

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - September 2, 2014

REQUEST: Acceptance of Plat for Recording – Prairie Meadows Commons 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 Prairie Meadows Commons Subdivision; FLD2014-00004 PLD2013-00007

Zoning: R1-5 Single Family Residential; **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 5,027 and 9,003 square feet. Density Calculation shows the net acreage of 4.08 acres can be platted into a minimum of 25 lots, with the average lot width of 45 feet and average lot depth of 65 feet, or a maximum of 35 lots. This proposal is for 28 lots which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on November 16, 2012, Pre-application conference was held December 13, 2012, Final order of conditional approval was September 11, 2013.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Greater Brush Prairie Neighborhood Association, and property owners located within 300 feet of the site on July 22, 2013. One sign was posted on the subject property and two others within the vicinity on July 22, 2013.

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.

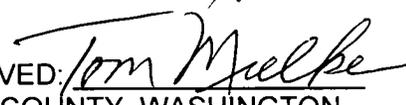
Attachment A: Vicinity Map

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

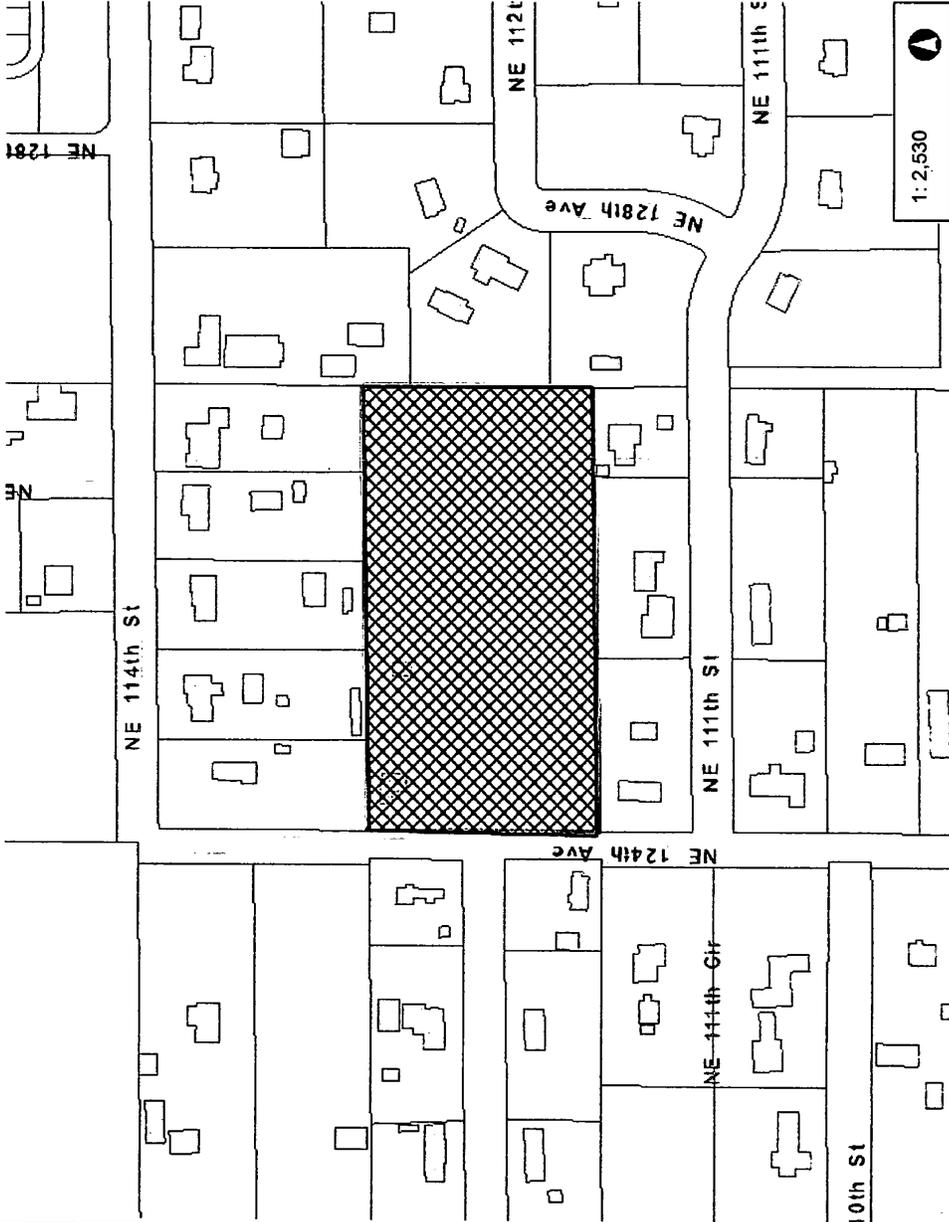

Heath H. Henderson, P.E.
Public Works Director/County Engineer

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
9/2/14 SR 198-14





ATTACHMENT A: PRAIRIE MEADOWS COMMONS SUBDIVISION



1:2,530



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

Legend

- Building Footprints
- Taxlots
- County Outline
- World Street Map



Notes:

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.

ATTACHMENT B: PLAT MAP

PRAIRIE MEADOWS COMMONS

PREVIOUSLY APPROVED AS NE 124TH AVENUE SUBDIVISION
 BEING A PORTION OF LOT 1 OF BERRY ACRES (VOLUME C, PAGE 40)
 LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION
 34, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
 CLATSOP COUNTY, OREGON
 DATE: AUGUST, 2014



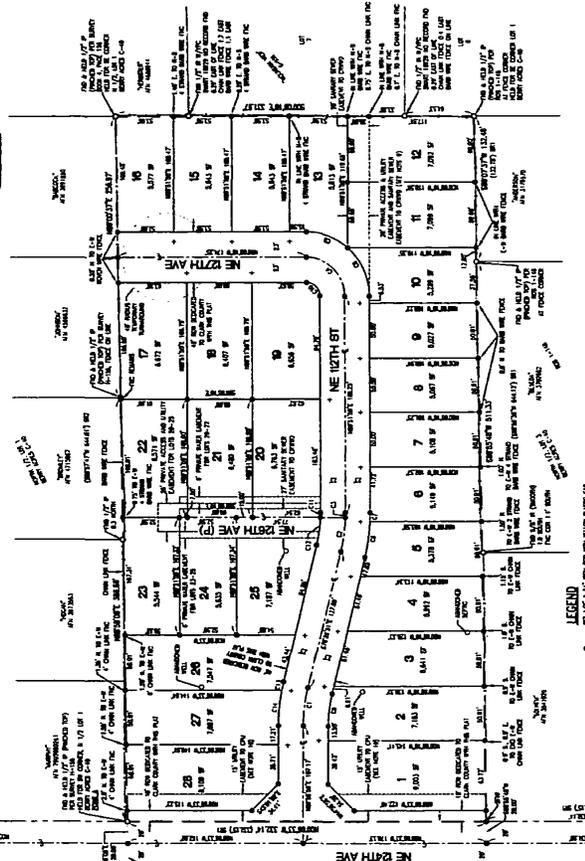
DEPARTMENT OF COMMUNITY DEVELOPMENT
 PROVIDED BY: CLATSOP COUNTY PLANNING & ZONING DEPARTMENT
 COUNTY ASSESSOR: CLATSOP COUNTY ASSESSOR'S OFFICE
 COUNTY COMMISSIONER: CLATSOP COUNTY COMMISSIONER'S OFFICE
 COUNTY AUDITOR: CLATSOP COUNTY AUDITOR'S OFFICE
 COUNTY HEALTH DEPARTMENT: CLATSOP COUNTY HEALTH DEPARTMENT
 COUNTY DEPARTMENT OF PUBLIC WORKS: CLATSOP COUNTY DEPARTMENT OF PUBLIC WORKS



LAND SUBDIVISION CERTIFICATE
 THIS CERTIFICATE IS A PUBLIC RECORD AND IS VALID IN THE STATE OF OREGON. IT IS SUBJECT TO THE PROVISIONS OF THE PLAT ACT AND THE PLAT ACT RULES. THE SUBDIVISION IS SUBJECT TO THE PLAT ACT AND THE PLAT ACT RULES. THE SUBDIVISION IS SUBJECT TO THE PLAT ACT AND THE PLAT ACT RULES.

AKS
 ARCHITECTURE & PLANNING
 1000 NE 124TH AVENUE, SUITE 100
 CLATSOP COUNTY, OREGON 97141
 PHONE: 503.725.1234
 FAX: 503.725.1235
 WWW.AKSARCHITECTURE.COM

AMBIGUITY
 THE BERRY ACRES IS A TRACT OF LAND IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON. THE BERRY ACRES IS A TRACT OF LAND IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON. THE BERRY ACRES IS A TRACT OF LAND IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON.



DEED REFERENCES
 CLATSOP COUNTY RECORDS, VOLUME C, PAGE 40
 CLATSOP COUNTY RECORDS, VOLUME C, PAGE 40

LEGEND
 1. BERRY ACRES (VOLUME C, PAGE 40)
 2. BERRY ACRES (VOLUME C, PAGE 40)
 3. BERRY ACRES (VOLUME C, PAGE 40)

PLAT NOTES

1. THE BERRY ACRES IS A TRACT OF LAND IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON.
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LOT	AREA (SQ FT)	AREA (SQ YD)
1	10,000	111.11
2	10,000	111.11
3	10,000	111.11
4	10,000	111.11
5	10,000	111.11
6	10,000	111.11
7	10,000	111.11
8	10,000	111.11
9	10,000	111.11
10	10,000	111.11
11	10,000	111.11
12	10,000	111.11
13	10,000	111.11
14	10,000	111.11
15	10,000	111.11
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28	10,000	111.11
29	10,000	111.11
30	10,000	111.11
31	10,000	111.11
32	10,000	111.11
33	10,000	111.11
34	10,000	111.11
35	10,000	111.11
36	10,000	111.11
37	10,000	111.11
38	10,000	111.11
39	10,000	111.11
40	10,000	111.11