

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - May 27, 2014

REQUEST: Acceptance of Plat for Recording – Jackie's Landing Ph 3 and 5

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 Jackie's Landing Phase 3 & 5 FLD2013-00035, PLD2007-00038, PST2009-00012

Zoning: R1-5; **Lot Size:** The minimum and maximum average lot area standards are 5,000 and 7,000 square feet, respectively. **Actual Lot Size:** Parcels range in size from 4,320 and 7,260 square feet. Based on all lot areas provided the average size is 5,220 square feet, which complies with the standard.

Exceptions: None; **Project Start:** The application vested on 5/24/2007, Pre-application conference was held 5/11/2006, Final order of conditional approval was 8/14/2007.

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 6/18/2007. One sign was posted on the subject property and two others within the vicinity on 7/23/2007. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on 8/7/2007.

BUDGET AND POLICY IMPLICATIONS: N/A

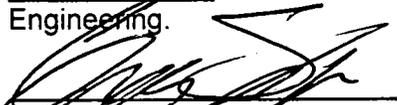
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

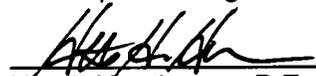
ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

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

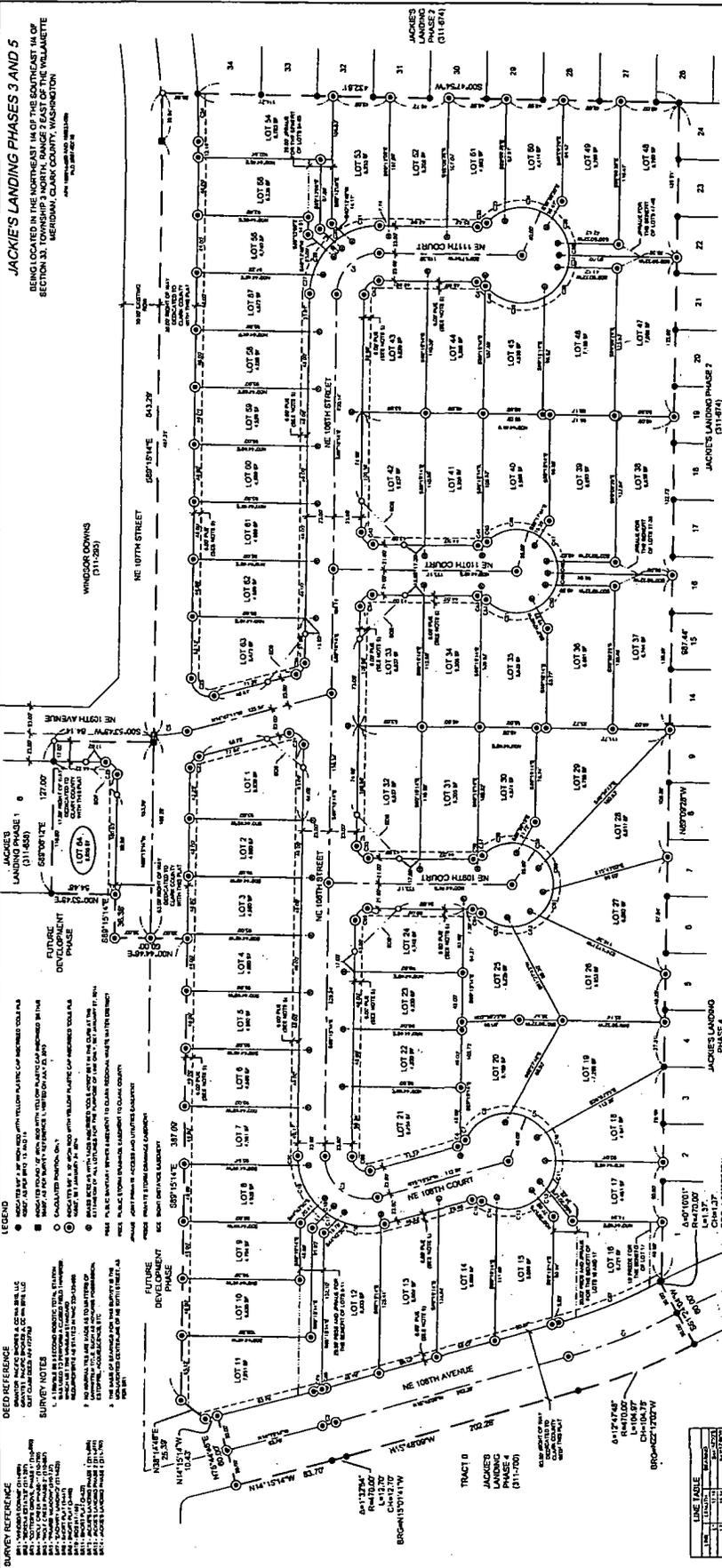

 Heath Henderson, P.E.
 Interim Public Works Director/County Engineer

APPROVED: 
 CLARK COUNTY, WASHINGTON
 BOARD OF COMMISSIONERS

May 27, 2014
 SR 105-14



PW 14-048



JACKIE'S LANDING PHASES 3 AND 5
 BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 33, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE
 MERIDIAN, CLATSOP COUNTY, OREGON

WINDYBROOK DOWNS
 (311-025)

JACKIE'S LANDING PHASE 1
 (311-026)

JACKIE'S LANDING PHASE 2
 (311-074)

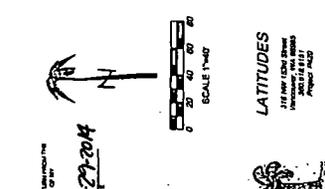
TRACT D
 JACKIE'S LANDING PHASE 3
 (311-070)

TRACT E
 JACKIE'S LANDING PHASE 5
 (311-071)

DEED REFERENCE
 1. JACKIE'S LANDING PHASE 1 (311-026)
 2. JACKIE'S LANDING PHASE 2 (311-074)
 3. JACKIE'S LANDING PHASE 3 (311-070)
 4. JACKIE'S LANDING PHASE 5 (311-071)

SURVEY NOTES
 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.
 3. ALL CURVES ARE FULL CIRCLES UNLESS OTHERWISE NOTED.
 4. ALL EASEMENTS ARE AS SHOWN ON THIS PLAN.
 5. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT OR ROAD UNLESS OTHERWISE NOTED.
 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR LOT UNLESS OTHERWISE NOTED.
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LEGEND
 1. LOT 1-60
 2. LOT 1-60
 3. LOT 1-60
 4. LOT 1-60
 5. LOT 1-60
 6. LOT 1-60
 7. LOT 1-60
 8. LOT 1-60
 9. LOT 1-60
 10. LOT 1-60



LATITUDES
 42° 29' 20" N
 42° 29' 20" N
 42° 29' 20" N

SURVEYORS CERTIFICATE
 I, the undersigned, being a duly licensed Surveyor in the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same has been compared with the original survey and found to be correct.

COUNTY PUBLIC WORKS
 COUNTY HEALTH DEPARTMENT
 COUNTY ASSESSOR
 COUNTY COMMISSIONERS

COUNTY REQUIRED NOTES
 1. THE PLANNED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW OF THE PLANNING COMMISSION AND THE BOARD OF COUNTY COMMISSIONERS.
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COURSE TABLE

LINE	BEARING	DISTANCE	ANGLE	COORDINATES
1	N 10° 00' 00" W	100.00	90° 00' 00"	100.00
2	S 10° 00' 00" W	100.00	90° 00' 00"	100.00
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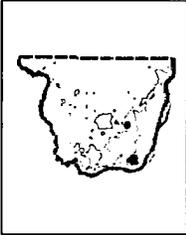
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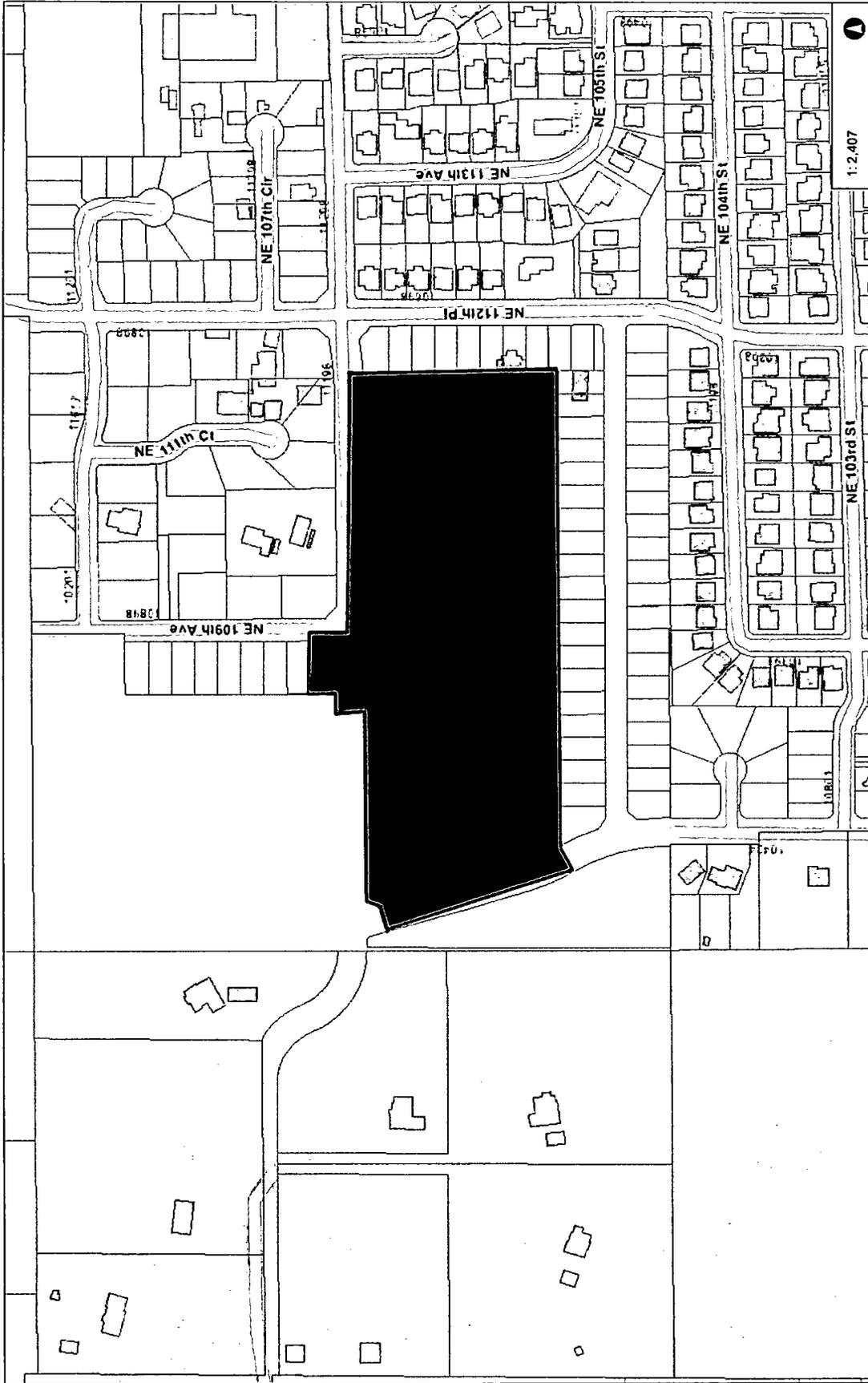
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32	S 10° 00' 00" E	100.00	90° 00' 00"	100.00
33	N 10			

Jackie's Landing Phase 3 & 5



- Legend**
- Building Footprints
 - Taxlots
 - World Street Map

Notes:



1:2,407

0.1 Miles
0.04
0

This map was generated by Clark County's "MapOnline" 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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>