



Staff Report
Final Plat for Hills at Round Lake, Phase 4

File No. 14-07

(Related Files: SUB05-16, SUB11-01, BLA13-03, BLA13-04, BLA13-05, BLA13-06, MinMod12-08, FP13-03)

March 9, 2015

TO: Mayor Higgins
City Council

FROM: Wes Heigh, Project Manager
Sarah Fox, Senior Planner

LOCATION: The development is located west of the intersection of NE Woodburn Drive and S.E Crown Road. The project can also be described as Tax assessor #123228-000, and NW ¼ of Section 1, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

OWNER: Hills at Round Lake, LLC
P.O. Box 87970
Vancouver, WA 98687

APPLICABLE LAW: The application was submitted on October 16, 2014, 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

Lots: 30 Single-family lots

Total Area: 13.88 acres

Critical Areas: 4.22 acres

Recreational open space: 0.09 acres

The Hills at Round Lake is a 333 lot planned residential development, which received master plan approval on October 4, 2010. The master plan included 13 phases; whereas the preliminary plan had seven. The request is for final plat approval for Phase 4, which was originally named "Pod A2" on the Master Plan.

This staff report addresses the requirements for final plat approval of Phase 4. Staff found that the applicant met the requirements in accordance with CMC§17.21.060. Take note of lot numbers and street names within the conditions of the preliminary approval of SUB05-16, which differ from the Phase 4 final plat. Where these occurred, staff made note of the changes.

Conditions of Approval (SUB05-16)	Findings
1. Stormwater treatment including nutrient control and detention 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.	Final calculations are on file.

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.	In compliance for Phase 4
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.	In compliance for Phase 4
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.	Signs, lights, and striping are installed
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.	\$28,248 was paid for Phase 4
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.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans with file #SUB05-16.
7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.'s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.'s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City's right of way (if applicable).	In compliance for Phase 4
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.	Will comply
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.	In compliance for Phase 4
PLANNING	
11. A final master plan shall be approved prior to final plat approval of any phase. The final master plan shall include lot design and layout of all proposed "Pods" and all other conditions as required for approval pursuant to Chapter 18.23 and Chapter 17.13 CMC.	Approved on October 4, 2010

<p>12. The sequencing of the proposed phases is not approved with this preliminary master plan. The sequence of the phasing plan shall be approved with the final master plan with the exception of the school site, which is approved as part of phase one.</p>	<p>Approved with 13 phases on October 4, 2010</p>
<p>13. Sales Offices: The applicant is permitted to operate one sales office in a model home and/or trailer <u>per phase</u>. [Emphases added for this report.]</p>	<p>There were seven phases with the preliminary approval and now there are 13 phases.</p>
<p>a. There are <u>seven</u> proposed locations that <u>shall be allowed</u> placement of a sales office and/or model home. [Emphases added for this report.]</p>	<p>This condition is inconsistent with the previous condition.</p>
<p>b. Occupancy of a unit as sales office shall expire 18 months from the date of building permit issuance for said sales office, unless prior to this date the applicant provides a written request to the Community Development Director for an extension. The Community Development director may grant a one-time reasonable extension not to exceed one year upon a showing that more than 10 lots remain unsold in the phase in which the sales office is located. A written request for an extension shall be submitted prior to the expiration date. In no case will additional extensions be granted.</p> <p>c. The hours of operation of a sales office(s) or model home(s) shall be limited to 12-6pm March 21 through September 20th and 11-5pm from September 21st to March 20th, 7 days a week and the maximum number of employees at the site shall be limited to two. This condition will allow for after hour appointments.</p> <p>d. All sales trailers are subject to obtaining building permits prior to occupancy. In particular permits shall be required for foundations, plumbing and sewer.</p> <p>e. The sales offices shall be ADA accessible. If a trailer, then an ADA ramp shall be approved with the building permit process.</p> <p>f. House numbers shall be posted on the buildings and be clearly visible from the street.</p> <p>g. If sales office is located within a model home, the structure shall be fully sprinklered. If sales office is in a trailer, then fire extinguishers and appropriate signage shall be posted.</p> <p>h. Landscaping shall be provided at the perimeter of the sales office site and shall be maintained for the duration of the operation of the office, to include replacement plantings.</p> <p>i. Off street parking shall be provided on an all-weather surface for each employee plus one space per 400 square feet of building. A designated van accessible parking space will be provided for each sales office, with required signing and striping, and approved paving surface.</p> <p>j. Each sales office is permitted one permanent sign, which shall be limited to six square feet in area and may not exceed six feet in height. Signs may not have clusters of flags, ribbons, streamers, flashing or blinking lights, twirlers or balloons.</p> <p>k. The applicant shall remove all physical evidence of the sales office within 60 days of the expiration of each sales office as noted above. The Community Development Director may grant one (1) extension of 30 days for removal upon the applicant filing a written request for such extension prior to the end of the initial 60 day period.</p>	<p>Will comply if sales office is requested.</p>
<p>14. Lots adjacent to the Type II Stream shall maintain the 50-foot buffer as established in the Development Agreement (#4017467).</p>	<p>In compliance for Phase 4</p>

15. The applicant shall revise lots adjacent to the Class III wetlands to maintain a 50-foot buffer and as established in the Development Agreement (#4017467).	In compliance for Phase 4
16. Multi-family housing and single-family attached housing (Pod C) shall be subject to Design Review approval prior to issuance of building permits.	Not applicable to this Phase
17. The applicant shall be required to provide final landscape plans acceptable to the City prior to final engineering approval of each phase. An acceptable plan for tot lots to include a play structure and picnic tables, or approved equivalent. The tot lots and recreational open space trails shall be installed prior to final plat approval of each phase.	The recreational trail has been installed. There are no tot lots in this Phase.
18. Prior to final plat approval of each phase, a wall of acceptable height and materials (6-foot block or concrete) or other combinations of landscaping, walls and/or fencing acceptable to the City, will be installed along the Trillium Drive and NE 35th Avenue to provide privacy and security to the residence, and uniformity in design as proposed by this application. Final landscaping and wall/fence plans shall be included with engineering plans of each phase.	In compliance for Phase 4. Note: Trillium Drive (preliminary) was also named Olympic Drive (master plan) is currently named Woodburn Drive.
19. The applicant shall revise lots 19-22 of "A4", lots 1-7 of "A2", and lots 28-30 of "A2" to provide a minimum landscaped buffer of 10-feet to include fencing or wall in uniformity with the master plan.	Phase 4 was formerly "Pod A2". Fencing and landscaping is in compliance
ENGINEERING	
20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: "A1" lots 1-5; "A3" lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; "A4" lots 5, 30-32, 38-42 and 47; "B1" lots 4-6; "B2" lots 17, 18, 21-23, 28, 29 and 90-93.	Does not apply to this phase
21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.	Installed as approved.
22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.	Does not apply to this phase
23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).	Does not apply to this phase
24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.	Does not apply to this phase

<p>25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave. north to the development site shall be upsized for this development and for future area capacity as determined in said memorandum. These improvements shall be connected at Nourse road and completed prior to substantial completion of any phase of this development. Reimbursement in part for these off-site improvements is contingent upon the applicant entering into an agreement or agreements with the City per the development agreement between the City and the applicant as recorded under auditor's file 4017467, Clark County records.</p>	<p>Off-site water improvements are complete. This criterion is satisfied for all phases.</p>
<p>26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue. The applicant has proposed a temporary access point (refer to Exhibits 26 and 28) from the development to SE 283rd that is aligned 220 feet south of SE 23rd Street. Full ingress and egress to SE 283rd will be allowed provided the applicant meets adequate sight distance. The applicant shall dedicate the necessary right of way for the future permanent roadway alignment as identified in the plans. The applicant shall dedicate to the City an easement over the proposed realigned roadway to SE 283rd until the permanent alignment is installed and approved by the City.</p>	<p>Roadway constructed during prior phases</p>
<p>27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.</p>	<p>Constructed during prior phases</p>
<p>28. 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.</p>	<p>In compliance for Phase 4</p>
<p>29. 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.</p>	<p>In compliance for Phase 4</p>

<p>30. SEPA mitigation measures</p> <p>i. 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 consistent with best available practices as necessary to control erosion.</p>	<p>In compliance for Phase 4</p>
<p>ii. Grading and all other earthwork to occur during dry summer months, unless the wet weather construction methods are adopted in accordance with the geotechnical report by Columbia West Engineering, Inc (June 25, 2003 and specified on pages 12-13). This condition adopts the June 25, 2003 report by reference for this condition. The geotechnical engineer of record, Columbia West Engineering, shall provide construction observation during any wet weather grading on slopes steeper than 15%.</p>	<p>In compliance for Phase 4</p>
<p>iii. Prior to final plat approval of each phase, the engineer of record shall submit a geotechnical report acceptable to the City Engineer.</p>	<p>In compliance for Phase 4</p>
<p>iv. Fugitive emissions associated with construction shall be controlled at the excavation site, during transportation of excavated material, and at any disposal site.</p>	<p>In compliance for Phase 4</p>
<p>v. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual (as revised). Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.</p>	<p>In compliance for Phase 4</p>
<p>vi. The Revised Wetland Mitigation Plan, prepared by the Resource Company (dated September 14, 2006) shall be implemented prior to final plat approval of Phase One with the following modifications:</p>	<p>Initial installation occurred in 2007.</p>
<ul style="list-style-type: none"> • The applicant shall be required to install temporary fencing around the sensitive areas prior to earthwork; • Permanent signage shall be installed that reads “Wetland buffer – Please leave in a natural state.” Signs shall be posted every 100 feet or at least one per lot, whichever is less; and • Permanent and continuous fencing shall be installed along the rear and sides of lots adjoining sensitive areas. • The mitigation plan shall require financial surety of 105% of the total cost of the initial installation, in a form acceptable to the City, to ensure success of the mitigation plan. The monitoring and financial surety program will run a period of 10 years. • The applicant shall secure all required local, state, or federal permits prior to construction of improvements. 	<p>Fencing and signs are installed. Financial surety in the amount of \$82,444 is in place.</p>

<p>vii. The following measures shall be in place to reasonably protect the significant trees as defined in CMC 18.31.040, both within the open space tracts and individual lots.... <i>(Staff note: omitted from this report for brevity and given that this condition is not applicable to these phases.)</i></p>	<p>One significant tree was retained and the location is noted on the plat.</p>
<ul style="list-style-type: none"> • The construction of trails and the installation of services shall occur outside of the drip line of the protected significant trees. 	<p>No trails were constructed adjacent to tree.</p>
<ul style="list-style-type: none"> • Only invasive species as identified by the biologist of record may be removed within open spaces and in accordance with the then applicable codes. 	<p>Ongoing compliance required</p>
<p>viii. 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., Saturday, excluding City observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days</p>	<p>In compliance for Phase 4</p>
<p>31. At the time of the final plat of the second phase, a minimum density of six units per net acre shall be provided. The net acreage will be defined as the gross site area less roads (public and private), open space and sensitive lands. The density shall be determined on a cumulative basis including the previously recorded phase(s). A minimum density of six units per net acre shall be required on an overall project basis for any remaining phases at the time of the platting of the phase.</p>	<p>Compliance met at master plan approval.</p>
<p>32. The following notes shall be added to the final plat of all phases... <i>(*Staff Note: The required notes are omitted from this report for brevity, however they are provided on the plat as described with this criterion.)</i></p>	<p>In compliance for Phase 4</p>

Final Plat Criteria for Approval (CMC 17.21.060-C)

1. That the proposed final plat bears the required certificates and statements of approval;
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 an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the 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 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 of the Hills at Round Lake, Phase 4 (file #FP14-07) as submitted.