

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Dana L. Kemper & Delain J. Yearout-Kemper  
**DATE:** April 2, 2018  
**REQUESTED ACTION:** Acceptance of Plat Recording - Kemper Short Plat  
FLD2017-00027  
         Consent          Hearing   X   County Manager

**BACKGROUND**

Transmitted for acceptance by the County Manager is the plat for Kemper Short Plat PLD2016-00003/FLD2017-00027.

**Project review:** The application vested on July 24, 2015. A pre-application conference was held August 13, 2015. Preliminary approval was issued on April 29, 2016.

**Zoning:** R1-7.5 zoning district; **Lot Size:** The R1-7.5 zone has a minimum lot area of 7,500 square feet and a maximum average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 8,303 square feet to 19,554 square feet, and an overall average lot area of 9,737 square feet.

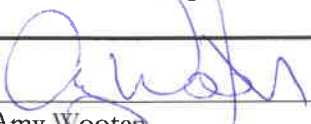
All lots in this plat are above the minimum of 7,500 square feet.


**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 March 24, 2016.

**DISTRIBUTION:**

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

  
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Amy Wooten  
Planner  
Community Development

  
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Marty Snell  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

**APPROVED:**   
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**CLARK COUNTY, WASHINGTON  
COUNTY MANAGER**

DATE: 5/29/18

SR# \_\_\_\_\_