



STAFF REPORT

FINAL PLAT FOR BELZ PLACE SUBDIVISION, PHASE 1

FILE NO. FP15-09

RELATED FILES: SUB05-14; MIN MOD 15-04; MIN MOD 15-13; BLA 15-03; AND DA16-01 (RESOLUTION #16-007)

To: Mayor Higgins
City Council

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

Date: June 14, 2016

Location: The development is located southeast of the intersection of Sierra Street and 23rd Avenue. The location is also described as the Section 3, Township 1 North, Range 3 East, Willamette Meridian (WM).

Owner: Pahlisch Homes, 63088 NE 18th Street, Suite 100, Bend, OR 97701

Applicable Law: The application was submitted November 11, 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.

SUMMARY

The applicant requests final plat approval of Phase 1 of Belz Place Subdivision with 48 lots. The preliminary plat was approved July 10, 2006 with 107 lots on 36.9 acres and included recreational open space and 2.98 acres of wetland areas. A minor modification (Min Mod 15-04) removed Tax Parcel 124784-000 from the project, which contained four lots and changed the location of the phasing line. Due to these changes, lot numbers were changed.

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.

[Note: Where a condition was abbreviated in this Report, it is noted with "...". This Report does not modify any conditions of approval of any decision.]

FINAL CONDITIONS OF APPROVAL FOR SUB05-14		STATUS
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.	Complete

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.	Complete for Phase 1
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.	Complete for Phase 1
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...	Complies
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...	Received payment as required for Phase 1
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.	No entry signs were submitted for Phase 1
7.	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...	Approved for Phase 1
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.	The code no longer includes a "substantial complete" process. Only a model home permit was issued.
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	Final Plat drawings for Phase 1 comply with requirements.

17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.	
PLANNING	
11. Prior to the removal of trees, a forest practice permit shall be required. The applicant shall supply a copy of said permit with final engineering.	Final engineering was approved for Phase 1
12. Consistent with SEPA mitigation measures, the applicant shall install 4'-high temporary construction fencing at the perimeter of Tract C, prior to any earth moving activity.	Installed for Phase 1
13. Consistent with SEPA mitigation measures, the applicant shall install a minimum of 4'-high continuous, permanent fencing along the boundary of Tract C prior to final plat approval. Maintenance of this fencing shall be the responsibility of the homeowners association and shall be included in the HOA CC&R's.	Included in Bond #800007509
14. Pursuant to §17.19.030.D(2) side lot lines of lots numbered 30, 31, 45, 46, 47, 56, 58, 60, 61, 72, 73, 92, 93, and 94 shall run at right angles to the roadway as far as practicable. These lots lines shall be adjusted prior to construction drawing approval.	Side lot lines were adjusted as required for Phase 1
15. A design review permit shall be required for Tract "D" per §18.19 CMC.	Applicant has not submitted a Design Review application for Tract "D".
ENGINEERING	
16. The applicant shall incorporate traffic calming features in a number and location acceptable to the City prior to final engineering plan approval. The plan shall include traffic calming measures within the existing right of way at the intersection of 22 nd Avenue and Tanner Street in order to discourage cut-through traffic on 22 nd Avenue	Provisions for traffic calming were included with development agreement.
17. The applicant shall submit plans for the development of the proposed trails prior to final engineering. Prior to final plat approval of any phase the applicant shall construct the trail segment within that phase consistent with the approved plans.	Condition revised per MinMod15-04. Public trail easements are provided at Lot 36, Lot 19, and Tract A. Easements are annotated with "P.T.E." on the plat legend.

<p>18. The applicant shall submit plans for the development of Tract D as proposed and complete the improvements prior to final occupancy of the first home in Phase 1. The applicant may obtain building permits and construct the model home, office and the pool, pool house and tot lot prior to substantial completion, subject to Fire Marshall approval.</p>	<p>A preliminary plan for Tract "D" was submitted for review.</p> <p>Design Review approval is required for Tract D and has not yet been submitted.</p> <p>The code no longer includes a "substantial complete" process.</p>
<p>19. The applicant shall revise the proposed typical street sections to include a minimum 5' planter strip (4.5' clearance) with a 2' clear area behind the sidewalk.</p>	<p>In compliance for Phase 1</p>
<p>20. The applicant shall complete the installation and construction of half-width street improvements on NW Tidland Parkway along the entire frontage of the Ostenson Canyon Park property frontage. The applicant may construct full-width improvements on this street section pursuant to a separate agreement with the City.</p>	<p>Full width improvements were agreed upon per development agreement.</p>
<p>21. Prior to final engineering approval the applicant shall submit and obtain staff approval of a landscape plan for Tract A (the stormwater detention facility), Tract D (the pool/pool house and tot lot), the model home and sales office, the proposed street tree planting and the wetland mitigation/enhancement work. The landscape plan shall include type and location of plants, and appropriate watering system to assure landscaping success. Landscaping of common areas shall be installed consistent with the approved plan prior to substantial completion.</p>	<p>An approved landscape plan at Sheet LS1 provides the street tree locations.</p> <p>Landscape plans for the model home and Tract D were submitted and are attached to this report.</p> <p>Landscape plan for Tract A was not submitted, although installation of plants has been initiated.</p> <p>An updated wetland mitigation plan is on file, and is dated July 7, 2015.</p>
<p>22. Prior to final engineering approval the applicant shall submit and obtain staff approval of a plan for improvement of Tract B with landscaping or hard surfacing, unless the Fire Marshall determines that that this Tract is not needed for emergency access and the applicant eliminates Tract B, incorporate the area of the tract into the adjacent lots and locates the utilities within an easement on those lots.</p>	<p>Not applicable. Tract "B" as described in this condition was within the parcel that was removed from the development area.</p>

23.	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
24.	The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity...	Bonds are on file as required
25.	A note shall be added to the final plat stating that each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.	Plat note #4
26.	The applicant shall prohibit use of 22 nd Avenue by heavy construction vehicles and equipment, except as necessary for construction within this roadway; i.e., to extend 22 nd Avenue into the site, install utilities, etc.	Will comply
27.	The applicant shall extend Tidland Parkway and Sierra Way to the east and south boundaries of the site respectively to allow for future extension when the abutting properties redevelop. The applicant shall install barricades and signs required by the City at the ends of these streets.	Condition is applicable to Phase 2
PLAT NOTES		
28.	The following notes shall be added to the final plat:	Plat note #1
a.	A homeowners association will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.	
b.	No further short platting or subdividing of any lot or tract within this subdivision will be permitted once the final plat has been recorded.	Plat note #3
c.	A final occupancy permit will not be issued by the Building Department until all subdivision improvements, including improvements within Tract D, are completed and accepted by the City.	Will comply

d.	The lots in this subdivision are subject to traffic impact fees, fire impact fees, school impact fees, and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.	Plat note #4
e.	Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures accessed off streets with a 52' ROW and a 28' paved street width.	Plat note #5
f.	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 OAHP.	Plat note #6
g.	All tracts and associated improvements shall be owned and maintained by the Homeowners Association.	Included with Easement Provisions
h.	Tract "C" contains sensitive lands and associated buffers. No structures, including fences are to be built within sensitive lands or its buffer as modified by buffer averaging in the approved mitigation plan.	Plat note #8 is similar to these provisions.
i.	Tract "C" shall remain in its natural state. Modifications to the area may be allowed pursuant to §16.50.120 (B.5) CMC and with approval from the Community Development Director.	Not included as Tract C is within Phase 2
j.	Developers of Lot 7, a peninsula-configured lot, shall be made aware of additional land use restrictions for building of fencing, retaining walls and accessory structures as provided in §18.17 CMC – Supplemental Development Standards. The front of this lot shall be along NW Tidland Parkway.	Plat note #7. The roadway name NW Rolling Hills Drive.
STATE ENVIRONMENTAL POLICY ACT (SEPA MDNS, FILE SC-05-06-10) MITIGATION MEASURES		
1.	An Erosion Control Plan consistent with City requirements to include compliance with the Stormwater Management Manual for Western Washington, February 2005	Complies

	shall be prepared and submitted for review and approval, and implemented prior to any earth disturbing activities...	
2.	Grading and all other earthwork to occur during periods of extended dry weather or as advised by Geocon Northwest, Inc. (September, 2005).	Will comply
3.	Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.	Will comply
4.	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.	Complies
5.	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.	Complies
6.	The Revised Wetland and Buffer Mitigation Plan, as prepared by the Resource Company (dated March 1, 2006) shall be implemented as proposed...	A revised wetland and buffer mitigation plan was submitted and is dated July 7, 2015.
7.	Wetland mitigation shall be installed and shall require financial surety of 105% of the total cost of the initial installation to ensure mitigation success. Initial installation and financial surety shall be in place prior to substantial development of any phase. The monitoring and financial surety program will run a period of 5 years with annual submittal of monitoring reports required.	Will comply prior to Final Acceptance per CMC17.21.070. The code no longer includes a "substantial complete" process.
8.	To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements...	Will comply

9.	The applicant shall secure all required local, state, or federal permits prior to construction of improvements.	In compliance
	<p>The delineated wetland buffer extends into lots 74 – 80, 84 - 88, 92 - 94, and 103 (See Figure 4, Revised Wetland Mitigation Plan). In compliance with codes, the applicant has proposed to retain all significant trees within the wetland tract and wetland buffer. The submitted Tree Plan indicates that several of the trees to be retained are located within individual lots (See Tree Plan, sheet 3, dated April 2006). In an effort to ensure significant protected trees have a reasonable chance of survival the following additional measures shall be employed prior to and during the development process:</p>	The majority of the trees are within the wetland, which is in Phase 2.
	<ul style="list-style-type: none"> • Provide temporary, construction fencing around the drip lines of trees ... 	Applicable to Phase 2
	<ul style="list-style-type: none"> • Final grading and site plans shall include the location of protected trees and shall be consistent with the intent to retain these significant trees. 	Applicable to Phase 2
	<ul style="list-style-type: none"> • The applicant shall provide financial surety for the retention of significant trees in an amount of 105% the replacement cost, which shall include installation, monitoring and maintenance for a period of five years... 	Applicable to Phase 2
	<ul style="list-style-type: none"> • Significant trees identified for protection shall not be removed without prior written approval from the City and upon submittal of a certified arborist's approval. 	Applicable to Phase 2
FINAL CONDITIONS OF APPROVAL FOR MINMOD15-04		

1.	Prior to final engineering of each phase, the application will include a table of the changes to lot numbering and tract naming.	Complete
2.	There is no longer a Lot 106, and references to this Lot within SEPA Condition #6 are void. Also, the references to Lots 74 to 103 must be amended as the lots around the perimeter of Tract C have changed to (new) 27 to 36, 85 to 88, and 91 to 103.	Noted for clarification.
3.	Repeal Condition #22 of SUB05-14, given that it is no longer relevant. "Tract B" is located within Parcel 124784-000, which is no longer part of the development.	Noted at Condition #22
4.	The applicant shall install a minimum of a 4-foot high continuous, permanent fence along the east side of Tract F (new) and the eastern property line of Lot 103 (same). The fencing must be installed prior to final acceptance of Phase II.	Applicable to Phase 2
5.	Lots 24 and 25 (new) must reflect setbacks for interior lots consistent with the approved dimensional standards. Lot 84 is not a corner lot, and must provide the minimum setbacks for an interior lot with the front oriented along the public road.	Lots 24 and 25 are within Phase 2 and setbacks are in conformance. Lot 84 is within Phase 2.
6.	The proposed plat note for Lot 1 is not approved.	Noted for clarification and plat is in compliance.
7.	Lot 7 that is referenced in Plat Note "j" must be amended to refer to Lot 48 (new).	Revised as required, refer to Plat Note #7.
8.	The new trail between Rolling Hills Loop (new) and NW 21 st Court must be paved the full length, be a minimum of six feet wide, include signs at each end, and allow public use. The westerly sign must be installed prior to final acceptance of Phase 1. The trail may be constructed in Phase 2, as there are only 20-feet within Phase 1. The entire trail and easterly sign must be installed prior to final acceptance of Phase 2.	Trail has been noted on plat at Lot 36, and improvements are bonded.
9.	Condition #17 of SUB05-14 is amended to read: The applicant shall submit plans for the development of trails prior to final engineering approval. The alignment of all	Trails have been identified as required. Bonding has been provided.

<p>trails shall be provided on the final plat for each phase. Trails 1 and 2, as described in this decision, must be a minimum of 6-feet wide with crushed aggregate or paved surfacing. Signs at both ends of the trails will identify that they are for public use. Trail installation and signage must be completed prior to Final Acceptance of each phase.</p>	
10. A revised stormwater report must be submitted for engineering approval, which will analyze the effects of placing (new) Lots 24 and 25 within the area of the development that was reserved for the stormwater facility.	Submitted as required and accepted
<p>FINAL CONDITIONS OF APPROVAL FOR MINMOD15-13</p>	
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
<p>MODIFICATIONS TO PRELIMINARY PLAT PER DA16-01 (APPLICABLE SECTIONS)</p>	
3.1 Curb to Curb Street Improvements.	Will install with Phase 2
3.2 Curb Extensions.	
3. Existing Right-of Way Realignment. The Parties agree the right-of-way for Tidland Parkway as shown on Exhibit C is being shifted to the north into property owned by the City and currently designated for park purposes.	Will install with Phase 2
4. Dorothy Fox Park Improvements Developer agrees to utilize best efforts to construct all improvements in 2017.	Will comply
5.1 Front Yard Setback Deviation. A thirty-percent (30%) deviation from front yard setback standards shall apply. 5.2 Rear Yard Setback Deviation. A thirty-percent (30%) deviation from rear yard setback standards shall apply. 5.3 Side Yard Setback on Corner Lot Deviation. A ten-percent (10%) deviation from side yard setback on corner lot standards shall apply.	Noted on the final plat with "Minimum Building Setback" detail.

<p>5.4 Height and Stories of Adjacent Homes in Row. No more than two immediately adjacent homes with front-yards on a common street shall be two (2) or more stories in height; a home of less than two (2) stories shall separate each set of two immediately adjacent homes with front-yards on a common street; PROVIDED, that a home of one and one-half story (1 ½) story shall not constitute a two (2) story home. One and one-half story (1 ½) story homes are shown on Exhibit F or equivalent as determined by the Community Development Director or designee.</p>	Plat note #10
<p>7. Model Home. The City agrees to approve a building permit for the construction of a model home prior to the recording of a final plat.</p>	Constructed as approved

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 for Phase 1 of Belz Place Subdivision as submitted.