

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DEVELOPER:** Hinton Development Corporation

**DATE:** August 6, 2018

**REQUESTED ACTION:** Acceptance of Plat Recording – Hidden Vista Subdivision  
**FLD2018-00007 PLD2017-00002**

\_\_\_\_\_ Consent \_\_\_\_\_ Hearing   X   County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Hidden Vista Subdivision FLD2018-00007 - PLD2017-00002

**Project review:** The application vested on January 26, 2017. A pre-application conference was held July 6, 2016. Preliminary approval was issued on May 31, 2017. Final engineering approval was granted September 15, 2017.

**Zoning:** R-18 Zone; **Lot Size:** The R-18 zone has a minimum average lot area of 1,800 square feet and a maximum lot coverage of 65% for attached developments and maximum lot coverage of 50% for detached developments. **Actual Lot Size:** Parcels range in size from 2,855 square feet to 6302 square feet.

- ☒ The plat meets the minimum density of 12 units per acre and complies with all narrow lot dimensional standards.
- OR**
- ☐ The lots are below the standard minimum lot size of the zone because:
- ☐ A significant portion of the site is encumbered with shorelines, habitat and wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.
  - ☐ The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided open space to protect habitat, steep slopes, floodplain and shoreline areas and to provide active open space area.

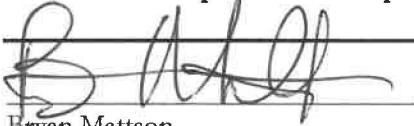
- ☐ The applicant utilized the cluster lot provisions in CCC40.210.020(D) (Rural Cluster Development) for this project. These provisions allow the cluster lots to be a minimum of 1 acre, while the remainder must be 65 percent of the total site area.
- ☐ The applicant requested a variance to lot size. Briefly describe the variance.
- ☐ This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of the original lot and the possibility that the resulting parcels may be smaller than the normal minimum lot size.

### 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 March 2, 2017.

### DISTRIBUTION:

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



Bryan Mattson  
Planner  
Community Development



Mitch Nickolds  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

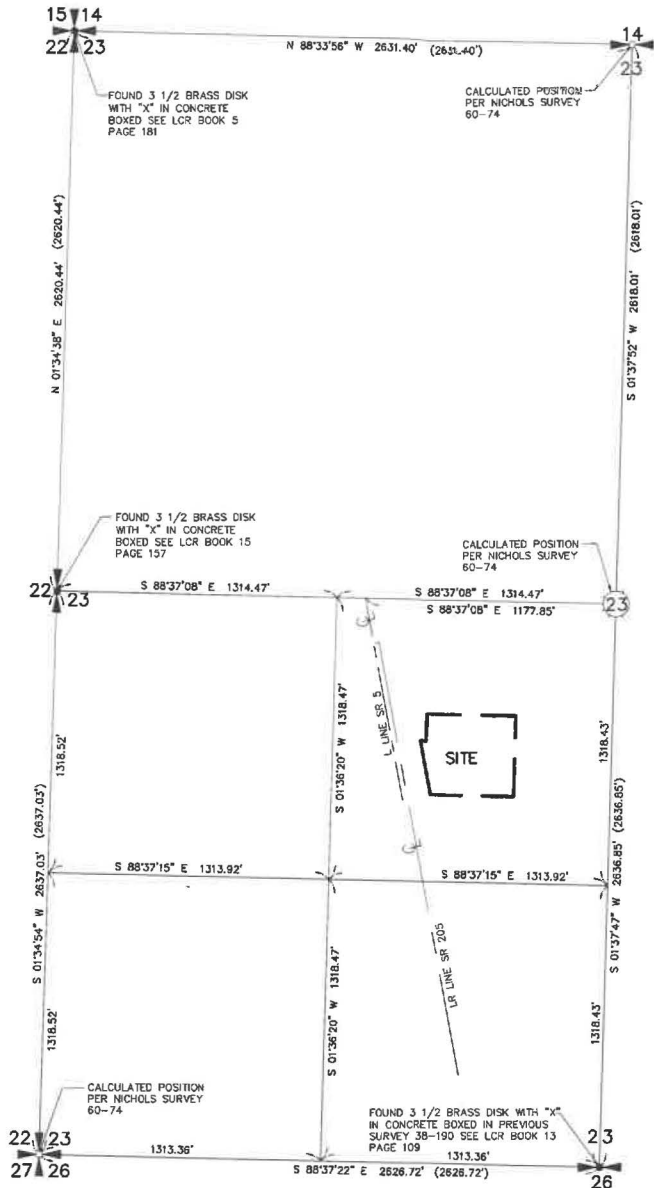
APPROVED:   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: \_\_\_\_\_

SR# \_\_\_\_\_

PLAT NOTES:

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS, TRACTS, AND THE TEMPORARY CUL-DE-SAC (SEE NOTE 14) FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. 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.
3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
4. MOBILE HOMES ARE NOT PERMITTED ON LOTS WITHIN THIS PLAT PURSUANT TO CCC 40.260.130.
5. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
6. CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJUTING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
7. ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
8. ROOF AND CRAWL SPACE DRAINS ARE DISCHARGED TO THE ROADWAY FRONTAGE OF EACH PROPERTY UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER DRAINS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
9. IN ACCORDANCE WITH CCC 40.610, EXCEPT FOR LOT 1 DESIGNATED ON THIS PLAT AS WAIVED, IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION SHALL BE ASSESSED FOR IMPACTS ON SCHOOL, PARK AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: VANCOUVER SCHOOL DISTRICT (SIF), PARK DISTRICT 10 (PIF) AND MT. VISTA SUB-AREA (TIF). CONSISTENT WITH CCC40.610.040, IMPACT FEES SHALL BE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
10. ONE AND TWO FAMILY HOMES OVER 3,600 SQUARE FEET, INCLUDING ATTACHED GARAGES, WILL HAVE ADDITIONAL FIRE PROTECTION REQUIREMENTS, AND BUILDERS SHOULD CONTACT THE CLARK COUNTY FIRE MARSHAL'S OFFICE FOR ADDITIONAL INFORMATION.
11. EACH UNIT SHALL HAVE A DOUBLE CAR GARAGE.
12. TRACT "A" IS A PUBLIC STORM TRACT DEDICATED TO CLARK COUNTY WITH THIS PLAT.
13. ALL LOTS SHALL COMPLY WITH THE R-18 BUILDING SETBACKS AS FOLLOWS. ALL LOTS WITHIN THIS PLAT WILL BE DETACHED HOUSING:  
10' FOOT FRONT SETBACK  
18' FOOT GARAGE SETBACK  
5' FOOT REAR YARD SETBACK  
9' FEET REQUIRED BETWEEN BUILDINGS, OTHERWISE 5' FEET TO SITE'S PERIMETER  
10' FOOT STREET SIDE SETBACK
14. TEMPORARY CUL-DE-SAC TO BE AUTOMATICALLY VACATED WHEN NE 146TH CIRCLE IS EXTENDED.
15. 26' PRIVATE ROAD TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN EASEMENT GRANTED WITH THIS PLAT TO CLARK COUNTY, CLARK REGIONAL WASTE WATER AND CLARK PUBLIC UTILITIES FOR INGRESS, EGRESS INSPECTION, MAINTENANCE AND OPERATION OF UTILITIES.
16. 40' PRIVATE ROAD TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN EASEMENT GRANTED WITH THIS PLAT TO CLARK COUNTY, CLARK REGIONAL WASTE WATER AND CLARK PUBLIC UTILITIES FOR INGRESS, EGRESS, INSPECTION, MAINTENANCE AND OPERATION OF UTILITIES.
17. WATER METER EASEMENT GRANTED TO CLARK PUBLIC UTILITIES WITH THIS PLAT.



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ( ) INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER 1

SURVEY REFERENCES:

- 1) NICHOLS SURVEY BOOK 60 PAGE 74
- 2) OLSON SURVEY BOOK 38 PAGE 152
- 3) MINISTER SURVEY BOOK 38 PAGE 190
- 4) MCCONNELL SURVEY BOOK 44 PAGE 57
- 5) HILL UNRECORDED SURVEY BOOK 89 PAGE 158
- 6) HILL SURVEY BOOK 15 PAGE 56
- 7) SWART SURVEY BOOK 26 PAGE 120
- 8) WHISPERING FIRS VOLUME 4 PAGE 551
- 9) RICHLANDS UNRECORDED PLAT BOOK N PAGE 16

DEED REFERENCE:

GRANTOR: HAROLD MCCARTY  
GRANTEE: HINTON DEVELOPMENT LLC,  
AFN: 5390336 D  
DATED: 3-31-17

DEED REFERENCE:

GRANTOR: CLIFFORD WAGNER  
GRANTEE: SALMON CREEK GROUP, LLC,  
AFN: 4385620 D  
DATED: 10-15-07

HIDDEN VISTA SUBDIVISION

A SUBDIVISION IN A PORTION  
OF THE NE 1/4 OF THE SW 1/4  
OF SECTION 23  
T. 3 N., R 1 E., W. M.,  
CLARK COUNTY, WASHINGTON  
SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS HIDDEN VISTA SUBDIVISION  
PLAT NO. CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR DATE

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS DAY OF 20

CLARK COUNTY MANAGER

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER DATE

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 33 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS DAY OF 20  
IN BOOK OF PLATS, AT PAGE  
AT THE REQUEST OF HINTON DEVELOPMENT  
AUDITOR'S FILE NUMBER

CLARK COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

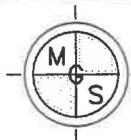
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR DATE  
PLS # 35477

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, 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 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 8-31-18.

08-13-2018  
BASIS OF BEARINGS: N 01°34'38" E BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, PER NICHOLS SURVEY 60-74



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

JOB NO. 16-423  
DATE: 8-16-17  
CALC BY: DAD  
DRAWN BY: DED  
CHECKED BY: DAD  
FILE: 16423.DWG

A SUBDIVISION IN A PORTION  
OF THE NE 1/4 OF THE SW 1/4  
OF SECTION 23  
T. 3 N., R 1 E., W. M.,  
CLARK COUNTY, WASHINGTON  
SHEET 2 OF 3

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY AND EASEMENT AS NOTED IN THOSE CERTAIN DEEDS RECORDED UNDER AUDITORS FILE NO.53903362 D DATED 3-31-17 AND DEED 4385620 D DATED 10-16-2007.

SECTION CORNERS AS SHOWN HEREON AND MADE A MATHEMATICAL MODEL OF THE 1/4 SECTION CORNER OF THE 1/4 SECTION 11M BOOK 66 PAGE 74. THE MADE MATHEMATICAL MODELS OF THE DEEDS AND ADJOINING SURVEYS AS LISTED ON SHEET 1.

MINISTER FOUND THE NORTHEAST CORNER OF THE TOWLE SURVEY TO BE N 06°15'49" W 11M TO THE CALCULATED POSITION I FOUND THE SAME MONUMENT TO BE N 36°22'28" E 1.15 FEET FROM THE CALCULATED POSITION IT APPEARS TO HAVE BEEN FOUND WHEN THEY SET THE FENCE CORNER POST FOR THE FENCE THAT RUN EAST/WEST ALONG THE SOUTH LINE OF SAID PARCEL.

THE SECTION CORNER OF THE TOWLE SURVEY TO FIT WITHIN REASON THE FOUND WAS EXPOSED 0.75 ABOVE SURFACE, I HELD IT FOR THE EASTERLY RIGHT-OF-WAY OF NE 17TH AVE.

I FOUND A 4'X4" CONCRETE POST MARK 79+00 I HELD FOR THE EASTERLY RIGHT-OF-WAY OF NE 17TH AVE.

THEN I HELD THE MATHEMATICAL MODEL OF THE CITED DEEDS AND NOTED THE FOUND MONUMENT AS SHOWN HEREON.

FOR THE RECORD I REFERENCED BY MCCONNELL IN RECORDED SURVEY BOOK 44 PAGE 57 ON THE INTERIOR OF THE SITE AND SHOWED THE RELATION BETWEEN THE CITED MONUMENTS AND THE DEED LINES.

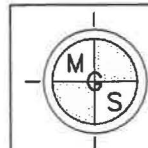
THE EASEMENT DESCRIBED IN THE SITE HAS BEEN RELINQUISHED BY THAT CERTAIN DEED RECORDED UNDER AUDITORS FILE NO. 5410840 EASR DATED 6-08-17.

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION NOTHING SET

BASIS OF BEARINGS: N 01°34'38" E BETWEEN  
FOUND MONUMENTS ALONG THE WEST LINE OF THE  
NORTHWEST QUARTER OF SECTION 23, PER  
NICHOLS SURVEY 60-74



50 25 0 50 75 100  
SCALE 1 INCH = 50 FEET



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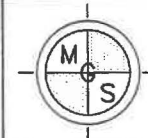
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A SUBDIVISION IN A PORTION  
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SHEET 3 OF 3

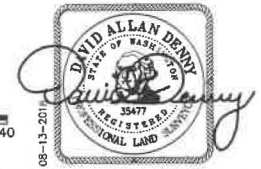
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°37'08" E	3.59'
L2	N 51°47'10" W	17.45'
L3	S 01°22'52" W	7.00'
L4	N 88°40'22" W	24.50'
L5	N 88°37'08" W	13.37'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	77.00'	22°53'21"	30.76'	N 67°57'18" E	30.56'
C2	123.00'	34°52'15"	74.86'	S 73°56'45" W	73.71'
C3	77.00'	34°52'15"	46.86'	S 73°56'45" W	46.14'
C4	123.00'	22°53'21"	49.14'	N 67°57'18" E	48.81'
C5	100.00'	22°53'21"	39.95'	S 67°57'18" W	39.88'
C6	100.00'	34°52'15"	60.86'	S 73°56'45" W	59.93'
C7	40.00'	28°21'24"	197.12'	S 37°28'14" E	50.15'
C8	4.50'	102°18'36"	8.04'	N 52°32'40" E	7.01'
C9	40.00'	41°14'11"	28.79'	S 83°09'23" W	28.17'
C10	40.00'	58°38'37"	39.56'	S 34°08'29" W	37.96'
C11	40.00'	50°44'28"	35.42'	S 19°33'34" E	34.28'
C12	40.00'	43°26'31"	30.33'	S 68°39'04" E	29.81'
C13	40.00'	46°48'49"	32.68'	N 68°13'16" E	31.78'
C14	40.00'	43°27'47"	30.34'	N 23°04'58" E	29.82'
C15	123.00'	3°08'58"	8.76'	N 77°49'30" E	8.76'
C16	123.00'	16°18'52"	34.95'	N 68°06'35" E	34.83'
C17	77.00'	21°10'07"	28.45'	S 67°05'42" W	28.29'
C18	77.00'	13°42'07"	18.41'	S 84°31'49" W	18.37'
C19	77.00'	0°01'08"	0.03'	N 79°23'25" E	0.03'
C20	77.00'	22°52'14"	30.74'	N 67°56'45" E	30.53'
C21	123.00'	15°37'01"	33.53'	S 65°28'20" W	33.42'
C22	123.00'	14°16'59"	30.66'	S 80°25'20" W	30.58'
C23	123.00'	3°49'03"	8.20'	S 89°28'21" W	8.19'
C24	40.00'	130°02'02"	90.78'	N 89°58'35" E	72.51'
C25	40.00'	82°49'09"	57.82'	S 88°37'08" E	52.92'
C26	123.00'	1°09'11"	2.48'	S 57°05'13" W	2.48'
C27	123.00'	3°27'31"	7.42'	N 58°14'23" E	7.42'

- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
  - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "D.DENNY 35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
  - INDICATES CALCULATED POSITION NOTHING SET
  - SF INDICATES SQUARE FEET
  - ⊕ INDICATES DECOMMISSIONED WELL
  - INDICATES ABANDONED SEPTIC SYSTEM



SCALE 1 INCH = 20 FEET



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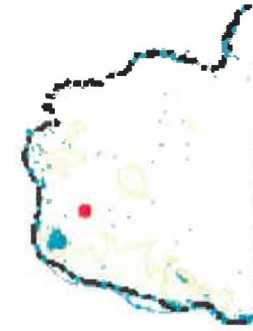
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# HIDDEN VISTA SUBDIVISION



## Legend

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

## Notes:



451.9 0 225.95 451.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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