

CLARK COUNTY  
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - February 18, 2014

REQUEST: Acceptance of Plat for Recording - Strawberry Hill II 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 Strawberry Hill II Subdivision PLD2007-00070 FLD2013-00020; **Zoning** R1-6 and C-2 Zones; **Lot Size:** R1-6 zone requires an average minimum lot area of 6,000 Sq Ft and an average maximum area of 8,500 Sq Ft; **Actual Lot Size:** Parcels range in size from 6,000 Sq Ft to 10,151 Sq Ft with an average of 6,755 Sq Ft; **Exceptions:** Only a 54-foot flag stem of the site is located within the C-2 zone, and this area will be dedicated to Clark County as right-of-way, therefore no standards are applicable to this area. **Project Start:** Application vested June 11, 2007, Pre-application conference was held July 12, 2007, Final order of conditional approval was December 4, 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 Sherwood Neighborhood Association and property owners located within 300 feet of the site on October 1, 2007. One sign was posted on the subject property and two others within the vicinity of the development site on November 5, 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.

 2/13/14  
Greg Shafer, P.E.  
Development Engineering Manager

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

 2/13/14  
Heath Henderson, P.E.  
Interim Public Works Director/County Engineer

February 18, 2014  
SR 37-14