

CLARK COUNTY  
STAFF REPORT



DEPARTMENT/DIVISION: Community Development

DATE: FINAL PLAT CONSENT AGENDA - March 24, 2015

REQUEST: Acceptance of Plat for Recording – FLD2014-00038 Frontier Meadows

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:

Frontier Meadows formerly AMK Subdivision  
FLD2014-00038; PLD2014-00001

**Zoning:** R1-5; **Lot Size:** The minimum and maximum average lot area standards are 5000 and 7000 square feet, respectively. **Actual Lot Size:** Parcels range in size from 5250 and 17,321 square feet. (if averaged use next sentence)Based on all lot areas provided the average size is 6,817 square feet, which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on September 13, 2013, Pre-application conference was held October 10, 2013, Final order of conditional approval was May 1, 2014.

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the March 7, 2014, and property owners located within 300 feet of the site on March 7, 2014. One sign was posted on the subject property and two others within the vicinity on March 25, 2014. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on March 7, 2014.

**BUDGET AND POLICY IMPLICATIONS:** N/A

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

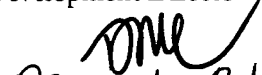
**ACTION REQUESTED:** It is recommended that the Board accept the plat of for recording.


**Attachment A:** Vicinity Map

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

**DISTRIBUTION:** Please forward a copy of the approved staff report to Community Development

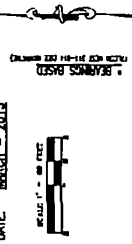
  
\_\_\_\_\_  
Marty Snell  
Community Development Director

Approved:   
March 24, 2015  
CLARK COUNTY  
COUNCILORS SR 054-15



# FRONTIER MEADOWS

PRELIMINARY APPROVED AS ANK SUBDIVISION  
 IN A PORTION OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4  
 AND THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4  
 SECTION 35, T.1N. R.2E. WILLAMETTE MERIDIAN  
 CLARK COUNTY, WASHINGTON  
 DATE: MARCH - 2015



DEPARTMENT OF COMMUNITY DEVELOPMENT

COUNTY ASSESSOR

CLARK COUNTY COUNCILORS

COUNTY DEPARTMENT OF PUBLIC WORKS

COUNTY HEALTH DEPARTMENT

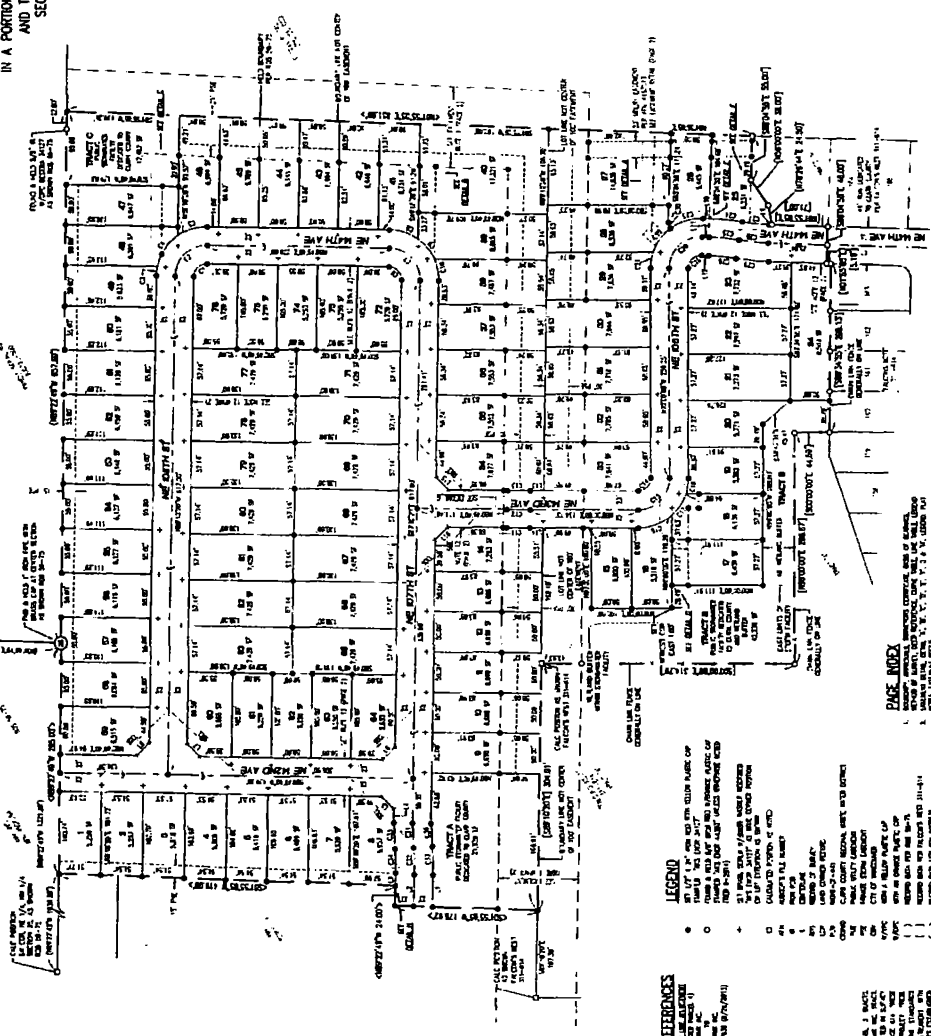
COUNTY AUDITOR



LAND SURVEYOR'S CERTIFICATE  
 I, Scott A. Johnson, State of Washington, do hereby certify that the above described land is the same as shown on the attached plat, and that the same is subject to the provisions of the laws of the State of Washington relating to the subdivision of land.



AKS  
 ARCHITECTURAL & SURVEYING  
 1000 1/2 AVENUE C  
 SEASIDE, WA 98148  
 PHONE: 206-465-1111  
 FAX: 206-465-1112  
 WWW.AKSURV.COM



LOT	AREA	OWNER
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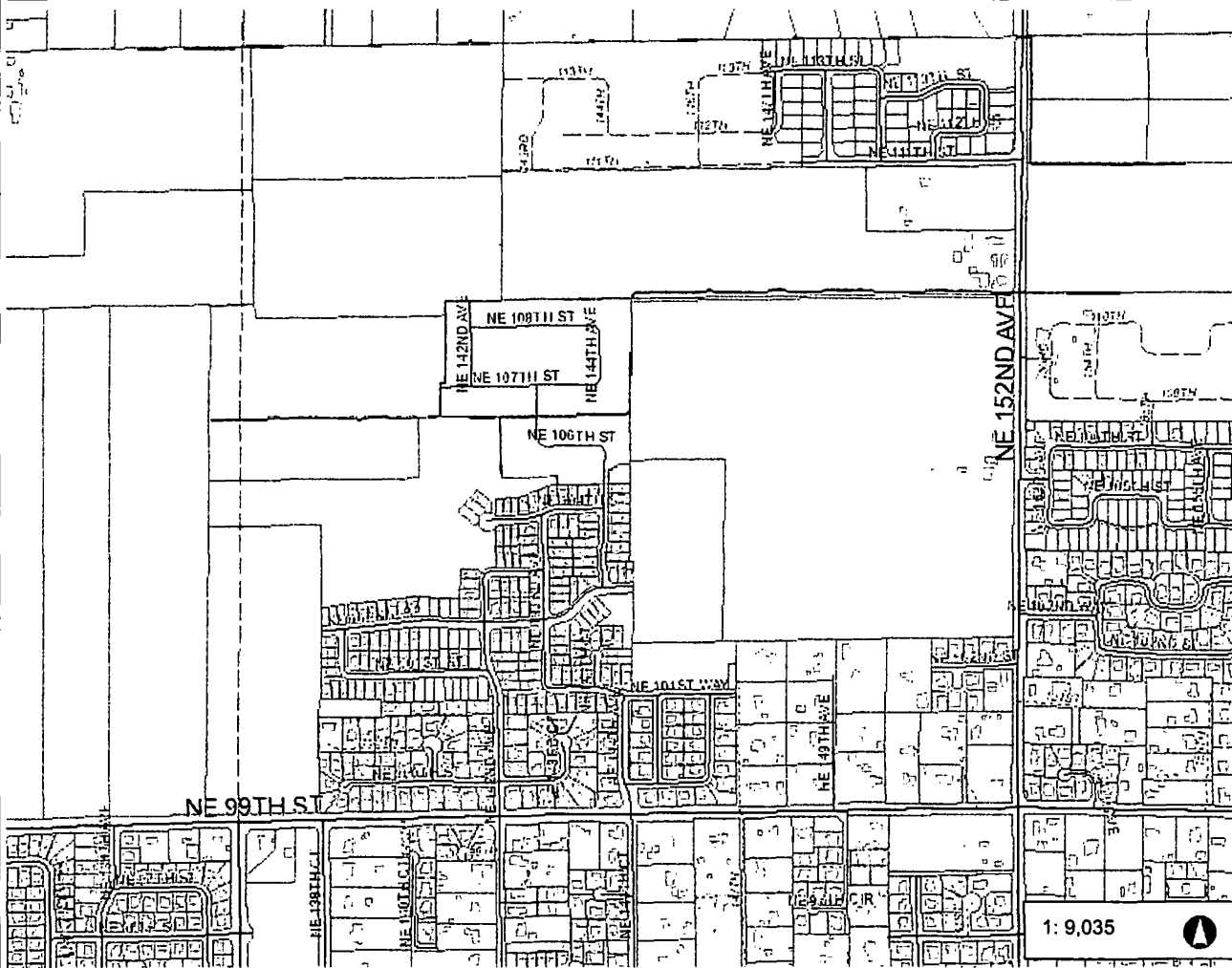
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**NOTARIAL**  
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# Vicinity Map



- Legend**
- Building Footprints
  - Taxlots
  - County Outline
  - County Outline
  - Highway**
    - Interstate
    - State Route
    - Interstate Ramp
    - State Ramp
  - Arterial**
  - Collector**
    - Minor
    - DNR
  - Other**
    - Private, Other
    - Proposed
    - Unknown
  - Stream Channels
  - Major Waterbodies
  - Rural Centers
  - Cities Boundaries
  - Urban Growth Boundaries
  - County Boundary

**Notes:**

1,505.9 0 752.93 1,505.9 Feet

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

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.

1: 9,035