



## STAFF REPORT

### Final Plat for Seventh Avenue Townhomes

File No. FP14-08

(Related Files: SUB06-10, MinMod15-02, and DR14-05)

February 11, 2015

TO: Mayor Higgins  
City Council

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

LOCATION: 722 NW 7<sup>th</sup> Avenue also described as Tax Parcel numbers 085169-000, 085136-000, and 08140-000.

OWNER: Doug Campbell, Seventh Avenue Townhomes, LLC

**APPLICABLE LAW:** The application was submitted on November 5, 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"><li>• 11 Lots (Size range: 2,100 to 7,432 sq. ft.)</li><li>• Zoning: Multi-family residential (MF-18)</li></ul> | <ul style="list-style-type: none"><li>• Total area: 0.83 acres</li><li>• Recreational open space: 0.015 acres</li></ul> |
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Seventh Avenue Townhomes Subdivision (SUB06-10) was granted preliminary plat approval for 12 new townhome lots, and lot line adjustments to an existing single family home on a separate lot. A minor modification decision was issued on February 3, 2015, that reduced the subdivision to 11 lots (File #MinMod15-02). No decisions have been issued for design review; however a Design Review Committee meeting is scheduled for February 24, 2015.

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 SUB06-10, MinMod15-02, and the criteria for final plat approval.

Conditions of Approval for SUB06-10	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.	Designed as required and approval granted.
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.	Complies
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for	Complies

review and approval prior to approval of the construction plans.	
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.	Fees paid as required.
6. Any entrance structures or signs proposed or required for this project shall 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.	No entrance structures or signs have been submitted for review.
7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the final C.C. & R.'s for the development to the City for review.	CC&R's are approved.
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.	Will comply
11. 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 OAHF.	Complied
Planning:	
12. Prior to final plat approval the applicant will provide building envelopes that do not encroach into the required driveway length of 18-feet.	Setbacks reflect this requirement, along with notes on the plat for attached and individual units.
13. Final grading plans shall show a flat front yard of Lots 1-4 to the sidewalk grade of NW 7 <sup>th</sup> Avenue; however, the fill or	Grading of site complies with

grading itself may be delayed until the building construction process or a date fixed by the design review process.	condition.
14. Landscaping and irrigation along the private roads shall be installed prior to final plat approval and provisions for maintenance and or replacement of plantings is required until final occupancy permits are issued. Appropriate provisions shall be acceptable to the city engineer.	Will be installed prior to certificate of occupancy for each lot per Planning Manager.
15. The design of townhomes and rowhouses are subject to Design Review in accordance with §18.19CMC. The applicant shall be required to receive Design Review approval prior to the submittal of building plans for review.	Design Review meeting is scheduled for 2/24/15
<b>Engineering:</b>	
16. The applicant shall enter into a Developers Agreement with the City of Camas to specify each party's responsibilities for the necessary sewer realignment design, installation, easement granting and relinquishment and other associated work prior to commencement of any site improvements.	Complied Recorded #442567AGR
17. The applicant shall record access and utility easements for the water and sanitary sewer systems within the private roadway and shared drives acceptable to the City at the time of final platting.	Complied
18. The applicant shall provide fencing consistent with 18.17.050 or landscaping (such as a thick hedge) that equally or better serves the same function as determined by design review, a paved pedestrian path from the interior private roadways south to NW 6th Avenue and adequate provisions in the CC&R's for the maintenance of this tract that are acceptable to the City; or relocate the proposed stormwater facility in accordance with the requirements of CMC 17.19.030(F)(6).	Path has been constructed and is noted on the plat.
19. All lots shall provide drainage for stormwater runoff from roof drains to an approved storm drainage system.	Plat note 8 concerns Lots 5 and 6 only
20. 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.	Will comply
21. 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.	Complied
Plat Notes were Conditions 22 – 26	Plat notes are consistent with conditions.

SEPA Mitigation Measures:	
27. 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. From May 1 to September 30, no soils shall remain exposed and unworked for more than 7 days. Soil stabilization measures must be appropriate for the time of year, site conditions, estimated duration of use, and potential water quality impacts that stabilization agents may have on downstream waters.	Complied
28. Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.	Complied
29. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual or as revised. Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge.	Complied
30. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (or as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.	Complied
31. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 8:00 a.m. to 7:00 p.m., Monday through Friday; 8:00 a.m. to 5:00 p.m. on Saturday, excluding city observed holidays and Sundays.	In compliance
Conditions of approval for MinMod15-02	
1. Lot 11 must provide a building setback of twenty feet from SE 6 <sup>th</sup> Avenue, or ten-foot landscape tract or easement, or a combination of both to achieve twenty-feet of depth between the residential building and the traffic arterial.	Lot 11 setbacks comply and are reflected on final plat
2. No sight-obscuring obstructions higher than 42" (sheds or solid masonry walls) may be constructed within the twenty-feet of landscaped area (or combination as described at Condition 1) between the arterial and the structure setback at Lot 11. Chain-link, wrought-iron, or other fencing style that provides visibility may be approved by the Design Review Commission to be up to six feet in height.	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 Seventh Avenue Townhomes (File #FP14-08) as submitted.