

CLARK COUNTY
STAFF REPORT

PLS

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - SEPTEMBER 23, 2014

REQUEST: Acceptance of Plat for Recording – PRAIRIE GLEN SUBDIVISION

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Prairie Glen Subdivision_ FLD2014-00026 PLD2006-00137

Zoning: R-5 Rural Residential Zone; **Lot Size:** The minimum lot area requirements are 5 acres or legally described as one one hundred and twenty-eighth (1/128) of a section and minimum lot width of 140 feet. **Actual Lot Size:** Parcels range in size from 45,350 and 49,742 square feet and Tract "A" 31.7 acres. **Exceptions:** Rural Cluster Development CCC40.210.020(D) to allow small lot residential development in the rural zoning district with 8 cluster lots and one remainder lot, the remainder lot comprising more that 65% of the site devoted to open space, wetland preservation area, upland preservation area and pedestrian access (Tract "A") ; **Project Start:** The application vested on December 3, 2007. Pre-application conference was held November 3, 2005, Final order of conditional approval was May 22, 2008.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Greater Brush Prairie Neighborhood Association, and property owners located within 500 feet of the site on December 26, 2007. Continued Hearing Notice for February 14, 2008, 2nd Continued Hearing Notice April 10, 2008, 3rd Continued Hearing Notice for May 8, 2008.

BUDGET AND POLICY IMPLICATIONS: N/A

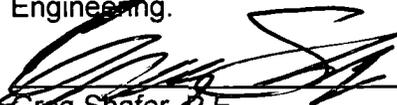
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

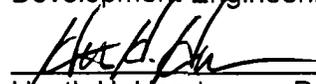
Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.



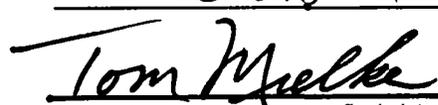
Greg Shafer, P.E.
Development Engineering Manager



Heath H. Henderson, P.E.
Public Works Director/County Engineer

GS/HH/hp

APPROVED: 9/23/14
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

SR 215-14


CHAIR

final plat consent agenda.docx

PW 14-099



N

ATTACHMENT A: PRAIRIE GLEN SUBDIVISION



1: 12,640



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

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- Legend**
- Building Footprints
 - Taxlots
 - County Outline
 - World Street Map



Notes:

