

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DATE: June 18, 2020

REQUESTED ACTION: Sign a plat alteration declaration to amend a subdivision recorded in Book H Page 528

_____ Consent _____ Hearing X County Manager

BACKGROUND

This request is to approve the final plat declaration to alter the plat for Whipple Creek Heights, which was recorded in Book H Page 528. The owners propose to boundary line adjust lot 6 and lot 1 of Whipple Creek Heights, and reduce the size of the remainder parcel. The applicant obtained preliminary approval for the plat alteration under PLD2006-00039 and PLD2018-00038. This request is required to satisfy the conditions of approval, RCW 58.17.215, CCC40.210.020 C.2.c and CCC 40.540.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

The preliminary portion of the plat declaration was processed as a type II application and included notice sent to property owners within 500 feet of the lot in question.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
		Action falls within existing budget capacity but requires a change of purpose within existing appropriation
		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.

BUDGET DETAILS

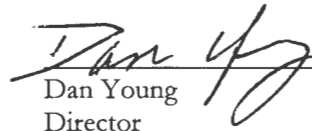
Local Fund Dollar Amount	
Grant Fund Dollar Amount	
Account	
Company Name	

DISTRIBUTION:

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

**BRYAN MATTHEW FOR SUSAN
ELLINGER PER EMAIL
AUTHORIZATION**

Susan Ellinger
Land Use Review Manager
Community Development
564-397-5122


Dan Young
Director
Community Development
564-397-4101

APPROVED: 
Kathleen Otto, Acting County Manager

DATE: 6/22/2020

Serial #: 180317-002
Sec-T-R: NW 1/4 S07 T3N R1E
Project: Whipple Creek Plat Alteration

DECLARATION AMENDING PLAT BOOK H PAGE 528

We, Gregory & Jae Weber, the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), pursuant to RCW 58.17.215 and CCC 40.540, which, under specific circumstances, allows Clark County to approve alterations to recorded plats, file this declaration to accomplish that end.

RECITALS:

Whereas, Gregory & Jae Weber are the owners of property, part of a plat recorded under Auditor's number 9005110011 Book H Page 528 , the Site, which legal description is set forth by a copy of the previously recorded plat in Exhibit A attached hereto; and

Whereas, the owners have sought to amend the recorded plat for the reason to boundary line adjust lot 6 and lot 1 of Whipple Creek Heights; and


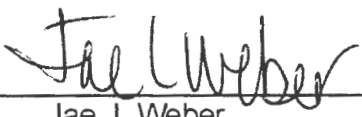
Whereas, the owners obtained preliminary approval for the plat alteration under PLD2006-00039 and this declaration is fulfilling a requirement of that approval; and

Whereas, this document is required to satisfy the conditions of approval, RCW 58.17.215, CCC40.210.020.C.2.c, and CCC40.540; now, therefore,

1. The undersigned owners declare that they are the sole and exclusive owners of the real property, described in Exhibit A (copy of the whole plat),

that is affected by the plat alteration. The plat is recorded in Book H at Page 528, records of Clark County, Washington.

- 2. That plat amended as depicted in Exhibit B;
- 3. The final plat is only amended as set forth above and in all other aspects are unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

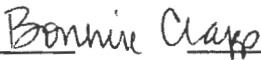



Property Owners: Gregory S Weber and Jae L Weber

STATE OF WASHINGTON)
) ss
 COUNTY OF CLARK)

My commission expires: 5/16/2022





STATE OF WASHINGTON)
) ss
 COUNTY OF CLARK)

Dated this 7th day of April, 2020.

Approved as to form:

By **Taylor Hallvik**
Digitally signed by Taylor Hallvik
 DN: cn=Taylor Hallvik, o=Clark County
 Prosecuting Attorney's Office, ou=Civil
 Division, email=taylor.hallvik@clark.wa.gov,
 c=US
 Date: 2020.06.18 10:12:07 -07'00'
 Taylor Hallvik, Deputy Prosecuting Attorney

Approved and accepted by the County Manager of Clark County, Washington,
 Dated this 22 day of June, 2020

Attested by: 
 Kathleen Otto, Interim Clark County Manager

H-528

WHIPPLE CREEK HEIGHTS

A SUBDIVISION IN A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, T 3 N, R 1 E, W.M.

H-528

SOUTHWEST WASHINGTON HEALTH DISTRICT
 THIS SUBDIVISION IS APPROVED IN GENERAL ONLY.
 Approved public water supply is required.
 Approved public sewer system is required.
 Individual on site sewage disposal.
 Individual approvals to be based on regulations and evaluations at time of permit application.
Walter Ameth ES. 1-10-90
 DISTRICT HEALTH OFFICER


COUNTY ENGINEER
 APPROVED: Greg Rignall 5/4/90
 COUNTY ENGINEER DATE
COUNTY PLANNING DIRECTOR
 APPROVED: John Deas 5/8/90
 COUNTY PLANNING DIRECTOR DATE

COUNTY COMMISSIONER
 Approved and accepted by the Board of County Commissioners, County of Clark, State of Washington on this 5th day of May, 1990.
John W. Sturdevant
 CHAIRMAN, Board of County Commissioners
 Attested by Walter Ameth
 CLERK TO THE BOARD

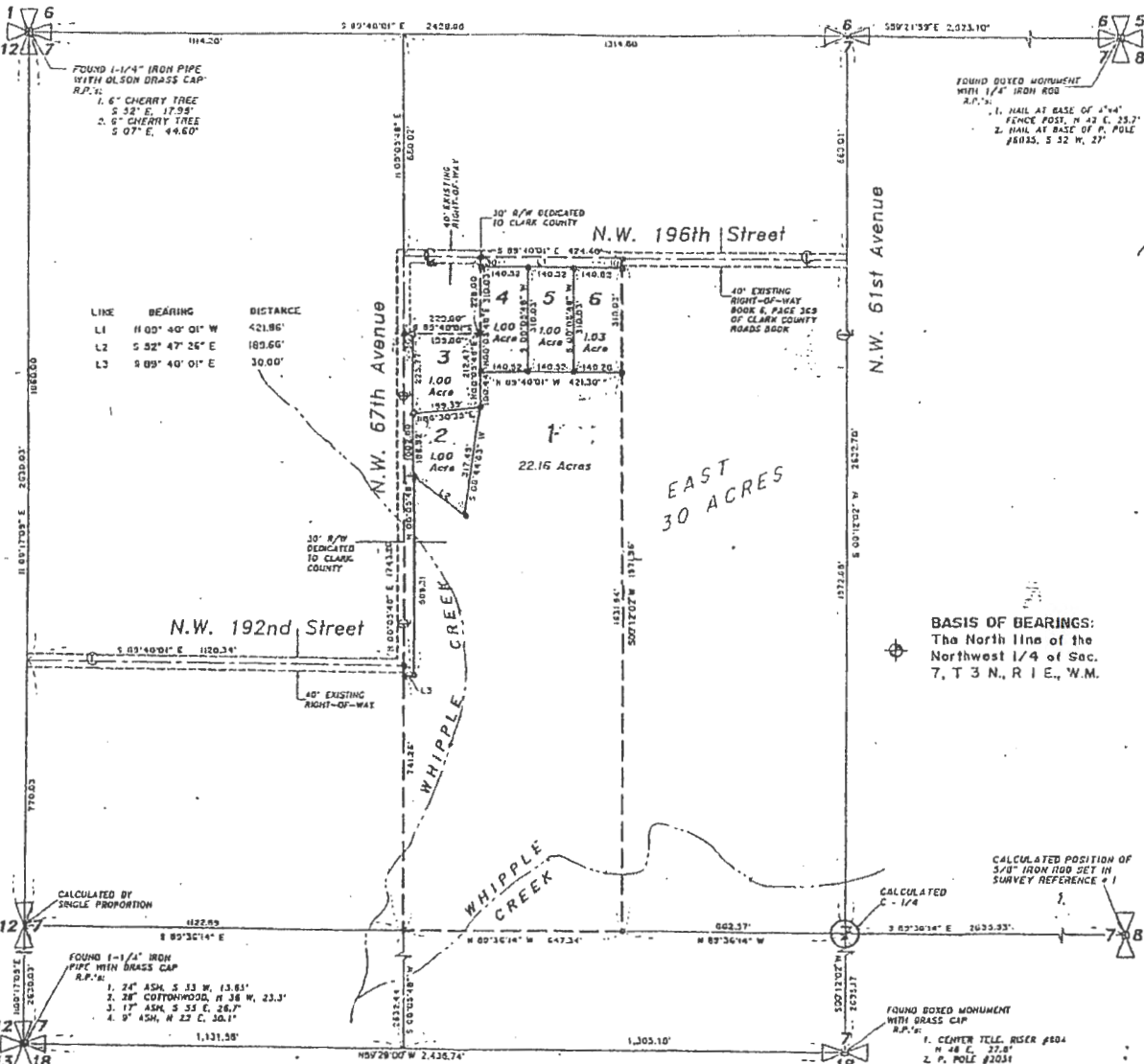
ASSESSOR
 This plot meets the requirements of R.C.W. 58.17.170 Laws of Washington, to be known as WHIPPLE CREEK HEIGHTS
 PLAT No. H-528
 In the county of Clark, state of Washington.
Don Gammill S. Mack
 COUNTY ASSESSOR

AUDITOR 205110011
 Attested by Elizabeth A. Rice
 COUNTY AUDITOR
SURVEYORS 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 R.C.W. 58.13 Laws of Washington.

JOHN G. LAWSON
 PLS 11989

LAWSON SURVEYING & ENGINEERING
 BUILDING 2, SUITE 280
 11800 N.E. 95th STREET
 WAUCOUVER, WA 98002
 PHONE (206) 258-8008

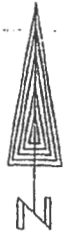
MAINTENANCE OF PRIVATE ROADS
 The owners and developers of this Subdivision shall be responsible for maintenance of all private roads within this Subdivision for a period of two (2) years from the date of recording of the Subdivision. Thereafter, each lot owner having access to a private road shall participate on an equal basis. No private road will be maintained by the county until approved to county standards and accepted. All road easements shown are non-exclusive private road easements for ingress, egress and utilities.
 An easement is hereby reserved under and upon the anterior six (6) feet of front and rear boundary lines and exterior lines (3) feet of side boundary lines of all lots, for purpose of laying, constructing, renewing, repairing, and maintaining Electrical, Telephone, and Cable T.V. services.



- SPECIAL CONDITIONS OF SUBDIVISION**
- ALL DRIVEWAYS CROSSING A ROADSIDE DITCH SHALL HAVE A CULVERT OF A MINIMUM SIZE OF 12" IN DIAMETER.
 - ALL ROOF DRAINS SHALL BE DIRECTED TO FLOW TOWARDS THE ROADSIDE DITCH.
 - ALL LOTS WITHIN THIS PLAT SHALL NOT BE FURTHER DIVIDED UNDER THE "CLUSTER PROVISIONS" OF THE AGRICULTURE ZONING DISTRICT.
 - NO PUBLIC OR PRIVATE ACCESS EASEMENTS OR RIGHT-OF-WAY SHALL BE LOCATED THROUGH THE APPROVED SEPTIC SYSTEM SITES.
 - EACH LOT SHALL HAVE ITS OWN SEPTIC SYSTEM SITE LOCATED ENTIRELY ON THE LOT IT SERVES.
 - MINIMUM SETBACKS FOR SIDE AND REAR YARDS SHALL BE 30' UNLESS A GREATER SIDE OR REAR YARD SETBACK IS REQUIRED BY THE ZONING ORDINANCE.
 - EACH LOT SHALL BE SERVED BY ITS OWN WELL.
 - WITH THE EXCEPTION OF LOT 1, LOTS 2, 3, 4, 5, 6, SHALL BE SERVED BY A SEPTIC TANK SYSTEM AND DRAIN FIELD TO BE APPROVED BY THE SOUTHWEST WASHINGTON HEALTH DISTRICT. ALL SEPTIC SYSTEMS SHALL BE SERVICED BY A SEPTIC MAINTENANCE OPERATOR LICENSED & APPROVED BY THE SOUTHWEST WASHINGTON HEALTH DISTRICT.

Revised: 01/18/90

NOVEMBER 1989



SCALE: 1" = 200'

LEGEND
 FOUND MONUMENT
 SET 1/2" IRON ROD

SURVEY REFERENCE:
 1. BOOK 10, PAGE 30
 1979 - 11ACED00H

H-528

Exhibit "A"

Declaration Amending PLAT Book "H" Page 528

