

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - July 15, 2014

REQUEST: Acceptance of Plat for Recording – Sifton Firs

CHECK ONE: Consent Chief Administrative Officer Hearing

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Sifton Firs - FLD2014-00010
PLD2011-00006

Zoning: R1-18 Single Family Residential Zone; **Lot Size:** The minimum lot area standards are 1,800 sq ft.; minimum lot width and depth are 25 feet and 50 feet, respectively. **Actual Lot Size:** Parcels range in size from 2,899 sq ft to 3,598 sq ft. **Exceptions:** None. **Perimeter Lots:** None. **Project Start:** The application vested on January 26, 2011, Pre-application conference was held February 17, 2011, Final order of conditional approval was October 12, 2011.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Sifton Neighborhood Association, and property owners located within 300 feet of the site on August 11, 2011. One sign was posted on the subject property and two within the vicinity on October 11, 2011.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.

Alisatani for Greg Shafer
Greg Shafer, P.E.
Development Engineering Manager

Tom Hanger for
Heath Henderson, P.E.
Public Works Director/County Engineer

APPROVED: Tom Nulke
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

July 15, 2014 SR 150-14



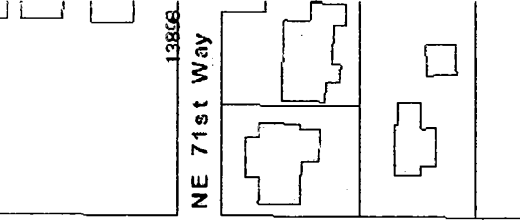
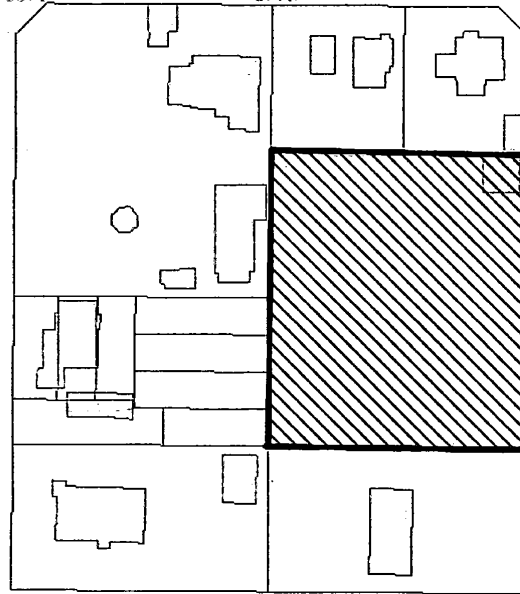
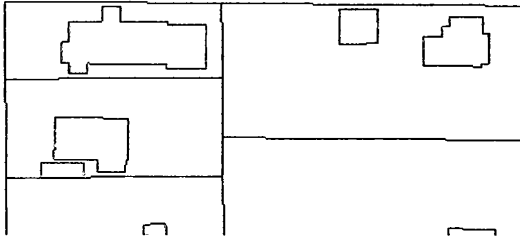
ATTACHMENT A: SIFTON FIRS SUBDIVISION

13408

13520

13519

NE 72nd St



1358

7112

7098

NE 137th Ave



Legend

- Building Footprints
- Taxlots
- World Street Map



Notes:

1:1,202



200.4

100.18

0

200.4 Feet



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.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA GIS - <http://gis.clark.wa.gov>

ATTACHMENT B - PLAT MAP

APPROVED BY CLERK
 2025 APR 15 10:30 AM
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 2025 APR 15 10:30 AM

NOTES:
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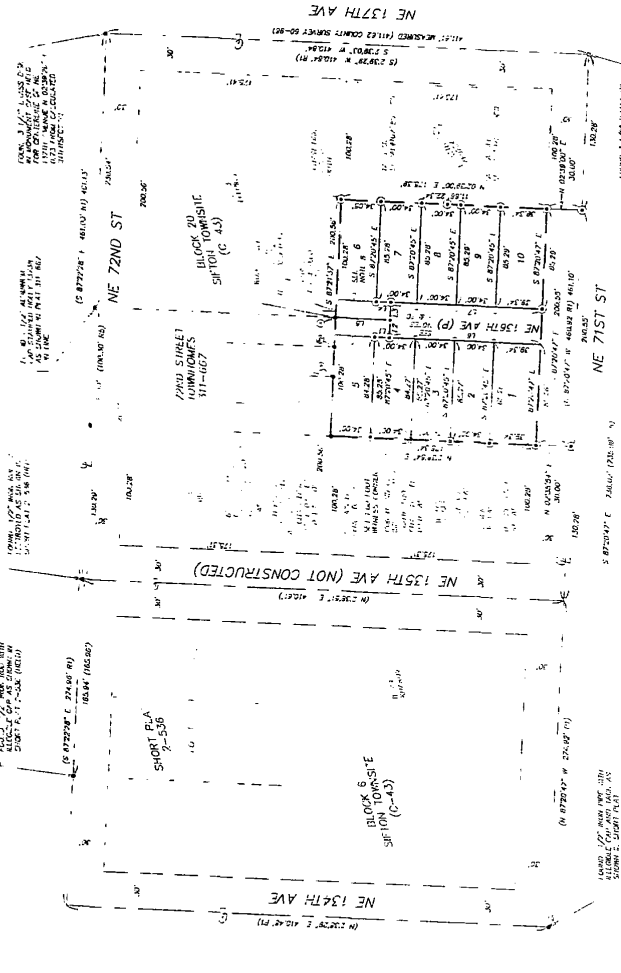


TABLE OF AREAS

| LOT NO. | AREA (SQ. FT.) | AREA (AC.) |
|---------|----------------|------------|
| 1 | 10,000 | 0.23 |
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CITY OF VANCOUVER EASEMENTS:
 THE EASEMENTS SHOWN AND DESCRIBED ARE RELATED TO THE CITY OF VANCOUVER
 WATER AND SEWERAGE DEPARTMENT'S EASEMENTS. THE EASEMENTS ARE
 SHOWN IN THE PLAT MAP AND DESCRIBED AS FOLLOWS:
 1. EASEMENT FOR WATER AND SEWERAGE SERVICE.
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PLAT NO. 10000
 DATE: 10-15-2025

SIFTON FIRS SUBDIVISION
 A SUBDIVISION IN A PORTION OF
 BLOCK 20 OF SIFTON TOWNSHIP (C-43)
 IN SA 14 OF THE NW 1/4
 OF SECTION 11
 T. 2 N., R. 2 E., W.M.
 CLARK COUNTY, WASHINGTON RECEIVED
 APR. 15, 2025

CLARK COUNTY PLANNING DIRECTOR:
 APPROVED: _____ DATE: _____
 CLARK COUNTY ASSESSOR:
 APPROVED: _____ DATE: _____
 CLARK COUNTY COMMISSIONERS:
 APPROVED: _____ DATE: _____
 CLARK COUNTY ENGINEER:
 APPROVED: _____ DATE: _____

CLARK COUNTY COMMISSIONERS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

CLARK COUNTY ENGINEER:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

SURVEYOR'S CERTIFICATE:
 I, _____, CLERK OF CLERK, DO HEREBY CERTIFY THAT THE
 ABOVE DESCRIBED PLAT MAP WAS FILED FOR RECORD IN THE
 CLERK OF CLERK'S OFFICE ON _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

AUDITOR'S CERTIFICATE:
 I, _____, CLERK OF CLERK, DO HEREBY CERTIFY THAT THE
 ABOVE DESCRIBED PLAT MAP WAS FILED FOR RECORD IN THE
 CLERK OF CLERK'S OFFICE ON _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

COUNTY HEALTH DEPARTMENT:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

CLERK OF CLERK:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

PLANNING DIRECTOR:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

ASSESSOR:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

ENGINEER:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

COMMISSIONERS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2025.
 CLERK OF CLERK: _____

PLAT NO. 10000
 DATE: 10-15-2025