

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: The Landing at Salmon Creek, LLC
DATE: October 3, 2018
REQUESTED ACTION: Acceptance of Plat Recording – The Landing at Salmon Creek
FLD2018-00018
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for The Landing at Salmon Creek
PLD2017-00067 FLD2018-00018

Project review: The application contingently vested on July 25, 2017. A pre-application conference was held August 17, 2017. Preliminary approval was issued on February 12, 2018. Final engineering approval was granted April 20, 2018.

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 1,594 square feet to 4,093 square feet.

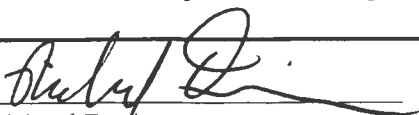
- CCC 40.260.155 D1 allows minimum lot areas that differ from those required of the underlying zone if privacy is not compromised.
- All lots in this plat are above the minimum of 1,800 square feet.


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 December 27, 2017. Notice of the application and hearing were posted on the site by the applicant on December 22, 2017.

DISTRIBUTION:

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


Richard Daviau
Planner
Community Development


Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

APPROVED: John H.
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

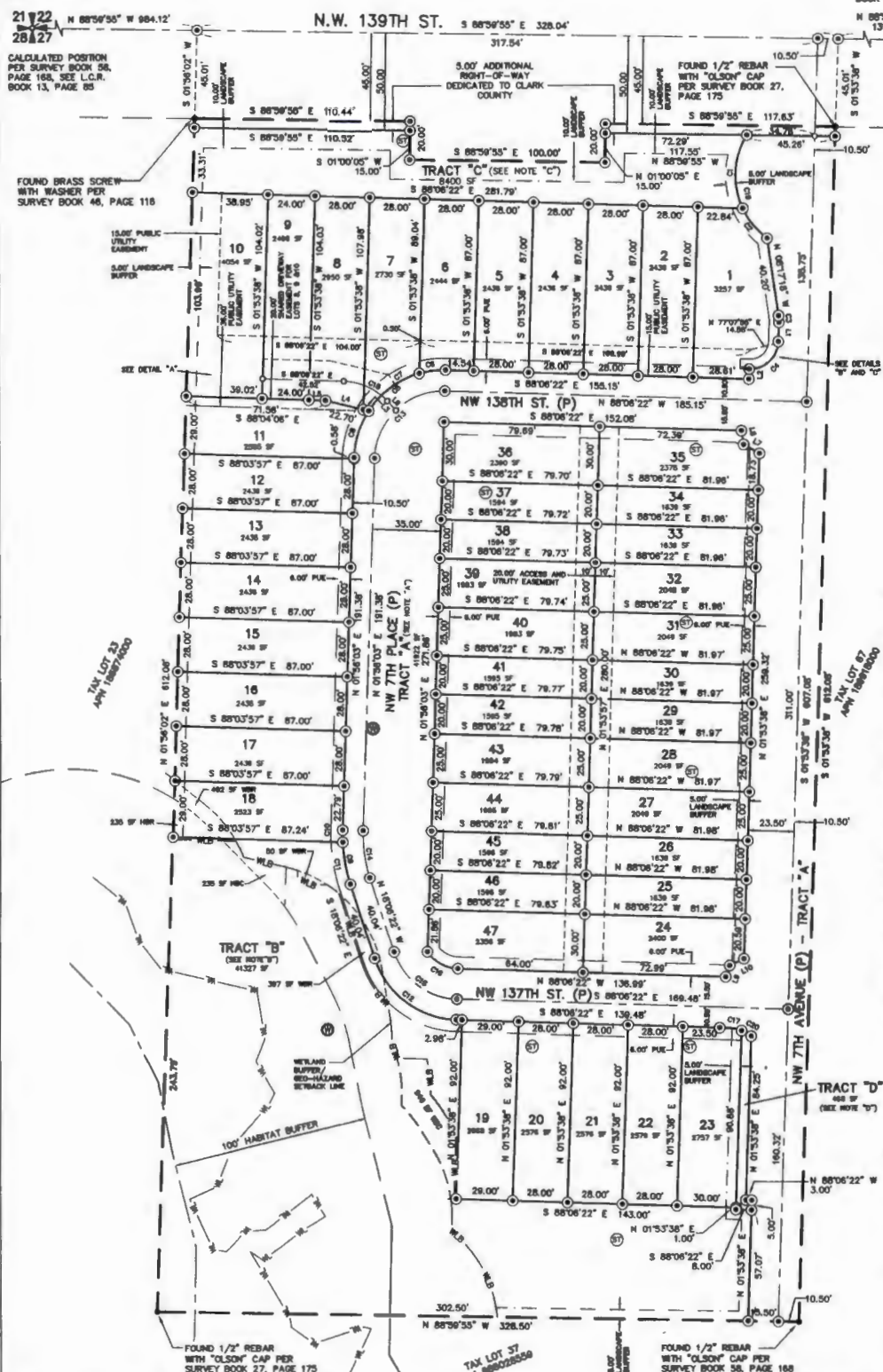
DATE: ~~10-10-11~~ 10-10-11

SR# _____

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 28TH AVE.
CAMAS, WA 98607
(360) 834-0774

**"THE LANDING AT SALMON CREEK"
SUBDIVISION
IN A PORTION OF
THE NW 1/4 OF THE NW 1/4 OF
SECTION 27, T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON**

CALCULATED POSITION
PER SURVEY BOOK 58,
PAGE 168, SEE L.C.R.
BOOK 13, PAGE 88



COUNTY PLANNING DIRECTOR
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE _____
CLARK COUNTY AUDITOR
ATTESTED BY: _____ (COUNTY AUDITOR)
FILED FOR RECORD THIS _____ DAY OF _____, 2018.
AUDITORS FILE NO. _____ BOOK _____ OF PLATS, PAGE _____
CLARK COUNTY ASSESSOR:
THIS PLAN MEETS THE REQUIREMENTS OF R.C.W. 56.17.170, LAND OF
WASHINGTON, TO BE KNOWN AS "THE LANDING AT SALMON CREEK"
SUBDIVISION PLAT NO. _____
IN THE COUNTY OF CLARK, STATE OF
WASHINGTON.
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:
APPROVED BY: CLARK COUNTY ENGINEER DATE _____

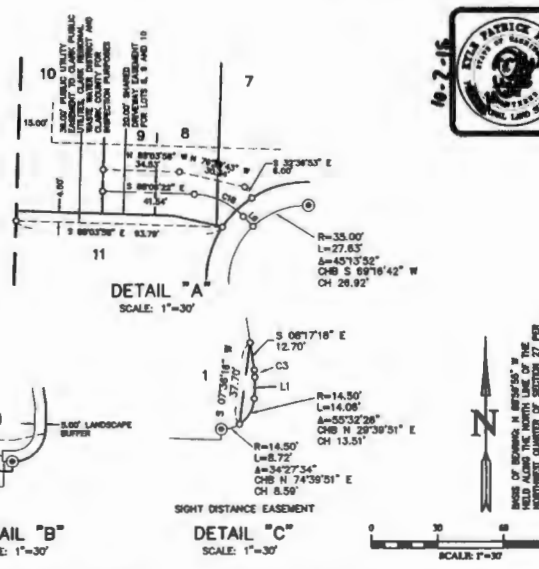
- REQUIRED NOTES:
- MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.300.130.
 - IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLATSOP AND CLATSOP COUNTY JOINTLY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
 - PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SEWERLINES SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
 - AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PAVEMENT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS APPROVED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE PROVIDED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
 - ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.300, NO DIRECT DRIVEWAY ACCESS TO NW 138TH STREET WILL BE PERMITTED.
 - THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: "THE LANDING AT SALMON CREEK HOME OWNERS ASSOCIATION"
 - ALL RIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
 - ROOF AND DRAIN SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, THE ROOF AND DRAIN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
 - CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.400) AND HABITAT CONSERVATION ORDINANCE (CCC 40.440) REQUIRE PRIORITY HABITAT, WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFERENCE TO THE CONSERVATION ORDINANCE IS MADE IN CONSULTATION WITH THIS PLAN FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE PRIORITY HABITAT, WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAN.
 - THE ADDITIONAL RESIDENTIAL LOTS CREATED BY THIS PLAN WILL PRODUCE IMPACT FEES ON SCHOOLS, PARKS, AND TRAFFIC, AND ARE SUBJECT TO SCHOOL (SIF), AND TRAFFIC IMPACT FEES (TIF) IN ACCORDANCE WITH CCC 40.010. THE ATTACHED UNIT LOTS WILL PAY THE FOLLOWING IMPACT FEES:
MT VISTA SUB-AREA WITH A TIF OF \$2,847.04 PER DWELLING
VANHORN SCHOOL DISTRICT, WITH A SIF OF \$2,880.76 PER DWELLING
PARK DISTRICT 10, WITH A SIF OF \$3,467.00 PER DWELLING
THE DETACHED UNIT LOTS WILL PAY THE FOLLOWING IMPACT FEES:
MT VISTA SUB-AREA WITH A TIF OF \$4,300.00 PER DWELLING
VANHORN SCHOOL DISTRICT, WITH A SIF OF \$2,880.76 PER DWELLING
PARK DISTRICT 10, WITH A SIF OF \$3,467.00 PER DWELLING
DETACHED LOTS 1-10 SHALL RECEIVE A TIF CREDIT.
- THE AMOUNTS LISTED ABOVE ARE AN ESTIMATE USING THE CURRENT IMPACT FEE RATES AND ARE SUBJECT TO CHANGE AS FOUND IN CCC40.010.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

NOTES:
A. TRACT "A" IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACT "A" AND ITS CORRESPONDING PUBLIC UTILITY EASEMENT AREA SHALL HAVE A BLANKET PUBLIC UTILITY EASEMENT GRANTED TO CLARK PUBLIC UTILITIES FOR OPERATING WATER FACILITIES, ACCESS AND MAINTENANCE. ALSO A BLANKET PUBLIC SEWER EASEMENT GRANTED TO CLARK REGIONAL WASTEWATER DISTRICT FOR ACCESS AND MAINTENANCE AND TO CLARK COUNTY FOR ACCESS AND STORM WATER INSPECTION PURPOSES.
B. TRACT "B" IS A WETLAND AND WETLAND BUFFER, STORM WATER FACILITY AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALSO AN EASEMENT TO CLARK COUNTY FOR ACCESS AND STORM WATER INSPECTION PURPOSES.
C. TRACT "C" IS A STORM WATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALSO AN EASEMENT TO CLARK COUNTY FOR ACCESS AND STORM WATER INSPECTION PURPOSES.
D. TRACT "D" IS A PEDESTRIAN ACCESS TRACT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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.
Kyle P. Feeder
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE 10-2-18

- LEGEND**
- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES 1/2" x 24" REBAR WITH (FEEDER 41032) CAP SET
 - INDICATES CALCULATED POSITION
 - INDICATES DECOMMISSIONED SEPTIC
 - INDICATES DECOMMISSIONED WELL
 - APN INDICATES AUDITOR'S FILE NUMBER
 - L.C.R. INDICATES LAND CORNER RECORD
 - CU INDICATES CLARK PUBLIC UTILITIES
 - CRWIND INDICATES CLARK REGIONAL WASTEWATER DISTRICT
 - PUE INDICATES PUBLIC UTILITY EASEMENT
 - WRB INDICATES WETLAND BUFFER REDUCTION AREA
 - WBC INDICATES WETLAND BUFFER COMPENSATION AREA
 - WBR INDICATES HABITAT BUFFER REDUCTION AREA
 - HBC INDICATES HABITAT BUFFER COMPENSATION AREA
 - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - INDICATES EASEMENT
 - INDICATES WETLAND BOUNDARY
 - INDICATES WETLAND BUFFER/GO-HAZARD SETBACK LINE
 - INDICATES HABITAT BUFFER
 - INDICATES LANDSCAPE BUFFER
 - INDICATES PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE	AREA
1	S 01°33'38" W	1.00	0.00
2	N 01°33'38" E	1.00	0.00
3	S 01°33'38" W	1.00	0.00
4	N 01°33'38" E	1.00	0.00
5	S 01°33'38" W	1.00	0.00
6	N 01°33'38" E	1.00	0.00
7	S 01°33'38" W	1.00	0.00
8	N 01°33'38" E	1.00	0.00
9	S 01°33'38" W	1.00	0.00
10	N 01°33'38" E	1.00	0.00
11	S 01°33'38" W	1.00	0.00
12	N 01°33'38" E	1.00	0.00
13	S 01°33'38" W	1.00	0.00
14	N 01°33'38" E	1.00	0.00
15	S 01°33'38" W	1.00	0.00
16	N 01°33'38" E	1.00	0.00
17	S 01°33'38" W	1.00	0.00
18	N 01°33'38" E	1.00	0.00
19	S 01°33'38" W	1.00	0.00
20	N 01°33'38" E	1.00	0.00
21	S 01°33'38" W	1.00	0.00
22	N 01°33'38" E	1.00	0.00
23	S 01°33'38" W	1.00	0.00
24	N 01°33'38" E	1.00	0.00
25	S 01°33'38" W	1.00	0.00
26	N 01°33'38" E	1.00	0.00
27	S 01°33'38" W	1.00	0.00
28	N 01°33'38" E	1.00	0.00
29	S 01°33'38" W	1.00	0.00
30	N 01°33'38" E	1.00	0.00
31	S 01°33'38" W	1.00	0.00
32	N 01°33'38" E	1.00	0.00
33	S 01°33'38" W	1.00	0.00
34	N 01°33'38" E	1.00	0.00
35	S 01°33'38" W	1.00	0.00
36	N 01°33'38" E	1.00	0.00
37	S 01°33'38" W	1.00	0.00
38	N 01°33'38" E	1.00	0.00
39	S 01°33'38" W	1.00	0.00
40	N 01°33'38" E	1.00	0.00
41	S 01°33'38" W	1.00	0.00
42	N 01°33'38" E	1.00	0.00
43	S 01°33'38" W	1.00	0.00
44	N 01°33'38" E	1.00	0.00
45	S 01°33'38" W	1.00	0.00
46	N 01°33'38" E	1.00	0.00
47	S 01°33'38" W	1.00	0.00



FIELD NOTES:
QUARTER: RICHARD G. ARRELL
GRANTED: THE LANDING AT SALMON CREEK, LLC
APR: 5417791
DATED: 8-29-2017

SURVEY REVISIONS:
1. OLSON SURVEY, BOOK 27, PAGE 175
2. OLSON SURVEY, BOOK 46, PAGE 116
3. CLARK COUNTY SURVEY, BOOK 48, PAGE 164
4. OLSON SURVEY, BOOK 58, PAGE 168

A FIELD TRANSVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRANSVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 333-130-000. ALL CORNERS NOTED AS FOUND WERE VISITED ON JUNE 2017.



The Landing At Salmon Creek Subdivision



Legend

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

Notes:

1:2,711

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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