

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Lynn Abrahamson  
**DATE:** December 19, 2018  
**REQUESTED ACTION:** Acceptance of Plat Recording – Tenny Creek Subdivision Phase 1  
FLD2018-00032  
       Consent        Hearing   X   County Manager

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**BACKGROUND**

Transmitted for acceptance by the County Manager is the plat for Tenny Creek Subdivision Phase 1  
PLD2018-00007/ FLD2018-00032

**Project review:** The application vested on October 30, 2017. A pre-application conference was held  
November 21, 2017. Preliminary approval was issued on June 26, 2018.

**Zoning:** R-30 with Highway 99 Overlay; **Lot Size:** The R-30 zone requires a density range between  
18 and 30 units per acre. **Actual Lot Size:** One lot is 8,398 square feet; the other is 10,957 square  
feet.

The two lots in this proposed first phase do not meet the minimum density required in the  
R-30 zone; however, the overall development (including the future Phase 2) will meet the density  
range requirements of the R-30 zone. To ensure the second phase contains a sufficient number of  
units to meet the density minimums of the zone, a density covenant was recorded to bind the owner  
to develop according the preliminary plan.

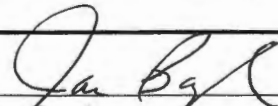
**COMMUNITY OUTREACH**

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 April 16, 2018. Notice of the application and hearing were  
posted on the site by the applicant on April 24, 2018.

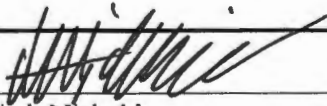
**DISTRIBUTION:**

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

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Jan Bazala  
Planner  
Community Development

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Mitch Nickolds  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

APPROVED: [Signature]  
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 12-31-18

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

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# Tenny Creek Subdivision Phase 1



## Legend

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

## Notes:

0.0 0 0.01 0.0 Miles

WGS\_1994\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>

1:358



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