



**Staff Report**  
**Final Plat for Parker Village, Phase 2**

File No. FP16-08

(Related Files: SUB05-02, DR06-02, MajMod14-01 and MinMod16-02)

TO: Mayor Higgins  
 City Council

FROM: Robert Maul, Planning Manager

LOCATION: The site is located at the future intersection of NW 20<sup>th</sup> Avenue and NW Brady Road. Parcel number 125191-000 (tax lot 15). SW1/4 Sec 04, T1N, R3E Willamette Meridian.

OWNER: Parker Village, LLC  
 Attn: Patrick Ginn  
 800 NE Tenny Road  
 Vancouver, WA 98685

APPLICABLE LAW: The application was submitted August 24<sup>th</sup>, 2016, 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:** 24 residential lots, and one commercial lot. **Total Area:** 7.84 acres

**Critical Areas:** 18,693 square feet of wetlands that was mitigated off site.

The original approval granted by the City of Camas was for a 75 lot single family-attached subdivision with a commercial lot located at the northeast corner of the subject site. The project has since been revised for 60 lots for residential and one lot for Commercial to be developed in three Phases. This is for phase 2, which has 24 lots. This staff report addresses the requirements for final plat approval. Staff found that the applicant met the requirements in accordance with CMC§17.21.060.

<b>Conditions of Approval (SUB05-02)</b>	<b>Findings</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.	Stormwater report was approved and is 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.	Construction plans were approved.

<p>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.</p>	<p>Construction plans were approved and installed as required.</p>
<p>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.</p>	<p>Installed/bonded as required.</p>
<p>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.</p>	<p>Construction plans were approved and fee received.</p>
<p>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.</p>	<p>Maintenance provisions are included in CC&amp;Rs.</p>
<p>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. &amp; R.'s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. &amp; R.'s for maintenance of the stormwater detention and treatment facilities, the gated entry and any storm drainage system, fencing, landscaping, retaining walls, or easements outside the City's right of way (if applicable).</p>	<p>CC&amp;R's were reviewed and approved.</p>
<p>8. Building permits shall not be issued until this subdivision is granted Final Acceptance.</p>	<p>Complies</p>
<p>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.</p>	<p>Conditioned and bonded</p>
<p>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.</p>	<p>Submitted</p>
<p><b>B. Special Conditions of Approval</b></p>	

<p>1. The applicant shall provide a public access and utility easement 15 feet in width to NW Brady Road and adjacent developments at the southern end of the parcel through and over Lots 16 and 39. The easement will be maintained by the HOA and provisions will be reflected in the HOA CC&amp;R's prior to final platting.</p>	<p>Complies</p>
<p>2. The applicant shall provide a pedestrian connection to NW Brady Road over Tract B and Tract C. The pedestrian connection shall be maintained by the HOA</p>	<p>Complies</p>
<p>3. The applicant shall mitigate per the DOE standards for the filling of 0.46 acres of wetland as delineated in the Wetland Delineation and Wetland Mitigation reports prepared by The Resource Company, Inc. (dated Oct. 26, 2012, Nov. 1, 2013 &amp; Oct.25, 2013). Mitigation shall include: 1) Consent of the property owner on the site for which the mitigation will take place; 2) Verification from Clark County that the project is consistent with its environmental regulations; 3) Annual reporting of the mitigation measures and replacement as necessary provided by the biologist of record; 4) A surety bond in the amount of 105% of the actual costs of initial mitigation consistent with CMC17.21.050.</p>	<p>Complies</p>
<p>4. Prior to final engineering approval, the applicant shall demonstrate adequate sight distance will exist for the proposed 50-foot radius curves with a design speed of 15 miles per hour. If adequate sight distance cannot be achieved the applicant shall install a sufficiently large enough radius curves designed for no less than 15 miles per hour that will provide the required sight distance. The adjacent lots 49, 55 and 60 may require modification or elimination.</p>	<p>Complies</p>
<p>5. The permitting and installation of the gated entry shall be subject to the provisions and requirements of CMC 12.36.</p>	<p>Complies</p>
<p>6. The applicant submit an estimate of costs for half-width improvements on NW Brady Road acceptable to the city and pay a fee in lieu of the required improvements.</p>	<p>Complies</p>

<p>7. The applicant shall establish an easement and use agreement acceptable to the City over and across Lot 61 for placement of the large community septic tanks. The easement and use agreement shall specify the intended use, possible future temporary loss of use of the easement area by the owner of Lot 61 for any required City maintenance, repair and or replacement of the tanks. Additionally the easement and use agreement shall specify private responsibilities and/or requirements for any surface restoration associated with any required City maintenance, repair or replacement of the tanks. A note referencing this easement and use agreement shall be added to the final plat.</p>	<p>Complies</p>
<p>8. A note shall be added to final plat noting that the left in turn movement from NW Brady Road on to Lot 61 may be prohibited at any time in the future if deemed to be necessary by the City Engineer.</p>	<p>Complies</p>
<p>9. The final plat shall show lot setbacks meeting the requirements of CMC 18.09.050 – Table-3.</p>	<p>Conditioned for building</p>
<p>10. Design review approval for residential lots 1-60 and for the commercial Lot 61 is required prior to issuance of building permits.</p>	<p>Conditioned for building</p>
<p>11. In accordance with CMC 16.53 the applicant shall submit a Final Wetland Mitigation and Monitoring Plan prior to Final Plat approval.</p>	<p>Complies</p>
<p>12. The applicant shall provide the city with acceptable documentation authorization the proposed off-site wetland mitigation work.</p>	<p>Complies.</p>
<p>13. The applicant shall provide financial assurances for the mitigation and monitoring in an amount equal to 150% of the estimated cost for the maintenance and monitoring periods identified in the final mitigation plan.</p>	<p>Complies</p>
<p>14. The applicant shall provide enhanced landscaping and attractive fencing for the stormwater facility. Final landscaping plans shall be submitted at the time of final engineering review.</p>	<p>Complies.</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 for Parker Village Phase 2 Subdivision.