

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Community Development

DATE: FINAL PLAT CONSENT AGENDA - June 2, 2015

REQUEST: Acceptance of Plat for Recording – FLD2015-00012 Allworth Valley Cluster Subdivision

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:

Allworth Valley Estates Cluster Subdivision
FLD2015-00012; PLD2014-00019

Zoning: R-5 Zone; **Lot Size:** The project is a Cluster Development in the R-5 zone (Rural, 5-acre minimum lot size). The site is currently vacant. A new single-family detached dwelling will be built on each of the proposed cluster lots. The 21.56 acre remainder lot will be used for forestry with no residential development. All proposed lots will comply with the minimum dimensional standards for the R-5 zone as modified by the Cluster Development provisions. The actual lot sizes are a minimum of 1.18 acres and a remainder lot of 21.56 acres. **Exceptions:** None; **Project Start:** The application vested on September 9, 2014, Pre-application conference was held October 13, 2013, Final order of conditional approval was December 8, 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 October 13, 2014, and property owners located within 500 feet of the site on October 13, 2014. A notice of the application and hearing were posted on and near the site October 17, 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

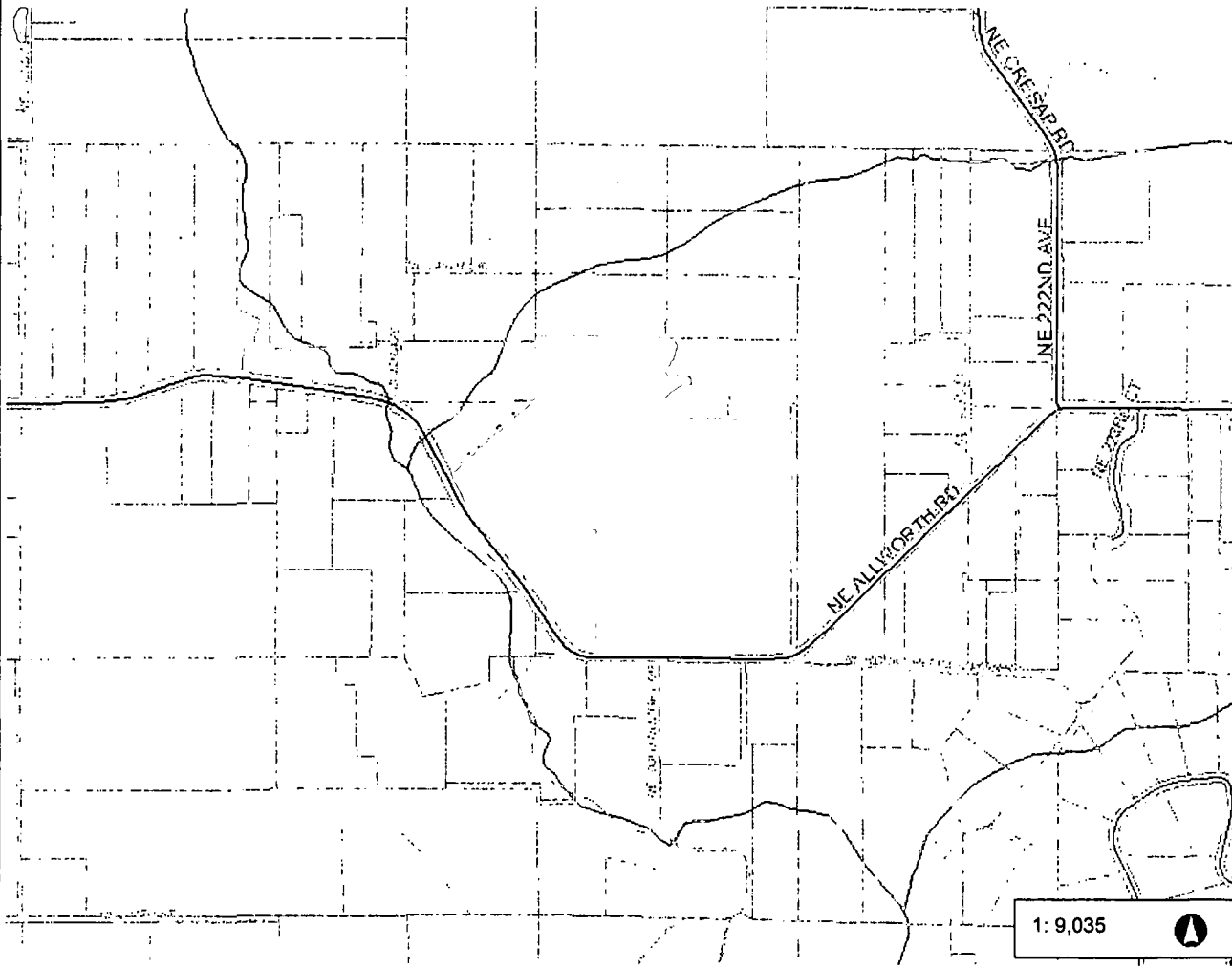
Approved: 
CLARK COUNTY
COUNCILORS

June 2, 2015
SR 105-15





Vicinity Map



Legend

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

Notes:

1: 9,035



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.

**ALLWORTH VALLEY ESTATES
CLUSTER SUBDIVISION**
SECTION 16, T12N, R10E, S12E
COUNTY OF CLATSOP, OREGON

CLAIMS CHECKED AND FOUND CORRECT:
The plat is correct in accordance with the provisions of the laws of the State of Oregon, and the same is hereby approved for recording.

- REMARKS:**
- 1. The plat is correct in accordance with the provisions of the laws of the State of Oregon, and the same is hereby approved for recording.
 - 2. The plat is correct in accordance with the provisions of the laws of the State of Oregon, and the same is hereby approved for recording.
 - 3. The plat is correct in accordance with the provisions of the laws of the State of Oregon, and the same is hereby approved for recording.

CERTIFICATE NOTES:

The undersigned, County Assessor, do hereby certify that the above described property is subject to the payment of taxes for the year 1915, and that the same is hereby approved for recording.

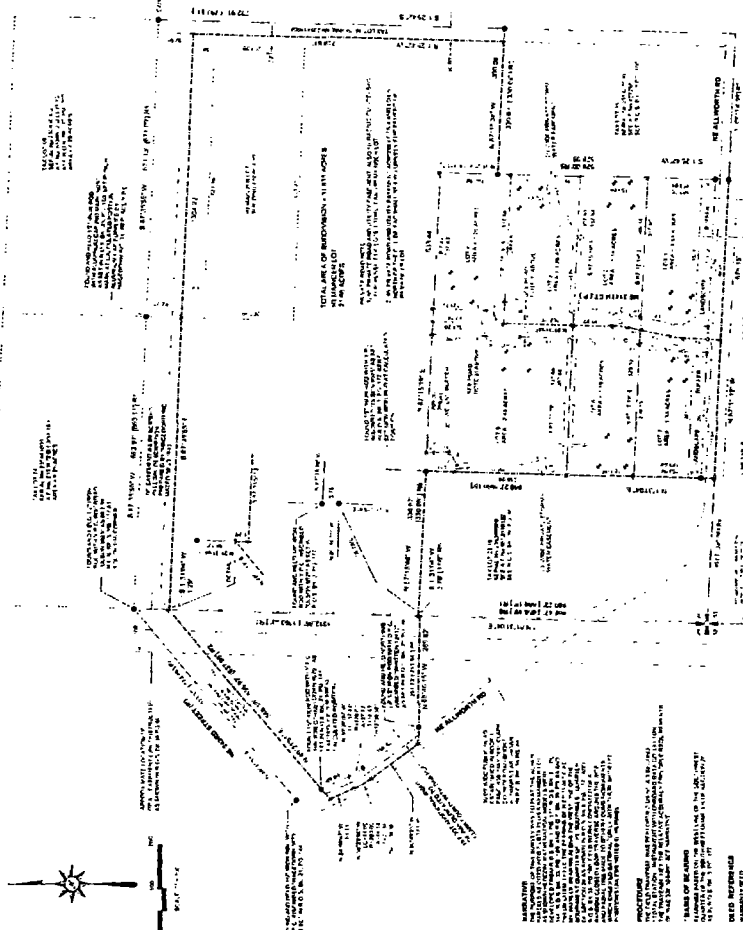


TABLE OF LOTS

Lot No.	Area (Acres)	Remarks
1	1.00	1/4 Section 16, T12N, R10E, S12E
2	1.00	1/4 Section 16, T12N, R10E, S12E
3	1.00	1/4 Section 16, T12N, R10E, S12E
4	1.00	1/4 Section 16, T12N, R10E, S12E
5	1.00	1/4 Section 16, T12N, R10E, S12E
6	1.00	1/4 Section 16, T12N, R10E, S12E
7	1.00	1/4 Section 16, T12N, R10E, S12E
8	1.00	1/4 Section 16, T12N, R10E, S12E
9	1.00	1/4 Section 16, T12N, R10E, S12E
10	1.00	1/4 Section 16, T12N, R10E, S12E
11	1.00	1/4 Section 16, T12N, R10E, S12E
12	1.00	1/4 Section 16, T12N, R10E, S12E
13	1.00	1/4 Section 16, T12N, R10E, S12E
14	1.00	1/4 Section 16, T12N, R10E, S12E
15	1.00	1/4 Section 16, T12N, R10E, S12E
16	1.00	1/4 Section 16, T12N, R10E, S12E
17	1.00	1/4 Section 16, T12N, R10E, S12E
18	1.00	1/4 Section 16, T12N, R10E, S12E
19	1.00	1/4 Section 16, T12N, R10E, S12E
20	1.00	1/4 Section 16, T12N, R10E, S12E
21	1.00	1/4 Section 16, T12N, R10E, S12E
22	1.00	1/4 Section 16, T12N, R10E, S12E
23	1.00	1/4 Section 16, T12N, R10E, S12E
24	1.00	1/4 Section 16, T12N, R10E, S12E
25	1.00	1/4 Section 16, T12N, R10E, S12E
26	1.00	1/4 Section 16, T12N, R10E, S12E
27	1.00	1/4 Section 16, T12N, R10E, S12E
28	1.00	1/4 Section 16, T12N, R10E, S12E
29	1.00	1/4 Section 16, T12N, R10E, S12E
30	1.00	1/4 Section 16, T12N, R10E, S12E
31	1.00	1/4 Section 16, T12N, R10E, S12E
32	1.00	1/4 Section 16, T12N, R10E, S12E
33	1.00	1/4 Section 16, T12N, R10E, S12E
34	1.00	1/4 Section 16, T12N, R10E, S12E
35	1.00	1/4 Section 16, T12N, R10E, S12E
36	1.00	1/4 Section 16, T12N, R10E, S12E
37	1.00	1/4 Section 16, T12N, R10E, S12E
38	1.00	1/4 Section 16, T12N, R10E, S12E
39	1.00	1/4 Section 16, T12N, R10E, S12E
40	1.00	1/4 Section 16, T12N, R10E, S12E
41	1.00	1/4 Section 16, T12N, R10E, S12E
42	1.00	1/4 Section 16, T12N, R10E, S12E
43	1.00	1/4 Section 16, T12N, R10E, S12E
44	1.00	1/4 Section 16, T12N, R10E, S12E
45	1.00	1/4 Section 16, T12N, R10E, S12E
46	1.00	1/4 Section 16, T12N, R10E, S12E
47	1.00	1/4 Section 16, T12N, R10E, S12E
48	1.00	1/4 Section 16, T12N, R10E, S12E
49	1.00	1/4 Section 16, T12N, R10E, S12E
50	1.00	1/4 Section 16, T12N, R10E, S12E

CLATSOP COUNTY HEALTH DEPARTMENT
The undersigned, County Health Officer, do hereby certify that the above described property is subject to the payment of taxes for the year 1915, and that the same is hereby approved for recording.

CLATSOP COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
The undersigned, County Community Development Director, do hereby certify that the above described property is subject to the payment of taxes for the year 1915, and that the same is hereby approved for recording.

CLATSOP COUNTY AUDITOR
The undersigned, County Auditor, do hereby certify that the above described property is subject to the payment of taxes for the year 1915, and that the same is hereby approved for recording.

CLATSOP COUNTY ASSESSOR
The undersigned, County Assessor, do hereby certify that the above described property is subject to the payment of taxes for the year 1915, and that the same is hereby approved for recording.

CLATSOP COUNTY SURVEYOR
The undersigned, County Surveyor, do hereby certify that the above described property is subject to the payment of taxes for the year 1915, and that the same is hereby approved for recording.

CLATSOP COUNTY CLERK
The undersigned, County Clerk, do hereby certify that the above described property is subject to the payment of taxes for the year 1915, and that the same is hereby approved for recording.

CLATSOP COUNTY SHERIFF
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CLATSOP COUNTY JUDGE
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R D SMITH LAND SURVEYING
1000 1/2 1st St. Astoria, Ore.
1915