



# CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: March 29, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Evergreen Court East Infill Short Plat

Consent     Hearing     County Manager

**PUBLIC WORKS GOALS:** (double click to the left of each goal and then click on "checked")

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

### BACKGROUND

FLD2007-00112 PLD2007-00010

The applicant is proposing to divide a 0.80 acre platted lot into five lots utilizing Tier 2 Infill provisions in accordance with CCC 40.260.110, located in the Single-family Residential (R1-7.5) zone. The average lot area of the proposal is 7,040 square feet which meets the Tier 2 standards. The site meets the infill eligibility criteria in CCC 40.260.110(B) because it does not exceed 2.5 acres and has existing residential development on more than 50% of its non-street perimeter. Parcels range in size from 6,006 and 7,774 square feet.

### COUNCIL POLICY IMPLICATIONS

N/A

### ADMINISTRATIVE POLICY IMPLICATIONS

N/A

### COMMUNITY OUTREACH

Notice of application was mailed to the applicant, the Sunnyside Neighborhood Association, and owners of property located within 300 feet of the site on March 1, 2007

### BUDGET IMPLICATIONS

| YES | NO |  |
|-----|----|--|
| X   |    | Action falls within existing budget capacity.  |
|     | X  | Action falls within existing budget capacity but requires a change of purpose within existing appropriation  |
|     | X  | Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager. |

*mgm  
oik*

*PW16-035*

**DISTRIBUTION:**

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

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Greg Shafer, PE  
Development Engineering Manager

Heath H. Henderson  
Heath H. Henderson, PE  
Public Works Director/County Engineer

Mark Bebb  
APPROVED:  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: March 29, 2016

SR# 069-16

APPROVED: \_\_\_\_\_  
Mark McCauley, Acting County Manager

DATE: \_\_\_\_\_



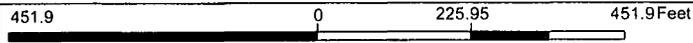
# ATTACHMENT A: EVERGREEN COURT EAST INFILL SHORT PLAT



- Legend**
- Building Footprints
  - Taxlots
  - Cities Boundaries
  - Urban Growth Boundaries

**Notes:**

1: 2,711



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

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