

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** August 6, 2020

**REQUESTED ACTION:** Sign a plat alteration declaration to amend a subdivision recorded in Book 311 Page 717

\_\_\_\_\_ Consent \_\_\_\_\_ Hearing   X   County Manager

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### BACKGROUND

This request is to approve the final plat declaration to alter the plat for Strawberry Hill II Subdivision, which was recorded in Book 311 Page 717. Strawberry HIMX, LLC have sought to amend the recorded plat to remove the temporary cul-de-sac easement, notes relating to access restrictions, Plat Note 2 and landscape tracts “B” and “C”. With development of the adjacent property, the cul-de-sac easement is no longer needed. The zoning of the adjacent site was changed from Neighborhood Commercial (NC) to Single-Family Residential (R1-6). This change permitted some access that was previously restricted and removes the requirement for the landscape tracts. The owners obtained preliminary approval for the plat alteration under PLD-2019-00046. This request is required to satisfy the conditions of approval, county code and RCW 58.17.215.

### COUNCIL POLICY IMPLICATIONS

N/A

### ADMINISTRATIVE POLICY IMPLICATIONS

N/A

### COMMUNITY OUTREACH

The preliminary portion of the plat declaration was processed as a type III application and included notice sent to property owners within 300 feet of the lots in question.

### BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
		Action falls within existing budget capacity but requires a change of purpose within existing appropriation
		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	
Grant Fund Dollar Amount	
Account	
Company Name	

**DISTRIBUTION:**

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

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*Harriet Padmore For*

*Susan Ellinger*

Susan Ellinger *For Email Authorization*  
Land Use Review Manager  
Community Development  
564-397-5122

*Dan Young*

Dan Young  
Director  
Community Development  
564-397-4101

**APPROVED:** *Kathleen Otto*  
Kathleen Otto, County Manager

DATE: *Aug 10, 2020*

Serial #: 986033091, 986033092  
Sec-T-R: Sec 36, T3N, R1EWM  
Project: PLD 2019-00046, FLR 2020-00098

DECLARATION AMENDING PLAT Strawberry Hill II Bk 311 PG 717

We, Strawberry HMX, LLC , the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), pursuant to RCW 58.17.215 and CCC 40.540, which, under specific circumstances, allows Clark County to approve alterations to recorded plats, file this declaration to accomplish that end.

*RECITALS:*

Whereas, Strawberry HMX, LLC are the owners of property, part of a plat recorded under Auditor's number 5052176, Book 311 Page 717, the Site, which legal description is set forth by a copy of the previously recorded plat in Exhibit A attached hereto; and

Whereas, the owners have sought to amend the recorded to remove Plat note 2 and Tracts "B" and "C" as stated in condition of approval for Strawberry Hill III subdivision; and

Whereas, the owners have previously received the plat alteration approval with conditions of Clark County in that planning application numbered (PLD 2019-00046); and

Whereas, this document is required to satisfy the conditions of approval, RCW 58.17.215 and CCC 40.540; now, therefore,

1. The undersigned owners declare that they are the sole and exclusive owners of the real property, described in Exhibit A, that is affected by the plat

alteration. The plat is recorded in Book 311 at Page717, records of Clark County, Washington.

2. Pursuant to the plat alteration, Clark County has authorized the removal of Plat note 2 and Tracts "B" and "C" of Strawberry Hill II, Book 311/Page717
3. A revised drawing of the approved alteration is attached hereto and incorporated herein as Exhibit B.
4. The final plat is only amended as set forth above and in all other aspects are unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

Dated this 30<sup>th</sup> day of July, 2020.

Approved as to form:

By Taylor Hallvik  
Digitally signed by Taylor Hallvik  
DN: c=US, o=Clark County Prosecuting  
Attorney's Office, ou=Civil Division,  
email=taylor.hallvik@clark.wa.gov, cn=US  
Date: 2020.07.22 10:54:52 -0700

Deputy Prosecuting Attorney

County Manager

Approved and accepted by the County Manager of Clark County, Washington, this      day  
of                      2020.

Kathleen Otto  
Kathleen Otto  
Clark County Manager





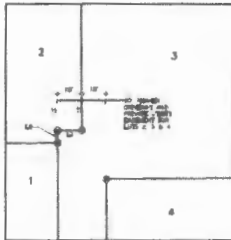




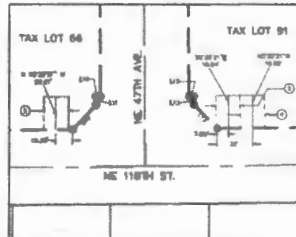


# AMENDMENT TO STRAWBERRY HILL II SUBDIVISION

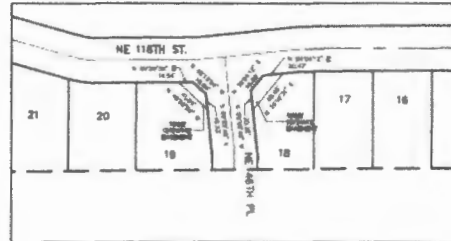
LOCATED IN THE NE 1/4 OF THE  
NE 1/4 OF SECTION 36  
T. 3 N., R. 1 E., W.M.  
CLARK COUNTY, WASHINGTON



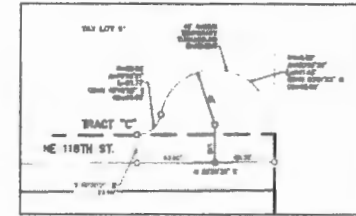
DETAIL "A"  
SCALE: 1" = 40'



DETAIL "B"  
SCALE: 1" = 40'

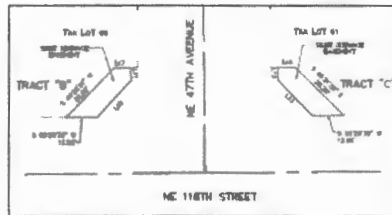


DETAIL "C"  
SCALE: 1" = 40'

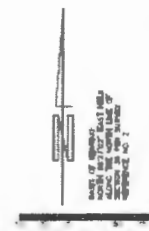


DETAIL "D"  
SCALE: 1" = 40'

- ① HOME EASEMENT SUBJECT TO THE LTP
- ② 1/2 ACRES EASEMENT TO CLARK COUNTY



DETAIL "E"  
SCALE: 1" = 40'



- LEGEND:
- ① INCLUDES ROAD AND 1/2 AC LTP EASEMENT TO CLARK COUNTY
  - ② INCLUDES 1/2 AC LTP EASEMENT TO CLARK COUNTY
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MINISTER-CLARKE  
SURVEYING INC.  
1111 1/2 E. 10TH ST. SPOKANE, WA 99201  
PHONE: 838-1111 FAX: 838-1111

DATE: 10/1/01  
DRAWN BY: JAS  
CHECKED BY: JAS  
FILE: 101-101