

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Community Development
DATE: FINAL PLAT CONSENT AGENDA - April 14, 2015
REQUEST: Acceptance of Plat for Recording – FLD2014-00045 Lacamas Prairie Estates PUD Phase 1
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:

Lacamas Prairie Estates PUD Phase 1
FLD2014-00045; PLD2013-00016

Zoning: Split Zoning R1-6 (1.28 acres) & R1-20 (86.7 acres); **Lot Size:** The minimum and maximum average lot area standards for R1-6 zoning are minimum 6,000 square feet and maximum 8,500 square feet, For R1-20 zoning minimum 20,000 square feet and maximum 30,000 square feet respectively. **Actual Lot Size:** Parcels range in size from 6,600 square feet to 14,408. **Exceptions:** None; **Project Start:** The application vested on May 20, 2013, Pre-application conference was held June 6, 2013, Final order of conditional approval was April 15, 2014.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the January 15, 2014, and property owners located within 300 feet of the site on January 15, 2014. A notice of the application and hearing were posted on and near the site February 12, 2014.

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 Community Development

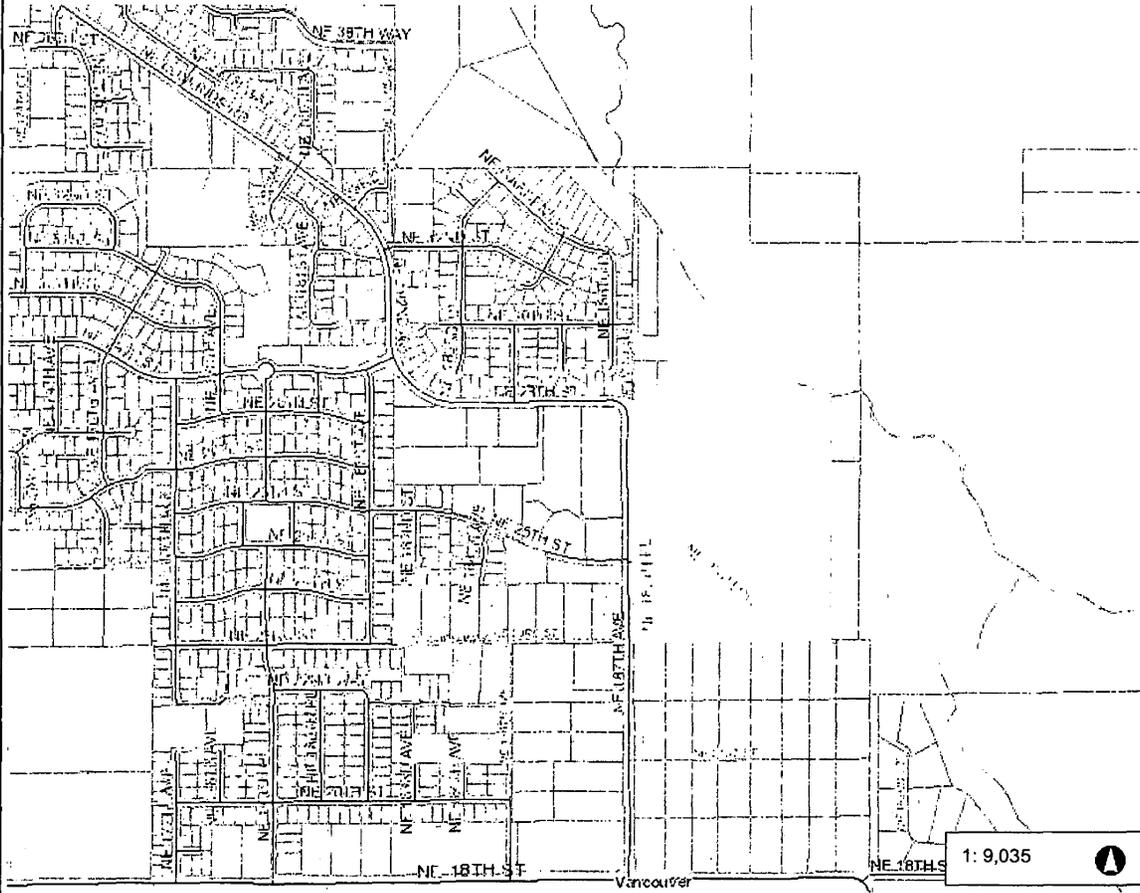
Marty Snell
Community Development Director

Approved:
CLARK COUNTY
COUNCILORS

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April 14, 2015
SR 005-15



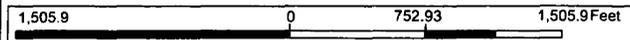
Vicinity Map



Legend

- Building Footprints
- Taxlots
- County Outline
- County Outline
- Highway**
 - Interstate
 - State Route
 - Interstate Ramp
 - State Ramp
- Arterial**
 - Arterial
 - Forest Arterial
- Collector**
 - Minor
 - Forest
- Other**
 - Private, Other
 - Proposed
 - Unknown
- Stream Channels
- Major Waterbodies
- Rural Centers
- Cities Boundaries
- Urban Growth Boundaries

Notes:



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

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.

1: 9,035

