

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Aho Construction I Inc.

DATE: April 2, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Hidden Crest Phase 2 Subdivision
FLD2017-00063

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Hidden Crest Phase 2 Subdivision PLD2015-00036 / PST2016-00008 / FLD2017-00063

Project review: The application vested on March 26, 2015. A pre-application conference was held April 16, 2015. Preliminary approval was issued on March 1, 2016 and post decision review approval was issued on August 5, 2016. Final engineering approval was granted August 21, 2017.

Zoning: R-30 and R1-6 zoning districts using the provisions of the PUD Ordinance; **Lot Size:** The R-30 zone has a minimum lot area of 1,200 square feet and the R1-6 zone has an average minimum lot area of 6,000 square feet. **Actual Lot Size:** Parcels range in size from 2,700 square feet to 5,582 square feet.



The lots are below the standard minimum lot size of the zone because:

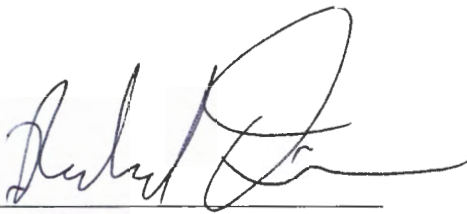
The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provides open space for the residence. The project does not exceed the maximum density requirement.

COMMUNITY OUTREACH

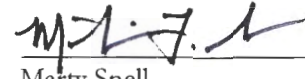
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on October 14, 2015.

DISTRIBUTION:

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



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Community Development



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Director
Community Development

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APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 4/16/10

SR# _____
