

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - July 1, 2014

REQUEST: Acceptance of Plat for Recording – Velveten Meadows Phase 2

CHECK ONE: Consent Chief Administrative Officer Hearing

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Velveten Meadows Phase 2 FLD2014-00005 PLD2008-00010

Zoning: R1-10 Single Family Residential Zone; **Lot Size:** The minimum and maximum average lot area standards are 10,000 Sq Ft and 15,000 Sq Ft, respectively. **Actual Lot Size:** Parcels range in size from 7,086 Sq Ft to 10,783 Sq Ft. **Exceptions:** The proposal qualified for the density transfer option because the southerly 29+ acres of the site is encumbered with habitat and wetland areas. Per CCC 40.220.010(C)(5)(b)(4)(a), **Perimeter Lots** abutting adjacent R1-10 zoned properties must contain at least 9,000 Sq Ft. In addition these parcels shall have a minimum lot depth of 72 feet and a minimum lot width of 70 feet. **Interior Lots** (not a part of the parent parcel abutting an adjacent property line) to the site shall conform to the lot requirements set out in Table 40.220.010-4. These standards include an average lot width of 70 feet and an average lot depth of 50 feet. In addition, these lots shall have a minimum useable lot area of 4,000 Sq Ft. Lots in Phase 1 meet standards identified above. **Project Start:** The application vested on November 27, 2007, Pre-application conference was held December 20, 2007, Final order of conditional approval was August 26, 2008.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Fairground Neighborhood Association, and property owners located within 300 feet of the site on March 13, 2008. A second notice was mailed on July 3, 2008 after the applicant submitted a revised preliminary plat. One sign was posted on the subject property and two within the vicinity on July 30, 2008.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

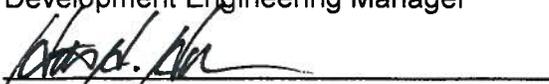
ACTION REQUESTED: It is recommended that the Board accept the plat for recording.

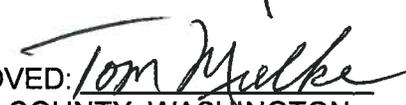
Attachment A: Vicinity Map

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

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.


Greg Shafer, P.E.
Development Engineering Manager


Heath Henderson, P.E.
Public Works Director/County Engineer

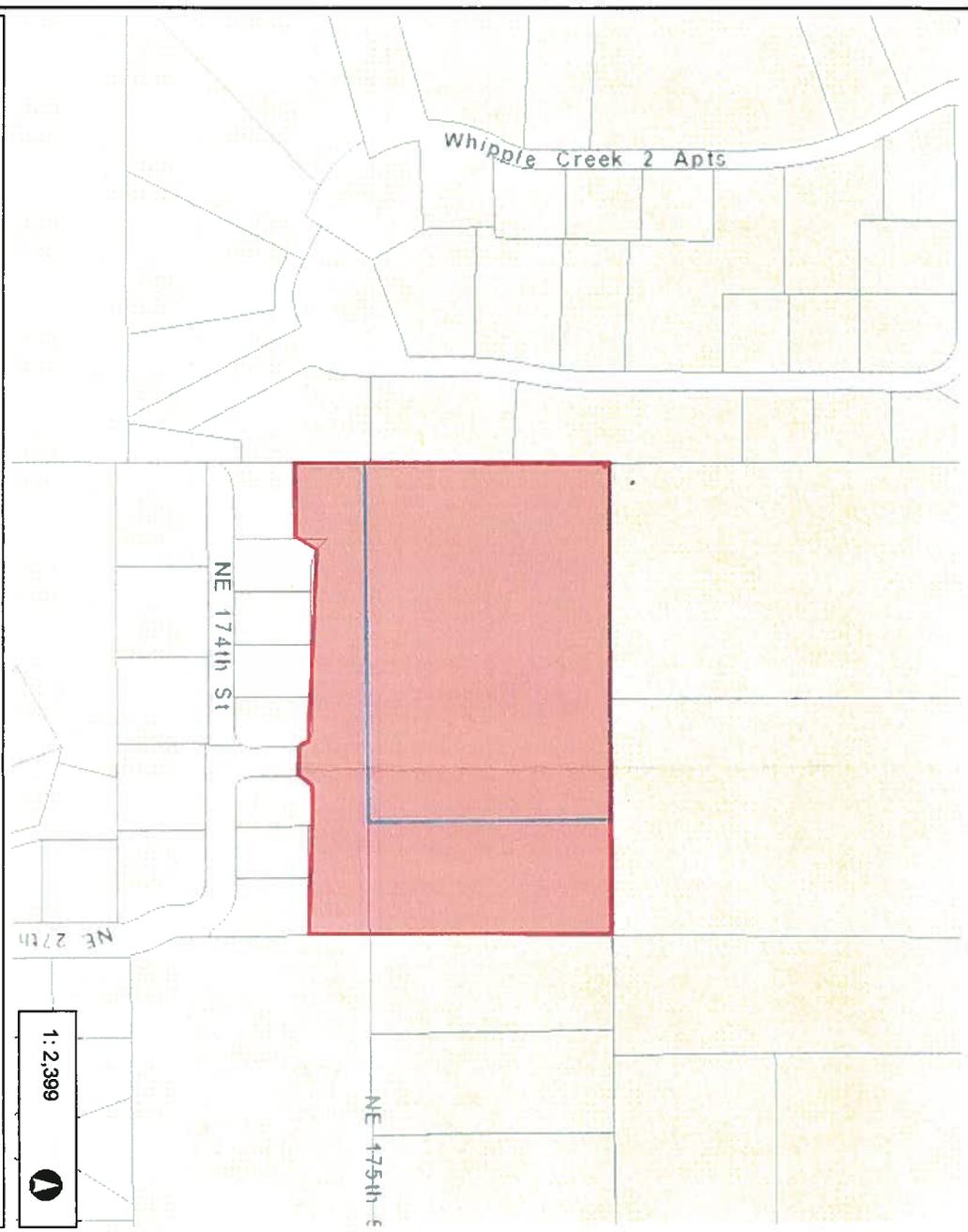
APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

July 1, 2014 SR 139-14

PW14-065



ATTACHMENT A: VELVETEEN MEADOWS PHASE 2



399.8
0
199.88
399.8 Feet

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

This map was generated by Clark County's "MapOnline" website. Clark County does not warrant the accuracy, reliability or finalness of any information on this map, and shall not be held liable for losses caused by using this information.

1 : 2,399




- Legend**
- Building Footprints
 - Taxlots
 - World Street Map

Notes:

