

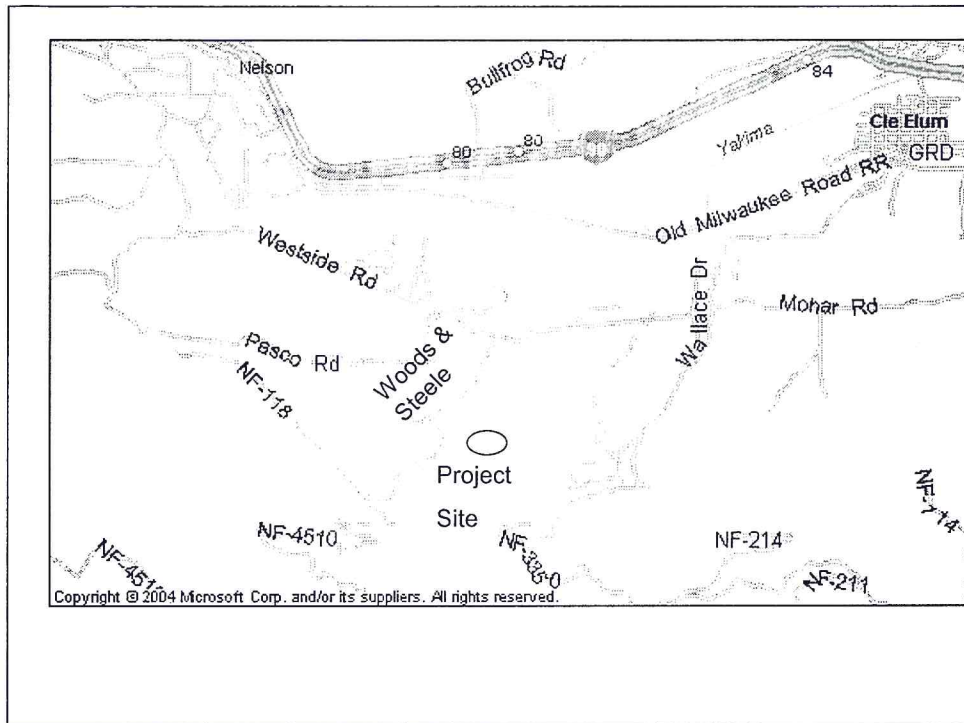
Evergreen Park Plat
PERFORMANCE BASED
CLUSTER PLAT
P-06-13

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

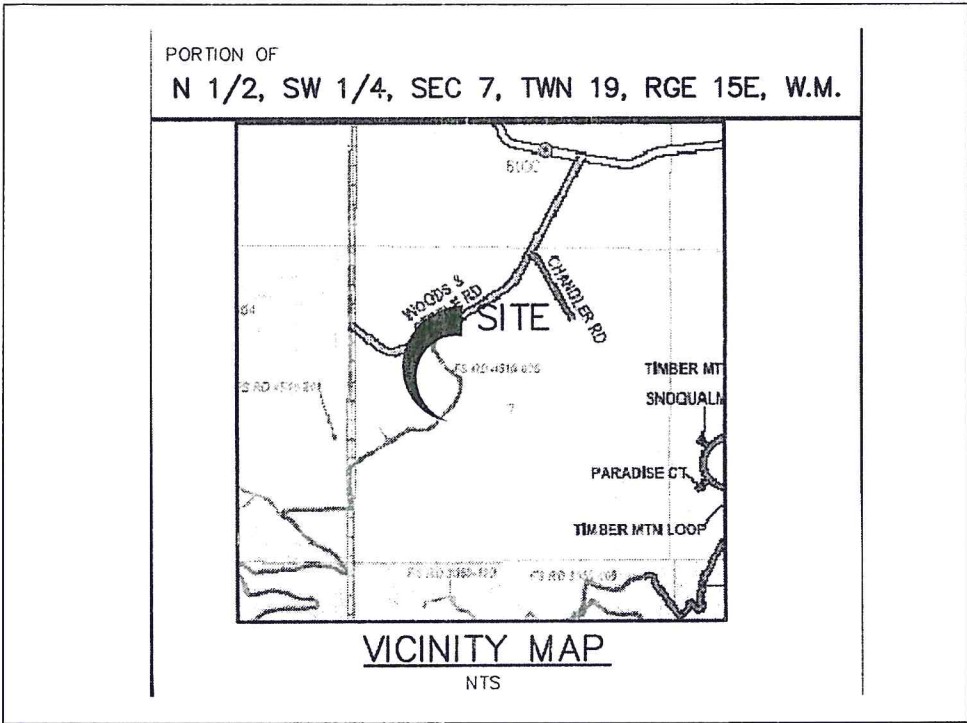
QUICK INFORMATION

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

PUBLIC BENEFIT RATING SYSTEM POINTS

- | | | |
|------------------|--------|-------------------------------------|
| • Transportation | 25 pts | Connectivity |
| • Recreation | 25 pts | Recreation
access and
parking |
| • Open Space | 25 pts | Includes
SnoPark |
| • Open Space | 14 pts | 25 Yr.
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.

