

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works, Clean Water Division

**DATE:** May 19, 2020

**REQUESTED ACTION:** Execute a quit claim deed transferring Tax Parcel No. 176390-026 to the City of Vancouver.

Consent     Hearing     County Manager

---

### BACKGROUND

Parcel No. 176390-026 is owned by Public Works Clean Water Division and contains a biofiltration swale, infiltration basin, and associated structures designed to treat and retain stormwater generated within the Sunny Acres subdivision. The parcel was obtained by Clark County through a plat dedication.

The City of Vancouver needs to obtain Parcel No. 176390-026 from Clark County to accomplish a transportation improvement project along Northeast 1st Street in Vancouver.

In return for the parcel, the City of Vancouver agrees to construct new stormwater facilities sufficient to replace the treatment and flow control functions provided by the current facilities. The City of Vancouver further accepts responsibility to maintain these stormwater facilities to required standards in perpetuity, as a regulated facility under Clark County's Phase I Municipal Stormwater Permit, until such time as Parcel No. 176390-026 is annexed by City of Vancouver.

Clark County recognizes and supports the public benefits represented by the city's transportation project on Northeast 1st Street. The county is not seeking reimbursement for the property because the transfer results in an ongoing cost savings due to the elimination of county maintenance for the existing stormwater facility contained in Parcel No. 176390-026.

### COUNCIL POLICY IMPLICATIONS

CCC 2.33A.110.1 and CCC 2.33A.180.2 provide the Clark County Council's discretion to sell or otherwise dispose property on the county's terms. It is in the best interest of Clark County to execute this property transfer.

### ADMINISTRATIVE POLICY IMPLICATIONS

Clark County regularly partners and coordinates with City of Vancouver to support the improvement and maintenance of local transportation and stormwater systems.

### COMMUNITY OUTREACH

The county does not anticipate any community outreach associated with the property transfer. City of Vancouver will engage in community outreach pertaining to their transportation improvement project at this location.

**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.

**BUDGET DETAILS**

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

**DISTRIBUTION:**

Council staff will post all staff reports to the web. <https://www.clark.wa.gov/council-meetings>

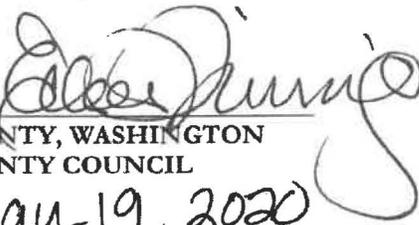
**ATTACHMENTS:** (1) Quit Claim Deed; (2) Resolution; and (3) Power Point

  
 \_\_\_\_\_  
 Greg Shafer, PE  
 Interim Clean Water Division Manager

  
 \_\_\_\_\_  
 Ahmad Qayoumi, PE  
 Public Works Director/County Engineer

  
 \_\_\_\_\_  
 Cherie Sabug  
 Interim Finance Division Manager

Primary Staff Contact: Jeff Schnabel, ext. 4583

APPROVED:   
 CLARK COUNTY, WASHINGTON  
 CLARK COUNTY COUNCIL  
 DATE: May 19, 2020  
 SR# 074-20



Recording requested by:  
City of Vancouver  
City Clerk's Office  
PO Box 1995  
Vancouver, WA 98668-1995

DE 20-10

**Document Title: Quit Claim Deed**  
**Grantor: Clark County, Washington**  
**Grantee: City of Vancouver, Washington**  
**Legal Description: Sunny Acres Stormwater Tract**  
**Serial #: 176390-026**

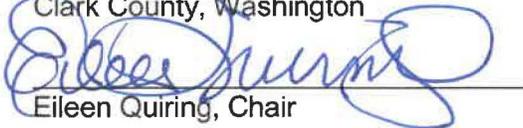
**QUIT CLAIM DEED**

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of Washington, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations conveys and quit claims to the **CITY OF VANCOUVER**, a municipal corporation of the State of Washington, its heirs and assigns, any interest it may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

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

Dated this 19<sup>th</sup> day of May, 2020.

County Council  
Clark County, Washington

  
Eileen Quiring, Chair

Accepted on behalf of the  
City of Vancouver, Washington

\_\_\_\_\_  
Temple Lentz, District 1

By: \_\_\_\_\_  
Eric J. Holmes, City Manager

\_\_\_\_\_  
Julie Olson, District 2

\_\_\_\_\_  
John Blom, District 3

\_\_\_\_\_  
Gary Medvigg, District 4



Quit Claim Deed  
Serial #: 176390-026

STATE OF WASHINGTON

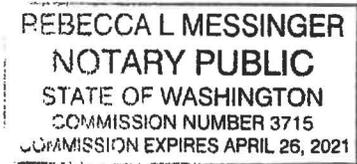
COUNTY OF CLARK

On this 19<sup>th</sup> day of May, 2020, before me personally appeared Eileen Quiring and \_\_\_\_\_, to me known to be the duly elected, qualified and acting County Councilors(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument by resolution of the County Council, Clark County, Washington and that the seal affixed is the official seal of Clark County.

Dated May 19, 2020

Rebecca L. Messinger

Notary Public in and for the State of WA  
Residing at Vancouver  
My commission expires: 4/26/2021

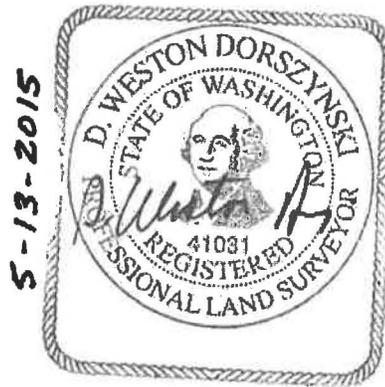


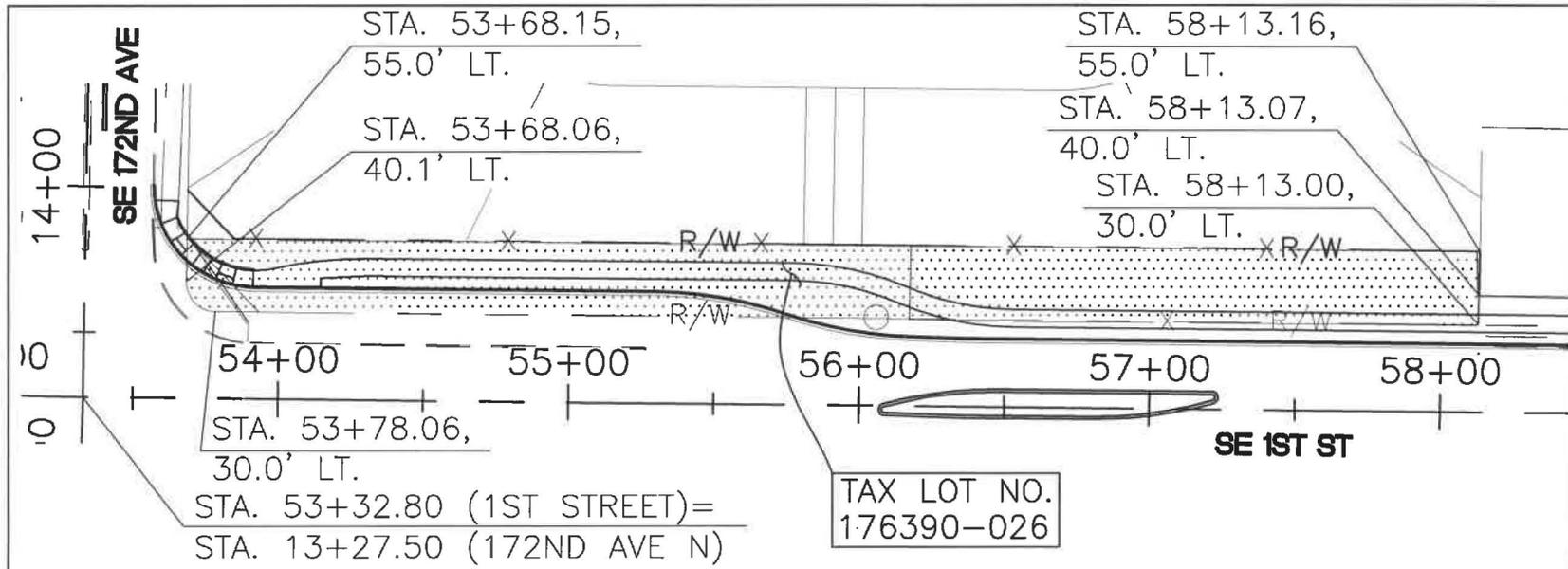
PROJECT # 071612

EXHIBIT "A"  
LEGAL DESCRIPTION  
Right-of-Way Acquisition  
Tax Lot 176390-026 – Clark County Environmental Services

All of the Storm Water Tract of Sunny Acres, according to the plat thereof, recorded in Volume 310 of Plats, Page 718, records of Clark County, Washington, in the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington:

Contains 11,103 square feet more or less





OWNER: Clark County Environ Services - CWP  
 MAILING: Clean Water  
 PO Box 9810  
 Vancouver, WA 98666  
 SER. NO.: 176390-026  
 SW 1/4, SEC 30, T2N, R3E W.M.  
 ORIGINAL PROPERTY: 11,098 SQ. FT.  
 ROW AREA: 11,098 SQ. FT.  
 PROPERTY REMAINDER: 0 SQ. FT.



*This exhibit is intended for general location purposes only and does not supercede the written legal description.*



**SE 1ST STREET - NE 164TH AVE TO NE 192ND AVE STREET IMPROVEMENTS**  
 City of Vancouver PUBLIC WORKS - TRANSPORTATION

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2020-05-12

IN THE MATTER OF EXECUTION OF QUIT CLAIM DEED FROM CLARK COUNTY

WHEREAS, the Clark County Council is in regular session this 19<sup>th</sup> day of May, 2020, and;

WHEREAS, Tax Lot 176390-026, known as the Stormwater Tract of Sunny Acres subdivision, and containing 11,103 square feet more or less, was obtained by Clark County through a plat dedication and is owned by Clark County Public Works Clean Water Division, and;

WHEREAS, tax lot 176390-026, contains a biofiltration swale, infiltration basin, and associated structures designed to treat and retain stormwater generated in county jurisdiction within the Sunny Acres subdivision, and;

WHEREAS, the City of Vancouver needs to obtain tax lot 176390-026 from Clark County to accomplish a transportation improvement project along NE 1st Street in Vancouver, and;

WHEREAS, the City of Vancouver accepts responsibility to maintain these stormwater facilities to required standards in perpetuity, as a regulated facility under Clark County's Phase I Municipal Stormwater Permit, until such time as tax lot 176390-026 is annexed by City of Vancouver, and;

WHEREAS, CCC 2.33A.110.1 and CCC 2.33A.180.2 provides the Clark County Council discretion to sell or otherwise dispose property on the county's terms, and;

WHEREAS, Clark County Public Works supports the public benefits of the transportation project in ongoing partnership with City of Vancouver, and;

WHEREAS, Clark County Public Works is not seeking reimbursement because this property transfer represents a cost savings to Clark County due to elimination of county maintenance for the existing stormwater facilities contained in tax lot 176390-026, and;

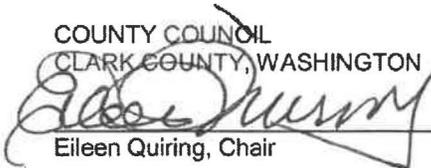
WHEREAS, it is in the best interest of Clark County the following is hereby executed:

<u>Document</u>	<u>Data</u>	
Quit Claim Deed	FROM:	Clark County, Washington
	TO:	City of Vancouver, Washington
	CONSIDERATION:	\$10.00

**NOW, THEREFORE**, it is hereby **RESOLVED** that the above mentioned Quit Claim Deed be executed by the County Council and then be recorded and filed.

It is further **RESOLVED** that copies of this Resolution should be filed with the County Auditor, County Engineer and in the records of the County Council.

COUNTY COUNCIL  
CLARK COUNTY, WASHINGTON

  
Eileen Quiring, Chair

\_\_\_\_\_  
Temple Lentz, District 1

\_\_\_\_\_  
Julie Olson, District 2

\_\_\_\_\_  
John Blom, District 3

\_\_\_\_\_  
Gary Medvigy, District 4

ATTEST:

  
\_\_\_\_\_  
Clerk of the Council

Approved as to Form Only:  
Anthony F. Golik  
Prosecuting Attorney

By: Bill Richardson  
\_\_\_\_\_  
Deputy Prosecuting Attorney



# Execute a Quit Claim Deed transferring Parcel No. 176390-026 to City of Vancouver

---

Clark County Public Works



Execute a Quit Claim Deed to the City of Vancouver – Parcel No. 176390-026  
Council District 3

---

## BACKGROUND

- Parcel No. 176390-026 is in county jurisdiction and contains stormwater treatment and control structures
- City of Vancouver needs to obtain this parcel for a transportation project along Northeast 1st Street
- Council may dispose property on the county's terms under CCC 2.33A.110.1 and CCC 2.33A.180.2
- Transfer results in ongoing cost savings to county due to elimination of maintenance on the parcel



**Execute a Quit Claim Deed to the City of Vancouver – Parcel No. 176390-026**  
Council District 3

---

## CONDITIONS

- City of Vancouver will construct new storm facilities to replace those currently in Parcel No. 176390-026.
- City of Vancouver accepts responsibility to maintain the facilities to required county standards in perpetuity.
- Clark County is not seeking reimbursement for this property.
  - Transfer represents ongoing cost savings to the county
  - County recognizes the public benefits of the city's transportation project
  - It is in the county's best interest to execute this transfer



**Execute a Quit Claim Deed to the City of Vancouver – Parcel No. 176390-026  
Council District 3**

