

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - August 12, 2014

REQUEST: Acceptance of Plat for Recording – Morgan Meadows Cluster Short Plat

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 Morgan Meadows Cluster Short Plat **Zoning:** R-5 Rural Residential; **Lot Size:** 5 acre lot minimum requirement. **Actual Lot Size:** Parcels range in size from 2.191 and 9.298 acres. **Exceptions:** 40.210.020(D)(3)(a) Cluster developments are allowed a maximum density equivalent to that which would be permitted by applying the otherwise applicable minimum lot size requirements of this section. The density shall be based on one hundred ten percent (110%) of the gross area of the site. In this case the 110% of the gross site of 14 acres is equal to 15.4 acres therefore the 5 acre lot minimum requirement would yield a maximum of 3 lots. **Project Start:** The application vested on September 14, 2006, Pre-application conference was held October 5, 2006, Final order of conditional approval was February 28, 2007.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, Concerned Citizens of Hockinson Neighborhood Association, and property owners located within 500 feet of the site on December 28, 2006. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on December 28, 2006.

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.

(Ali Safay: for Greg Shafer)

Greg Shafer, P.E.

Development Engineering Manager

Heath H. Henderson

Heath H. Henderson, P.E.

Public Works Director/County Engineer

APPROVED: *Aug 12, 2014*

CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

Tom Muelke

SR 182-14

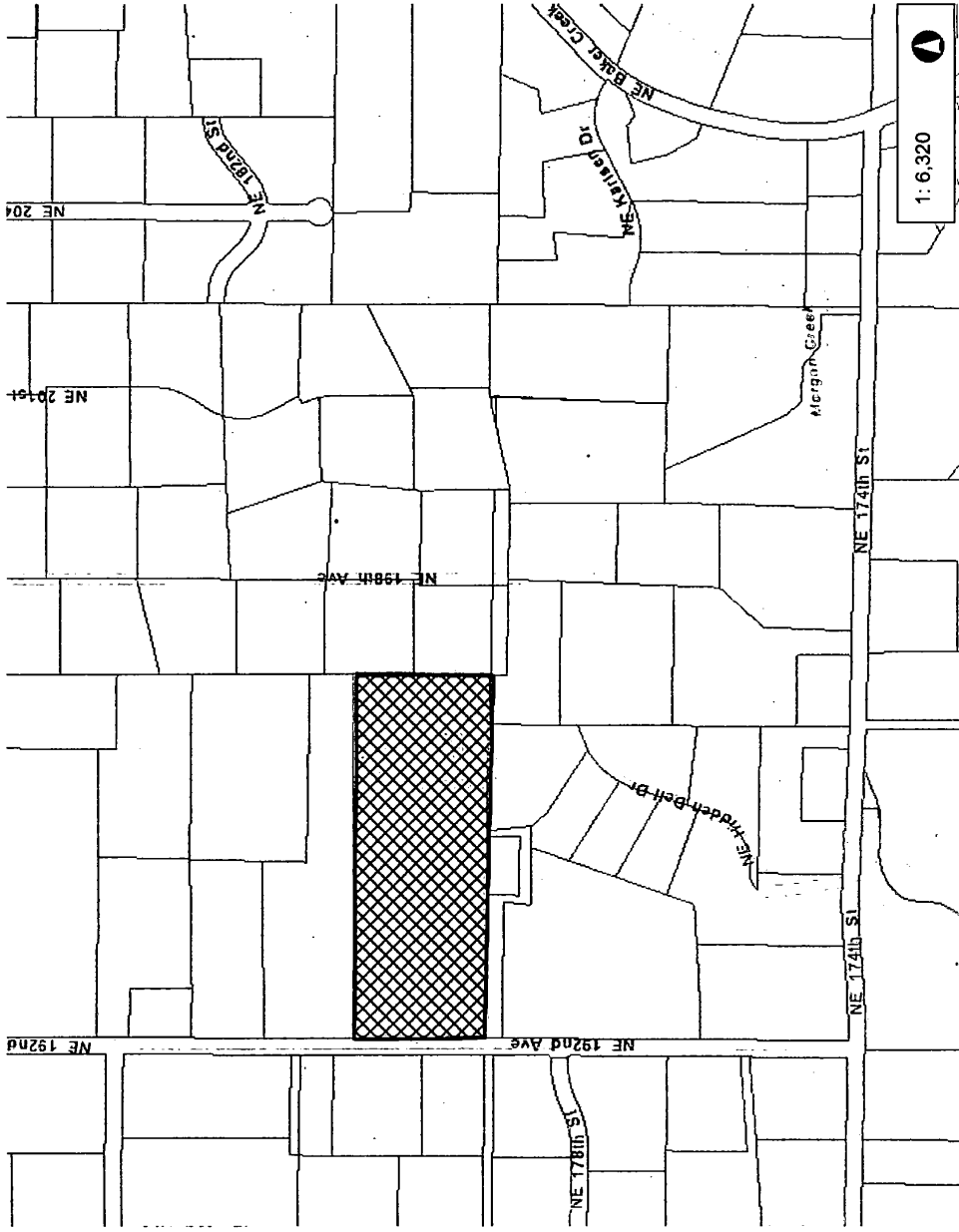
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ok*

PW 14-085

ATTACHMENT A: MORGAN MEADOWS CLUSTER SHORT PLAT



1: 6,320

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.

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

Legend

- Building Footprints
- Taxlots
- World Street Map



Notes:

ATTACHMENT B: PLAT MAP

