

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: May 30, 2017

REQUESTED ACTION: Approve Living Smart Homes Short Plat
Developer: NRA, LLC

 X Consent Hearing County Manager

PUBLIC WORKS GOALS:

- ☐ Provide a safe, efficient transportation system
- ☐ Support a vibrant system of parks and natural areas while preserving the environment
- ☐ Continue responsible stewardship of public funds
- ☒ Increase partnerships and foster an engaged, informed community
- ☒ Empower a skilled, responsive workforce
- ☐ Make Public Works a great place to work

BACKGROUND

The applicant requests dividing approximately 0.4 acres into three (3) single-family lots using the Tier II Infill Standards in the R1-6 zoning district.

Clark County Code, Table 40.220.010-3, requires minimum and maximum average lot areas of 6,000 and 8,500 square feet in the R1-6 zone. Tier 2 Infill Standards, CCC 40.260.10 requires minimum 4,500 square feet lot areas in the R1-6 zone. Actual lot sizes range from 5,132 square feet to 6,356 square feet.

The application vested on the fully complete date of November 15, 2007. A pre-application conference was held February 1, 2007, and a final order of conditional approval was issued February 1, 2008.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site.

BUDGET IMPLICATIONS

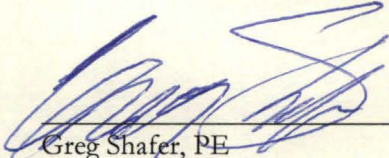
YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

PW17-067

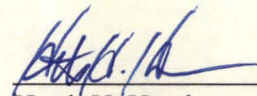
DISTRIBUTION:

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

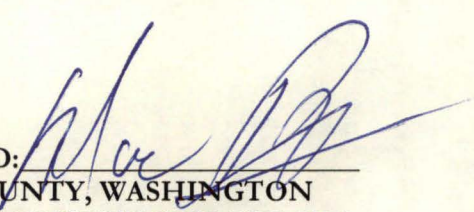
Attachments: Attachment A: Vicinity Map
Attachment B: Plat Map



Greg Shafer, PE
Development Engineering Manager



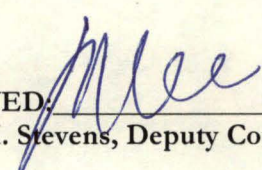
Heath H. Henderson, PE
Public Works Director/County Engineer



APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: May 30, 2017
SR# SR 114-17



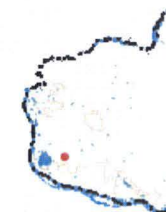


APPROVED:
Robert M. Stevens, Deputy County Manager

DATE: _____



ATTACHMENT A: LIVING SMART HOMES SHORT PLAT



Legend

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

Notes:

237.9 0 118.96 237.9Feet

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

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: LIVING SMART HOMES SHORT PLAT

