

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - DECEMBER 2, 2014

REQUEST: Acceptance of Plat for Recording – Village Estates aka North Glen Subdivision
Phase 1

CHECK ONE: Consent Chief Administrative Officer

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 Village Estates aka North Glen PH 1 FLD2014-00032 PLD2006-00109 PST2010-00006

Zoning: R1-6 Single Family Residential Zone; **Lot Size:** The minimum and maximum average lot area standards are 6,000 and 8,500 square feet, respectively. **Actual Lot Size:** Parcels range in size from 4,780 and 8,858 square feet. **Exceptions:** Density Transfer Standards per CCFC 40.220.010(C)(5) provides for density to be transferred from the portion of the site encumbered by wetlands and buffers to the unencumbered portion of the development site, reducing the **Exterior Lot** area standard to a minimum 5,400 sq ft; and **Interior Lots** reduced to a minimum 2,500 sq ft useable lot area. **Project Start:** The application vested on April 25, 2006, Pre-application conference was held May 18, 2006, Final order of conditional approval was January 9, 2007.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Sunnyside Neighborhood Association, and property owners located within 300 feet of the site on October 27, 2006. One sign was posted on the subject property and two others within the vicinity on December 13, 2006. Notice of the likely SEPA Determination and public hearing was published in the Columbian newspaper on October 27, 2006.

BUDGET AND POLICY IMPLICATIONS: N/A

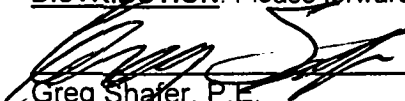
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

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

Attachment A: Vicinity Map

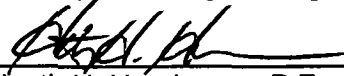
Attachment B: Plat Map (information only, not for recording)

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



Greg Shafer, P.E.
Development Engineering Manager

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS



Heath H. Henderson, P.E.
Public Works Director/County Engineer
GS/HH/hp

12-2-14
SR 273-14

no/

PW14-131

ATTACHMENT B: PLAT MAP SHEET 1 OF 2

VILLAGE ESTATES
 PRELIMINARILY APPROVED AS
 NORTH GLEN PHASE 1
 A SUBDIVISION IN A PORTION
 OF THE NE QUARTER OF SECTION 31,
 T. 3 N., R. 2 E., W. M.,
 CLARK COUNTY, WASHINGTON
 JOB NO. 14-81 DATE: 11-13-14
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY CLERK OF COURT: _____ DATE: _____
 CLARK COUNTY ASSESSOR: _____ DATE: _____
 THIS TO BE BOUND AS _____ CLARK COUNTY, WASHINGTON

CLERK OF COURT: _____ DATE: _____

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____

COURT OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY CLERK OF THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:

CLARK COUNTY SURVEYOR: _____ DATE: _____

CLARK COUNTY HEALTH DEPARTMENT:

WATER TREATMENT AND PUBLIC SANITARY SYSTEMS ARE APPROVED PUBLIC
 UTILITIES AND PUBLIC SANITARY SYSTEMS ARE REQUIRED.

COUNTY HEALTH OFFICER: _____

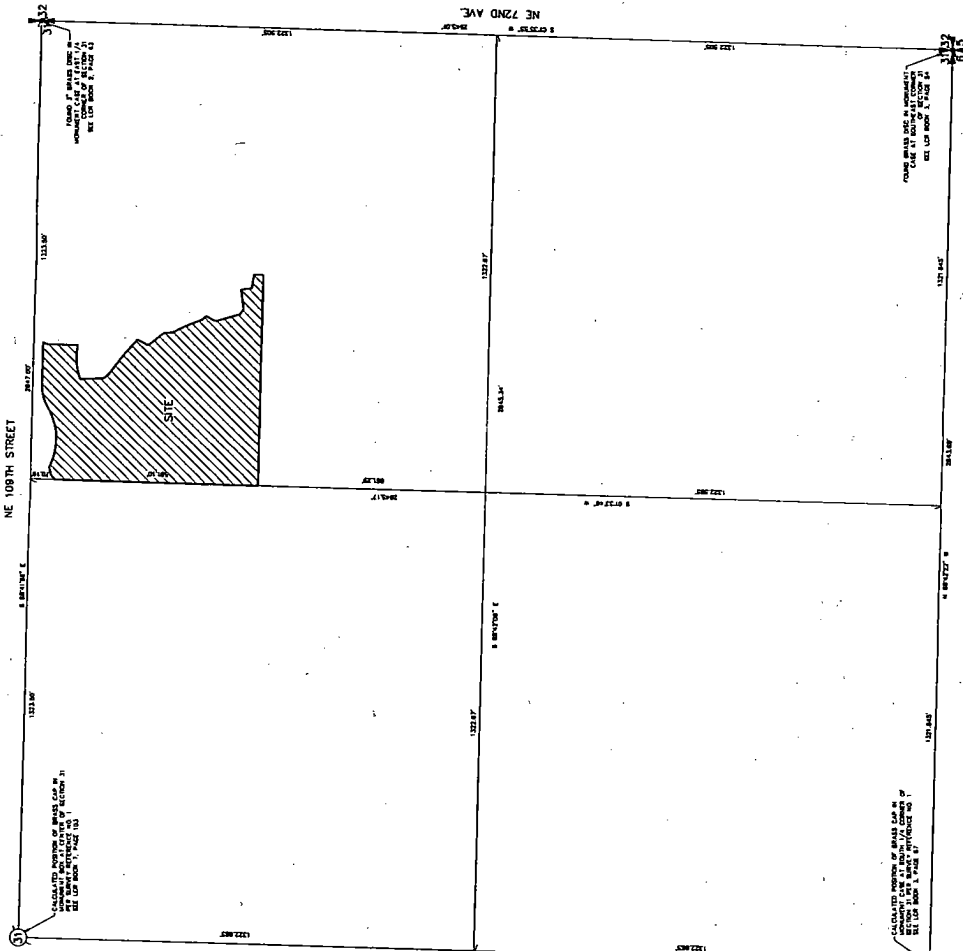
AUDITOR'S CERTIFICATE:

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL AT THE
 CLERK'S OFFICE OF CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____

CLARK COUNTY AUDITOR: _____

UTILITY AND SIDEWALK EASEMENT:

ALL UTILITIES AND SIDEWALKS SHALL BE LOCATED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS ON THE EAST HALF OF SECTION 31, T. 3 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON. THE FRONT BOUNDARY LINE OF ALL LOTS SHALL BE A PUBLIC UTILITY AND SIDEWALK EASEMENT TO PUBLIC UTILITIES AND SIDEWALKS. ALL UTILITIES SHALL BE LOCATED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS SUBJECT TO PUBLIC UTILITIES.



- NOTES:**
- 1) CLARK COUNTY WELAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 6.0400) AND WELAND AND WELAND PROTECTION ORDINANCES (CLARK COUNTY CODE CHAPTER 6.0500) SHALL APPLY TO THE SUBDIVISION.
 - 2) THE SUBDIVISION SHALL BE BOUND AS SHOWN ON THIS PLAT MAP.
 - 3) HOUSES SHALL BE CONSTRUCTED ON ALL LOTS IN THIS PLAT MAP.
 - 4) HOUSES SHALL BE CONSTRUCTED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS.
 - 5) HOUSES SHALL BE CONSTRUCTED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS.
 - 6) HOUSES SHALL BE CONSTRUCTED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS.
 - 7) HOUSES SHALL BE CONSTRUCTED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS.
 - 8) HOUSES SHALL BE CONSTRUCTED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS.
 - 9) HOUSES SHALL BE CONSTRUCTED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS.
 - 10) HOUSES SHALL BE CONSTRUCTED WITHIN THE FRONT BOUNDARY LINE OF ALL LOTS.

- SURVEY REFERENCES:**
1. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
 2. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
 3. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
 4. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
 5. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
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 7. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
 8. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
 9. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414
 10. PLAT OF "WELAND PARK ESTATES" BOOK 7, PAGE 414

- DEED REFERENCES:**
1. GRANTOR: _____
 2. GRANTEE: _____
 3. GRANTEE: _____
 4. GRANTEE: _____
 5. GRANTEE: _____
 6. GRANTEE: _____
 7. GRANTEE: _____
 8. GRANTEE: _____
 9. GRANTEE: _____
 10. GRANTEE: _____

CLARK COUNTY ENGINEER'S SEAL

CLARK COUNTY PLANNING DIRECTOR'S SEAL

CLARK COUNTY ASSESSOR'S SEAL

CLARK COUNTY HEALTH DEPARTMENT'S SEAL

CLARK COUNTY AUDITOR'S SEAL

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