



# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/Engineering & Construction Division/Real Property Services

**DATE:** September 22, 2015

**REQUESTED ACTION:** Accept and approve a Notice of Hearing and Resolution directing the County Engineer to review the petition for a road vacation being a portion of NE 29th Avenue located southerly of NE 129th Street to its terminus on the North line of Interstate 205, Sections 25 & 26, T3N, R1E, WM and establish a hearing date of November 3, 2015. Work Order Number 11305.

X  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**

Owners of Salmon Creek Parks, LLC and Ridgefield Self-Storage, LLC have filed a petition for the vacation of a portion of NE 29th Avenue from NE 129th Street southerly to its terminus on the north right of way line of Interstate 205. The County acquired this road in 1960 and 1961 under Auditor's Files number G301252 and G301257. In 1976, the County acquired the remaining area (cul-de-sac) under a turn-back and maintenance agreement with WSDOT which was a result of the construction of Interstate 205. This road vacation obligates Public Works to abide with State Law and Federal Regulations which requires the proceeds from this sale to be returned to the County Road Fund. The proposed vacation area is zoned (GC) General Commercial and is approximately 25,022 square feet or 0.57 acres.

**COUNCIL POLICY IMPLICATIONS**

None

**ADMINISTRATIVE POLICY IMPLICATIONS**

None

**COMMUNITY OUTREACH**

Notices will be sent to the affected property owners, utility companies, and public.

*mgp  
OK  
N*

**BUDGET IMPLICATIONS**

|     |    |  |
|-----|----|--|
| YES | NO |  |
| X   |    | Action falls within existing budget capacity.  |
|     | X  | Action falls within existing budget capacity but requires a change of purpose within existing appropriation  |
|     | X  | 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. |

**BUDGET DETAILS**

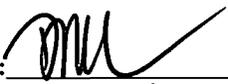
|                          |   |
|--------------------------|---|
| Local Fund Dollar Amount | n/a   |
| Grant Fund Dollar Amount | n/a   |
| Account                  | n/a   |
| Company Name             | Salmon Creek Parks, LLC and Ridgefield Self-Storage (Petitioners) |

**DISTRIBUTION:**

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

  
 Tom Grange, PE  
 Engineering & Construction Division Manager

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

APPROVED:   
 CLARK COUNTY, WASHINGTON  
 BOARD OF COUNTY COUNCILORS

DATE: 9/22/15

SR# SR 183-15

APPROVED: \_\_\_\_\_  
 Mark McCauley, Acting County Manager

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

## NOTICE OF HEARING

The Clark County Board of Councilors will hold a public hearing at 10 a.m., on Tuesday, the 3<sup>rd</sup> day of November, 2015, in the Hearing Room, 6th floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington to consider the County Engineer's Report on the advisability of a partial road vacation on a portion of NE 29<sup>th</sup> Avenue.

### Legal Description

A parcel of property in the Southwest Quarter of Section 25, and the Southeast Quarter of Section 26, Township 3 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of said Section 25;

THENCE South 01° 37' 31" West, along the West line of the Southwest Quarter of said Section 25, a distance of 8.13 feet to a point on a non-tangent 50.00 foot radius curve to the right;

THENCE around said 50.00 radius curve to the right, the long chord of which bears South 01° 37' 31" West 26.48 feet, an arc distance of 26.80 feet to a point on the West line of the Southwest Quarter of said Section 25;

THENCE South 01° 37' 31" West, along the West line of the Southwest Quarter of said Section 25, a distance of 435.10 feet to a point on the Northerly line of SR 205, as established by Columbia River to Jct. SR 5 (shown on sheet 24 of 35), Washington State Highway Commission plans;

THENCE South 51° 58' 38" East, along the Northerly line of said SR 205, a distance of 63.81 feet to a point on the East line of that parcel conveyed to Clark County by deed recorded under Auditor's File Number 8103040003 (and shown on page 54 of said deed), records of Clark County, Washington;

THENCE North 01° 37' 31" East, along the East line of said parcel conveyed to Clark County by deed recorded under Auditor's File Number 8103040003, a distance of 153.72 feet to the Northeast corner thereof;

THENCE North 88° 22' 29" West, along the North line of said parcel conveyed to Clark County by deed recorded under Auditor's File Number 8103040003, a distance of 36.37 feet to the East line of that parcel of land conveyed to Clark County by deed recorded under Auditor's File Number G301252, records of Clark County, Washington;

THENCE North 01° 37' 31" East, along the East line of said parcel conveyed to Clark County by deed recorded under Auditor's File Number G301257, a distance of 354.10 feet to the North line of the Southwest Quarter of said Section 25;

THENCE North 89° 19' 21" West, along the North line of the Southwest Quarter of said Section 25, a distance of 15.00 feet to the POINT OF BEGINNING.

Contains 12,202 Square Feet, more or less.

AND, a parcel of property in the Southeast Quarter of Section 26, Township 3 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of said Section 26;

THENCE South 01° 37' 31" West, along the East line of the Southeast Quarter of said Section 26, a distance of 8.13 feet to a point on a non-tangent 50.00 foot radius curve to the right;

THENCE around said 50.00 radius curve to the right, the long chord of which bears South 01° 37' 31" West 26.48 feet, an arc distance of 26.80 feet to a point on the East line of the Southeast Quarter of said Section 26 and the TRUE POINT OF BEGINNING;

THENCE continuing around said 50.00 radius curve to the right, the long chord of which bears South 41° 45' 03" West 41.90 feet, an arc distance of 43.23 feet to the West line of that parcel of land conveyed to Clark County by deed recorded under Auditor's File Number G301252, records of Clark County, Washington;

THENCE South 01° 37' 31" West, along the West line of said parcel conveyed to Clark County by deed recorded under Auditor's File Number G301252, a distance of 287.20 feet to the North line of that parcel of land conveyed to Clark County by deed recorded under Auditor's File Number 8103040003 (and shown on page 54 of said deed), records of Clark County, Washington;

THENCE North 88° 22' 29" West, along the North line of said parcel conveyed to Clark County by deed recorded under Auditor's File Number 8103040003, a distance of 21.63 feet to the Northwest corner thereof;

THENCE South 01° 37' 31" West, along the West line of said parcel conveyed to Clark County by deed recorded under Auditor's File Number 8103040003, a distance of 80.00 feet to a point on the Northerly line of SR 205, as established by Columbia River to Jct. SR 5, (shown on sheet 24 of 35), Washington State Highway Commission plans;

THENCE South 51° 58' 38" East, along the Northerly line of said SR 205, a distance of 60.42 feet to a point on the East line of the Southeast Quarter of said Section 26;

THENCE North 01° 37' 31" East, along the East line of the Southeast Quarter of said Section 26, a distance of 435.10 feet to the TRUE POINT OF BEGINNING.

Contains 12,820 Square Feet, more or less.

Clark County shall reserve an easement for all existing utilities.

More information concerning this matter may be obtained from Clark County Public Works, 1300 Franklin Street, Vancouver, Washington. Contact Laura Henry Slye (360) 397-6118, at extension 4777.

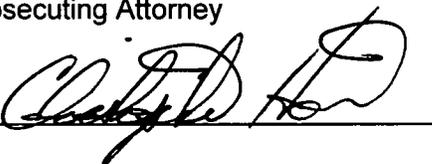
Any person wishing to give testimony in this matter should appear at the time, date, and place above stated.

Work Order Number 11305

BOARD OF CLARK COUNTY COUNCILORS

  
Clerk of the Board

Approved as to Form Only:  
Prosecuting Attorney

By 

Please publish: October 21, 2015 and October 28, 2015

Persons requiring auxiliary aids or special arrangements in order to participate in this hearing should call 397-2322, at least two days prior to the scheduled meeting.

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2015-09-11

A RESOLUTION declaring the intention of the Board of County Councilors to investigate the possible partial vacation and abandonment of a **portion of NE 29<sup>th</sup> Avenue.**

WHEREAS, an application has been received alleging said road is no longer being used and will not be used. Now, therefore, IT IS HEREBY DIRECTED that the Director of Public Works shall examine and report in writing his opinion on the advisability and propriety of vacating and abandoning that portion of Road described as follows:

**Legal Description**

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Clark County shall reserve an easement for all existing utilities.

PASSED THIS 22<sup>nd</sup> DAY OF Sept, 2015

Work Order Number 11305

ATTEST:

  
Clerk of the Board

Board of County Councilors  
Clark County, Washington

By   
David Madore, Chair

By \_\_\_\_\_  
Jeanne E. Stewart, Councilor

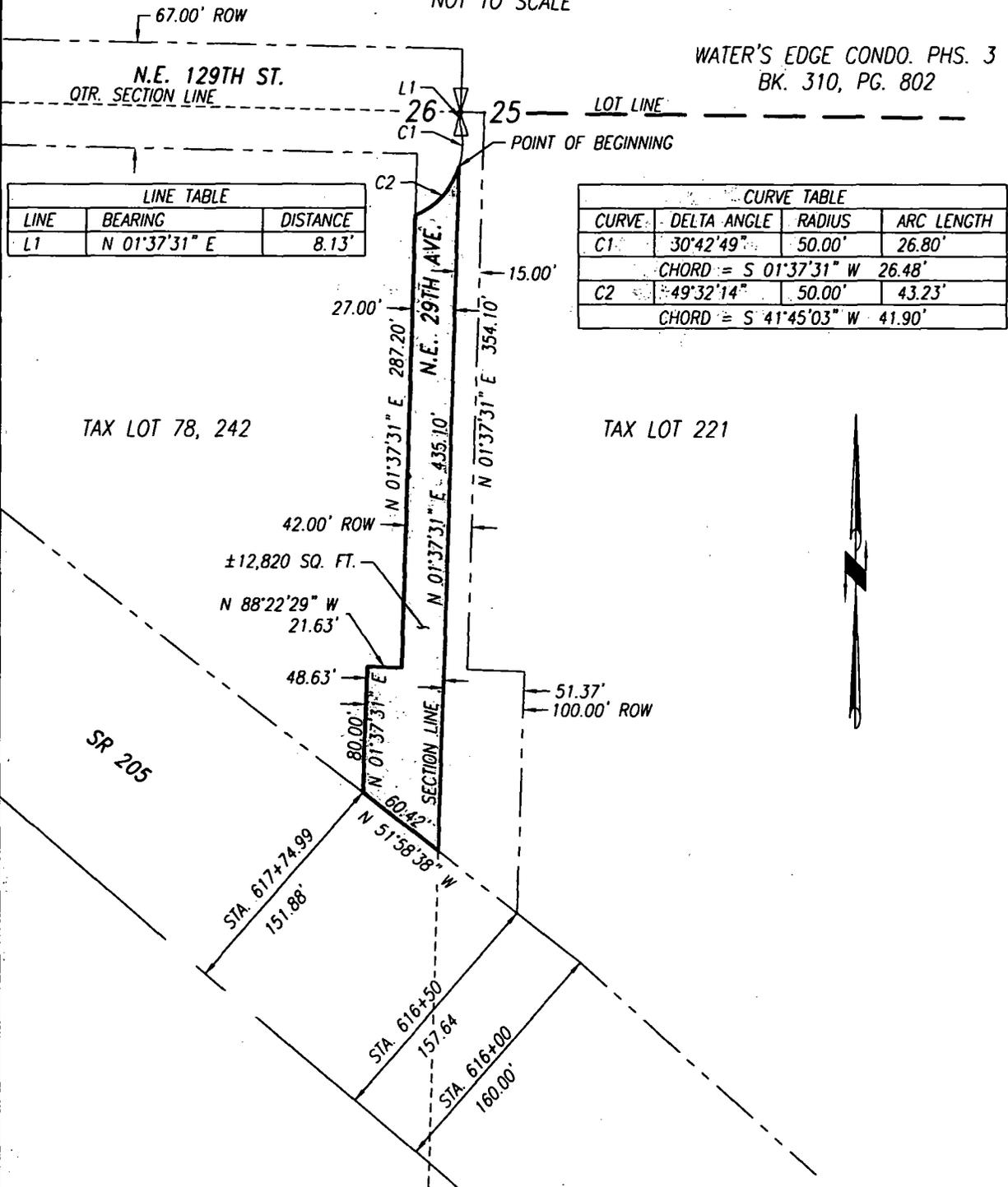
APPROVE AS TO FORM ONLY

  
Deputy Prosecuting Attorney

By \_\_\_\_\_  
Tom Mielke, Councilor

**EXHIBIT FOR VACATION OF A PORTION OF  
NORTHEAST 29TH AVENUE  
NOT TO SCALE**

WATER'S EDGE CONDO. PHS. 3  
BK. 310, PG. 802

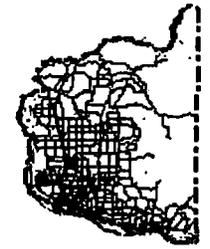


| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 01°37'31" E | 8.13'    |

| CURVE TABLE           |             |        |            |
|-----------------------|-------------|--------|------------|
| CURVE                 | DELTA ANGLE | RADIUS | ARC LENGTH |
| C1                    | 30°42'49"   | 50.00' | 26.80'     |
| CHORD = S 01°37'31" W |             |        | 26.48'     |
| C2                    | 49°32'14"   | 50.00' | 43.23'     |
| CHORD = S 41°45'03" W |             |        | 41.90'     |

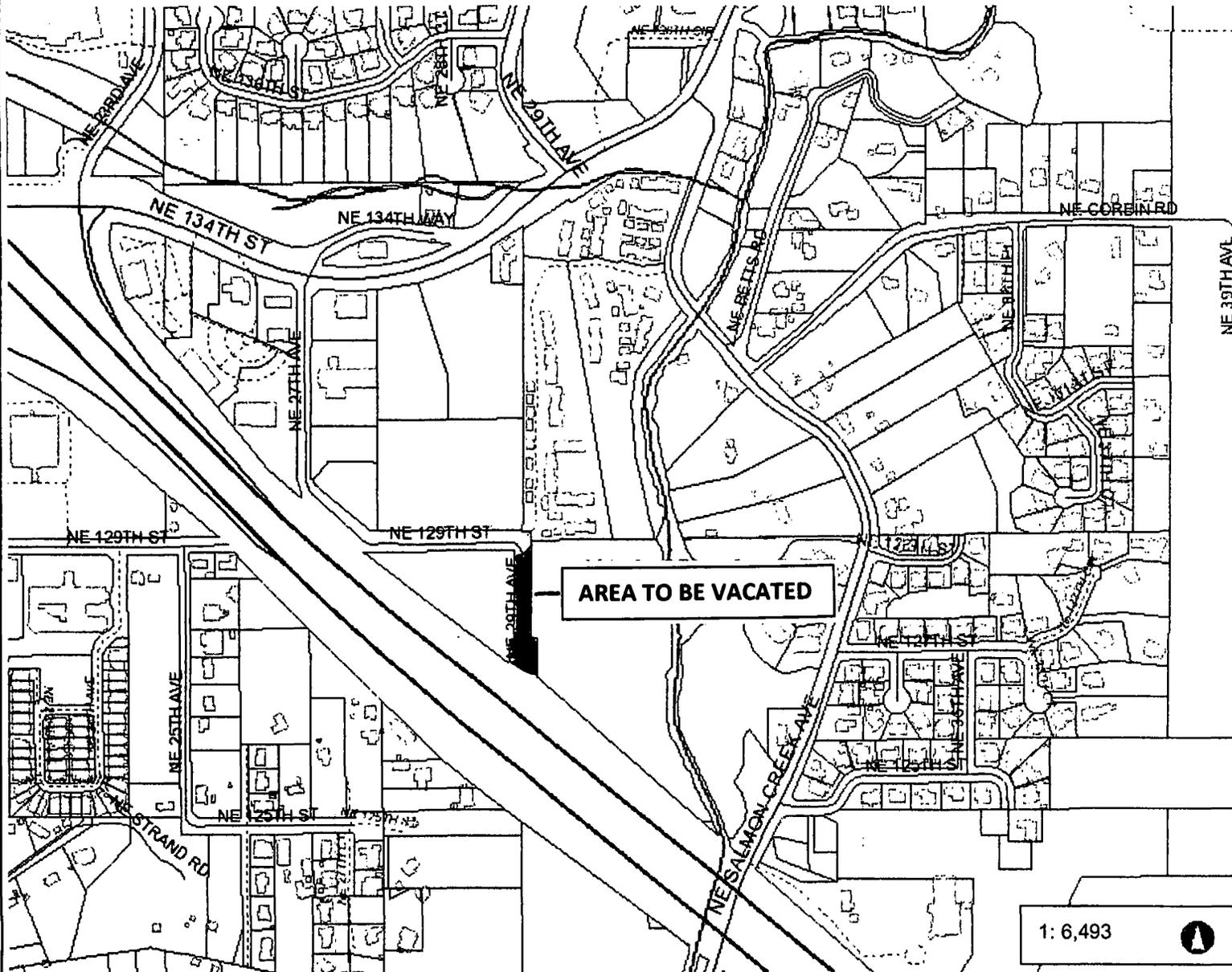


# NE 29th Avenue Area Map



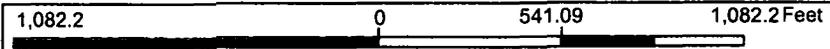
### Legend

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



**AREA TO BE VACATED**

1: 6,493 



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

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**Notes:**