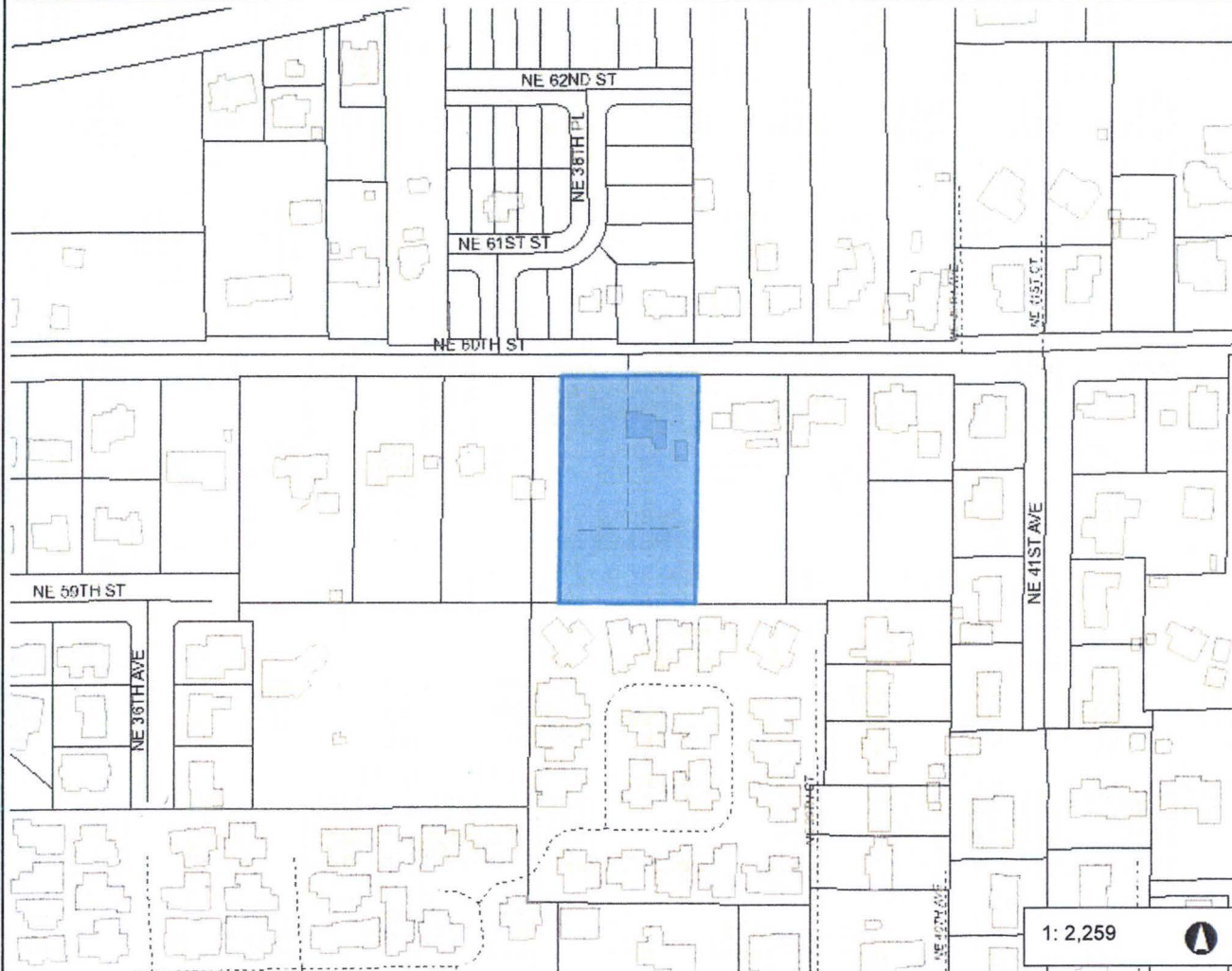
[Signature]
APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

May 30, 2017
SR 113-17





Vicinity Map



Legend

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

Notes:

376.5 0 188.23 376.5 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.

PLAT NOTES:

1. MOBILE HOMES ARE NOT PERMITTED ON LOTS WITHIN THIS PLAT PURSUANT TO CCC 40.360.130.
2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES, ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
4. THE FOLLOWING PARTYS ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES. TRACT B IS A STORM FACILITY OWNED AND MAINTAINED BY ALL LOT OWNERS IN THE VISTA HIGHLAND INFILL SUBDIVISION.
5. LOT 1 IS EXEMPT FROM IMPACT FEES DUE TO THE EXISTENCE OF A HOUSE ON THE SITE PRIOR TO THIS DEVELOPMENT.
6. THE MAXIMUM LOT COVERAGE IS 60%.
7. ROOF AND DRAIN SPACE DRAIN: ROOF AND DRAIN SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

SURVEY REFERENCES:

- 1) SP0810 SURVEY BOOK 32, PAGE 188
- 2) HAZZARD SURVEY BOOK 17, PAGE 1084
- 3) DOWNEY SHORT PLAT BOOK 1, PAGE 857
- 4) HART SHORT PLAT BOOK 2, PAGE 533
- 5) HART SHORT PLAT BOOK 2, PAGE 743
- 6) PLAT OF "MADON TERRACE" BOOK "7", PAGE 48

DEED REFERENCE:

GRANTOR: HENRI A. MICHEL
GRANTEE: HENRI DUOS & CARL DUBS
APN: 4041648
DATE: 08-29-2020

LEGEND:

- * INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION NOTHING SET
- L.C.R. INDICATES LAND CORNER RECORD
- D.L.C. INDICATES DONATION LAND CLAIM
- M INDICATES MEASURED
- (S) INDICATES SURVEY REFERENCE

VISTA HIGHLAND INFILL SUBDIVISION

A SUBDIVISION IN A PORTION
OF THE JOHN C. DODD D.L.C.,
LOCATED IN THE SE QUARTER
OF THE SW QUARTER
OF SECTION 12,
T. 2 N., R. 1 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: *Mary Snell* DATE: 5/18/17
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1981, TO BE KNOWN AS VISTA HIGHLAND INFILL SUBDIVISION
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____

CLARK COUNTY ENGINEER:

ATTESTED BY: _____
CLARK TO THE BOARD OF CLARK COUNTY COUNCILORS
CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER:

DATE: _____
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM
THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

C. J. H. DATE: 5-18-17
FILE NUMBER: _____
CLARK COUNTY HEALTH DEPARTMENT:

LOTS _____ THRU _____ ARE APPROVED, AN APPROVED PUBLIC
WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

Paula C. Gaudin DATE: 5/18/17
CLARK COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:

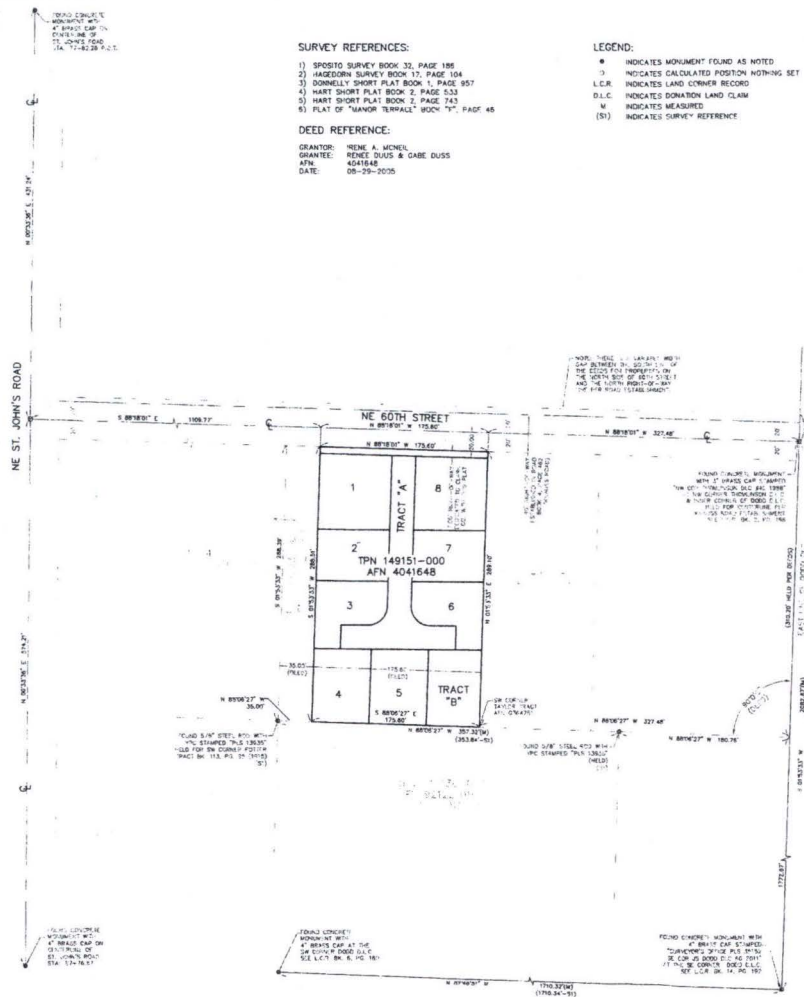
FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF PLATS AT PAGE _____
AT THE REQUEST OF _____
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR:



MINISTER-GLASSER
SURVEYING INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 16-016
DATE: 05-18-17
CALC BY: JAG
DRAWN BY: JAG
CHECKED BY: JAG
FILE: 16-016.DWG



MINISTER AND GLASSER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, 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 ON 02-28-18.

A SUBDIVISION IN A PORTION
OF THE JOHN C. DODD D.L.C.,
LOCATED IN THE SE QUARTER
OF THE SW QUARTER
OF SECTION 12,
T. 2 N., R. 1 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

LEGEND:

- INDICATES MOMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION NOTHING SET

6	INDICATES 1/2" x 24" STEEL ROD WITH YELLOW PLASTIC CAP INDICATED "GALV 43009", 81
8	INDICATES ROD NAIL WITH REBAR INDICATED "GALV 43009", SET INDICATES LAND CORNER RECORD INDICATES DONATION LAND CLAIM
L.C.R.	INDICATES AUTHOR'S FILE NUMBER
A.N.	INDICATES TAX PARCEL NUMBER FOR CLAIM CL. ASSessor'S OFFICE
T.N.	INDICATES NORTH OF LINE
H.O.L.	INDICATES WEST OF LINE
W.O.L.	INDICATES EAST OF LINE
E.O.L.	INDICATES CITY OF VANCOUVER
D.V.	INDICATES FENCE LINE AS INDICATED

SURVEY REFERENCES:

- 1) SPQSTO SURVEY: BOOK 32, PAGE 186
- 2) HAGEDSON SURVEY BOOK 17, PAGE 104
- 3) DONNELLY SHORT PLAT BOOK 1, PAGE 957
- 4) HART SHORT PLAT BOOK 2, PAGE 533
- 5) HART SHORT PLAT BOOK 2, PAGE 743
- 6) PLAT OF "MORRIS TERRACE" BOOK "F", PAGE 48

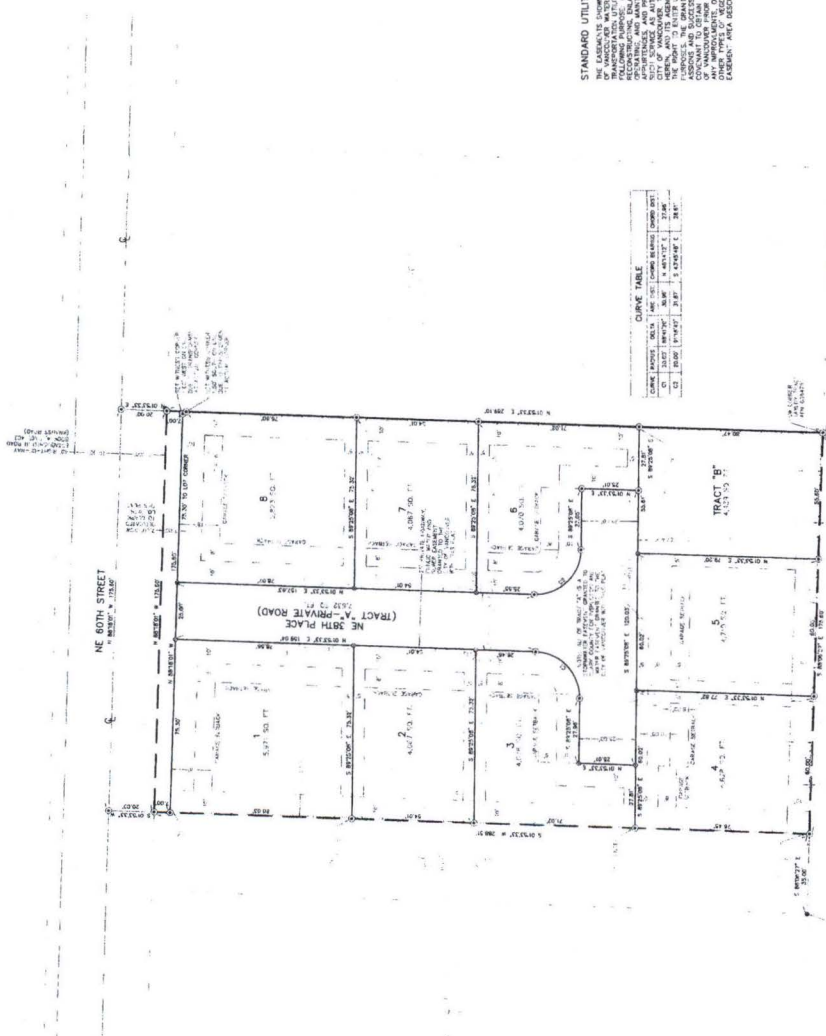
DEED REFERENCE:

GRANTOR: TREME A. MEADEL
GRANTEE: RENEE DUTTS & GARY DUTTS
AFN: 404164R
DATE: 06-29-2005

STANDARD UTILITY EASEMENT:

THE VOUCHER SHOWN ARE CALLED OUT BY CITY OF VANCOUVER WATER SEWER DISTRICT WATER TO TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, MAINTAINING, AND REPAIRING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW PIPE LINES TO THE CITY OF VANCOUVER WATER SEWER DISTRICT WATER. HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES, AND TO DISBURSE THE NECESSARY FUNDS. VOUCHER HAD TO OBTAIN THE CONSENT FROM THE CITY OF VANCOUVER HAD TO ALLOWING THE CONSTRUCTION OF SUCH TYPE OF VOUCHER, FOR THE PERMANENT EASEMENT, AREA DISCLOSED AND SHOWN HEREIN.

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C1	24.637	88°43'40"	30.96	N 48°14'12" E	27.88
C2	90.00	91°16'43"	21.87	S 43°45'48" E	28.81



**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98611

JOB NO. 15-118
DATE 05-28-17
CALC BY: CAC
DRAWN BY: CAC
CHECKED BY: MAC