

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Strawberry HMX, LLC
DATE: August 20, 2020
REQUESTED ACTION: Acceptance of Plat Recording - Strawberry Hill III Subdivision
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Strawberry Hill III Subdivision PLD-2019-00046 FLR-2020-00098

Project review: The application contingently vested on March 4, 2019. A pre-application conference was held March 27, 2019. Preliminary approval was issued on January 2, 2019. Final engineering approval was granted April 30, 2020.

Zoning: R1-6 zone **Lot Size:** The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 5,372 square feet to 7,732 square feet with an overall average lot size of 6,881 square feet which meets average lot area standards. A Type I Variance allowed minimum lot width standards a 5 ft reduction in lot width for Lots 9 and 10.

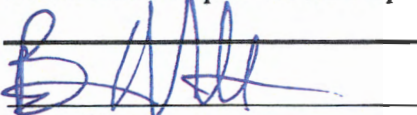
All lots in this plat meet the average lot area standards

COMMUNITY OUTREACH

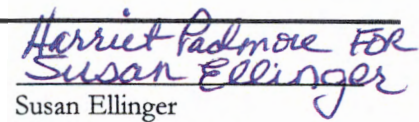
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on October 30, 2019. Notice of the application and hearing were posted on the site by the applicant on November 15, 2019.

DISTRIBUTION:

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



Bryan Mattson
Planner
Community Development


Susan Ellinger
Land Use Review Manager
Community Development
Per Email Authorization

Primary Staff Contact: Harriet Padmore, Ext. 5071
Joe Kinsman, Ext. 4955

APPROVED: Kathleen O'Hara
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 8/28/2020

SR# _____

PLAT NOTES:

- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCE AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTER PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CH. 40.350. DIRECT DRIVEWAY ACCESS ON TO NE 119TH STREET IS PROHIBITED.
- ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
- ROOF AND CHASE SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY-OWNED STORM WATER FACILITIES INDIVIDUAL LOT OWNERS.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- IN ACCORDANCE WITH CCC CH. 40.610, IMPACT FEES FOR EVERY NEW HOME CONSTRUCTED IN THIS DEVELOPMENT SHALL BE ASSESSED AND PAID FOR IMPACT ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (BGF), PARK DISTRICT B (PF) AND HAZEL DELL SUB-AREA (HFA). CONSISTENT WITH CCC 40.610.040, IMPACT FEES SHALL BE CALCULATED AT THE TIME OF BUILD PERMIT ISSUANCE USING THE THEN-APPLICABLE RATES.

**STRAWBERRY HILL III
SUBDIVISION**

RE-PLAT OF
TRACTS "B" AND "C" OF
STRAWBERRY HILL II SUBDIVISION
(311 717)
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
SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ STRAWBERRY HILL III SUBDIVISION
PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20__

CLARK COUNTY MANAGER _____

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

AUDITOR'S CERTIFICATE:

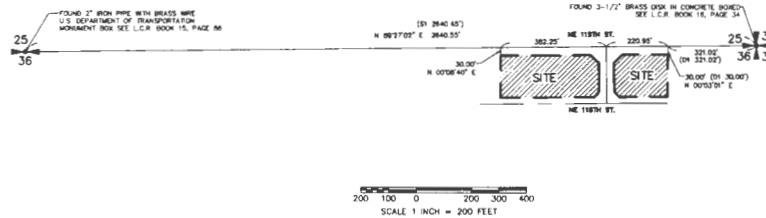
FILED FOR RECORD THIS _____ DAY OF _____, 20__
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____ TERRY MOLLAM
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "STRAWBERRY HILL III SUBDIVISION" MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

David Denny
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, 06-22-2020
PLS NO. 35477 DATE



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES LAND CORNER RECORD

DEED REFERENCE:

- D1) GRANTOR: COLUMBIA CREDIT UNION
GRANTEE: TERRY MOLLAM SR
AFN: 5400963
DATE: 5-05-2017

SURVEY REFERENCES:

- S1) STRAWBERRY HILL II BOOK 311 PAGE 717
- S2) PAUL SURVEY BOOK 87 PAGE 144
- S3) PAUL SURVEY BOOK 84 PAGE 158
- S4) MINISTER SHORT PLAT BOOK 2 PAGE 566

BASED UPON RECORDS THE FOUND AND HELD NORTHEAST CORNER OF SECTION 36 AND THE FOUND AND HELD NORTH QUARTER CORNER OF SECTION 36 PER SURVEY REFERENCE 1.

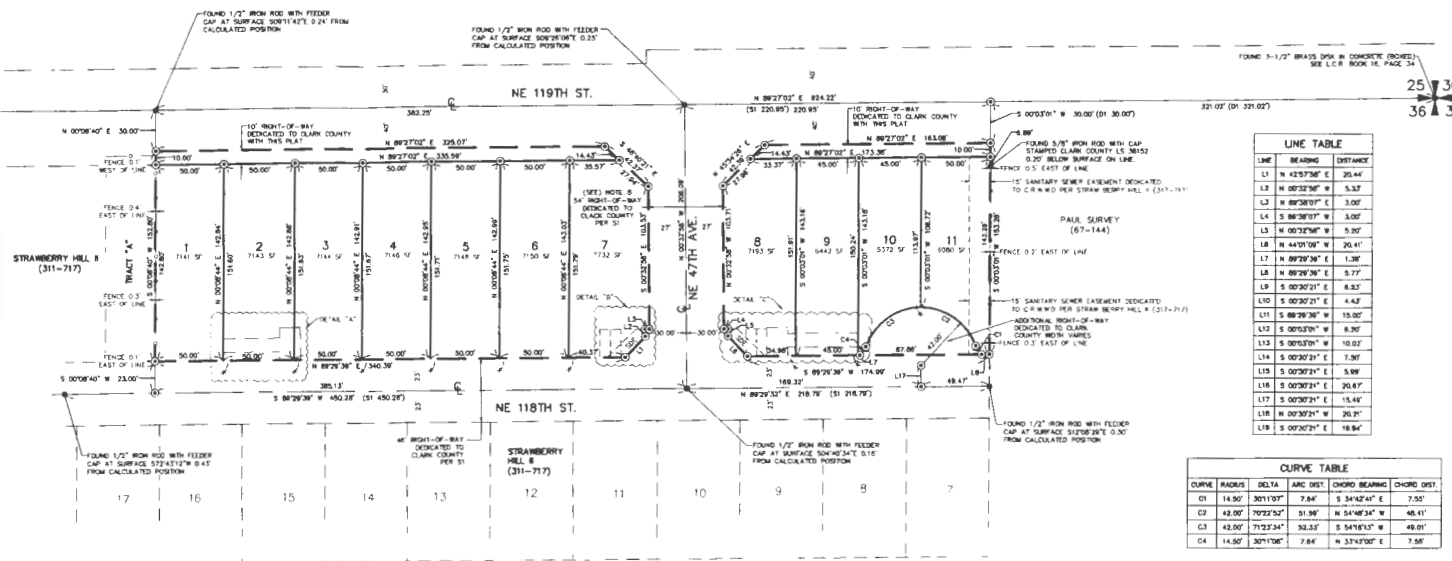
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 352-130-100. ALL CORNERS NOTED AS FOUND WERE VISITED ON 05-05-20

	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 684-3313	JOB NO. 20-158 DATE: 06-22-2020 CALC BY: DAD DRAWN BY: JAD CHECKED BY: DAD FILE: 201585P.DWG

STRAWBERRY HILL III SUBDIVISION

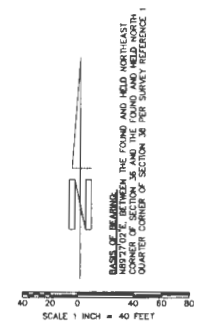
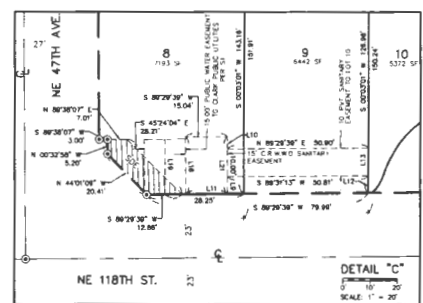
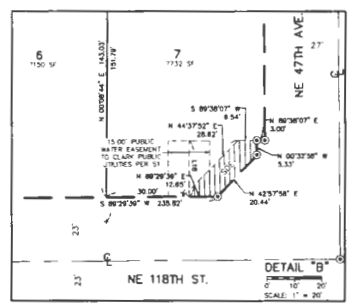
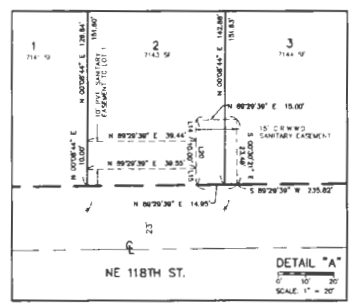
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SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	N 42°37'00" E	20.44'
L2	N 00°32'30" W	5.33'
L3	N 89°28'00" E	3.00'
L4	S 89°28'00" W	3.00'
L5	N 00°30'21" E	5.20'
L6	N 44°01'00" W	20.41'
L7	N 89°28'30" E	1.26'
L8	N 89°28'30" E	5.77'
L9	S 00°30'21" E	8.23'
L10	S 00°30'21" E	4.43'
L11	S 89°28'30" W	15.00'
L12	S 00°30'21" W	8.20'
L13	S 00°30'21" W	10.00'
L14	S 00°30'21" W	7.50'
L15	S 00°30'21" E	5.99'
L16	S 00°30'21" E	20.87'
L17	S 00°30'21" E	15.48'
L18	N 00°30'21" W	20.91'
L19	S 00°30'21" E	18.84'

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST.
C1	14.50'	307°13'00"	7.84'	S 34°42'47" E	7.50'
C2	42.00'	70°22'24"	51.89'	N 54°48'34" W	46.41'
C3	42.00'	71°23'34"	52.53'	S 54°48'13" W	49.01'
C4	14.50'	307°13'00"	7.84'	N 37°43'00" E	7.50'

- LEGEND:**
- ⊖ INDICATES RIGHT OF WAY CENTERLINE
 - ⊙ INDICATES FOUND 1/2" IRON WITH FEEDER CAP #10327 UNLESS OTHERWISE NOTED
 - ⊕ INDICATES 1/2" x 1/4" IRON WITH YELLOW PLASTIC CAP #10327 TO CORNER 35477' SET
 - ⊕ INDICATES IRON NAIL WITH BRASS WASHER #103417 SET AT THE EXTENSION OF LOT LINE IN THE CURVE FOR THE PARAPET OF BUSINESS CORNER
 - INDICATES SQUARE FEET
 - SP INDICATES 90° DISTANCE ENVELOPE
 - C.R.W.D INDICATES CLARK REGIONAL WASTEWATER DISTRICT
 - APN INDICATES AUNOR'S FILE NUMBER
 - L.C.R INDICATES LAND CORNER RECORD
 - INDICATES BOUNDARY
 - () INDICATES RECORD DATA



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DEED REFERENCE:
GRANTOR: COLUMBIA CREDIT UNION
GRANTEE: TERRY WILLIAM SM
APN: 5400983
DATE: 5-05-2017

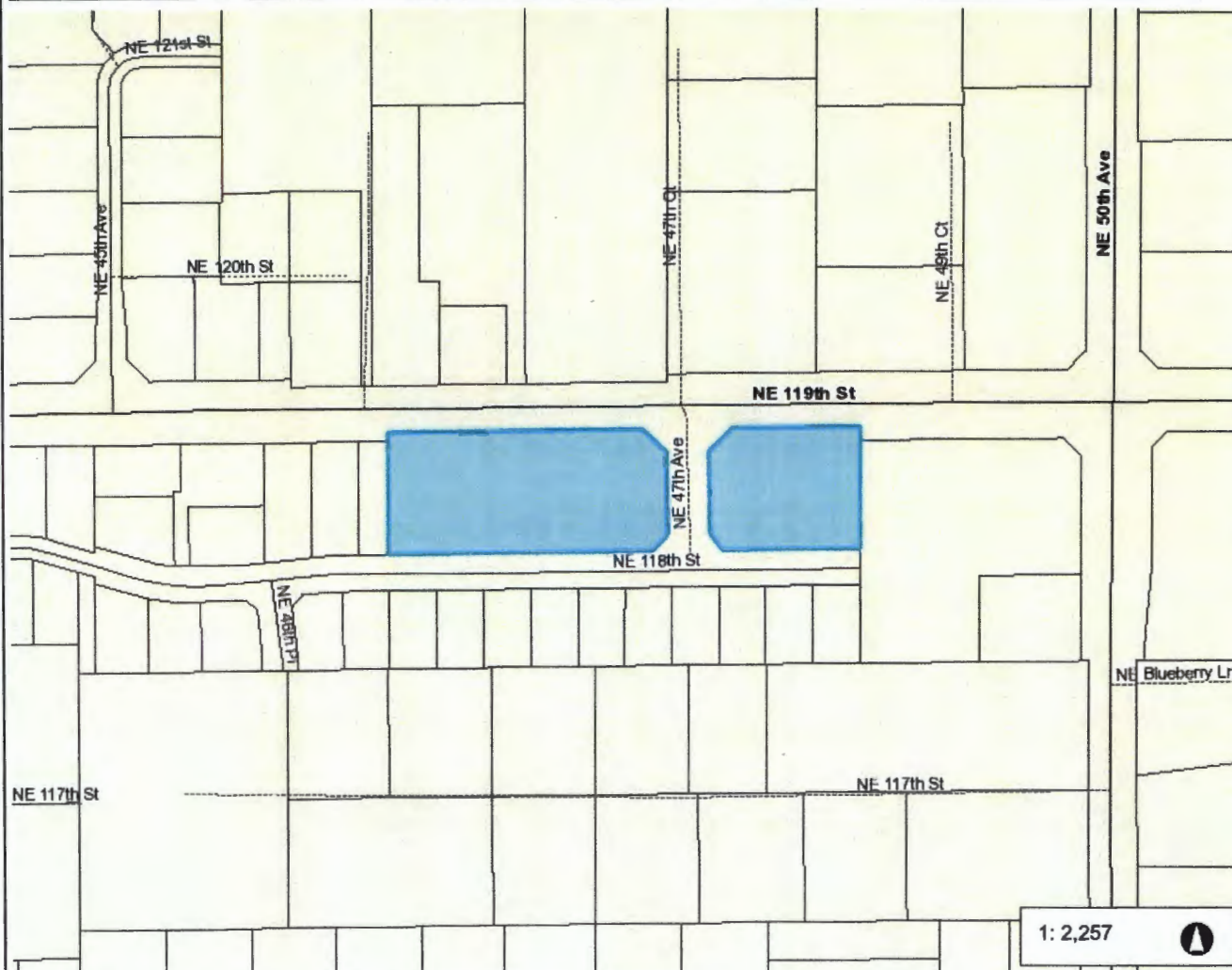
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2) PAUL SURVEY BOOK 67 PAGE 144
3) PAUL SURVEY BOOK 64 PAGE 158
4) MINISTER SHORT PLAT BOOK 2 PAGE 586

**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 684-3313

JOB NO. 20-159
DATE: 08-12-20
CALC BY: DAD
DRAWN BY: JAD
CHECKED BY: DAD
FILE: 20159SP.DWG



STRAWBERRY HILL III SUBDIVISION



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 2,257



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

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