

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Eclipse, LLC  
**DATE:** April 12, 2019  
**REQUESTED ACTION:** Acceptance of Plat Recording – Erin’s Meadow Subdivision  
\_\_\_\_\_ Consent \_\_\_\_\_ Hearing   X   County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Erin’s Meadow Subdivision / PLD2016-00013 / FLD2017-00034

**Project review:** The application contingently vested on February 11, 2016. A pre-application conference was held March 3, 2016. Preliminary approval was issued on September 15, 2016. Final engineering approval was granted May 31, 2017.

**Zoning:** R1-6 zoning district; **Lot Size:** The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. **Actual Lot Size:** The smallest lot on the proposed plan is 5,952 square feet and the largest lot is 9,520 square feet with an average lot size of 7,807square feet.

All lots in this plat are above the minimum average lot area of 6,000 square feet.

### 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 23, 2016. Notice of the application and hearing were posted on the site by the applicant on August 5, 2016.

### DISTRIBUTION:

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

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Melissa Curtis  
Planner  
Community Development

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Mitch Nickolds  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071  
Shana Lazzarini Ext. 4993

APPROVED: *[Signature]*  
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 11-18-19

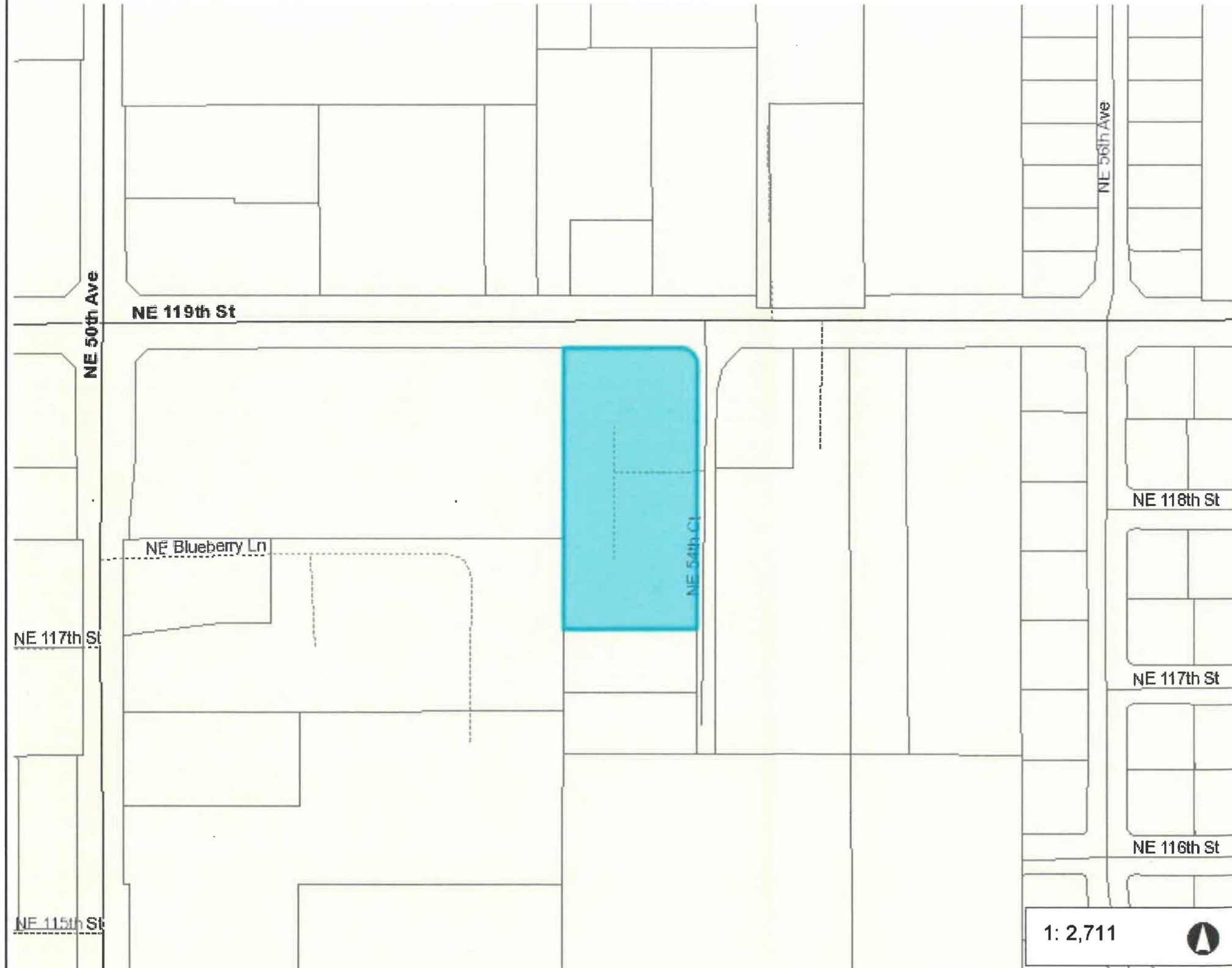
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# ERIN'S MEADOWS SUBDIVISION



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 2,711

451.9 0 225.95 451.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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