



## City Council

### Approval of Evergreen Pointe Final Plat

**Agenda Date:** 6/12/2012  
**Agenda Item Number:** 4.G  
**File Number:** 12-0218

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**Type:** decision **Version:** 1 **Status:** Passed

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**Title**

Approval of Evergreen Pointe Final Plat

**Issue:**

Re-review and approval of the Evergreen Pointe Final Plat Map (Project No. 12-0007).

**Committee Recommendation:**

Not referred to a Committee.

**City Manager's Recommendation:**

Move to approve the Evergreen Pointe Final Plat as amended and authorize the Mayor to sign the final map. [Note: Proposed Final Plat Map will be delivered for Mayor's signature at the meeting, if approved.]

**Staff Contact:**

Kraig Chalem, Associate Planner, Community Planning and Development, (360) 753-8319

**Presenter(s):**

None, consent calendar.

**Background and Analysis:**

At the March 13, 2012 Council meeting, Council Member Hankins noted that not all of the parcels identified for single-family residential development met the required minimum lot area.

The City Council voted to approve the plat with the caveat that the applicant corrects all lot size deficiencies within 30 days. Unfortunately, due to wet site conditions making it difficult to reset property corner rebar stakes, and coordination of efforts between the reviewing agents, and applicant's representatives, the applicant was not able to meet the 30-day deadline. The applicant has now set the necessary lot corners, and submitted the associated lot closures and map. The minimum lot sizes meet City standards.

Please see attachment No. 2 for specific plat details.

**Neighborhood/Community Interests:**

None.

**Options:**

1. Find that the subdivision map conforms to the terms of preliminary plat approval and meets the

requirements of local and state laws.

Implications

The Mayor would be authorized to immediately sign the plat which then could be recorded enabling the applicant to sell lots and subsequently building permits to be sought for residential construction.

2. Identify any deficiency and/or specify the manner in which the plat fails to conform to the preliminary approval or local or state law.

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Ensure that all applicable laws are met.

**Financial Impact:**

Nominal increase in property tax collected, and any cost of providing public services.