

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - February 18, 2014

REQUEST: Acceptance of Plat for Recording – Dogwood Park Estates

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 Dogwood Park Estates FLD2013-00016, PLD2010-00008

Zoning: R1-5 Single Family Residential Zone; **Lot Size:** The minimum and maximum average lot area standards are 5,000 and 7,000 square feet, respectively. **Actual Lot Size:** Parcels range in size from 4,053 and 14,972 square feet. Based on all lot areas provided the average size is 5,037 square feet, which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on July 7, 2010, Pre-application conference was held July 30, 2010, Final order of conditional approval was issued on February 24, 2011.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Greater Brush Prairie Neighborhood Association, and property owners located within 300 feet of the site on December 21, 2010. One sign was posted on the subject property and two others within the vicinity on January 28, 2011. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on December 21, 2010.

BUDGET AND POLICY IMPLICATIONS: N/A

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

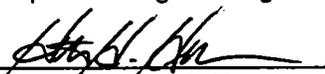
ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

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 Henderson, P.E.
Interim Public Works Director/County Engineer
GS/PC/dn

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
February 18, 2014
SR 35-14

PW 14-015