

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: James H. Gaylord
DATE: April 22, 2020
REQUESTED ACTION: Acceptance of Plat Recording - Gaylord Short Plat
FLR-2019-00036

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Gaylord Short Plat FLR-2019-00036; PLD2017-00077

Project review: The application vested on October 17, 2016. A pre-application conference was held November 10, 2016. Preliminary approval was issued on May 24, 2018.

Zoning: FR-20 Zone; **Lot Size:** The FR-20 zone has a minimum lot area of 20 acres and a minimum lot width of 660 feet. Section 40.200.040 (C) (2) provides that one lot within a proposed subdivision or short plat shall be considered in compliance with minimum lot area requirements if it is within ten percent (10%) of the required lot area for the zone. **Actual Lot Size:** Lot 1 area is 18.35 acres, Lot 2 area is 20.01 acres.

All lots in this plat are within the lot area minimum.

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 500 feet of the site on March 21, 2018.

DISTRIBUTION:

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

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APPROVED: Kathleen O'Bo
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 4/27/2020

SR# _____
