

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Aho Construction I Inc
DATE: Final Plat Consent Agenda – October 17, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00026 Rivendell Phase 2 Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Rivendell Phase 2 Subdivision PLD2007-00042/FLD2017-00026

Project review: The application vested on May 25, 2007. A pre-application conference was held May 11, 2006. Preliminary approval was issued on January 9, 2008. Final engineering approval was granted April 19, 2017.

Zoning: R1-5; **Lot Size:** The R1-5 zone has a minimum average lot area of 5,000 square feet and a maximum average lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 4,850 square feet to 7,289 square feet, and provide an average lot size of 5,486 square feet.

- The lots in this plat meet the average minimum of lot size of 5,000 square feet.
OR
- The lots are below the standard minimum lot size of the zone because:
- A significant portion of the site is encumbered with shorelines, habitat and wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.
 - The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided open space to protect habitat, steep slopes, floodplain and shoreline areas and to provide active open space area.
 - The applicant utilized the cluster lot provisions in CCC40.210.020(D) (Rural Cluster Development) for this project. These provisions allow the cluster lots to be a minimum of 1 acre, while the remainder must be 65 percent of the total site area.

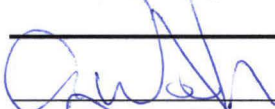
- The applicant requested a variance to lot size. Briefly describe the variance.
- This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of the original lot and the possibility that the resulting parcels may be smaller than the normal minimum lot size.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on June 18, 2007. Notice of the application and hearing were posted on the site by the applicant on July 25, 2007.

DISTRIBUTION:

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



Amy Wooten - Planner
Community Development



Marty Snell – Director
Community Development

Primary Staff Contact: Angie Merrill Ext.4028



APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

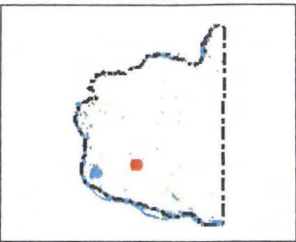
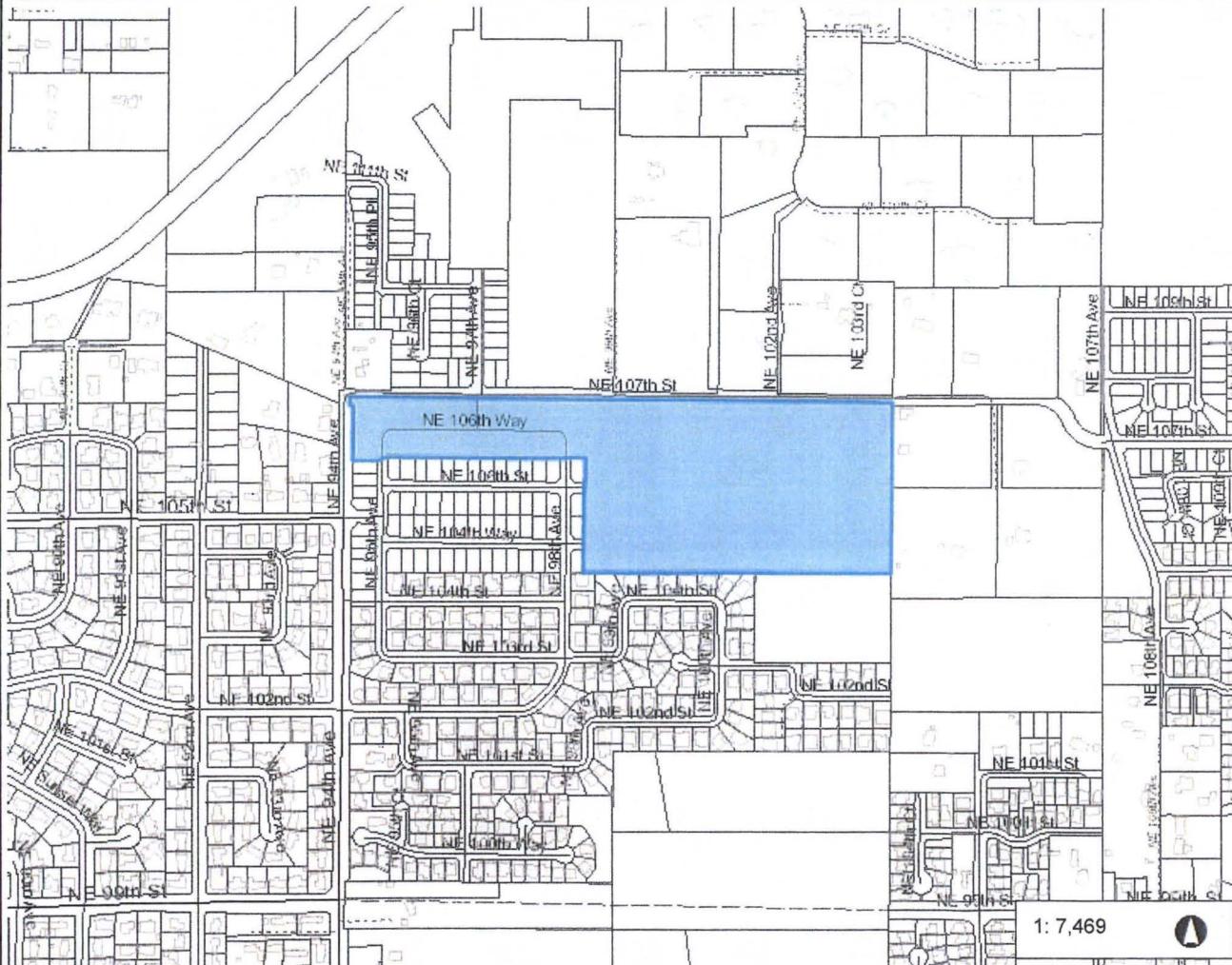
DATE: Oct. 17, 2017

SR# 208-17





Vicinity Map



Legend

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

Notes:

1,244.8 0 622.42 1,244.8 Feet

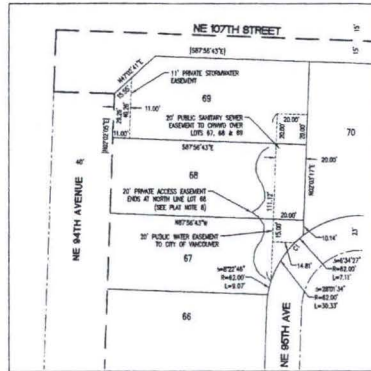
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

1: 7,469

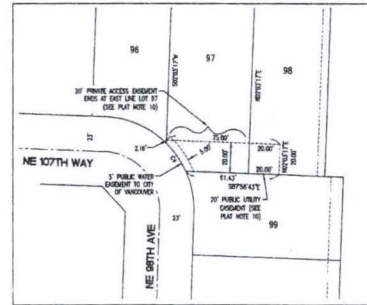
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

RIVENDELL PHASE 2 SUBDIVISION

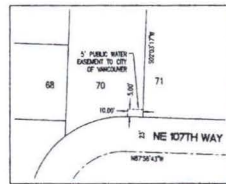
LOCATED IN A PORTION OF THE JAMES MCALLISTER DLG NO. 37 IN THE
NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 33,
T3N, R2E, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
SEPTEMBER 2017



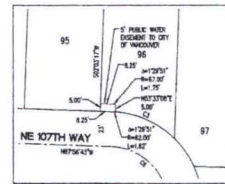
DETAIL A
SCALE 1" = 30'



DETAIL B
SCALE 1" = 30'



DETAIL C
SCALE 1" = 30'



DETAIL D
SCALE 1" = 30'



101372.017

JOB NAME: RIVENDELL PH2
JOB NUMBER: 4729
DRAWN BY: BJA
CHECKED BY: CAP
DATE: 09/20/17

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