

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Tri-Mountain Estates LLC

DATE: Final Plat Consent Agenda – August 22, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00024 Tri-Mountain Estates Cluster Phase 3

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Tri-Mountain Estates Cluster Phase 3 PLD2005-00108/ FLD2017-00024 Tri-Mountain Estates Cluster Phase 3

Project review: The application vested on October 25, 2005. A pre-application conference was held on November 23, 2004, Preliminary approval was issued on April 19, 2010. Final engineering approval was granted October 31, 2006.

Zoning: R-5; **Lot Size:** The R-5 zone has a minimum lot area of 5 acres. **Actual Lot Size:** Parcels range in size from 1.13 acres to 56.27 acres.

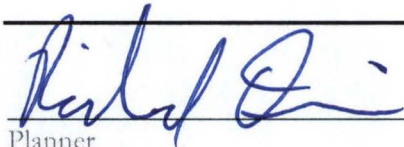
The applicant utilized the cluster lot provisions in CCC40.210.020(D) (Rural Cluster Development) for this project. These provisions allow the cluster lots to be a minimum of 1 acre, while the remainder must be 65 percent of the total site area.

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 500 feet of the site on February 10, 2010. Notice of the application and hearing were posted on the site by the applicant on March 17, 2010.

DISTRIBUTION:

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



Planner
Richard Daviau



Community Development Director
Marty Snell

Primary Staff Contact: Angie Merrill Ext.4028

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Aug. 22, 2017

SR# SR 176-17

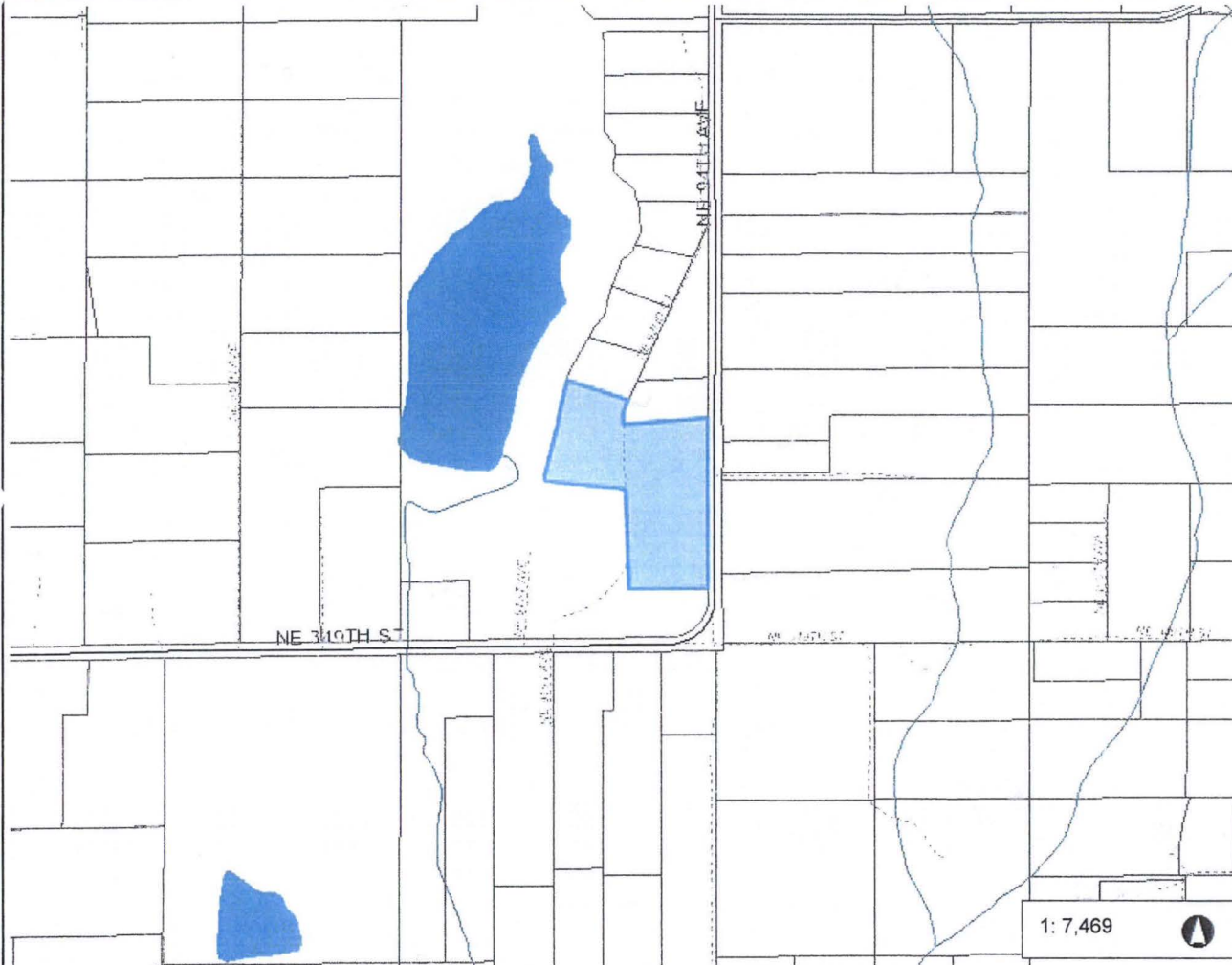


APPROVED: _____
Jim Rumpeltes, Interim County Manager

DATE: _____



Vicinity Map



Legend

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

Notes:

1,244.8 0 622.42 1,244.8 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. THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCRUSTMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
2. NO ENTRENCH TREATMENTS, MONUMENTS OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSIDERED TO PROMPT LANDSCAPING.
3. SIGHT OBSCURING FENCES ARE NOT PERMITTED WITHIN FIFTY (50) FEET OF THE PUBLIC RIGHT-OF-WAY, NOR ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGHT OBSCURING FENCES INCLUDE FENCES THAT MEET EITHER THE F1 OR F2 STANDARDS IN SECTIONS 40.330.100(6) AND (7).
4. NO REGULATED ACTIVITIES AS DEFINED IN THE WETLAND PROTECTION DRONAMCE (CLARK COUNTY CODE CHAPTER 40-450) SHALL OCCUR OUTSIDE OF THE DEVELOPMENT ENVELOPE'S SHOWN ON THE FACE OF THIS PLAT WITHOUT PRIOR APPROVAL FROM THE COUNTY PLANNING DIRECTOR.
5. DOWNSPOUTS AND FOUNDATION / FOOTING DRAINS SHALL BE DIRECTED AWAY FROM THE BUILDINGS TOWARDS THE BUFFER AREAS OF ROADWAY DRAINAGE SYSTEMS. CONCENTRATED FLOW WILL NOT BE ALLOWED OVER NEIGHBORING PROPERTIES. ALL ON-SITE STORM SYSTEMS ARE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
6. THE HOMEOWNER'S ASSOCIATION IS CONVEYED AND RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES.
7. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTENANCE OF ELECTRICAL, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A 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.
8. CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT AND PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE FUTURE DEVELOPER OR WAIVING LOT CONVEYS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
9. THE SETBACKS FOR ALL LOTS IN THIS CLUSTER DEVELOPMENT SHALL BE A MINIMUM OF 20 FEET FOR THE FRONT, SIDE AND REAR.
10. IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLARK AND CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION SUBJECT TO IMPRISONMENT AND/OR FINES.
11. THE WATER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THERE UNDER, FIRE LINES AND/OR LINES FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRADE, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING, AND PROTECTING SUCH WATER LINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE WORKERS AND SERVANTS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.

SURVEY REFERENCES:

- 1) LARSON SURVEY BOOK 19, PAGE 74
- 2) HAZEDORN SURVEY BOOK 22, PAGE 112
- 3) PUGHNEY SURVEY BOOK 24, PAGE 62
- 4) HAZEDORN SURVEY BOOK 34, PAGE 138
- 5) SPICITO SURVEY BOOK 40, PAGE 151
- 6) BIRDA SURVEY BOOK 52, PAGE 36
- 7) LARSON SURVEY BOOK 55, PAGE 43
- 8) JOHNSON SURVEY BOOK 56, PAGE 102
- 9) HAZEDORN SURVEY BOOK 60, PAGE 10
- 10) TRI-MOUNTAIN ESTATES PH 1 SUBDIVISION BOOK 311, PAGE 226
- 11) TRI-MOUNTAIN ESTATES PH CLUSTER 2 SUBDIVISION BOOK 311, PAGE 826

DEED REFERENCE:

GRANTOR: JAMES K. MOORE AND EM MOORE
 GRANTEE: TRI-MOUNTAIN ESTATES, L.L.C.
 DATE: OCTOBER 22, 2024

LEGEND:

- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "781710N 37533" SET WITH TRI-MOUNTAIN ESTATES PHASE 1" OR TRI-MOUNTAIN ESTATES CLUSTER PHASE 2" PLATS
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "781710N 37533" SET
- INDICATES CALCULATED POSITION NOTHING SET
- INDICATES SPITIC TEST PIT
- INDICATES WELL PROTECTION ZONE

LINE TABLE

LINE	BEARING	DISTANCE
LT	N 89°00'00" E	34.81'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
1	78.07'	28.2474°	35.46'	S 17°17'00" E	33.17'

MINISTER AND CLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN WAC 330-130-010. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-05-10.

TRI-MOUNTAIN ESTATES PHASE 1 (311-726)

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
1	78.07'	28.2474°	35.46'	S 17°17'00" E	33.17'

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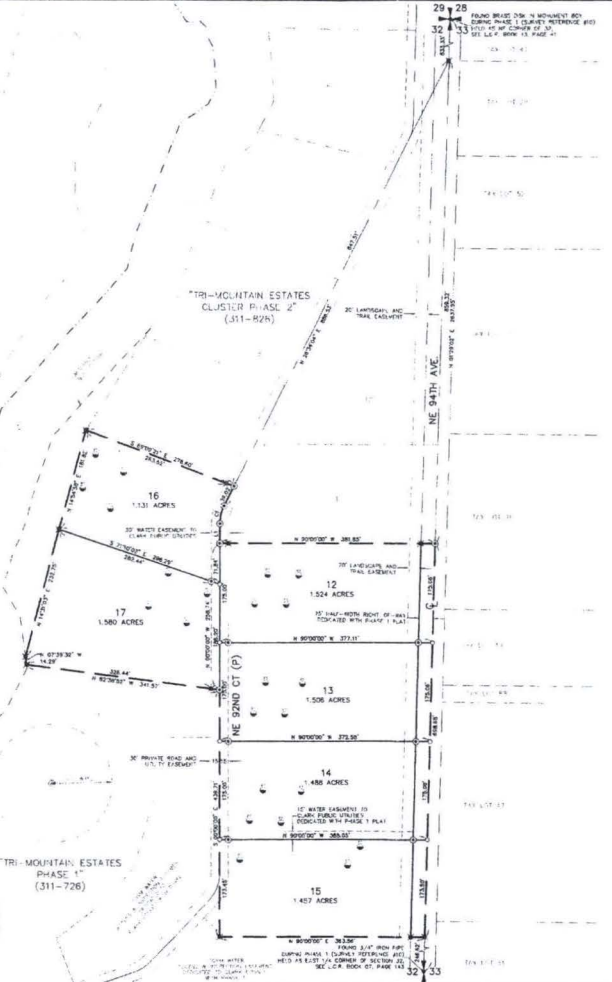
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TRI-MOUNTAIN ESTATES CLUSTER PHASE 3

A SUBDIVISION OF LOT 12 OF TRI-MOUNTAIN ESTATES CLUSTER PHASE 2 (311-826) LOCATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32 T. 5 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 1

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: PERSONAL DIRECTOR DATE:

CLARK COUNTY ASSESSOR: THIS PLAT MEETS THE REQUIREMENTS OF RCW 36.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS TRI-MOUNTAIN ESTATES CLUSTER PHASE 3. 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 _____, 2017.

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS

ATTESTED BY: CLERK 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.

Daryl Paul 08/07/17
 DARYL PAUL, PROFESSIONAL LAND SURVEYOR
 PLS # 37533

CLARK COUNTY HEALTH DEPARTMENT:

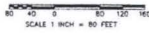
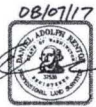
LOTS 12-17 ARE APPROVED, AN APPROVED PUBLIC WASTE SUPPLY AND INDIVIDUAL ON-SITE SEWAGE SYSTEM ARE REQUIRED.

Carla P. Johnson, R.S. 8/16/17
 COUNTY HEALTH DEPARTMENT

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____
 IN BOOK _____ OF PLATS, AT PAGE _____
 AT THE REQUEST OF TRI-MOUNTAIN ESTATES, L.L.C.
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR



MINISTER-CLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCLUVER, WA 99086 (360) 894-3313

RECORDS SECTION
 CLARK COUNTY, WASHINGTON
 COUNTY ENGINEER
 CLARK COUNTY, WASHINGTON
 COUNTY ENGINEER
 CLARK COUNTY, WASHINGTON

JOB NO. 08-115
 DATE: 08-07-17
 DRAWN BY: JML
 CHECKED BY: JML
 FILE: 2017080708