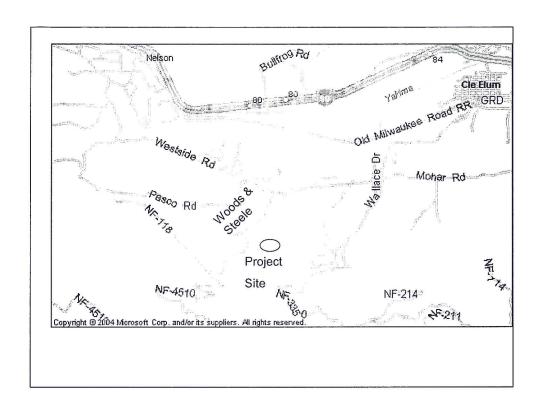
Evergreen Park Plat PERFORMANCE BASED CLUSTER PLAT P-06-13

Good Evening Mr. Chairman, members of the commission For the record Scott Turnbull CDS Staff Planner Before you tonight is the Evergreen Park Plat, It is a performance based cluster plat

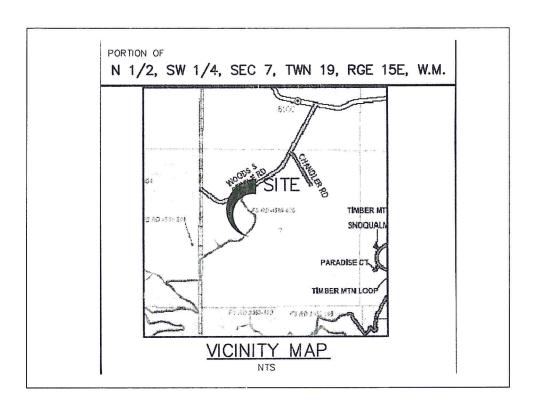
QUICK INFORMATION

Zoning R-3
Parcel Number 19-15-07000-0028
Parent Parcel 45.00 Acres
13 One Acre Lots – Remainder 20.75
Acres

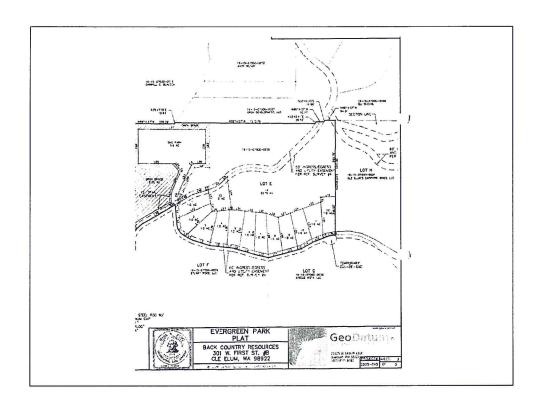
Here is the Quick Information – It is also listed in my staff report which you have before you



As you can see by this map, the location is near the famous Pasco Rd, Actually it is located off of Woods & Steel Rd



This is a close up of the Vicinity Map



This is the layout of the plat, the applicant will get into more specifics As you can see there are 13 proposed lots of one acre and one lot with the remaining 20.75 acres.

PUBLIC BENEFIT RATING SYSTEM POINTS 25 pts • Transportation Connectivity Recreation 25 pts Recreation access and parking Open Space Includes 25 pts SnoPark Open Space 25 Yr. 14 pts Forestry Use

Because this is a Cluster Based Performance Plat there are bonuses for Public Benefits.

Although the Plat does not have more lots than allowed, the size of the lots are smaller.

PUBLIC BENEFIT RATING SYSTEM - CONTINUED

• Health 25 pts Group B

Water System

• Recreation 20 pts Trail

Connectivity

• Recreation 35 pts Sno-Park

