

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Salmon Creek Manor Short Plat  
**DATE:** Final Plat Consent Agenda – August 22, 2017  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00053 Salmon Manor Short Plat  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat for Salmon Creek Manor Short Plat PLD2015-00028/FLD2016-00053.

**Project review:** The application vested on September 1, 2015. A pre-application conference was held on February 26, 2015. Preliminary approval was issued on December 30, 2015. Final engineering approval was granted July 8, 2017.

**Zoning:** R1-10; **Lot Size:** The R1-10 zone has a minimum lot area of 10,000 square feet and a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 12,281 square feet to 45,692 square feet. The 45,692 square foot Lot 1 contains an existing residence and is exempted from the average lot area calculations per CCC40.220.010.C.2.b. With Lot 1 excluded, the lots average 14,667 square feet.

All lots in this plat are above the minimum of 10,000 square feet.

**COMMUNITY OUTREACH**

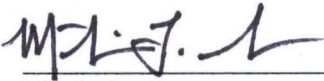
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on September 29, 2015.

**DISTRIBUTION:**


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

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Jan Bazala  
Planner II

  
Martin Snell  
Community Development  
Director

Primary Staff Contact: Angie Merrill Ext.4028

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: Aug. 22, 2017

SR# SR 175-17



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

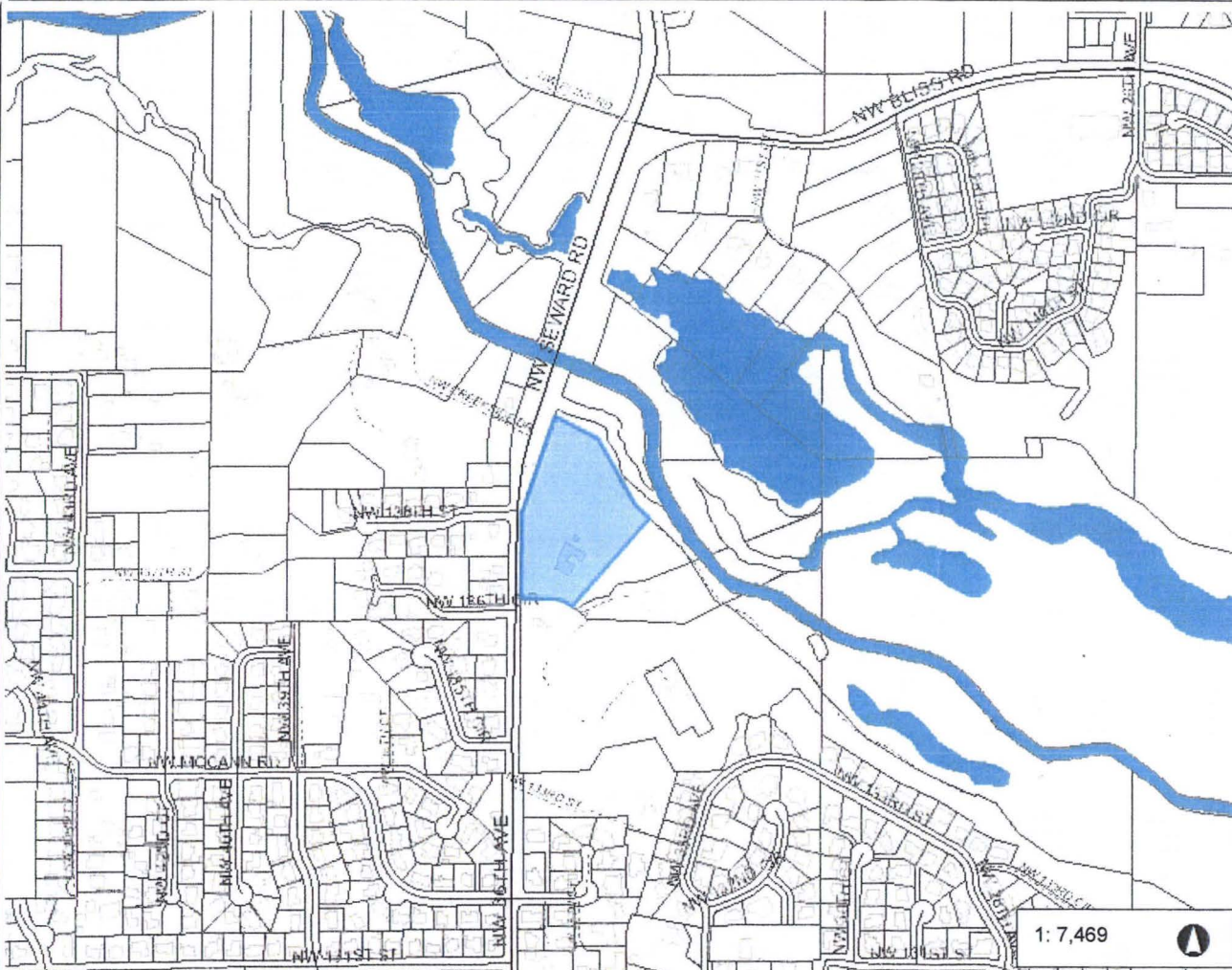
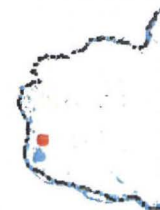
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*[Faint handwritten scribbles]*

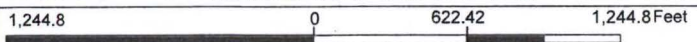


# Vicinity Map



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

**Notes:**



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.

1: 7,469

PREPARED BY:  
MINISTER AND GLAESER SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA, 98681  
(360) 894-3313

**PLAT NOTES:**

- MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION OF CLYDEA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
- IF ANY DEVELOPMENT ACTIVITY OR GROUND DISTURBANCE OCCURS SOUTH OUTSIDE OF THE BUILDING ENVELOPES REPRESENTED ON THE FINAL PLAT, ADDITIONAL SHORELINE REVIEW WILL BE REQUIRED FOR THE AREA IMPACTED.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHOWN ON THE ASBUILTS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON TRACT "A" AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS, TRACTS AND ACCESS EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING OF 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.
- NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NW 36TH AVENUE.
- THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES - HOMEOWNERS ASSOCIATION.
- THE APPLICANT SHALL ADHERE TO THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEERING STUDY, PREPARED BY GEOTECHNICAL & ENVIRONMENTAL SERVICES, INC. DATED JUNE 12, 2015, UNLESS FURTHER STUDIES PRESENT NEW OR DIFFERENT FACTS.
- WITHIN THE SHORELINE JURISDICTIONAL AREA ON LOTS 5, 6, 7 AND 8 AS SHOWN ON THE FACE OF THE PLAT ADDITIONAL SHORELINE REVIEW IS REQUIRED FOR ANY STRUCTURE OTHER THAN ONE RESIDENCE AND GRADING THAT IS TWO HUNDRED FIFTY CUBIC YARDS OR LESS.
- CLARK COUNTY HABITAT CONSERVATION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.440) REQUIRES PRIORITY HABITAT, INCLUDING RIPARIAN HABITAT CONSERVATION ZONES, TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONJUNCTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE RIPARIAN HABITAT CONSERVATION ZONE IDENTIFIED ON THE FACE OF THIS PLAT.
- CLEARING NATIVE VEGETATION, PLANTING NON-NATIVE VEGETATION, CONSTRUCTION OR DEVELOPMENT OF ANY KIND, THE DUMPING OF YARD WASTES, ENTRY BY FEET, AND ANY OTHER PHYSICAL ALTERATION OF THE LAND DETERMINED TO BE INJURIOUS IS STRICTLY PROHIBITED AS PER THE CONSERVATION COVENANT TO BE RECORDED WITH THIS PLAT.
- TRACT "B" IS AN OPEN SPACE, LANDSCAPE AND SIDEWALK TRACT THAT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "D" IS A 20' PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 1, 7 AND 8 AND A PORTION OF A 25' PUBLIC UTILITY EASEMENT THIS TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "A" IS A PRIVATE ROAD THAT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALSO, AN ACCESS EASEMENT IS GRANTED TO CLARK COUNTY OVER THIS TRACT.
- THIS DEVELOPMENT IS SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO THE PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY RECORDED UNDER AUDITOR'S FILE NUMBER 6432958, CLARK COUNTY DEED RECORDS.
- TRACT "C" IS A STORMWATER AND HABITAT TRACT AND PORTIONS OF TRACT "D" ARE ALSO HABITAT MITIGATION AREAS AS SHOWN ON SHEET 2.
- ALL PRIVATE STORM EASEMENTS SHOWN ON THE PLAT ALSO INCLUDE AN EASEMENT GRANTED TO CLARK COUNTY FOR INSPECTION.

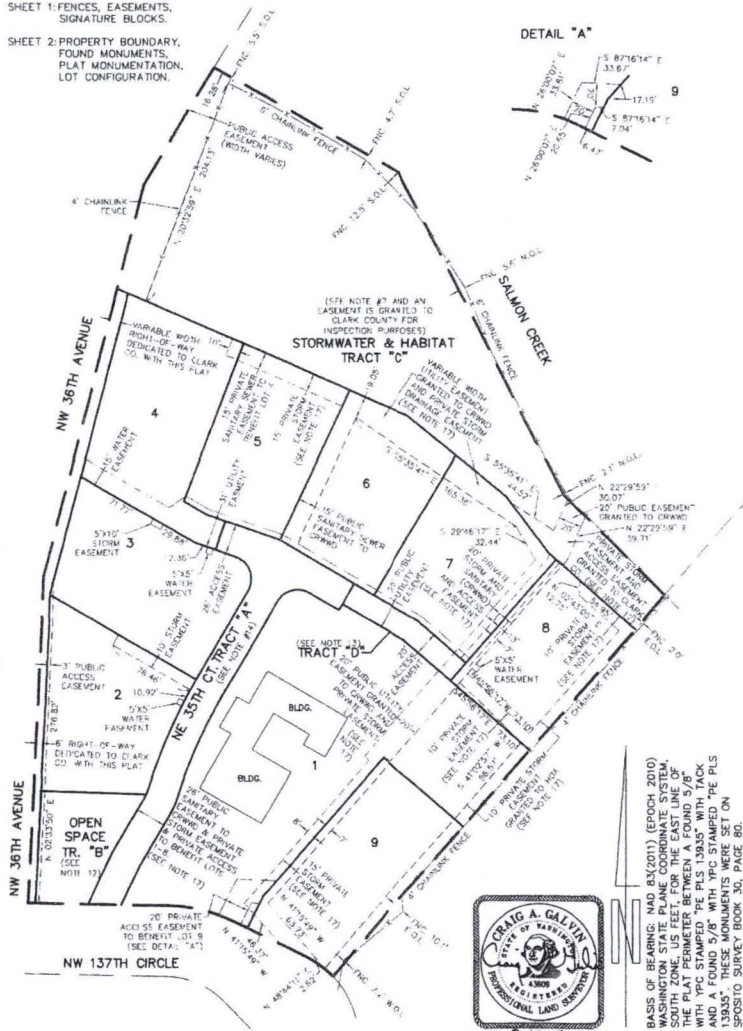
**LEGEND:**

- CRHWD INDICATES CLARK COUNTY REGIONAL WASTE WATER DISTRICT
- N.O.L. INDICATES NORTH OF LINE
- E.O.L. INDICATES EAST OF LINE
- S.O.L. INDICATES SOUTH OF LINE
- W.O.L. INDICATES WEST OF LINE
- - - - - INDICATES FENCE LINE

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, 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 332-120-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 05-18-2015.

**SHEET INDEX:**

- SHEET 1: FENCES, EASEMENTS, SIGNATURE BLOCKS.
- SHEET 2: PROPERTY BOUNDARY, FOUND MONUMENTS, PLAT MONUMENTATION, LOT CONFIGURATION.



8-10-17  
SCALE 1 INCH = 60 FEET

PLAT BASIS OF BEARING: T10.815011° (PERIOD 2010) WASHINGTON STATE PLANE COORDINATE SYSTEM. SOUTH ZONE, US FEET. FOR THE EAST LINE OF THE PLAT PERIMETER BETWEEN A FOUND 5/8" WITH TFC STAMPER "16" PLUS 130033 WITH TFC STAMPER "130033" AND ANOTHER "16" PLS 130033. THESE MONUMENTS WERE SET ON SPOSSITO SURVEY BOOK 30, PAGE 80.

**SALMON CREEK MANOR SHORT PLAT**

A SHORT PLAT OF TAX PARCEL 187919-000, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 20 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T4N, R1E, W4M, CLARK COUNTY, WASHINGTON  
JOB NO.: 16-372 DATE: 8-08-17  
SHEET 1 OF 2

**CLARK COUNTY HEALTH DEPARTMENT:**

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.

- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
- AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- LOTS IN THIS 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.

*Carla C. Snyder, R.Ed.* 8/10/17  
COUNTY HEALTH OFFICER DATE

**ASSESSOR:**

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

**PUBLIC WORKS:**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER

**COMMUNITY DEVELOPMENT DEPARTMENT:**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR

**COUNTY COUNCILORS:**

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ATTESTED BY: \_\_\_\_\_  
CHAIR OF THE BOARD OF COUNTY COUNCILORS

**AUDITOR:**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
AUDITOR'S RECEIVING NO. \_\_\_\_\_  
SAM VILHAUER CONSTRUCTION

DEPUTY/COUNTY AUDITOR \_\_\_\_\_

**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 R.C.W. 58.17 LAWS OF WASHINGTON.

*Craig Galvin* 8-10-17  
CRAIG A. GALVIN, PROFESSIONAL LAND SURVEYOR DATE  
PLS NO. 43609

PREPARED BY:  
WINSTON AND GLAESER SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA., 98661  
(360) 694-3313

# SALMON CREEK MANOR SHORT PLAT

A SHORT PLAT OF TAX PARCEL 187919-000,  
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 20  
AND THE NE 1/4 OF THE NE 1/4 OF SECTION 29,  
T. 3 N., R. 1 E., W. M.,  
CLARK COUNTY, WASHINGTON  
JOB NO.: 16-372 DATE: 8-08-17

SHEET 2 OF 2

**LEGEND:**

- INDICATES FOUND MONUMENT AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (GALVIN 43609) CAP SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 43609 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF LINE, NOT DISTANCE.
- ( ) INDICATES RECORD DISTANCE.
- IR INDICATES IRON ROD.
- YPC INDICATES YELLOW PLASTIC CAP.
- SR INDICATES SURVEY REFERENCE.
- FND INDICATES FOUND.
- HCZ INDICATES HABITAT CONSERVATION ZONE.

**DEED REFERENCES:**

1. GRANTOR: VROHNA B. FORDHAM & LESLIE J. FORDHAM  
GRANTEE: MICHAEL PARKER & WILLIAM ROSKOWSKI  
AUDITORS FILE NUMBER: 3150688 D  
DATE: 02-27-2015

**SURVEY REFERENCES:**

1. SPOSTO SURVEY BOOK 30, PAGE 80
2. CLARK COUNTY SURVEY BOOK 46, PAGE 131
3. HAGEDORN SURVEY BOOK 18, PAGE 121
4. PLAT OF "MEADOWS AT SALMON CREEK", PAGE 561
5. PLAT OF "PINECREST TERRACE" BOOK "C", PAGE 466

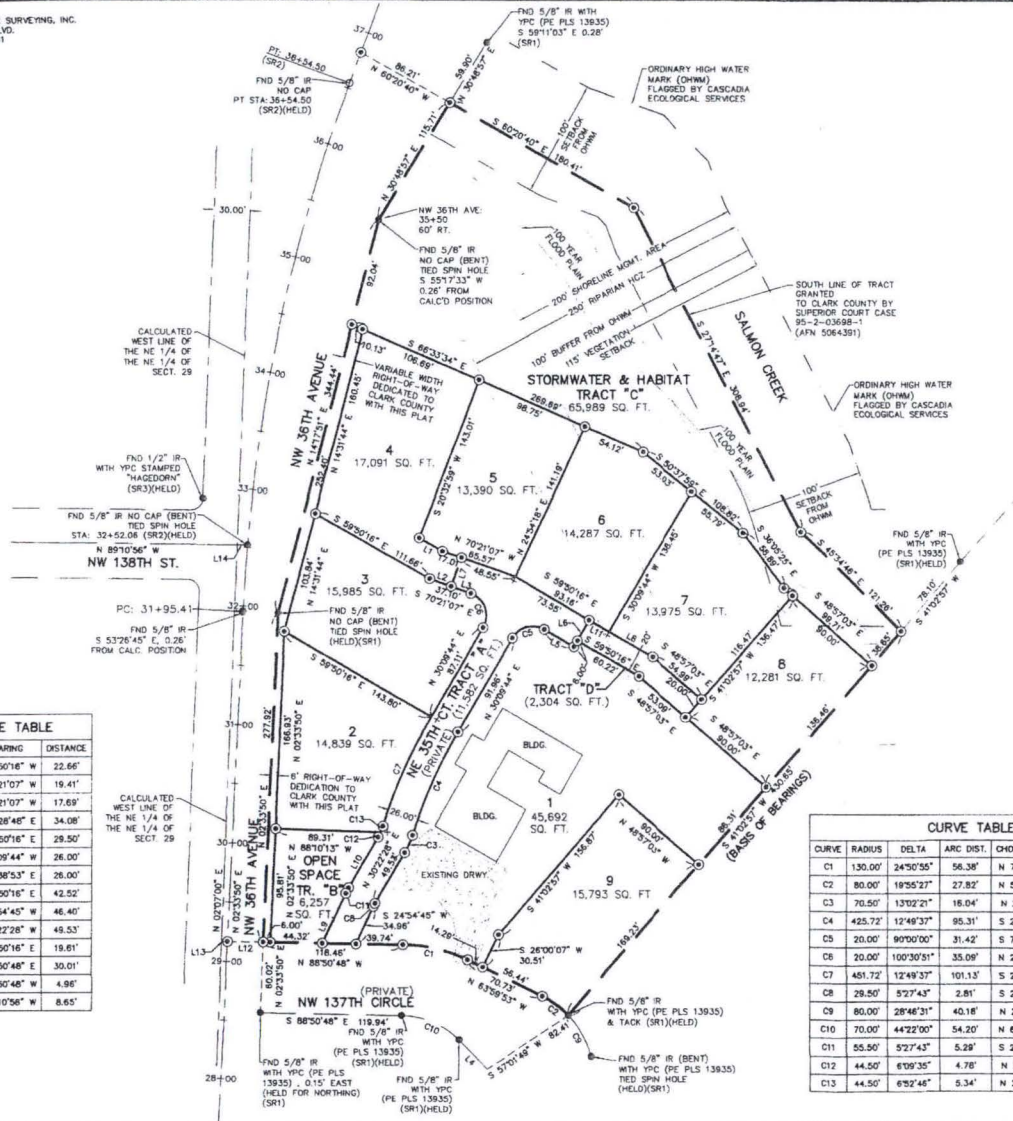
LINE	BEARING	DISTANCE
L1	N 59°50'16" W	22.66'
L2	N 70°21'07" W	19.41'
L3	N 70°21'07" W	17.69'
L4	S 44°28'48" E	34.08'
L5	S 59°50'16" E	29.50'
L6	S 30°09'44" W	26.00'
L7	N 19°38'53" E	26.00'
L8	S 59°50'16" E	42.52'
L9	S 24°54'45" W	46.40'
L10	S 30°22'28" W	49.53'
L11	S 59°50'16" E	19.61'
L12	S 88°50'48" E	30.01'
L13	N 88°50'48" W	4.96'
L14	N 89°10'56" W	8.65'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	130.00'	24°50'55"	56.38'	N 76°25'20" W	55.94'
C2	80.00'	19°56'27"	27.82'	N 54°02'09" W	27.88'
C3	70.50'	13°02'21"	16.04'	N 23°51'18" E	16.01'
C4	425.72'	12°49'37"	95.31'	S 23°44'56" W	95.11'
C5	20.00'	90°00'00"	31.42'	S 75°09'44" W	28.28'
C6	70.00'	100°30'51"	35.06'	N 20°05'42" W	30.76'
C7	451.72'	12°49'37"	101.13'	S 23°44'58" W	100.92'
C8	29.50'	57°7'43"	2.81'	S 27°38'36" W	2.81'
C9	80.00'	28°46'31"	40.16'	N 29°41'10" W	39.76'
C10	70.00'	44°22'00"	54.20'	N 66°39'48" W	52.86'
C11	55.50'	57°7'43"	5.29'	S 27°38'36" W	5.29'
C12	44.50'	6°09'35"	4.78'	N 27°7'41" E	4.78'
C13	44.50'	6°09'46"	5.34'	N 20°46'30" E	5.34'



BASIS OF BEARING: NAD 83(2011) (EPOCH 2010)  
WASHINGTON STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, US FEET. FOR THE EAST LINE OF  
LOT 1, BEARING AND DISTANCE WERE OBTAINED  
WITH YPC STAMPED "PE PLS 13935" AND 5/8" IRON  
AND A FOUND 5/8" IRON ROD WITH YPC STAMPED "PE PLS  
13935". THESE MONUMENTS WERE SET ON  
SPOSTO SURVEY BOOK 30, PAGE 80.

SCALE 1 INCH = 60 FEET



DWG FILE: 16.3725P.DWG DRAWN BY: CAG, CALC BY: CAG