

CLARK COUNTY
STAFF REPORT



DEPARTMENT: Public Works/ Development Engineering
DATE: May 26, 2015
REQUESTED ACTION: Final Plat Consent Agenda for Birrel Estates Subdivision

SR Number:

FOR APPROVAL BY: BOCC COUNTY MANAGER HEARING

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 Birrel Estates Subdivision
Zoning: R-18 Single Family Residential utilizing the townhouse standards set forth in CCC 40.260.230-1
Density and Lot Size: The R-18 zone allows a minimum and maximum density of 12 and 18 units per acre respectively, with a minimum lot area of 1,800 sq. ft. The net developable area of 0.90 acres with 14 lots provides a density of 15.5 units per acre which meets density requirements. Lot Dimensions for R-18 zone is minimum lot width of 25 feet and minimum lot depth of 50 feet. **Actual Lot Size:** Minimum lot area 1,868 sq. ft. and maximum lot area 3,072 sq. ft. All proposed lots meet the lot dimension standards. The application vested on March 14, 2006, Pre-application conference was held on October 27, 2005, Final order of conditional approval was June 12, 2006.

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COUNCIL POLICY IMPLICATIONS

N/A

PREVIOUS REVIEWS AND ACTIONS

Preliminary Plat Approval PLD2006-00024; Final Plat Approval FLD2007-00008; Final Engineering Plan Approval ENG2006-00155; Post Plan Review Approval ENG2014-00063; Development Inspection-Completion of Construction DIN2014-00080

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant and all property owners within 300 feet on March 30, 2006. Notices were posted on the site and in the vicinity on May 1, 2006. Notice of the likely SEPA Determination and public hearing was published in the Columbian newspaper on March 30, 2006.

map
OK
N

PW 15-039

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.

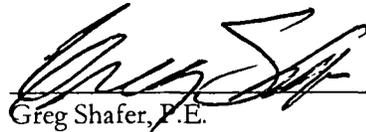
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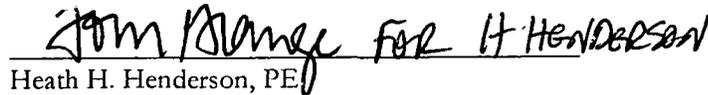
Public Works Administration – Anita Temme

PUBLIC WORKS APPROVALS:



Greg Shafer, P.E.

Development Engineering Manager



Heath H. Henderson, PE

Public Works Director/County Engineer

Attachments:

- Attachment A: Vicinity Map
- Attachment B: Plat Map (information only, not for recording)

CC: Greg Shafer
Dianna Nutt

APPROVED: 

CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: May 26, 2015

SR #: SR 099-15

PW 15-039

COUNTY MANAGER ACTION\RECOMMENDATION

By: Mark McCauley

Date:

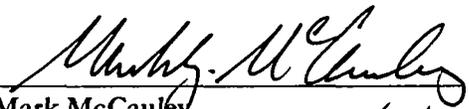
SR Number:

REQUESTED ACTION:

The applicant is requesting to subdivide 0.9 acres into a 14 lot single-family residential subdivision located in the R-18 zone, using the County's townhouse provisions.

COUNTY MANAGER RECOMMENDATION:

Action	Conditions	Referral to council?
<i>Approval</i> denial	<i>Enter conditions or requests here</i>	Yes <i>No</i>


Mark McCauley
Acting County Manager 5/19/15

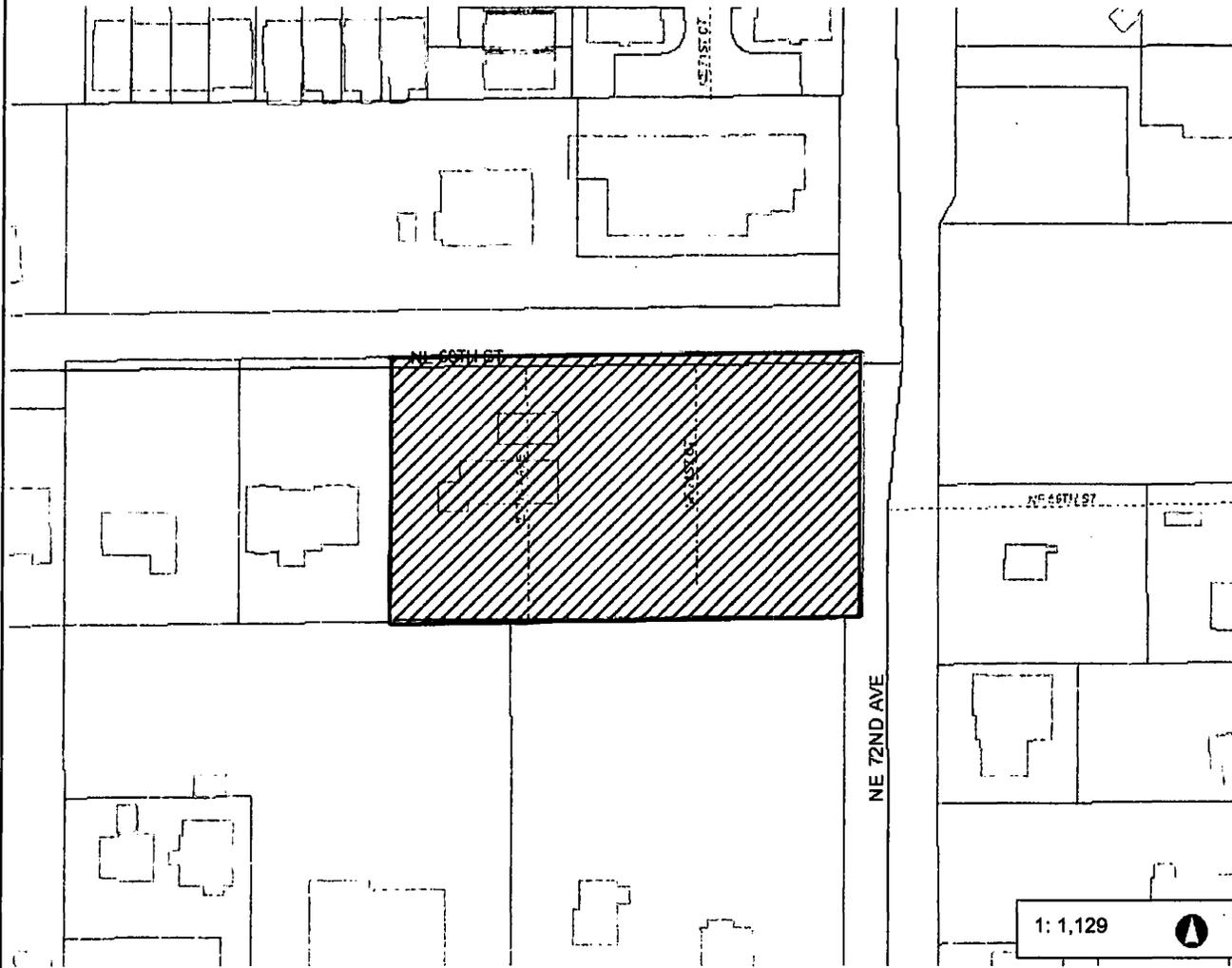
DISTRIBUTION

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ATTACHMENT A: BIRREL ESTATES SUBDIVISION



- Legend**
- Building Footprints
 - Taxlots
 - County Outline
 - County Outline
 - Highway**
 - Interstate
 - State Route
 - Interstate Ramp
 - State Ramp
 - Arterial**
 - Arterial
 - Forest Arterial
 - Collector**
 - Minor
 - Forest
 - Other**
 - Private, Other
 - Proposed
 - Unknown
 - Stream Channels
 - Major Waterbodies
 - Rural Centers
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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1: 1,129

