

STAFF REPORT

Final Plat for Stoneleaf Subdivision Phase 1

File No. FP14-06

(Prior Permit #: MinMod05-05, MinMod06-01, MinMod06-02, TUP05-04, DR05-09, DR04-07, BLA10-01, SUB12-02 and SEPA12-02)

January, 5th 2015

TO: Mayor Higgins
City Council

MEETING DATE: January 5th, 2015

FROM: Robert Maul, Planning Manager
Wes Heigh, Project Manager

LOCATION: The site is located at NW Lorenz and NW Pacific Rim Blvd., Camas, Washington, and is zoned Multifamily 24 (MF-24). Parent tax parcels #126048 and #126049. The location is also described as the Southwest quarter Section 5, Township 1 North, Range 3 East, Willamette Meridian (WM).

OWNER: Patrick Ginn
Stoneleaf JV, LLC.
800 NE Tenney Road, Suite #110-348
Vancouver, WA 98663

APPLICABLE LAW: The original application was submitted July 25th, 2012, 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

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| <ul style="list-style-type: none">• 54 Lots• Zoning: Multi-family residential (MF-24) | <ul style="list-style-type: none">• Total area: 5.58 acres• Critical Areas: 1.82 acres |
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The Stoneleaf application started with a site plan approval for a condominium project where 14 of 54 units have been built. Subsequently, the current owner has sought to subdivide the development into fee simple lots with a subdivision process with the City. Preliminary plat approval was issued by the hearing examiner October 14th, 2014. All of the required public and private improvements have been installed and approved. There will be several phases of this project to allow for existing condo units to be converted to fee simple lots and recorded accordingly over the next several years.

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

Conditions of Approval (SUB12-02)	Findings
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.
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.	Construction plans were approved and installed as required.
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.	Installed as required.
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.	Construction plans were approved and fee 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	Maintenance provisions are included in CC&Rs.
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 and any storm drainage system or easements outside the City's right of way (if applicable).	CC&R's were reviewed and approved.
8. 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.	Complies
Planning	
9. The lost shall comply with setback requirements.	Complies

10. The applicant shall install lighting and plant street trees prior to approval of final plat.	Complies
11. The applicant shall provide a mechanism for maintenance of sensitive areas to include significant trees within the HOA CC&R's. In conformance with CMC16.50, the removal of trees that are hazardous...(removed only for brevity of this report)	Complies
12. The applicant shall post permanent signs acceptable to the City to inform homeowners of the sensitive area and their responsibilities. Signs shall be posted prior to final platting. CMC 16.50.210-B.	Signs are installed.
Engineering	
13. The final plat shall include appropriate easements over the public portion of the gravity sanitary sewer system and over the public water system.	Complies
14. The applicant shall install 7 off-street parking spaces located within a separate tract and provide a landscape buffer to visually enhance and screen this parking tract from the adjacent lots and the neighborhood.	Complies
15. The applicant shall form a Home Owners Association for the perpetual maintenance of all privately owned improvements including the stormwater collection and detention/treatment system, landscaping and fencing improvements along NW Pacific Rim Blvd., the private roadway tracts, the private street lighting system, gated entry and common parking tract and landscaping.	Complies
16. The applicant shall note the requirement of a minimum 10 foot front and 18 foot garage setback from the curb line for all new residential structures constructed on lots 35 through 54 and a minimum 10 foot front and 18 foot garage setback from the back of the sidewalk for all new residential structures constructed on lots 1 through 6 and lots 11 through 34. Lots 7 through 10 shall have a minimum 10 foot front setback and 18 foot garage setback. A note shall be placed on the face of the final plat to this effect.	Complies
17. Automatic fire sprinklers installed per NFPA 13D or 13R will be required at the time of home construction on all lots.	Will be required at building permit issuance and final occupancy.
18. Parking enforcement provisions acceptable to the Fire Marshal shall be incorporated into the HOA documents and recorded with the final plat.	Complied as required.
19. Prior to final plat approval, tree planting shall be remedied at each built lot pursuant to the standards of CMC§17.19.030(F)(1).	Noted on plat.

20. The following notes shall be added to the final plat:

Required notes are provided on the final plat as numbers.

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 Stoneleaf Subdivision Phs. 1 (file #FP14-06) as submitted.