

STAFF REPORT

Final Plat for Sierra Meadows Subdivision (Formally Meadows Subdivision)

File No. FP16-06
(Related File: SUB15-01)

TO: Mayor Higgins
City Council

FROM: Lauren Hollenbeck, Senior Planner
Wes Heigh, Project Manager

DATE: November 1, 2016

LOCATION: The development is located at the northwest corner of the intersection of NW 43rd Avenue and NW Sierra Street in SW ¼ of Section 34, Township 2 North, Range 3 East, Willamette Meridian (WM); and describes as tax parcels 177893-000 & 177902-000.

OWNER: Tom Strassenberg
Lacamas Meadows LLC
837 N. 11th Place
Ridgefield, WA 98642

APPLICABLE LAW: The final plat application was submitted July 19, 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:

- Total site area: 3.8 acres
- Critical area: 0.53 acres
- Lots: 14 single-family residential lots
- Zoning: R-7.5 (7,500 square feet) Single-Family Residential

The Sierra Meadows Subdivision, formally known as "Meadows Subdivision") comprises of 14 single-family lots including tracts for a wetland and associated buffer, a stormwater detention facility, and a private road that is accessed off of NW Sierra Street. A public hearing for preliminary plat approval before the Hearings Examiner was held September 23, 2015 and a notice of decision was issued November 9, 2016. At the time of writing this staff report the applicant has either completed the improvements on site, or has provided acceptable financial security to complete the improvements pursuant to the Camas Municipal Code.

This staff report addresses the requirements for final plat approval. Staff found that the application met the requirements of Final Plat approval in accordance with CMC§17.21.060.

Conditions of Approval (SP16-06)	Findings
1. Standard Conditions of Approval	
a. 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 and fee received.
b. 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.	Construction plans were approved and installed as required.
c. 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.	Installed/bonded as required.
d. 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.	Construction plans approved and fee received.
e. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All design will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	Will comply.
f. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the CC&R's for the development to the City for review and approval. Specifically, the applicant will need to make provisions in the CC&R's for maintenance of the stormwater detention and treatment facilities, the storm drainage system, street lighting, fencing, landscaping, irrigation, parking areas, retaining walls, private roads and tracts or easements outside of the City's right of way if applicable.	CC&R's were reviewed and approved.
g. 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.	In compliance.
h. 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.	Submitted.
i. 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.
j. Building permits shall not be issued prior to the City's final acceptance of the improvements and the final plat is recorded.	Will comply.
2. Special Conditions of Approval	
a. The applicant shall grant an access and utility easement to the City of Camas for access, inspection and maintenance of the water and S.T.E.P sanitary sewer system over the private road Tract B.	Completed.

b. The applicant shall construct the 8-inch diameter waterline within private road Tract B.	Completed.
c. Existing water wells, septic tanks and septic drain fields shall be properly abandoned in accordance with State and County guidelines prior to final plat approval. Additionally, any water rights associated with the abandoned well(s) shall be transferred to the City.	In compliance.
d. Prior to final engineering plan approval, the applicant shall submit to the City for review and approval, a final landscaping plan that details the location, number, plant species proposed, irrigation, plant notes, fencing notes and associated details for the fencing and landscaping work associated with the stormwater detention pond, the landscaping and fencing along NW 43rd Avenue and NW Sierra Street, including the landscaping for the three parking stalls adjacent to lot 12 and the street trees.	Completed.
e. The applicant shall extend the S.T.E.P sewer main from the private street into NW 43rd Avenue and terminating the S.T.E.P main at the west boundary of the site.	Completed.
f. The individual lot owners shall be responsible for the cost and installation of the individual S.T.E.P sewer systems consistent with the City of Camas Design Standards Manual.	Will comply.
g. The applicant shall modify the existing pavement striping in NW Sierra Street to provide for a north bound left turn lane acceptable to the City.	Installed as required.
h. Automatic sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.	Will comply.
i. Provisions for parking enforcement acceptable to the Fire Marshal shall be included in the CC&R's at the time of final platting.	Complied.
j. The applicant shall demonstrate to the City's satisfaction that the minimum sight distance of 280 feet will be available at the site access intersection and NW Sierra Street prior to final plat approval.	Complied.
k. 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.	Complied.
l. The development shall comply with the Camas Municipal Code (CMC) 17.21.030 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 17.21.030 for any land disturbing activity that disturbs an acre or more or adds 5,000 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.	Completed.
m. 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.	A note has been added on the face of the final plat.
n. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one tree to be located in the planter strip of each lot, as approved on the final plat. Trees shall be a minimum two-inch diameter at breast height.	Installed/Bonded as required.
o. Required trees shall be maintained in good health, and shall be promptly replaced (within six months) if damaged or in poor health, and a note to this effect shall be on the final plat document.	A note has been added on the face of the final plat.

p. Street lighting on the interior street shall be metered separately and future maintenance and operation of streetlights will be the responsibility of the Homeowners Association.	A note has been added on the face of the final plat.
q. The applicant shall provide a detailed construction plan in accordance with CMC§16.61.030(F), for Tract "A".	Submitted.
r. Prior to engineering plan and final plat approval, the applicant shall submit to the City for review and approval by the community development director or designee a landscaping and fencing plan for NW 43rd Ave and NW Sierra that includes a 10-foot wide landscape strip with minimum 2-inch caliper trees every 30-feet on center, three-foot tall shrubs that form a continuous screen, groundcover plants that fully cover the remainder of the landscaped area, and a six-foot tall sight-obscuring fence.	Completed.
s. The applicant shall provide appropriate fencing and landscaping as required under condition 2.r along the back of Lots 1-9 and along the side of Lot 3. If the Applicant proposes a tract, the setbacks shall be measured from the edge of the tract. The tract or easement shall be owned and maintained by the Homeowner's Association. The applicant shall record a plat note, deed restriction or similar control approved by the City, requiring that the owners of the proposed lots preserve and maintain the landscaping within the reserve strip consistent with the approved landscape plans.	Completed. The CC&R's include language regarding maintenance responsibilities.
t. All building envelopes and setbacks shall be shown on the final plat.	Completed.
u. Prior to engineering plan and final plat approval, the applicant shall submit a revised plat showing the wetland buffer on Lot 15 located entirely within Tract A or a separate tract.	Completed.
3. Plat Notes	
a. A homeowner's association (H.O.A) will be required for this development. Copies of the CC&R's shall be submitted and on file with the City of Camas.	Completed.
b. Private road Tract B, including the three parking stalls, and the stormwater facility detention pond Tract C shall be owned and maintained by the H.O.A.	Completed.
c. Tract A, the wetland and buffer, shall be owned and maintained by the H.O.A. and shall remain in its natural state unless otherwise approved by the City Council. Maintenance and monitoring of Tract A are provided within "The Meadows Subdivision Preliminary Wetland Buffer Mitigation Plan," (June 30, 2015) as prepared by the Resource Company.	Completed.
d. The following setbacks shall apply to lots 3 and 10: Front yard 20-feet, Side yard 5-feet, Rear yard 25-feet. All other lots shall comply with the follows setbacks: Front yard 20-feet Side and Corner lot Rear yard 5-feet, Side yard flanking a street 20-feet, Rear yard 25-feet.	Completed.
e. No further short platting or subdividing will be permitted once the final plat has been recorded.	Completed.
f. A final occupancy permit will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.	Completed.
g. The lots in this subdivision are subject to traffic impact fees, school impact fees, and park/open space impact fees. Each new dwelling unit will be subject to the payment of appropriate impact fees at the time of building permit issuance or as otherwise provided by the city.	Completed.

h. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2" caliper tree to be located in the planter strip or front yard of each lot, as specified on the plat. Specified trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.	Completed.
i. Street lighting on the private road Tract B shall be metered separately and maintenance and operation of those streetlights shall be the responsibility of the Homeowners Association.	Completed.
j. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures.	Completed.
k. Illegally parked vehicles may be subject to towing or other private parking enforcement measures in accordance with the provisions outlined in the HOA documents.	Completed.
l. All costs associated with the installation of the S.T.E.P. systems for each lot will be the responsibility of the individual lot owners.	Completed.
m. A right of entry is hereby granted to the City of Camas for access, inspection and maintenance of the water and S.T.E.P sanitary sewer system over the private road Tract B.	Completed.
n. Should archaeological materials (e.g. cones, shell, stone tools, beads, ceramics, old bottles, hearth, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City planning office, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.	Completed.
4. Final SEPA Conditions (SEPA 15-03)	
a. Stormwater treatment and runoff control shall be design in accordance with the requirements of the 2005 Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual.	Completed.
b. The applicant shall provide a 50-foot setback as measured from the wetland delineation boundary and shall place the wetland and buffer in a tract.	Completed.
c. The stormwater facility shall be built on the outer edge of the buffer and not degrade the existing buffer function, and shall be designed to blend in with the natural landscape.	Completed.
d. Temporary construction fencing shall be installed around the critical area prior to earthwork.	Complied.
e. Prior to final acceptance of site improvements, permanent continuous fencing and signage along the wetland buffer boundary, with text provided by the City, shall be installed.	Installed/Bonded as required.
f. Any disturbed areas shall be revegetated and a revegetation plan shall be submitted and approved by the City prior to construction plan approval.	Complied.

g. Mitigation planting shall be installed prior to final plat approval.	Bonded as required.
h. A bond shall be posted or other surety secured for the estimated costs of maintenance and monitoring of the mitigation site pursuant to CMC Section 16.51.250.	Bonded as required.
i. All significant trees within the required wetland and its buffer outside of the stormwater facility encroachment shall be retained. These trees, including any significant trees to be retained outside of the wetland and stormwater areas, shall be placed in a conservation easement or other permanent mechanism acceptable to the city and shall be identified on the final plat.	Significant trees are retained in Open Space Tract A. Trees outside of critical area have been removed.
j. Temporary construction fencing shall be provided around the drip line of any significant trees. The temporary fencing shall be in place prior to any earthwork activities and remain in place until final acceptance of site improvements.	Not applicable, all trees outside of critical area are not retained.
k. Final grading and site plans shall include the location of significant trees and shall be consistent with the intent to retain these significant trees. Removal of significant trees shall only be authorized upon review and recommendation of a qualified biologist.	Significant trees are retained in Open Space Tract A. In compliance.
l. Only invasive species as identified by a qualified biologist may be removed within the delineated sensitive areas. If removal of plants is unavoidable as part of this development, then a vegetation removal permit is required pursuant to CMC 18.31.090.	Will comply.
m. To mitigate noise impacts to the surrounding area, construction activities shall be limited to 7:00am to 7:00pm, Monday through Friday, 8:00am to 5:00pm Saturdays, and no construction on Sundays or City observed holidays per CMC Section 9.32.050.A.5. Equipment shall be properly muffled to federal standards and are restricted to operation during construction hours.	Will comply.

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 Sierra Meadows Subdivision (file#FP16-06) as submitted.