

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/ Transportation and Development / Development Engineering

**DATE:** Oct. 17, 2017

**REQUESTED ACTION:** Approve final plat for Windmill Terrace Phase 2B

Consent       Hearing       County Manager

### BACKGROUND

Waterford Development, LLC, proposes to subdivide 1.87 acres into 22 single-family attached lots in an R-18 zoning district using townhouse development standards, in accordance with CCC 40.260.155.

A post decision phasing plan Phase 2 created Phases 2A and 2B. It also approved a side yard variance from 5 feet to 4.5 feet (10 percent reduction) and from 5 feet to 4 feet (20 percent reduction). Phase 2A recorded on Dec. 6, 2011, which created a four-lot plat.

### COUNCIL POLICY IMPLICATIONS

N/A

### ADMINISTRATIVE POLICY IMPLICATIONS

N/A

### COMMUNITY OUTREACH

Nothing, recent. When the development was proposed more than 14 years ago, notice of application and public hearing was mailed to the applicant, the North Salmon Creek Neighborhood Association and property owners within 300 feet of the site.

### 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.

PW17-114



**BUDGET DETAILS**

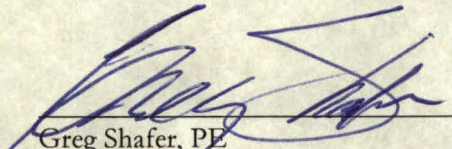
Local Fund Dollar Amount	N/A
Grant Fund Dollar Amount	N/A
Account	N/A
Company Name	N/A

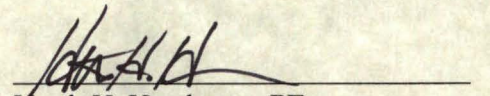
**DISTRIBUTION:**

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

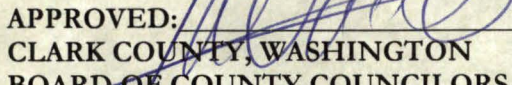
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Attachments: ~~list any attachments here~~ Vicinity map, plat map

  
\_\_\_\_\_  
Greg Shafer, PE  
Development Engineering Manager

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

Primary Staff Contact: Harriet Padmore Ext. 4380

  
APPROVED: \_\_\_\_\_  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: Oct. 17, 2017

SR# 212-17



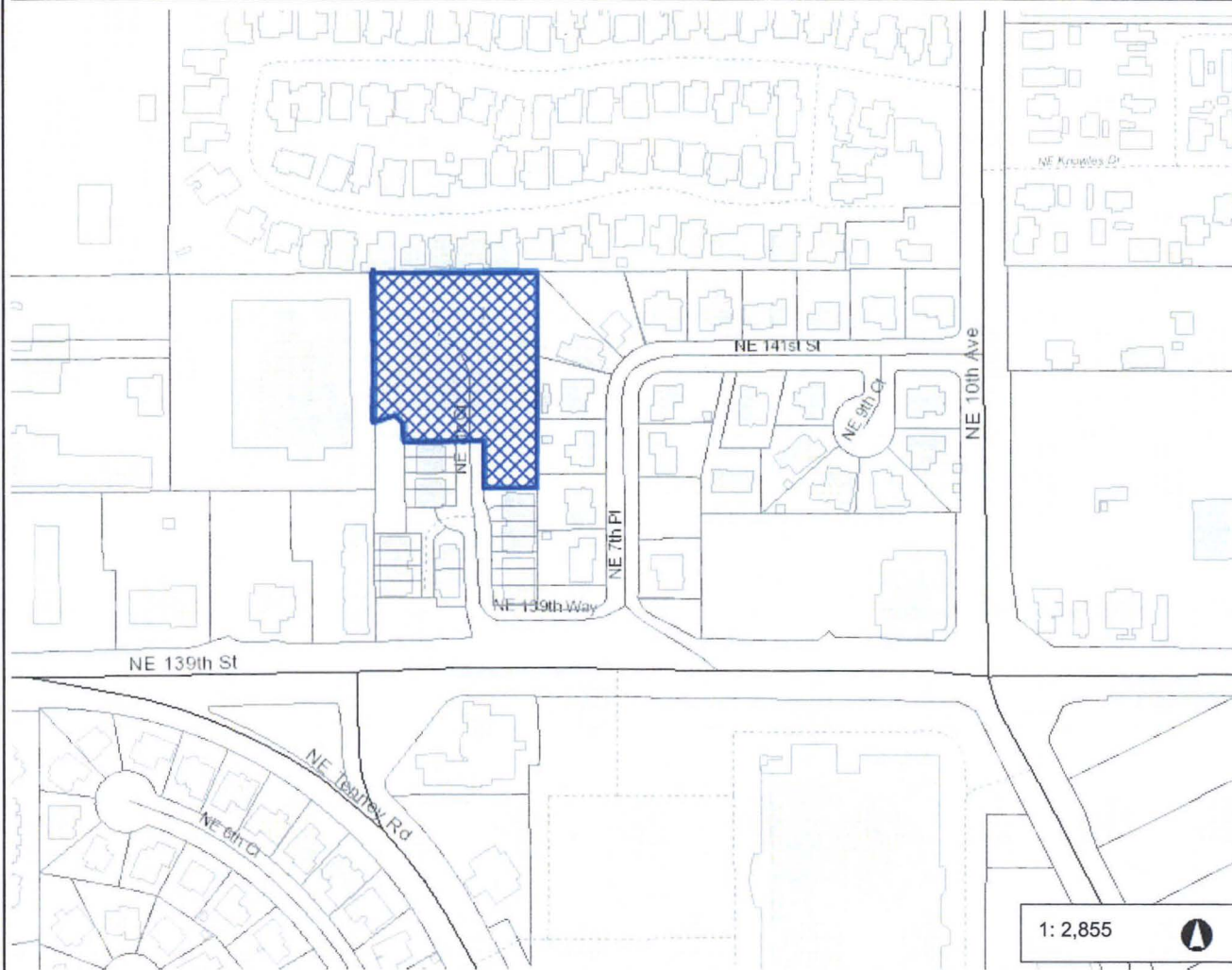
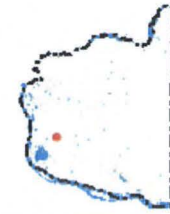
APPROVED: \_\_\_\_\_  
Jim Rumpeltes, Interim County Manager

DATE: \_\_\_\_\_





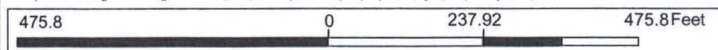
# ATTACHMENT A: WINDMILL TERRACE PH 2B



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

**Notes:**

1: 2,855



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.

# WINDMILL TERRACE PHASE 2B

A SUBDIVISION IN THE SE 1/4 SE 1/4  
OF SEC. 22, T3N, R1E, W.M., CLARK  
COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR  
APPROVED BY \_\_\_\_\_  
COUNTY PLANNING DIRECTOR

CLARK COUNTY PUBLIC WORKS  
APPROVED BY \_\_\_\_\_  
CLARK COUNTY ENGINEER

COUNTY ASSESSOR  
THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. NO.  
58-11-176, LAWS OF PROFESSIONAL LAND SURVEYORS AS  
SUBDIVISION PLAT NO. TERMINAL TERRACE PHASE 2B  
SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF  
CLARK, STATE OF WASHINGTON

COUNTY AUDITOR  
ATTESTED BY \_\_\_\_\_ COUNTY AUDITOR  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.  
AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_ AT PAGE \_\_\_\_\_

COUNTY COUNCILORS  
APPROVED BY \_\_\_\_\_ COUNTY COUNCILORS  
CLARK COUNTY, CLARK COUNTY, STATE OF WASHINGTON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.  
CHAIR OF THE BOARD \_\_\_\_\_  
CLERK TO THE BOARD \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND  
BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RETIRED  
SURVEYOR IN CLARK COUNTY, I MEET THE REQUIREMENTS  
STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS  
PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT,  
THAT THE INFORMATION IS CORRECT.  
BRUCE D. TONKE - PROFESSIONAL LAND SURVEYOR NO. 17388



CLARK PUBLIC UTILITIES (C.P.U.) NOTE  
WE WILL MAINTAIN SERVICE TO ALL SELLER'S UTILITIES AND CONDUITS  
ON THE BASIS OF THE PLAT. THE C.P.U. WILL BE RESPONSIBLE FOR  
THE LOCATION AND DEPTH OF ALL UTILITIES AND CONDUITS  
AS SHOWN ON THE PLAT. THE C.P.U. WILL BE RESPONSIBLE FOR  
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AS SHOWN ON THE PLAT.

### COUNTY REQUIRED NOTES

- 1. ALL LOTS SHALL BE PLATTED FOR THE PURPOSE OF THE SALE OF THE LAND TO THE BUYER AND THE BUYER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND CONDUITS AS SHOWN ON THE PLAT.
- 2. THE BUYER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND CONDUITS AS SHOWN ON THE PLAT.
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**PLAT NOTES**  
1. THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. NO. 58-11-176, LAWS OF PROFESSIONAL LAND SURVEYORS AS SUBDIVISION PLAT NO. TERMINAL TERRACE PHASE 2B SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

**LEGEND**  
CITY OF CLARK  
CLARK COUNTY  
CLARK COUNTY PUBLIC WORKS  
CLARK COUNTY ENGINEER  
CLARK COUNTY ASSESSOR  
CLARK COUNTY AUDITOR  
CLARK COUNTY COUNCILORS  
CLARK COUNTY PLANNING DIRECTOR  
CLARK COUNTY LAND SURVEYORS  
CLARK COUNTY ENGINEERING, INC.

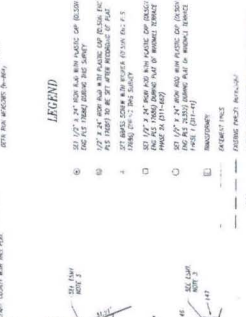


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