



STAFF REPORT

FINAL PLAT FOR HILLS AT ROUND LAKE PRD, PHASE 5

FILE NO. FP16-05

(RELATED FILES: SUB05-16, SUB11-01, BLA13-03, BLA13-04, BLA13-05, BLA13-06, MINMOD12-08, MINMOD14-03, FP13-03, FP14-07, FP15-02, FP15-03, MINMOD16-03 FOR PHASES 8, 9 AND 10)

TO: Mayor Higgins
City Council

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

DATE: July 26, 2016

LOCATION: The development is located west of NE Woodburn Drive and is along NE Spruce Drive. The project can also be described as Tax assessor #122997-000, and NW ¼ of Section 1, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

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

APPLICABLE LAW: The application was submitted April 20, 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 Area: 3.56 acres	Recreational open space: A public trail easement crosses through Tract D
Lots: 25 single-family lots	Storm Pond: Shared facility is located offsite at Tract A of Phase 4
Critical Areas: Offsite	

SUMMARY

The Hills at Round Lake is a 333 lot planned residential development, which received master plan approval on October 4, 2010. The master plan included 13 phases; whereas the preliminary plan had seven. The request is for final plat approval for Phase 5, which was originally named "Pod C" on the Master Plan, and the street was previously named NE 37th Loop. The preliminary plat approval for Pod C was approved with City File #SUB11-01 on October 4, 2011.

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. Lot numbers and street names within the

conditions of the preliminary approval of SUB05-16 differ from the Phase 5 final plat due to subsequent modifications. Where these occurred, staff made note of the changes.

CONDITIONS OF APPROVAL (SUB05-16)	FINDINGS
1. Stormwater treatment including nutrient control and detention 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.	Final calculations are 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.	In compliance for Phase 5
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.	In compliance for Phase 5
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.	Signs, lights, and striping are installed
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.	Fee was paid as required.
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.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans

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, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City's right of way (if applicable).	Homeowner CC&R's indicate that Phase 4 will annex Phase 5
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.	In compliance for Phase 5
PLANNING	
11. A final master plan shall be approved prior to final plat approval of any phase. The final master plan shall include lot design and layout of all proposed "Pods" and all other conditions as required for approval pursuant to Chapter 18.23 and Chapter 17.13 CMC.	Approved on October 4, 2010 and has been superseded by master plan dated April 3, 2015
12. The sequencing of the proposed phases is not approved with this preliminary master plan. The sequence of the phasing plan shall be approved with the final master plan with the exception of the school site, which is approved as part of phase one.	Approved with 13 phases on October 4, 2010
13. Sales Offices: The applicant is permitted to operate one sales office in a model home and/or trailer per phase .	There were seven phases with the preliminary approval and now there are 13 phases.
a. There are seven proposed locations that shall be allowed placement of a sales office and/or model home.	This condition is inconsistent with the previous condition.

b. Occupancy of a unit as sales office shall expire 18 months from the date of building permit issuance for said sales office, unless prior to this date the applicant provides a written request to the Community Development Director for an extension. The Community Development director may grant a one-time reasonable extension not to exceed one year upon a showing that more than 10 lots remain unsold in the phase in which the sales office is located. A written request for an extension shall be submitted prior to the expiration date. In no case will additional extensions be granted...(Refer to decision for full text of this condition.)	Will comply if sales office is requested.
14. Lots adjacent to the Type II Stream shall maintain the 50-foot buffer as established in the Development Agreement (#4017467).	Phase 5 is not adjacent to the stream.
15. The applicant shall revise lots adjacent to the Class III wetlands to maintain a 50-foot buffer and as established in the Development Agreement (#4017467).	In compliance for previous phases
16. Multi-family housing and single-family attached housing (Pod C) shall be subject to Design Review approval prior to issuance of building permits.	Phase 5 is a portion of Pod C and the lots are all single-family <u>detached</u> .
17. The applicant shall be required to provide final landscape plans acceptable to the City prior to final engineering approval of each phase. An acceptable plan for tot lots to include a play structure and picnic tables, or approved equivalent. The tot lots and recreational open space trails shall be installed prior to final plat approval of each phase.	Trail has been installed across Tract D that connects to Tract C of Phase 6.
18. Prior to final plat approval of each phase, a wall of acceptable height and materials (6-foot block or concrete) or other combinations of landscaping, walls and/or fencing acceptable to the City, will be installed along the Trillium Drive and NE 35th Avenue to provide privacy and security to the residence, and uniformity in design as proposed by this application. Final landscaping and wall/fence plans shall be included with engineering plans of each phase.	Minor Modification (MinMod15-07) delays this requirement. Note: Trillium Drive is currently named Woodburn Drive.
19. The applicant shall revise lots 19-22 of "A4", lots 1-7 of "A2", and lots 28-30 of "A2" to provide a minimum landscaped buffer of 10-feet to include fencing or wall in uniformity with the master plan.	Does not apply given that Phase 5 is part of Pod C
ENGINEERING	

20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: "A1" lots 1-5; "A3" lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; "A4" lots 5, 30-32, 38-42 and 47; "B1" lots 4-6; "B2" lots 17, 18, 21-23, 28, 29 and 90-93.	Does not apply to this phase
21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.	Installed and approved.
22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.	Does not apply to this phase
23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).	Does not apply to this phase
24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.	Off-street parking is in compliance for Phase 5
25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave. north to the development site shall be upsized for this development and for future area capacity as determined in said memorandum.... (Refer to decision for full text of this condition.)	Off-site water improvements are complete. This criterion is satisfied for all phases.
26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue. The applicant has proposed a temporary access point (refer to Exhibits 26 and 28) from the development to SE 283rd that is aligned 220 feet south of SE 23rd Street. Full ingress and ... (Refer to decision for full text of this condition.)	Roadway constructed during prior phases

27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.	Constructed during prior phases
28. 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.	In compliance for Phase 5
29. 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 <i>[Removed from this report for brevity.]</i>	In compliance for Phase 5
30. SEPA mitigation measures (Refer to decision for full text of these measures)	In compliance for Phase 5
CONDITIONS OF APPROVAL OF SUB11-01*	Included only the conditions that differed from SUB05-16
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.	Refer to Plat Note #5
9. An address monument acceptable to the Fire Marshal shall be placed at each private access tract (five in total) serving lots 20-22, 42 & 43, 54 & 55, 58-61 and 62-64 where the access tract leaves the public street. The address monuments shall be placed prior to issuance of final occupancy by the Building Department.	(Current numbering) Lots 118 to 120 access from Tract D and Lots 121 to 124 access from Tract C
12. The applicant shall revise the preliminary plat development standards table to remove the provisions for alley setbacks at the Rear Yard standard.	Development standards table on plat drawing complies

* The conditions of approval for SUB11-01 are substantially similar to the conditions of the original PRD approval. Staff noted where substantive differences occur. Refer to decisions if there is a discrepancy or error found in this report.

13. Pod 'C' permits both attached or detached housing development. The preliminary plat shall be revised to expressly allow zero or four foot side lot setbacks between lots to clarify this option and to avoid conflicts with CMC§18.09.040 Table 2 (note 2).	Development standards table on plat drawing complies
14. The applicant shall install recreational trails and directional signage prior to final acceptance of each phase. Signs directing residents to trails shall be installed near intersections with private and public roadways.	Installed with Phase 6
16. The applicant shall install a sign at each overflow parking area prior to final acceptance, which identifies the overflow parking lot is for temporary parking and note the HOA responsibilities.	Overflow parking signs are installed at Tract E
17. The final plat notes for each phase shall include the required notes from SUB05-16, Condition #32, additional notes as required per this decision and those required per CMC §17.01.050 – Survey Content.	Plat notes are in compliance
CONDITIONS OF APPROVAL OF MINMOD12-08	
1. The applicant shall record the boundary line adjustments as approved with the Clark County auditor's office, and return a copy of the recorded documents to the city.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing with the adjusted open space at Tract B, the revised northern property boundary, and reorder the Tracts accordingly (due to the loss of Tract "F").	Approved plan was superseded with the version approved with MinMod14-03.
3. This consolidated decision shall expire in one year if the approved boundary line adjustments are not recorded, in accordance with CMC§17.07.060.	Conditions were met and permit did not expire.
CONDITIONS OF APPROVAL OF MINMOD14-03	
1. The applicant shall provide one pedestrian path between Lots 188 and 176 in lieu of the alignment between Lots 149 and 163. For clarity, all trails/paths shall be shown on the revised Master Plan drawings, and site construction drawings.	Revised Master Plan is in compliance
2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within one year of the date of issuance of this decision; otherwise this decision shall be void.	Revised Master Plan was received on April 3, 2015. Condition was satisfied.

CONDITIONS OF APPROVAL MINMOD15-07	
1. Street trees shall be installed at the time of sidewalk installation and shall be inspected at the time of the sidewalk inspections.	Will comply
2. The developer/owner shall complete all required street tree planting within three years of the final plat recording date.	Will comply
CONDITIONS OF APPROVAL OF MINMOD16-03	This decision affects Phases 8, 9, and 10 and not this phase.

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 Hills at Round Lake PRD, Phase 5 (file #FP16-05) as submitted.