



STAFF REPORT
FINAL PLAT FOR NORTH HILLS SUBDIVISION
FILE NO. FP15-07
(RELATED FILES: SUB10-02 AND MIN MOD 15-08)

To: Mayor Higgins
City Council

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

Date: May 31, 2016

Location: The development is located at 27639 SE 15th Street, Camas, Washington, and is zoned Residential 6,000 (R-6). Tax parcels #18423-000, 178423-005, 178423-010, and 178423-015. The location is also described as the Southwest quarter Section 36, Township 2 North, Range 3 East, Willamette Meridian (WM).

Owner: Hills at Round Lake, LLC | P.O. Box 87970 | Vancouver, WA 98687

Applicable Law: The application was submitted August 20, 2015, 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

Total site area: 9.7 acres

Critical areas: 0.51 acres

- 44 single family lots
- Density Transfer (size range allowed from 4,200 - 7,200 sq. ft.)

North Hills Subdivision includes 44 single-family lots and is located at 27639 SE 15th Street, which has a county road (SE 15th Street) along the north boundary of the property.

The property is bordered by the City's urban growth boundary to the North, West and East. Those adjacent properties and the subject property are designated as "Single-family High" on the City's comprehensive plan map and zoned R-6. A public hearing for approval of the preliminary plat was held before the Hearings Examiner on July 3, 2013. A notice of decision was issued on July 10, 2013.

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.

CONDITIONS OF APPROVAL

<i>Preliminary Plat Decision (SUB10-02)</i>	<i>Staff Comments</i>
<p><i>Engineering Department</i></p> <p>1. Stormwater treatment and control facilities shall be designed in accordance with the Stormwater Management for the Puget Sound Basin, February, 1992 Manual.</p>	Final calculations are on file.
<p>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.</p>	Complete
<p>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.</p>	Complete
<p>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. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.</p>	Fee was paid as required.
<p>5. An address monument acceptable to the Fire Marshal shall be placed at each private access tract (six in total) at Tract B serving lot 2; at Tract A serving lots 3 and 4; at Tract D serving lots 12 and 13; at Tract E serving lots 29, 30 and 31; at Tract F serving lot 36; and at Tract G serving lots 37 and 38 where the access tracts leave the public street. The address monuments shall be placed prior to issuance of final occupancy by the Building Department.</p>	Will comply
<p>6. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the CC&Rs for the development to the City for review and approval of all provisions relating to the ownership and maintenance of common areas within the subdivision. Specifically, the applicant will need to make provisions in the CC&Rs for maintenance of the stormwater detention and treatment facilities and any private 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, parking areas, retaining walls, access tracts and open space tracts. The applicant shall also make adequate provisions for parking enforcement along the private access tracts acceptable to the Fire Marshal.</p>	In compliance
<p>7. 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.</p>	None submitted with the Final Plat.
<p>8. 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.</p>	In compliance
<p>9. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.</p>	Complete
<p>10. Prior to placing any pavement on Phase 2 or directing any stormwater runoff from the southerly portion of the site, the off-site stormwater facility required for The Hills at Round Lake, PRD Phase I, II, and III shall be installed and fully operational.</p>	The applicant built the development in one phase. The facility was operational at time of pavement installation as required.
<p>11. Final landscaping and fencing plans for the northerly stormwater facility, NE Umatilla Street, Tracts B and F, and any other site landscaping or fencing shall be included with the final engineering plans. The plans shall detail planting types, quantities, locations and details along with acceptable fencing plans, irrigation if necessary and installation details.</p>	Complete
<p>12. Building permits shall not be issued prior to the city's final acceptance of the improvements.</p>	Will comply

13. The applicant shall submit the actual cost of the sidewalk construction along NE Umatilla Street or an acceptable engineer's estimate for the PIF creditable calculation prior to final plat approval.	Will submit prior to final acceptance.
14. The applicant shall be responsible for construction of the half-street improvements along the site's Nourse Road frontage consistent with Clark County Standards for the assigned roadway classification of Nourse Road.	Complete
<i>Planning Department</i>	
15. 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 of two-inch diameter at breast height.	Refer to Minor Modification (File #MinMod15-08) decision as issued by Robert Maul.
16. Prior to final acceptance the applicant shall plant the proposed 44 mitigation trees in locations approved by the City during final engineering. Trees shall be a minimum of two-inch diameter at breast height.	Mitigation trees were installed along NE Umatilla Street and within common tracts.
17. 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.	Noted on plat as #2 on Sheet 1.
18. The applicant shall provide a detailed construction plan in accordance with CMC§16.61.030(F), for Tract "H", as revised to a half acre.	Complete
19. Temporary measures. The outer perimeter of the open space tract (Tract "H"), and other identified trees for preservation, shall have temporary construction fencing installed and maintained throughout site improvement. During utility installation, perimeter shall be modified to lie outside such approved alignment, and then promptly replaced.	Complete
20. Permanent measures. The applicant shall install permanent signs along the perimeter of the mitigation area, Tract "H", that provide information about the responsibilities for maintenance and protection by the HOA. The text shall also include, "Vegetation removal, to include trees, must be approved by City Council." A note to this effect shall be provided on the plat.	Signs are installed as required. Plat note #3 on Sheet 1 and Tract Note "H" on Sheet 2.
21. The mitigation area of "Tract H" shall be installed, maintained and monitored as provided within "The "Priority Oak Habitat Plan, North Hills Subdivision Project, City of Camas, WA" (March 29, 2010) as prepared by the Resource Company.	Surety Bond for mitigation area is on file.
22. Prior to Final Acceptance, mitigation for Tract "H" (as revised) must be installed and approved by the biologist of record. CMC§17.21.070	Will comply
23. At Tract "H", monitoring, maintenance, and reporting shall begin once the mitigation area is installed and run for a period of five years.	Will comply. Surety Bond for mitigation area is on file.
24. The applicant shall retain or replace the existing public water supply serving Ms. Thompson's property north of the site.	Complete
<i>Fire Department</i>	
25. Acceptable parking enforcement provisions shall be incorporated into the HOA documents and recorded with the final plat.	Plat note #5 on Sheet 1
26. All homes within this subdivision shall have automatic fire sprinkler systems designed and installed in accordance with NFPA 13D or 13R.	Will comply

<p>Plat Notes</p> <ol style="list-style-type: none"> 1. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2" caliper tree in the planter strip, front yard, or as approved on the final plat drawing. 2. Required street trees and mitigation trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner and/or homeowners association. 3. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D or 13R are required in all structures. 4. Illegally parked vehicles may be subject to towing or other private parking enforcement measures in accordance with the provisions outlined in the HOA documents. 5. All costs associated with the installation of the STEP systems for lots 1, 2 and 10 – 16 will be the responsibility of the individual lot owners. 6. A right of entry is hereby granted to the City of Camas for the repair and maintenance of the individual STEP systems. 7. Parking is prohibited on both sides of private access Tracts A, D, E and G. 8. Lots accessed by private access Tracts shall place their garbage and recycling at curb side on NE Tacoma Court. 9. Tract A shall be jointly owned and maintained by lots 3 and 4 with an access and utility easement granted to the City of Camas over the Tract and over Lots 3 & 4 as shown on the plat. 10. Tract B shall be owned and maintained by the H.O.A. with an access easement and utility easement granted to the owner of lot 2. 11. Tract C shall be owned and maintained by the H.O.A. 12. Tract D shall be jointly owned and maintained by the owners of lots 12 and 13. 13. Tract E shall be jointly owned and maintained by the owners of lots 29, 30 and 31. 14. Tract F shall be owned and maintained by the H.O.A. with an access and utility easement granted to the owner of lot 36. 15. Tract G shall be jointly owned and maintained by the owners of lots 37 and 38. 16. Tract H 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 H are provided within "The "Priority Oak Habitat Plan, North Hills Subdivision Project, City of Camas, WA" (March 29, 2010) as prepared by the Resource Company. 	<p>Sheet 1 has required plat notes 1 – 8 and 16.</p> <p>Sheet 2 has plat notes 9 – 16 labeled as "Tract notes".</p> <p>Easement notes are on Sheet 3</p>
<p>Minor Modification (MinMod15-05)</p>	
<ol style="list-style-type: none"> 1) Street trees shall be installed at the time of sidewalk installation and shall be inspected at the time of the sidewalk inspections. 2) The developer/owner shall complete all required street tree planting within three years of the final plat recording date. 	<p>Will comply</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 of the North Hills Subdivision as submitted.