

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Parks / Legacy Lands

DATE: September 20, 2016

REQUESTED ACTION: Approve a Land Trade between County-owned Parcel No. 181986-070 and Parcel No. 181986-030, owned by Linina Ragan and Michael Zocchi

Consent Hearing County Manager

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

Linina Ragan and Michael Zocchi purchased Parcel No. 181986-030 in October 2011. The property is University Place Lot 15, located at 2514 NE 173rd Circle, Ridgefield, WA 98642. A detached single family residence was constructed on the lot in 1997. As shown on the aerial photo, Exhibit A attached to this staff report, there is a clear grassy area on the County parcel behind their home and no fence separating their property from the County-owned parcel. In 2015 Ragan/Zocchi erected a fairly large portable swimming pool on the grassy property that encroached onto the county parcel. Enforcement actions ESE 2015-00136 and ESE 2015-00207 cited the encroachment and Ragan-Zocchi relocated the pool entirely onto their property, resolving the enforcement actions.

As a result of this experience, however, Ragan/Zocchi asked the county if there were ways they might alter their property boundary to include some of the grassy area and provide a little more room between their backyard deck and the property boundary. Environmental Services suggested that the best option would be to pursue a boundary line adjustment. Ragan/Zocchi submitted Boundary Line Adjustment Application BLA 2016-00036 in July 2016. The existing conditions plot for the boundary line adjustment is attached as Exhibit B. The proposed conditions plot is attached as Exhibit C.

COUNCIL POLICY IMPLICATIONS

The Prosecuting Attorney interprets the proposed boundary line adjustment as a land trade between the County and Ragan/Zocchi. Land trades require the approval of the Board of County Councilors pursuant to CCC 2.33A. The Prosecuting Attorney also advised that

*my
OK*

PW16-106

Ragan-Zocchi should pay 2016 property taxes in full on their property, prior to recording the Boundary Line Adjustment.

ADMINISTRATIVE POLICY IMPLICATIONS

If the Board of County Councilors approves the land trade, the boundary line adjustment application will be processed by Community Development. County owned Parcel No. 181986-070 was dedicated to the county as Tract A of the University Place subdivision because of the presence of wetlands. As shown on the wetlands map (Exhibit D attached to this staff report), much of the University Place Subdivision, including the Ragan/Zocchi lot, and much of the county owned parcel, include wetlands. Thus, Community Development will also process a Type 1 Wetland Permit simultaneous with the boundary line adjustment should the land trade be approved. Also, in 2012, County reforested approximately 2.10 acres on Parcel No. 181986-070 as part of the Growing Green Program and recorded a conservation covenant over the planting area (Recorder's document #4864000). The extent of this conservation covenant is shown in Exhibit E attached to this staff report. If the Board of County Councilors approves the land trade, the conservation covenant will need to be revised in order to reflect the revised boundary of the county-owned parcel.

COMMUNITY OUTREACH

None.

BUDGET IMPLICATIONS

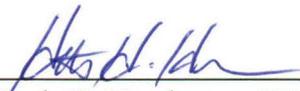
Development application fees apply to the boundary line adjustment and wetlands permit.

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.

DISTRIBUTION:

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

Bill Bjerke
Parks Division Manager



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

[Handwritten Signature]
APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 9/20/16

SR# SR 195-16



Enclosures:

- Exhibit A: Aerial Photo
- Exhibit B: BLA 2016-00036 Existing Conditions
- Exhibit C: BLA 2016-00036 Proposed Conditions
- Exhibit D: Wetlands Map
- Exhibit E: Extent of Conservation Covenant on county-owned parcel



Ragan-Zocchi BLA - Aerial Photo

Exhibit A



Legend

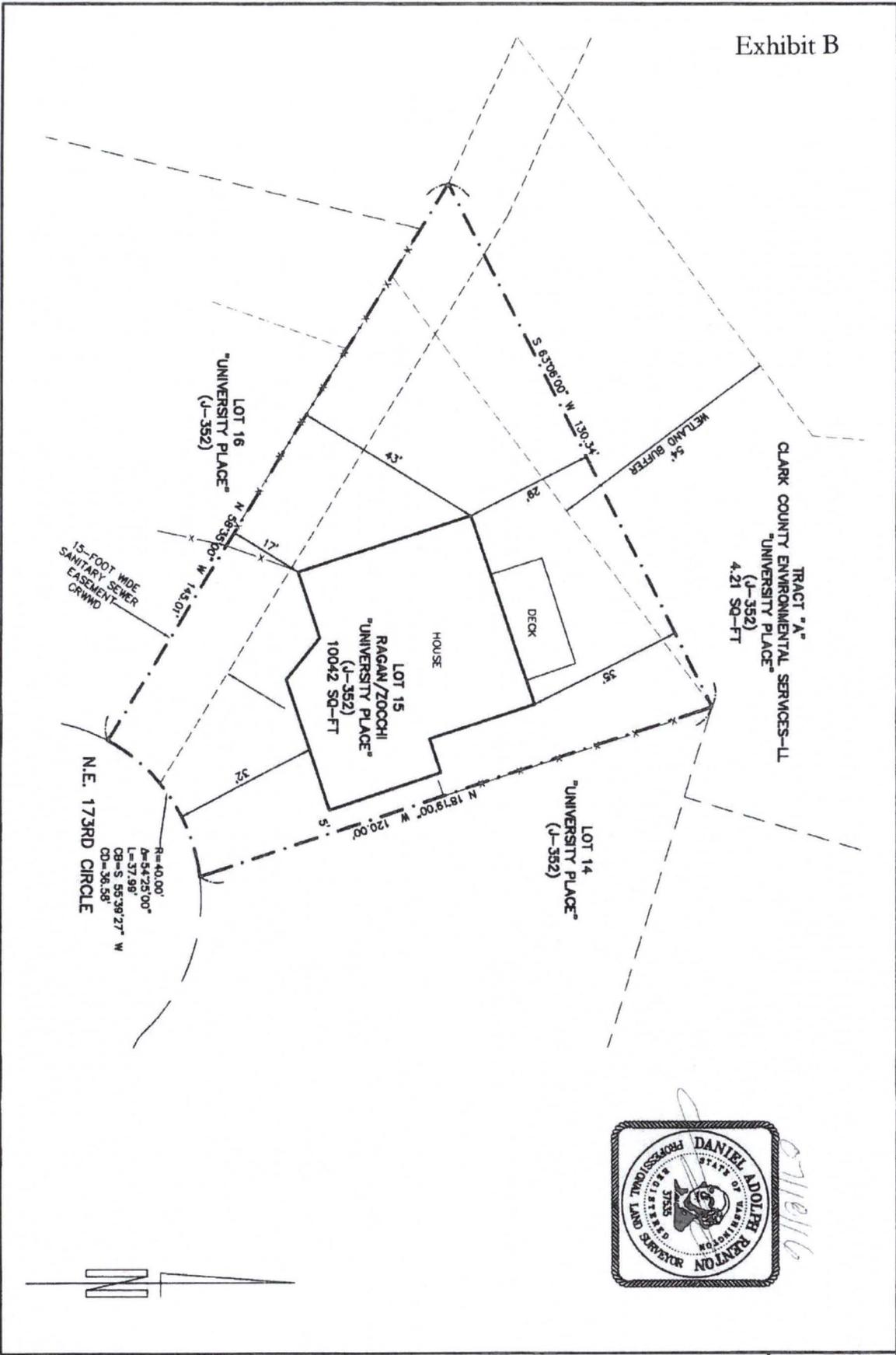
- Building Footprints
- Taxlots
- Roads
- ImageOrtho**
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Cities Boundaries
- Urban Growth Boundaries

Notes:

216.7 0 108.33 216.7 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.



TRACT "A"
CLARK COUNTY ENVIRONMENTAL SERVICES-LL
"UNIVERSITY PLACE"
(J-352)
4.21 SQ-FT

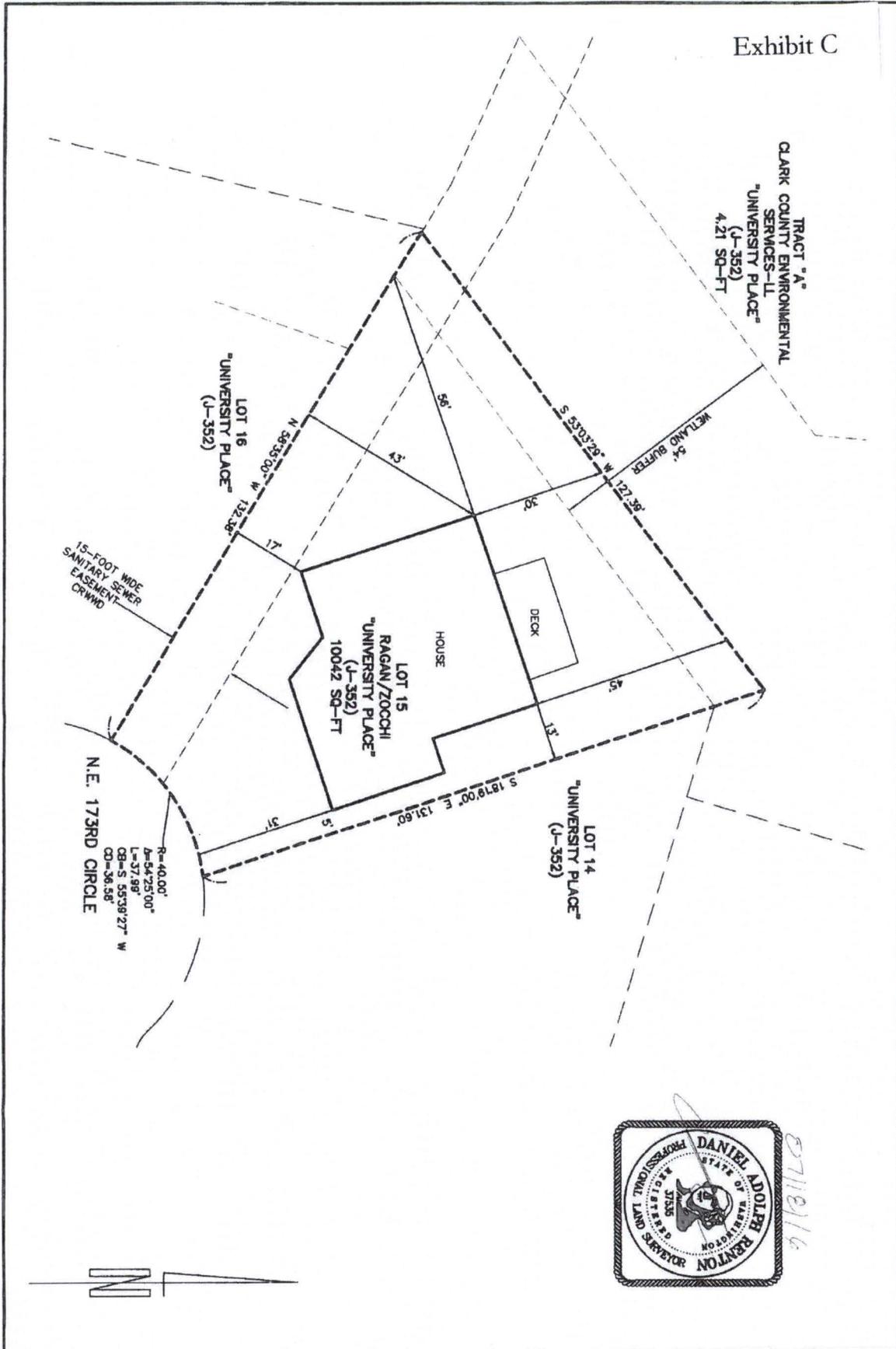


PREPARED BY:
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

EXISTING CONDITIONS
LOT 15
"UNIVERSITY PARK"
(J-352)

SCALE: 1"=20'
JOB NO. 16-032
DATE: 07-18-16
DWG FILE: 16032EXT.DWG
DRAWN BY: DAR

Exhibit C

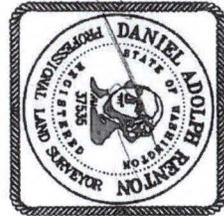


TRACT "A"
CLARK COUNTY ENVIRONMENTAL
SERVICES-LL
"UNIVERSITY PLACE"
(J-352)
4.21 SQ-FT

15-FOOT WIDE
SANITARY SEWER
EASEMENT
CRWMD

N.E. 173RD CIRCLE

R=40.00'
A=54.25°00'
L=37.89'
CB=S 35°38'27" W
CD=36.58'



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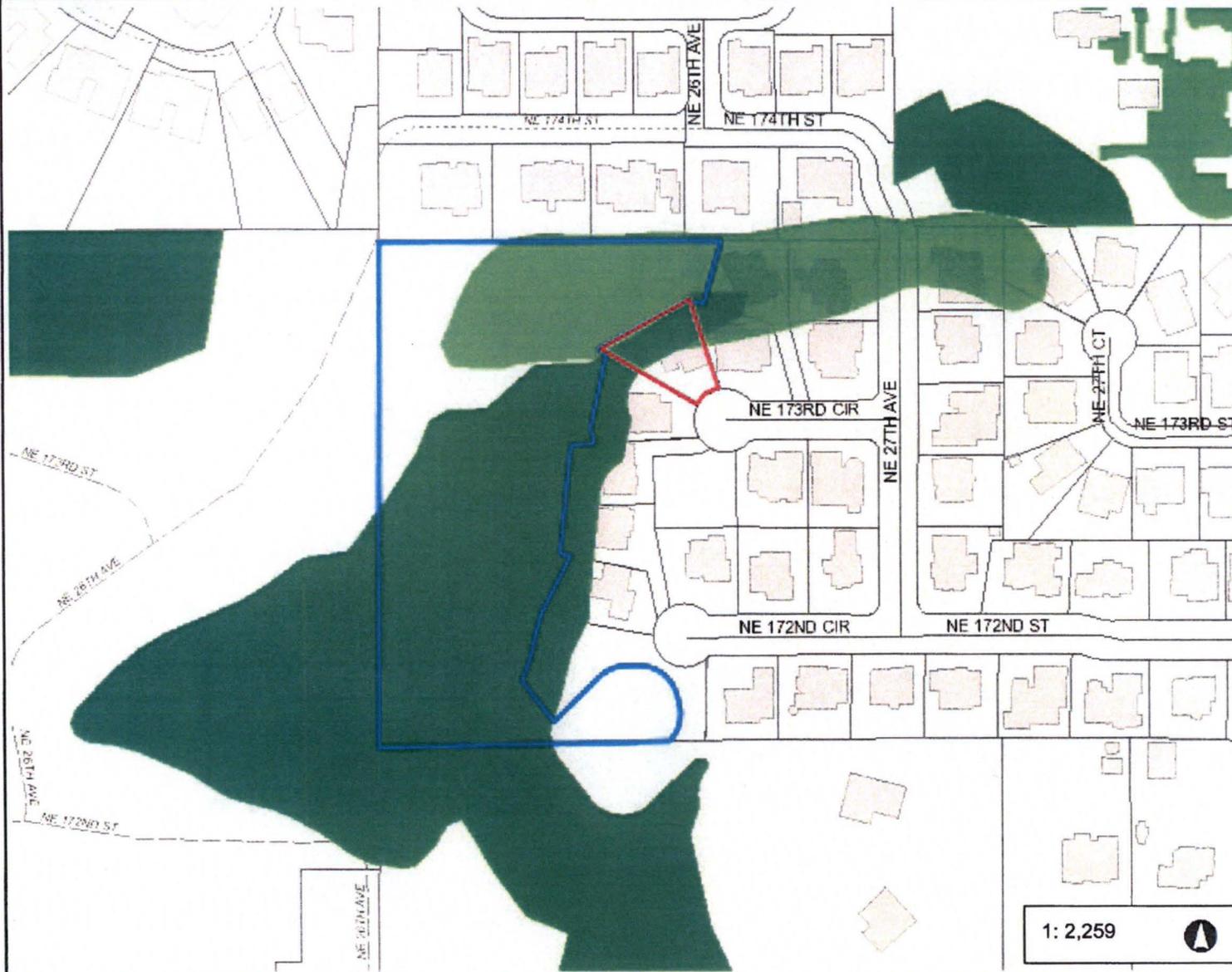
PROPOSED CONDITIONS
LOT 15
"UNIVERSITY PARK"
(J-352)

SCALE: 1"=20'
JOB NO. 16-032
DATE: 07-18-16
DWG FILE: 16032PRO.DWG
DRAWN BY: DAR



Ragan-Zocchi BLA - Affected Wetlands

Exhibit D



Legend

- Wetlands Presence
- Permitted Wetland
- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 2,259



376.5 0 188.23 376.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Exhibit E

Extent of Wetland Covenant on County AP #181986-070



Ragan/Zocchi AP #181986030

