

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Brett Simpson  
**DATE:** Final Plat Consent Agenda – August 9, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00003 Hidden Gardens Phase II Subdivision  
 Consent  Hearing  County Manager

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## BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Hidden Gardens Phase II Subdivision PLD2006-00150/FLD2016-00003

**Zoning:** R-18; **Lot Size:** The minimum residential density is 12 dwelling units per acre and a maximum residential density of 18 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 2,800 feet to 5,121 square feet. **Exceptions:** None; **Project Start:** The application vested on January 4, 2007, Pre-application conference was held December 8, 2005, Final order of Short Plat Review approval was July 24, 2007.

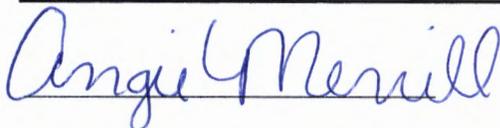
## COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant March 30, 2007, and property owners located within 300 feet of the site on March 30, 2007. Due to revisions made to the SEPA checklist a second notice was sent on April 9, 2007. A notice of hearing was posted on the site on May 16, 2007.

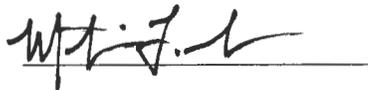
## DISTRIBUTION:

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

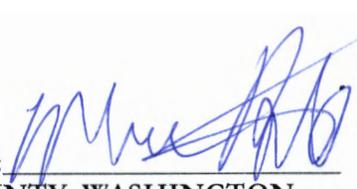
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Planning Tech,  
Angie Merrill



Director Community Development,  
Marty Snell

  
APPROVED:  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

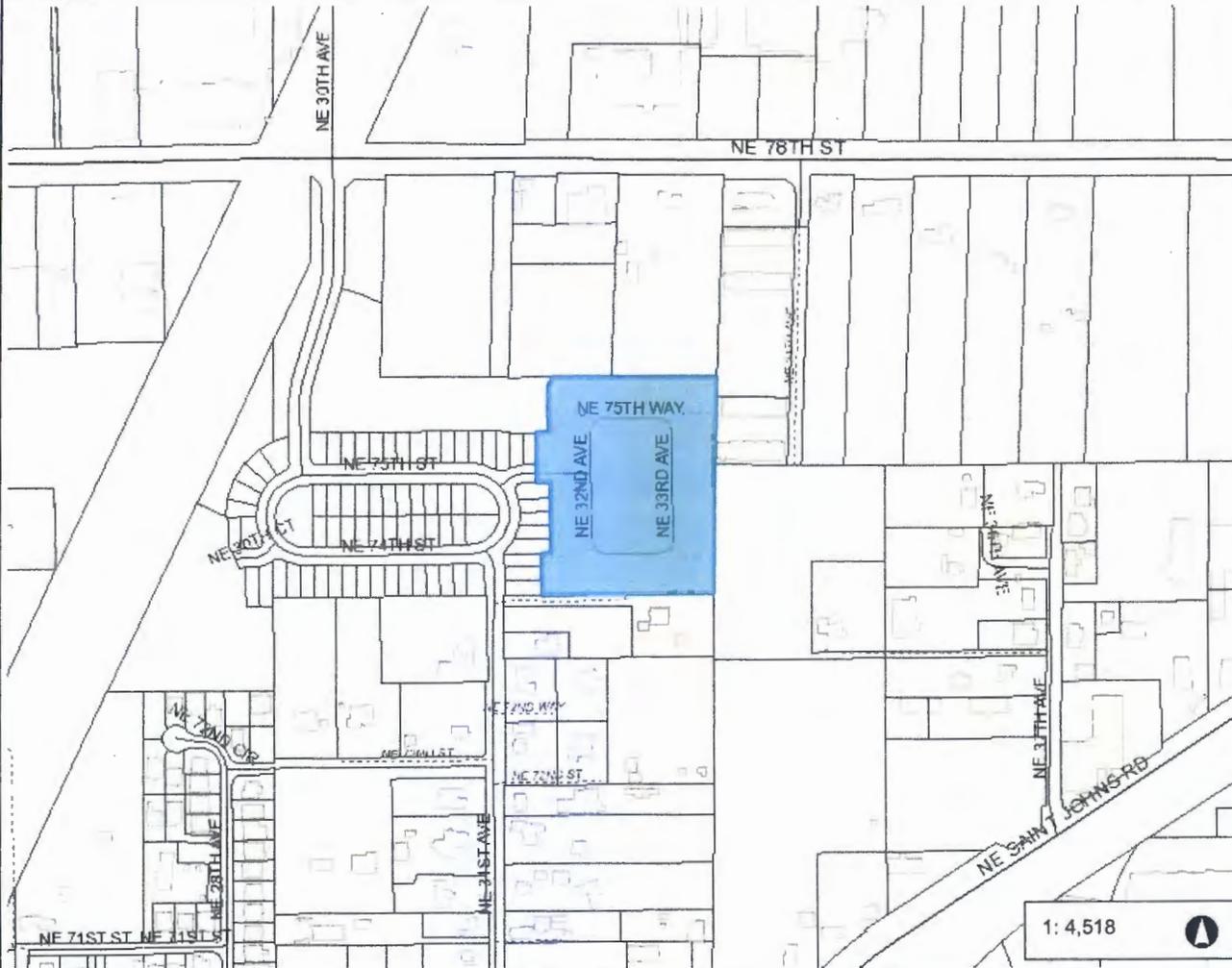
DATE: Aug. 9, 2016  
SR 167-16



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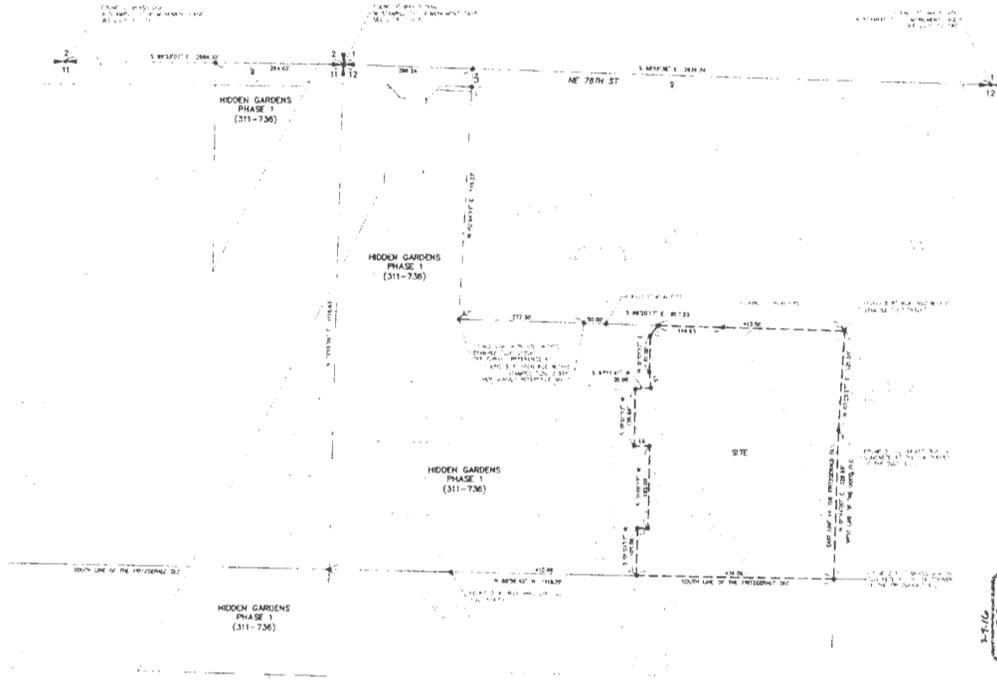


# Vicinity Map



PREPARED BY:  
KPF SURVEYING, INC.  
1244 N.E. 257TH AVE.  
CANBY, WA 99581  
(509) 834-0174

**HIDDEN GARDENS  
PHASE II SUBDIVISION**  
A SUBDIVISION IN TRACT "E"  
HIDDEN GARDENS  
PHASE I, S11-730  
LOCATED IN THE NW 1/4 OF THE  
NW 1/4 OF SECTION 12  
T. 22N., R. 11E., W. 1M.  
CLARK COUNTY, WASHINGTON  
SHEET 1 OF 2



**SURVEY REFERENCES:**

- 1) WHITELEY SURVEY BOOK 29, PAGE 75
- 2) HUBBELL SURVEY BOOK 78, PAGE 106
- 3) WHITELEY SURVEY BOOK 34, PAGE 106
- 4) OLSON SURVEY BOOK 41, PAGE 14
- 5) WHITELEY SURVEY BOOK 48, PAGE 24
- 6) OLSON SURVEY BOOK 50, PAGE 14
- 7) POLST SURVEY BOOK 56, PAGE 108
- 8) E. 1/2 OF HIDDEN GARDENS TRACT, BOOK "I", PAGE 67
- 9) TROSKY ABSTRACT, A COMPOUND, BOOK 703, PAGE 29
- 10) WHITELEY SURVEY FILE BOOK 31, PAGE 87
- 11) CLARK COUNTY SURVEY BOOK 42, PAGE 2
- 12) HIDDEN GARDENS PHASE I, BOOK 311, PAGE 136

**DATE RECEIVED:**

GRANTOR: PROF FARM, LLC  
GRANTEE: BAYCO DEVELOPMENT, LLC  
AND SHERIDAN  
DATE: 07-21-2013

ANY SURVEYING AND MAPPING IS WARRANTED AS TO MATTER OF CORRECTNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF.  
A FIELD TRIANGULATION WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRIANGULATION WAS THE STANDARD REQUIREMENT FOR SURVEYS AS OBSOLETE IN WAC 311-100-790. ALL CORRECTIONS NOTED AS TO BE MORE VISIBLE IN ALL 2013.



CLARK COUNTY PLANNING DIRECTOR:  
APPROVED BY: [Signature] DATE: 7/27/16

CLARK COUNTY ASSESSOR:  
THIS PLAN MEETS THE REQUIREMENTS OF RCW 86.17 THE LAWS OF WASHINGTON.  
NOT TO BE KNOWN AS: HIDDEN GARDENS PHASE II  
PLAN NO. TO BE KNOWN AS: CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR: DATE:

CLARK COUNTY COUNCILORS  
APPOINTED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

CHIEF OF THE BOARD OF CLARK COUNTY COUNCILORS:  
ATTEST BY: CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS:

CLARK COUNTY ENGINEER:  
[Signature] DATE: 7/27/16

CLARK COUNTY HEALTH DEPARTMENT:  
LOTS: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

AUDITOR'S CERTIFICATE:  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
BY BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_  
AUDITOR'S FILE NUMBER \_\_\_\_\_  
CLARK COUNTY ASSESSOR



SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS PLAN IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
[Signature] DATE: 7/27/16  
2016 EXPIRES PROFESSIONAL LAND SURVEYOR  
EXP. 8/1/22

- LEGEND:
- 1) BOUNDARY LINE
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