

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: May 10, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Creekwood 4 Subdivision
Romano Development, Inc.

 X Consent Hearing County Manager

PUBLIC WORKS GOALS:

- 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

Transmitted for acceptance by the Board is the plat of Creekwood 4 Subdivision FLD2015-00062 PLD2006-00087; The applicant proposes to subdivide 76 single family residential lots in the R-43 zoning district using provisions of the townhouse ordinance with a minimum lot area of 1,000 square feet and maximum lot area 4,000 square feet. The actual lot size of parcels range from 1,500 and 3,410 square feet. All lots comply with the minimum density of 20 units per acre and maximum density at 43 units per acre as specified for the R-43 zone per CCC 40.220.020(C)(2)(c). The application vested on March 2, 2006, Pre-application conference was held March 23, 2006, Final order of conditional approval was January 3, 2007.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the NE Hazel Dell Neighborhood Association and property owners located within 300 feet of the site on August 21, 2006. One sign was posted on the subject property and two others within the vicinity on August 21, 2006. Notice of likely SEPA Determination and public hearing was published in the "Columbian" newspaper on August 21, 2006.

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.

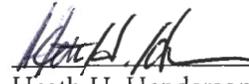
PW16-052

DISTRIBUTION:

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



Greg Shafer, PE
Development Engineering Manager



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


APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

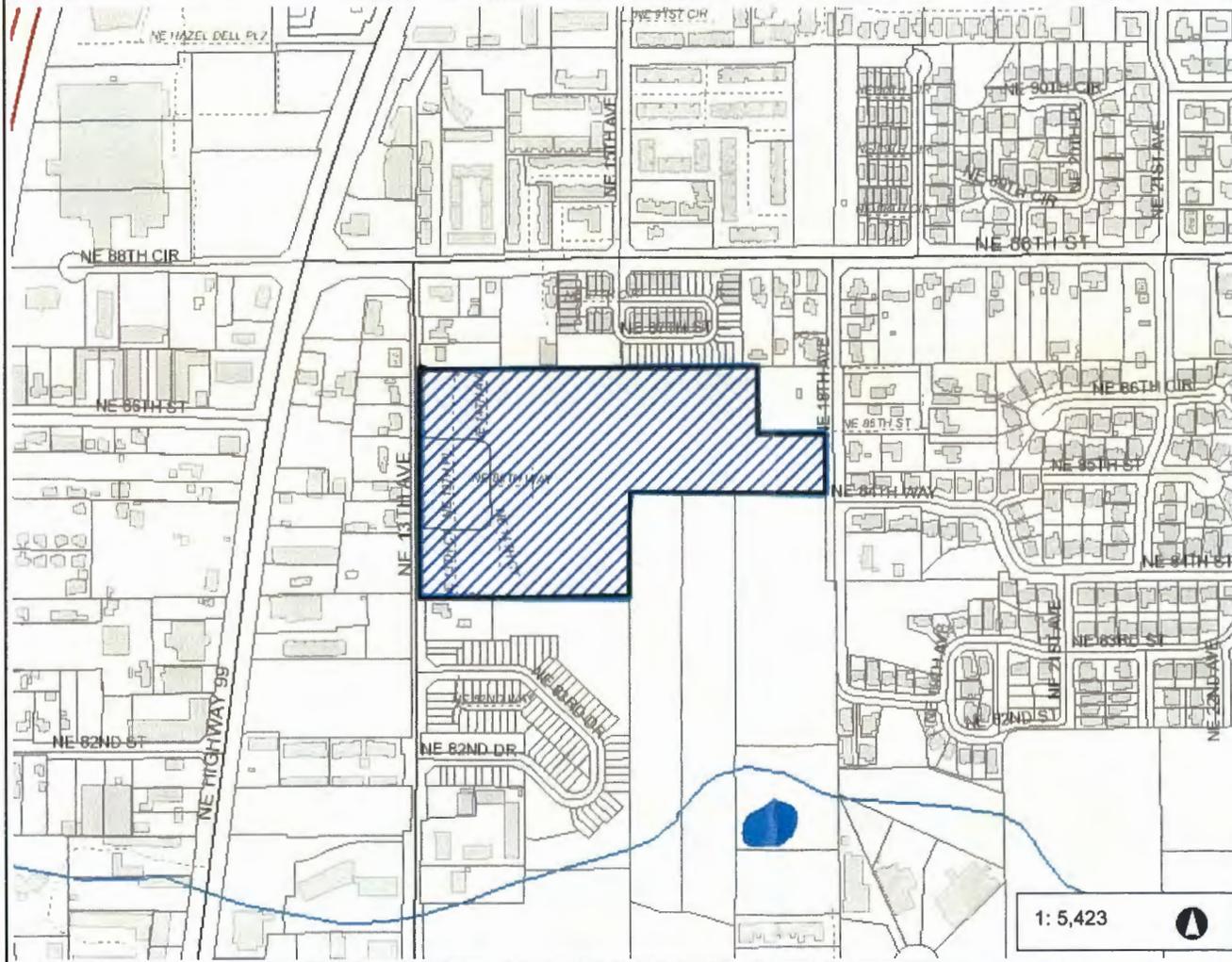
DATE: May 10, 2016
SR# SR 099-16

APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____



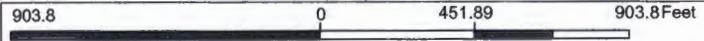
ATTACHMENT A: CREEKWOOD 4



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

Notes:

1: 5,423



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.

