

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Aho Construction
DATE: Final Plat Consent Agenda – May 9, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00001 Hidden Crest Phase 1 Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Hidden Crest Phase 1 Subdivision
PLD2015-00036/ FLD2017-00001

Zoning: R1-6 & R-30; **Lot Size:** The minimum lot area of R1-6 is 6,000 square feet and the maximum average lot area of 8,500 square feet. The minimum lot area of R-30 is 4,000 square feet and 18-30 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 4,200 square feet to 6,379 square feet. **Exceptions:** None; **Project Start:** The application vested on March 26, 2015, Pre-application conference was held April 16, 2015, Final order of Subdivision Review approval was issued on March 1, 2016.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the September 30, 2015, and property owners located within 300 feet of the site on September 30, 2015. A notice correcting the site location was mailed on October 14, 2015. Notices of the application and hearing were posted on the site by the applicant on October 30, 2015.

DISTRIBUTION:

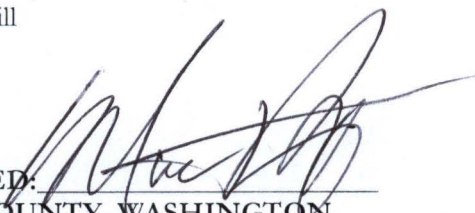
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



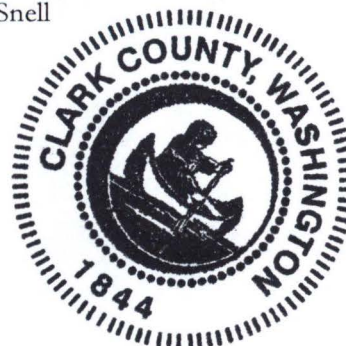
Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell

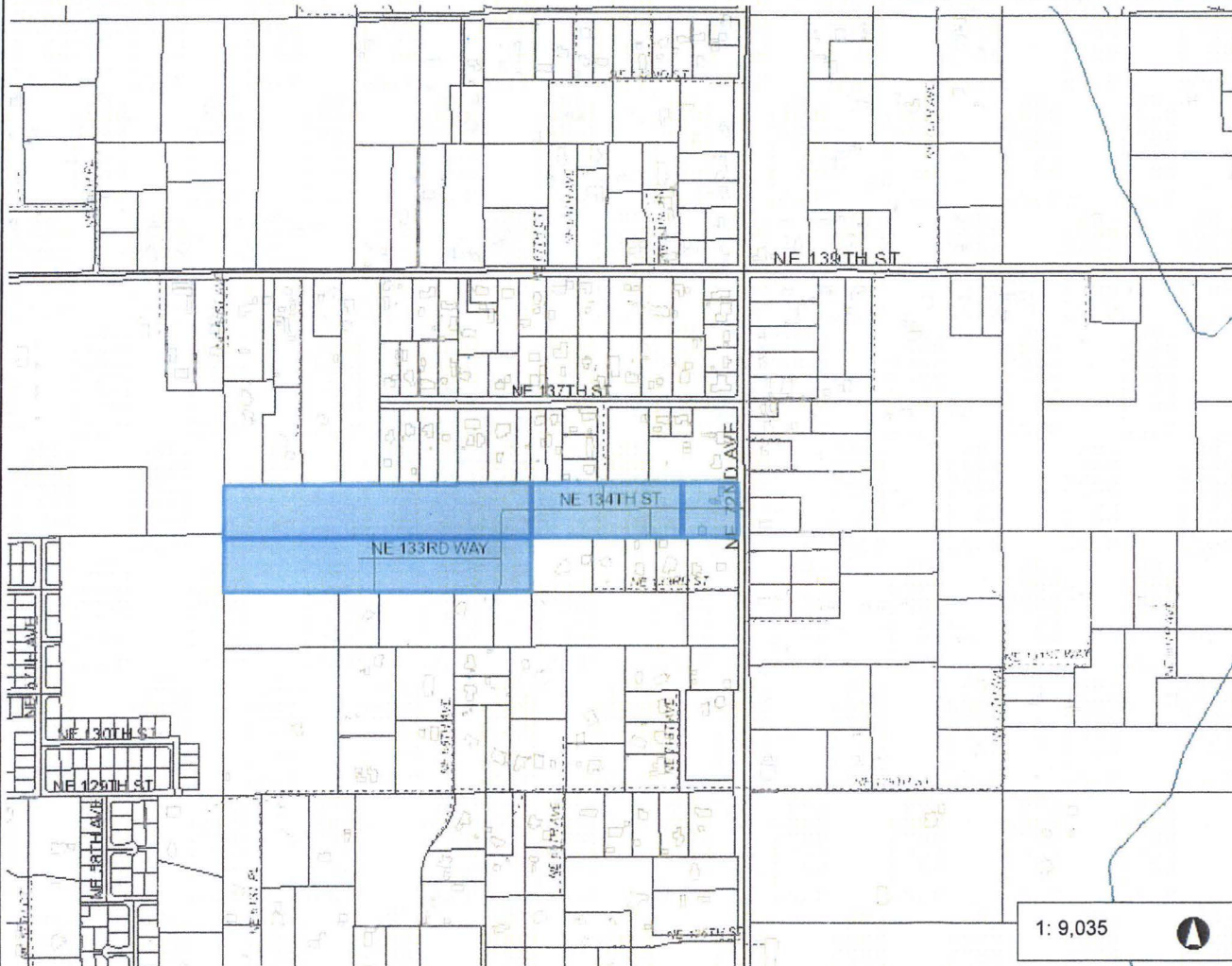

APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

May 9, 2017
SR 097-17





Vicinity Map



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 9,035

1,505.9 0 752.93 1,505.9 Feet

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

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