



## STAFF REPORT FOR BELZ PLACE PHASE 2 FINAL PLAT (FP17-05)

Associated Decisions: SUB05-14; BLA15-03; MINMOD15-04; MINMOD15-13; FP15-09 (Phase 1); DA16-01 (Res. #16-007); DR16-07; and Additional mitigation for tree removal and wetland impacts

TO: Mayor Higgins  
City Council

FROM: Sarah Fox, Senior Planner  
Anita Ashton, Engineering Project Manager

DATE: April 12, 2018

LOCATION: The development is located southeast of the intersection of Sierra Street and 23<sup>rd</sup> Avenue. The location is also described as the Section 3, Township 1 North, Range 3 East, Willamette Meridian (WM).

OWNER: Pahlisch Homes at Belz Place, LLC  
201 SW Wilson Ave., Suite 100  
Bend, OR 97702

**APPLICABLE LAW:** The application was submitted on November 2, 2017, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION	
<b>Total Area:</b> 18.19 acres	<b>Recreational open space:</b> 0.04 acres (easement over Lot 85)
<b>Lots:</b> 55	<b>Storm Pond:</b> Shared facility with Phase 1 is located in Tract A
<b>Critical Areas:</b> 6.35 acres (Tract F)	

### SUMMARY

Belz Place Phase 2 is the last phase of a 36.9 acre subdivision (originally), which received preliminary plat approval on July 10, 2006, for 107 lots. Subsequent modifications and the removal of a southerly parcel, resulted in a revised total of 103 lots. Phase 1 (File #FP15-09) was approved with 48 lots on June 20, 2016.

**This staff report addresses the requirements for final plat approval.** Lot numbers and street names within the conditions of the preliminary approval differ from the final plat due to subsequent modifications. Where these occurred, staff made note of the changes. Staff found that the applicant met the requirements in accordance with CMC§17.21.060.

[Note: Where a condition was abbreviated in this Report, it is noted with "...". This Report does not modify any conditions of any associated decision.]

**PRELIMINARY PLAT (SUB05-14)**

<b>CONDITIONS OF APPROVAL</b>	<b>STATUS / COMMENTS</b>
1. Stormwater treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Complete
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	Complete
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	Complete
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Complies
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Payment received
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	Complies
7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the CC&Rs for the development to the City for review. Specifically, the applicant will need to make provisions in the CC&Rs for maintenance of the stormwater detention and treatment facilities, any storm drainage system or easements outside the City's right of way (if applicable) and the proposed tracts and associated common improvements.	Annexation document submitted and approved for form and content
8. Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.	The code no longer includes a "substantial complete" process
9. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.	Will comply
10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.	Final plat drawings comply with requirements
<b>PLANNING</b>	

CONDITIONS OF APPROVAL	STATUS / COMMENTS
11. Prior to the removal of trees, a forest practice permit shall be required. The applicant shall supply a copy of said permit with final engineering.	Complied
12. Consistent with SEPA mitigation measures, the applicant shall install 4'-high temporary construction fencing at the perimeter of Tract C, prior to any earth moving activity.	Removed as permanent fencing or walls are in place
13. Consistent with SEPA mitigation measures, the applicant shall install a minimum of 4'-high continuous, permanent fencing along the boundary of Tract C prior to final plat approval. Maintenance of this fencing shall be the responsibility of the homeowners association and shall be included in the HOA CC&R's.	Tract C is now Tract F Permanent fencing is installed in most locations. Balance of chain-link fencing is included in bond amount
14. Pursuant to §17.19.030.D(2) side lot lines of lots numbered 30, 31, 45, 46, 47, 56, 58, 60, 61, 72, 73, 92, 93, and 94 shall run at right angles to the roadway as far as practicable. These lots lines shall be adjusted prior to construction drawing approval.	Lot line adjustments were made as required
15. A design review permit shall be required for Tract "D" per §18.19 CMC.	Design Review approval of Tract "D", pool amenity building was issued on October 18, 2016. File #DR16-07
<b>ENGINEERING</b>	
16. The applicant shall incorporate traffic calming features in a number and location acceptable to the City prior to final engineering plan approval. The plan shall include traffic calming measures within the existing right of way at the intersection of 22 <sup>nd</sup> Avenue and Tanner Street in order to discourage cut-through traffic on 22 <sup>nd</sup> Avenue	Provisions for traffic calming were included with development agreement
17. The applicant shall submit plans for the development of the proposed trails prior to final engineering. Prior to final plat approval of any phase the applicant shall construct the trail segment within that phase consistent with the approved plans.	A public trail easement is provided over Lot 85. Easements are annotated with "P.T.E." on the plat. Timing of construction changed per MinMod15-04
18. The applicant shall submit plans for the development of Tract D as proposed and complete the improvements prior to final occupancy of the first home in Phase 1...	See comments at Condition #15
19. The applicant shall revise the proposed typical street sections to include a minimum 5' planter strip (4.5' clearance) with a 2' clear area behind the sidewalk.	Complies
20. The applicant shall complete the installation and construction of half-width street improvements on NW Tidland Parkway along the entire frontage of the Ostenson Canyon Park property frontage. The applicant may construct full-width improvements on this street section pursuant to a separate agreement with the City.	Refer to development agreement
21. Prior to final engineering approval the applicant shall submit and obtain staff approval of a landscape plan for Tract A (the stormwater detention facility), Tract D (the pool/pool house and tot lot)... The landscape plan shall include type and location of plants, and appropriate watering system to assure landscaping success.	Common area landscaping is installed.  The process of "substantial completion" is no longer in effect

CONDITIONS OF APPROVAL	STATUS / COMMENTS
Landscaping of common areas shall be installed consistent with the approved plan prior to substantial completion.	
22. Prior to final engineering approval the applicant shall submit and obtain staff approval of a plan for improvement of Tract B with landscaping or hard surfacing, unless the Fire Marshall determines ...	Not applicable, as this southerly tract was removed from development area
23. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	Will comply
24. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor. The City reserves the right to tap the bond to recover costs associated with enforcing, removing or rectifying any unauthorized dumping, filling or grading.	Guarantee #622-94600 of \$715,431.25 is on file
25. A note shall be added to the final plat stating that each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.	Plat Note #4
26. The applicant shall prohibit use of 22 <sup>nd</sup> Avenue by heavy construction vehicles and equipment, except as necessary for construction within this roadway; i.e., to extend 22 <sup>nd</sup> Avenue into the site, install utilities, etc.	Will comply and be monitored
27. The applicant shall extend Tidland Parkway and Sierra Way to the east and south boundaries of the site respectively to allow for future extension when the abutting properties redevelop. The applicant shall install barricades and signs required by the City at the ends of these streets.	Street is now called NW Rolling Hills Drive. It is unlikely to extend as the southerly parcel was removed from development.

**PLAT NOTES**

28. The following notes shall be added to the final plat: a. A homeowners association will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.	Refer to Note 1
b. No further short platting or subdividing of any lot or tract within this subdivision will be permitted once the final plat has been recorded.	Refer to Note 2
c. A final occupancy permit will not be issued by the Building Department until all subdivision improvements, including improvements within Tract D, are completed and accepted by the City.	Refer to Note 3

d. The lots in this subdivision are subject to traffic impact fees, fire impact fees, school impact fees, and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.	Refer to Note 4
e. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures accessed off streets with a 52' ROW and a 28' paved street width.	Refer to Note 5
f. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Public Works Department and DAHP.	Refer to Note 6
g. All tracts and associated improvements shall be owned and maintained by the Homeowners Association.	Refer to Tract Notes on page 2
h. Tract "C" contains sensitive lands and associated buffers. No structures, including fences are to be built within sensitive lands or its buffer as modified by buffer averaging in the approved mitigation plan.	Tract C is now Tract F. Refer to Tract Notes, page 2 and Note 10 on page 1
i. Tract "C" shall remain in its natural state. Modifications to the area may be allowed pursuant to §16.50.120 (B.5) CMC and with approval from the Community Development Director.	Tract C is now Tract F. Refer to Tract Notes, page 2 and Note 10 on page 1
j. Developers of Lot 7, a peninsula-configured lot, shall be made aware of additional land use restrictions for building of fencing, retaining walls and accessory structures as provided in §18.17 CMC – Supplemental Development Standards. The front of this lot shall be along NW Tidland Parkway.	Lot is located in Phase 1
<b>State Environmental Policy Act (SEPA MDNS, File SC-05-06-10) Mitigation Measures</b> [INCLUDED FOR REFERENCE] SEPA comment and appeal period ended on May 30, 2006 with no appeals filed.	
1. An Erosion Control Plan consistent with City requirements to include compliance with the Stormwater Management Manual for Western Washington, February 2005 shall be prepared and submitted for review and approval, and implemented prior to any earth disturbing activities. Additional erosion control measures shall be implemented ...	Complies
2. Grading and all other earthwork to occur during periods of extended dry weather or as advised by Geocon Northwest, Inc. (September, 2005).	In compliance
3. Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.	In compliance
4. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual or as revised. Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge.	In compliance
5. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (or as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.	In compliance

<p>6. The Revised Wetland and Buffer Mitigation Plan, as prepared by the Resource Company (dated March 1, 2006) shall be implemented as proposed. To include the following:</p> <p>(1) The applicant shall be required to install temporary, construction, fencing around the sensitive areas prior to earth disturbing activities;</p> <p>(2) Permanent signage shall be installed that reads "Wetland buffer – Please leave in a natural state." These signs shall be posted every 100 feet or at least one per lot, whichever is less; and</p> <p>(3) Permanent and continuous fencing shall be installed at the rear of lots adjacent to Tract "C", which includes Lots numbered 74 – 103, Tract D and Lot 106. Installation of fencing shall be constructed in a manner as to minimize habitat impacts.</p>	<p>Tract F (formerly Tract C). A revised wetland and buffer mitigation plan was submitted dated July 7, 2015. Refer to the end of this report for status.</p> <p>Permanent signage is installed.</p> <p>Permanent fencing and walls are installed at rear of properties or included with bond.</p>
<p>7. Wetland mitigation shall be installed and shall require financial surety of 105% of the total cost of the initial installation to ensure mitigation success. Initial installation and financial surety shall be in place prior to substantial development of any phase. The monitoring and financial surety program will run a period of 5 years with annual submittal of monitoring reports required.</p>	<p>Bond received on April 5, 2018 for \$47,480.00</p>
<p>8. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Friday; 8:00 a.m. to 5:00 p.m. on Saturday, excluding city observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days.</p>	<p>Compliance monitored</p>
<p>9. The applicant shall secure all required local, state, or federal permits prior to construction of improvements.</p>	<p>Complied</p>
<p>10. The delineated wetland buffer extends into lots 74 – 80, 84 - 88, 92 - 94, and 103 (See Figure 4, Revised Wetland Mitigation Plan). In compliance with codes, the applicant has proposed to retain all significant trees within the wetland tract and wetland buffer. The submitted Tree Plan indicates that several of the trees to be retained are located within individual lots (See Tree Plan, sheet 3, dated April 2006).</p>	<p>Financial surety for tree protection/ retention was not received prior to development commencing.</p>
<p>In an effort to ensure significant protected trees have a reasonable chance of survival the following additional measures shall be employed prior to and during the development process:</p> <ul style="list-style-type: none"> <li>▪ Provide temporary, construction fencing around the drip lines of trees that are adjacent to or within individual lots. The temporary fencing shall be in place prior to any earthwork activities and remain in place through home construction.</li> <li>▪ Final grading and site plans shall include the location of protected trees and shall be consistent with the intent to retain these significant trees.</li> <li>▪ The applicant shall provide financial surety for the retention of significant trees in an amount of 105% the replacement cost, which shall include installation, monitoring and maintenance for a period of five years. Financial surety may be released upon substantial completion of the development.</li> </ul>	<p>Refer to <b>tree mitigation</b> at end of this report (2017).</p>

<ul style="list-style-type: none"> <li>▪ Significant trees identified for protection shall not be removed without prior written approval from the City and upon submittal of a certified arborist's recommendation.</li> </ul>	
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**DEVELOPMENT AGREEMENT (RES. #16-007))**

<b>Agreements that affected plat conditions of approval:</b>	<b>STATUS / COMMENTS</b>
Section 3 - Existing right-of-way realignment along Tidland Parkway, to include curb to curb street improvements and curb extensions.	Improvement deferral agreement received 1/19/18
Section 4 - Dorothy Fox Park improvements, to include a public bathroom and new playground equipment.	Improvement deferral agreement received 1/19/18
Section 5 - Density and dimensions standards that deviate from the preliminary plat approval as follows: Front yard (14') and rear yard (17.5') setbacks may be reduced by 30%; street side yards may be reduced by 10% (18'). A plat note will be added in regard to height standards of homes. The heights are restricted to no more than two immediately adjacent homes with front-yards on a common street shall be two (2) or more stories in height; a home of less than two (2) stories shall separate each set of two immediately adjacent homes.	Refer to Plat Notes 8 and 9 on page 1 and setback graphic on page 2
Section 6 - Developer agrees to comply with aesthetic and dimensional standards as noted.	Refer to Plat Note 7 on page 1
Section 7 - A model home may be constructed prior to the recording of the final plat.	Applicable to Phase 1

**MINOR MODIFICATION (MINMOD15-04)**

<b>CONDITIONS OF APPROVAL</b>	<b>STATUS / COMMENTS</b>
1. Prior to final engineering of each phase, the application will include a table of the changes to lot numbering and tract naming.	Not received - staff made accommodation
2. There is no longer a Lot 106, and references to this Lot within SEPA Condition #6 are void. Also, the references to Lots 74 to 103 must be amended as the lots around the perimeter of Tract C have changed to (new) 27 to 36, 85 to 88, and 91 to 103.	Noted
3. Repeal Condition #22 of SUB05-14, given that it is no longer relevant. "Tract B" is located within Parcel 124784-000, which is no longer part of the development.	Noted
4. The applicant shall install a minimum of a 4-foot high continuous, permanent fence along the east side of Tract F (new) and the eastern property line of Lot 103 (same). The fencing must be installed prior to final acceptance of Phase II.	Also required per SEPA condition #6, this condition clarifies location and timing with phasing.
5. Lots 24 and 25 (new) must reflect setbacks for interior lots consistent with the approved dimensional standards. Lot 84 is not a corner lot, and must provide the minimum setbacks for an interior lot with the front oriented along the public road.	Lot 84 is in compliance Lots 24 and 25 are in Phase 1

6. The proposed plat note for Lot 1 is not approved.	Does not apply to Phase 2
7. Lot 7 that is referenced in Plat Note "j" must be amended to refer to Lot 48 (new).	Does not apply to Phase 2
8. The new trail between Rolling Hills Loop (new) and NW 21 <sup>st</sup> Court must be paved the full length, be a minimum of six feet wide, include signs at each end, and allow public use. The westerly sign must be installed prior to final acceptance of Phase 1. The trail may be constructed in Phase 2, as there are only 20-feet within Phase 1. The entire trail and easterly sign must be installed prior to final acceptance of Phase 2.	Trail construction is included in bond.  Signs will be installed
9. Condition #17 of SUB05-14 is amended to read: The applicant shall submit plans for the development of trails prior to final engineering approval. The alignment of all trails shall be provided on the final plat for each phase. Trails 1 and 2, as described in this decision, must be a minimum of 6-feet wide with crushed aggregate or paved surfacing. Signs at both ends of the trails will identify that they are for public use. Trail installation and signage must be completed prior to Final Acceptance of each phase.	Trail construction is included in bond.
10. A revised stormwater report must be submitted for engineering approval, which will analyze the effects of placing (new) Lots 24 and 25 within the area of the development that was reserved for the stormwater facility.	Stormwater report demonstrated that lot impacts were acceptable, as required

**MINOR MODIFICATION (MIN MOD15-13)**

<b>CONDITIONS OF APPROVAL</b>	<b>STATUS / COMMENTS</b>
1) Street trees shall be installed at the time of sidewalk installation and shall be inspected at the time of the sidewalk inspections.	Will comply with building permits
2) The developer/owner shall complete all required street tree planting within three years of the final plat recording date.	Compliance deadline for Phase 2 will be in 2021.  Phase 1 trees must be installed by June 20, 2019.

**ADDITIONAL TREE MITIGATION (2017)**

<b>CONDITION OF APPROVAL</b>	<b>STATUS / COMMENTS</b>
Removal of nine trees that were located within a protected tract, Tract F, as roots were damaged during construction. Applicant submitted a mitigation plan ( <i>Technical Memo from the Resource Company</i> ) that is dated September 13, 2017, for 18 replacement trees (9 Douglas fir and 9 Big-leaf maple) and monitoring for five years. Approved by Robert Maul in email dated September 7, 2017.	Replacement trees installed and bond received on April 5, 2018 for \$16,650.





ADDITIONAL WETLAND MITIGATION DUE TO FILL PLACEMENT (2015)

Modification:	STATUS / COMMENTS
<p>The applicant placed fill that was removed from lots, and placed it in the wetland buffer. A mitigation plan was prepared by the Resource Company and submitted on August 3, 2015. Approved by Robert Maul in email dated August 19, 2015.</p>	<p>Mitigation was installed and monitoring is included with bond amount.</p>



## FINAL PLAT CRITERIA OF APPROVAL (CMC17.21.060-C)

1. That the proposed final plat or short plat bears the required certificates and statements of approval as required in CMC Section 17.01.050(C);
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat or short plat an improvement bond or other security in conformance with CMC Section 17.21.040;
4. That the plat or short plat is certified as accurate by the land surveyor responsible for the plat or short plat;
5. That the plat or short plat is in substantial conformance with the approved preliminary plat or short plat; and  
That the plat or short plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat or short plat approval.

**Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.**

## RECOMMENDATION:

Staff recommends that Council APPROVE the final plat for Phase 2 of Belz Place Subdivision as submitted.