



STAFF REPORT
Final Plat for Lake Hills Subdivision

File No. FP14-05

(Related File: SUB12-01, MajVar14-03, and MinMod14-09)

February 11, 2015

TO: Mayor Higgins
City Council

MEETING DATE: February 17, 2015

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

LOCATION: The property is located on the north side of Lake Road and east of Jackson Court.
Tax Parcel Number 084840-000

OWNER: Lake Hills, LLC

APPLICABLE LAW: The application was submitted on July 29, 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

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| <ul style="list-style-type: none">• 53 Lots• Zoning: Single-family residential (R-10) | <ul style="list-style-type: none">• Total area: 18.3 acres• Recreational open space: 2.67 acres |
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Lake Hills Subdivision (File #SUB12-01) received preliminary plat approval April 6, 2013; to subdivide approximately 18.1 acres of residentially zoned land (R-10) into 53 single-family lots, with 11 lots along NW Lake Road, and 42 lots that will be accessed from Hood Street. The property includes 2.6 acres of open space, and provides a local connector trail between NW Lake Road and Hood Street. A minor modification (File #MinMod14-09) was approved on October 22, 2014, in regard to wall construction on Lake Road. The conditions of that approval are included. A major variance application (File #MajVar14-03) was submitted on December 10, 2014, and a decision has not yet been issued.

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 conditions of approval of SUB12-01 and MinMod14-09, and the criteria for final plat approval.

Conditions of Approval for SUB12-01		Findings
Engineering		
1.	Stormwater treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Management Manual. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Submitted and constructed
2.	All construction plans will be prepared in accordance with City of	Complied

Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	
3. 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 development in accordance with CMC 17.19.030 (I) & (J). The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Complied
4. 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.	Fees were paid
5. 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 owners.	Easements on Lots 1 and 28 for entrance signs are provided on the plat
6. 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 Community Development Department and DAHP.	In compliance
7. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.	Will comply upon final plat approval
8. Installation of automatic fire sprinkler systems that comply with NFPA 13D or 13R will be required in all new dwellings. A note to this effect shall be placed on the face of the final plat.	Plat note 8
9. The applicant shall demonstrate to the city's satisfaction that adequate sight distance is available at all intersections and along all roadway curves. The applicant shall modify building setbacks, create sight distance easements, and or provide other acceptable measures that will ensure adequate sight distance exists.	No additional setbacks were required for sight distance.
10. The applicant shall be responsible for any necessary restriping of the NW Lake Road center turn lane at the private access road intersection as determined by the city.	Complied
11. 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	CC&R's are approved and provisions are provided as noted.

the CC&R's for maintenance of the stormwater detention and treatment facilities, any storm drainage system outside of the city right of way. Additionally, the applicant will need to make provisions for maintenance of all community fencing, landscaping, irrigation, retaining walls, private access roads and open space tracts.	
12. The applicant shall modify the final design to eliminate the emergency access between Lake Road and the private road serving proposed Lots 43- 48.	Complied
13. The engineers for the City and the applicant can review the soils on the site to determine whether a liner or other measures are necessary to prevent water infiltrating through the bottom of the detention pond and causing elevated groundwater levels or flooding on adjacent properties.	Complied
Planning:	
14. The applicant shall provide to the city a final approval letter from DAHP, indicating approval of a plan for the site prior to ground disturbing activities commencing on site.	Complied
15. The applicant shall provide a copy of the wetland jurisdictional determination from the US Army Corps of Engineers prior to the site construction plan approval.	Permit #NWS-2013-159
16. Prior to earth disturbing activities, the applicant shall provide a copy of the purchase agreement from the Columbia River Wetland Mitigation Bank (CRWMB), or an alternative mitigation site must be submitted and approved by the city. An alternative site to CRWMB, shall require submittal of a critical area report in accordance with CMC§16.50.140* and revised wetland mitigation plan for alternate site in accordance with CMC§16.50.180* Mitigation plan requirements. (*vested CMC)	Complied. Letter is dated March 6, 2014
17. The yard setbacks shall be corrected as follows: side and corner rear at 5 feet; side flanking a street at 20 feet; rear at 25 feet; and minimum frontage on a cul-de-sac-or curve at 30 feet; Lots 43 – 48, front as proposed in Exhibit I; all other lots, front at 20 feet.	Setbacks are in compliance
18. Any lot with less than a twenty (20) foot front yard setback shall provide a minimum two (2) off-street parking spaces on the driveway apron in addition to two (2) parking spaces in the garage. Garages facing a street or private drive shall be setback a minimum twenty (20) from the right of way or easement in order to accommodate vehicle parking in front of the garage.	Setbacks are in compliance
19. A single sales office in a model home for purposes of selling lots within the development may be located at Lot 30, and remain until	Will comply

50% of lots are sold or two years after Certificate of Occupancy was issued, whichever is less. After such time, the sales office in the home or the trailer must be removed. Hours of operation of sales office shall be established and approved with Certificate of occupancy.	
Fire:	
20. Automatic life safety residential fire sprinkler system designed and installed in accordance with NFPA 13D is required in all new dwellings. CMC Chapter 17.19.	Plat note 8
21. A separate permit with the Fire Marshal's office is required for any underground tank removal/disposal or abandoning in place. IFC 105.7.5, 3404.2.13.1.4., 3404.2.14.	No tanks were found.
22. Onsite fire hydrants required contact fire department for locations. IFC Appendix C Sec. C105	In compliance
23. Required distance from a fire hydrant may be doubled when approved automatic fire sprinklers are installed. IFC Appendix C Table C 105.1, CMC§17.19.040(C.4.a).	In compliance
24. Provide plan for approval dealing with adequate parking enforcement on private roads. CMC§17.19.040(A)(9).	Provisions are in CC&R's
25. Within thirty (30) days of completion of site clearing, Owner's arborist will revisit the site to identify and designate for removal any additional hazardous trees, including those on trailheads or those on the City parcel that would jeopardize the development, public health, safety or welfare. Owner will remove identified hazardous trees during site development with the review and approval of the Director.	Reports received. No additional trees have been approved for removal at this time.
SEPA MDNS (file #SEPA12-14)	
<u>Checklist item 1.h. Earth:</u> An Erosion Control Plan consistent with vested 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 management practices as necessary to control erosion.	Complied
<u>Checklist item 2.c. Air</u> – Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site. During dry weather months, the contractor shall provide a dust control plan (i.e.: the use of watering trucks) and utilize best practices in reducing impacts from dust.	Complied
<u>Checklist item 3.d. Water</u> -In order to mitigate potential on-site wetland impacts, any wetland not approved to be filled through the	Offsite mitigation was approved at Columbia River

Preliminary Plat process shall have temporary construction fencing placed around the wetland and associated buffers prior to tree removal or earthwork on site; Prior to final acceptance of site improvements, permanent signage at the rear of every lot adjacent to the preservation area with text provided by the City shall be installed; and prior to final acceptance of site improvements permanent continuous fencing shall be installed at the rear of lots adjacent to the stated wetlands and buffers. The applicant shall post a bond or other surety for the estimated costs of maintenance and monitoring of the mitigation site pursuant to vested CMC§16.50.250 for a period of five years after final plat approval, unless applicant receives approval at the Columbia River Wetland Mitigation Bank, then no mitigation bond will be required.	Wetland Mitigation Bank as noted above.
<u>Checklist item 4.d. Plants-</u> The applicant shall provide temporary, construction fencing around the drip line of significant trees to be retained as identified by the arborist of record. Temporary fencing shall be in place prior to any earthwork activities and remain in place until Final Acceptance of site improvements. Final grading and site plans shall include the location of significant trees that are identified to be retained at the boundary of the preservation areas (Open Space Tract "A" and City Parcel) and shall be consistent with the intent to retain these trees.	In compliance
<u>Checklist item 7.b.3. Noise</u> – In order to mitigate noise impacts to the surrounding area, construction activities shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. Saturdays, and no construction activity on Sundays or City observed holidays. Equipment shall be properly muffled to federal standards and are restricted to operation during construction hours.	In compliance
Conditions of Approval for MinMod14-09	
The maximum height for the fence/wall at grade along Lake Road is 6' for lots 43-48.	A wall has been installed to meet sidewalk level. The additional height will be completed by lot owners.
The applicant shall apply for a major variance for a 6' fence along Lake Road for lots 49-53. Height will be measured from the top of sidewalk grade.	A major variance application was submitted on December 10, 2014 and is under review.
City preference is to leave the existing Lake Road retaining wall in place as this will be least disruptive to the existing sidewalk and 14" waterline located under the back (North) edge of the sidewalk.	Finding, not a condition
The applicant will need to connect the existing Lake Road retaining wall drains into the sound wall drainage system. (The city may want to verify that our drainage system is operational and functioning prior to backfilling between the walls.)	Inspected and complies

The current structural wall design submitted by Pahlisch Homes does not contemplate backfill depths of approximately 2' to 8.5' between the city's existing retaining wall on Lake Road and the proposed sound wall. The wall design will need to be re-evaluated for the additional backfill loading.	Complied
The final engineering design of the sound wall shall be completed by a licensed Washington State Engineer with expertise in structural design. The final sound wall design shall be evaluated by a licensed Washington State geotechnical engineer prior to submittal to the city for review and approval. Structural calculations shall demonstrate adequate factors of safety for both static and seismic conditions evaluating sliding, overturning and bearing capacity.	GeoPacific submitted reports and performed inspections as required.
The applicant will be responsible for all geotechnical and field inspections during construction of the sound wall to ensure all design parameters are being met. The applicant shall submit all inspection reports to the city along with a stamped, final acceptance letter and signoff by the licensed design professionals that designed and/or reviewed the wall.	Complied
The applicant shall provide a maintenance and drainage indemnification agreement specifying each parties responsibility for wall maintenance and drainage maintenance.	Complied
There shall be no tree removal allowed in Tract B. The wall may be relocated or shortened if so desired by the applicant.	Complied
The wall shall not be located within the public ROW.	Complied
A final landscaping plan shall be submitted to the city for review and approval for the proposed landscaping between the existing sidewalk on Lake Road and the proposed sound wall as well as for Tract B.	Submitted November 3, 2014
The applicant will be required to mitigate for significant tree removal at a ratio of 2:1. Minimum tree size shall be 2" caliper for deciduous trees and minimum 6' tall for evergreen trees. As discussed in the report the applicant shall provide 50 mitigation trees to be planted in the landscaping strip and in Tract B. The applicant shall submit a planting plan showing planting details and specific locations for the mitigation planting.	Planted in Tract B as required.
The applicant shall remove and salvage for the city, the existing chain link fence. The applicant shall dispose of the posts and rails.	Complied

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 Lake Hills Subdivision (File #FP14-05) as submitted.