



STAFF REPORT
FRANKLIN DUPLEX NORTH
FILE NO. CUP17-01

TO: Hearings Examiner **HEARING DATE:** April 4, 2017

BY: Sarah Fox, Senior Planner **REPORT DATE:** March 22, 2017

PROPOSAL: To request conditional use approval to construct a duplex residential structure on a single family lot.

LOCATION: The site is located at 4055 NE Franklin Street, Camas, which is also described as Tax Parcel #178211-000.

APPLICANT: Timber Grove, LLC
1625 NW Ivy Street
Camas, WA 98607

APPLICATION SUBMITTED: January 13, 2017		Technically Complete: February 27, 2017
PUBLIC NOTICE:	Notice of application and public hearing was mailed to property owners within 300 feet of the site on March 16, 2017, and published in the Post Record on March 16, 2017, legal publication #579269.	
APPLICABLE LAW:	The application was submitted on January 13, 2017, and the applicable codes are those vested and in effect through Ordinance # 16-031 (12/05/16). Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development; and Title 18 Zoning; Specifically (not limited to): Chapter 17.19 Design & Improvement Standards; Chapter 18.07 Use Authorization, Chapter 18.09 Density and Dimensions; Chapter 18.13 Landscaping; Chapter 18.19 Design Review; Chapter 18.43 Conditional Use Permits; and Chapter 18.55 Administrative Provisions. [Note: Citations from Camas Municipal Code (CMC) are indicated with <i>italicized type</i>.]	

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I. SUMMARY

The applicant has proposed to redevelop a residential lot with a duplex. The lot is in a single family zone, Residential 7,500 (R-7.5), where duplex developments must obtain conditional use approval per CMC§18.07.040-Table 2.

The 10,798 sq. ft. property is vacant and slopes away from the road. The homes along NE Franklin Street include a mix of ranch and two-story homes, generally built in the 1950's and 60's. There is a newer subdivision, Lacamas Pointe, to the rear of the property with a similar mix of single and two-story homes that were built within the last six years. There is a duplex located at the north end of NE Franklin Street (Figure 2), otherwise there are no other duplexes in the vicinity.

II. CRITERIA OF APPROVAL FOR CONDITIONAL USE PERMITS (CMC§18.43.050 "A" THROUGH "F")

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

Discussion: CMC 18.03.040 Definitions, defines duplex as *"a structure containing two dwelling units on one lot."* The applicant has proposed a structure with two dwelling units, which is consistent with this definition. The project is a redevelopment in a single family zone, but is a use that can be conditionally allowed.

Findings: The proposed development as a duplex is allowed with approval of a conditional use permit.

B. THE PROPOSED USE SHALL MEET OR EXCEED THE DEVELOPMENT STANDARDS THAT ARE REQUIRED IN THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS SITUATED;

Discussion: Development standards at CMC§18.09.040 Table 2, for a single family lot include building setback minimums, maximum height standards, and maximum building lot coverage standards. Compliance with those standards is discussed below under the subheading "Setbacks". There are also specific building design standards for duplexes within CMC Chapter 18.19 that is discussed in detail at Criterion "C" of this report. There are landscaping requirements within both CMC Chapter 17.19 Design and Improvement Standards and CMC Chapter 18.13 Landscaping, which is discussed below at subheading "Landscaping".

SETBACKS: The applicant has proposed side yard setbacks of 22 feet. The minimum side yard setback is five feet. The neighboring homes are generally consistent with the standard with side yard setbacks ranging from five to ten feet. The rear yard proposed is 32-1/2 feet. The minimum rear yard setback is 25-feet. The lot slopes away from the road by approximately 24 percent from the front of the lot to the rear. There is an exception to the front setback for such lots that allows for a reduction to the standard setback of 20 feet. It is also noticeable that the most of the surrounding properties utilized a lesser front setback than the required minimum of 20-feet.

CMC§18.09.130(B) states, *"Sloping Lot in any Zone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet."* The front setback could be reduced to 18 feet, as there is an average of 24 percent grade. A note on the revised drawings will be recommended.

Findings: The setbacks as proposed are in excess of the minimum requirements. A condition to illustrate the minimum setbacks on the revised drawings is recommended.

LANDSCAPING: The applicant is proposing a tree in the front yard of each dwelling unit. A street tree for every new residential unit is a requirement per CMC17.19.030 (F)(1), *"Each dwelling unit within a new development shall be landscaped with at least one tree in the planting strip of the right-of-way, or similar location in the front yard of each dwelling unit, with the exception of flag lots and lots accessed by tracts. Required trees shall be a minimum two-inch diameter at breast height (dbh) to create a uniform streetscape (dbh is four and one-half feet*

above the ground as measured from upside of tree)." The proposed tree in front of each unit complies with this standard.

However, the new use is also a conditional use, which requires compliance with additional landscaping standards at CMC§18.13.020. The following is an analysis of compliance with the landscaping standards of CMC Chapter 18.13 Landscaping at 18.13.050 - **Landscaping standards** (A through S).

A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.

Findings: The building department will monitor if damage occurs during construction.

B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

C. Plants that minimize upkeep and maintenance shall be selected.

D. Plants shall complement or supplement surrounding natural vegetation.

E. Plants chosen shall be in scale with building development.

F. Minimum landscaping as a percent of gross site area shall be as follows:

Community Commercial (CC) standard applies of 10%

G. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of one and one-half inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.

H. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.

I. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).

J. Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.

Findings: A landscape plan must be submitted and reviewed for compliance with standards B through J.

K. Appropriate measures shall be taken, e.g., installations of watering systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

Findings: Staff has included a condition in regard to the installation of a watering system.

L. Trees shall not be planted closer than twenty-five feet from the curb line of the intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

Findings: The proposed trees appear to be located approximately 25-feet from the existing paved roadway surface. They are approximately 10-feet from the private driveway.

M. Street trees shall not be planted closer than twenty feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least twenty feet distant.

Findings: There does not appear to be a light standard adjacent to the trees.

N. Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.

Findings: Review of tree placement should occur with landscape plan review and approval.

O. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

Findings: Not applicable

P. Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable nonpermanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.

Findings: The pathway as proposed will likely be too close to the tree. The applicant could meander the path, use pavers, or other permeable surfaces as noted in this criterion. A note to that effect will be recommended.

Q. Trees, as they grow, shall be pruned to their natural form to provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

Findings: Not applicable at this time.

R. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

Findings: Not applicable

S. Vision clearance hazards shall be avoided.

Findings: The property is not a corner lot, and vision clearance hazards are not a concern.

ROADS: As noted above, the existing residential buildings in this zone have front yard setbacks that are less than required under the Camas zoning code. For this reason, the development standards for this street are not feasible as they are not attainable on neighboring properties due to lack of right of way and real estate. The standards at CMC§17.19.040(B) requires that new developments construct half street improvements. The applicant proposed to dedicate 10-feet of the property for right-of way to meet this standard. This would place the front building setback of the property at a distance that is incompatible with the surrounding neighborhood. For all of these reasons, the applicant should be required to meet the standards, but to the extent feasible. Dedication of 26' of street right of way from the *existing* center line will be required, along with installing minimal improvements as recommended by the City Engineer.

Findings: The dedication of sufficient right-of-way and installation of improvements to allow for future level of service considerations is warranted. Staff finds that the following requirements are feasible and are more compatible with the neighboring properties:

- Per CMC 17.19.040 (B) the applicant will be required to dedicate 26' from the existing center line of the street right-of-way.
- The applicant will be required to pave an additional 8' width for on-street parking.
- The applicant shall construct a 5' wide hard surface path that is ADA compliant. Path edge closest to centerline will be located 3' from the edge of the paved on-street parking area. Final design must be approved by the City Engineer.

C. THE PROPOSED USE SHALL BE COMPATIBLE WITH THE SURROUNDING LAND USES IN TERMS OF TRAFFIC AND PEDESTRIAN CIRCULATION, DENSITY, BUILDING, AND SITE DESIGN;

Discussion: The subject property is located along a street corridor that is dominated by ranch and two-story homes. The lots are generally 90-feet wide by 100-feet deep, which is similar to the subject property. The front building faces (linear measurement) of the surrounding homes are approximately 61 lineal feet. The average width of their garages is 20-feet wide (Figure 1). Among the ten homes surveyed, the setbacks vary from the improved roadway from 10 feet to 60 feet. The surrounding neighborhood currently lacks pedestrian circulation and paved on-street parking; however, mitigating conditions were proposed under Criterion B.

The applicant has proposed a design that appears to be two garages doors facing the street. The front doors of the dwellings are setback from the front building face 10-feet and are four feet wide. The submitted elevation drawing (Sheet 7) indicates that the front door would be visible, however that is unlikely given the distance from the front face of the structure.

The duplex is designed on a 90-foot wide lot, and would have a building that is 23 feet wide for each unit, with four feet of width for the entry door and 19 feet for the garage (door and trim). The width of the garage would be 82% of the front of each unit. There are not any homes in the vicinity that are similar to the proposed design with a garage door as the predominant feature. The average home in this area has 61% of their building frontage as living area (e.g. front doors and windows) and 39% as garage (Figures 1 and 4). Also, the existing duplex development at 4235 NE Franklin has a 12-foot wide garage for each unit, with a total lineal feet for the each side of the structure of 44 feet (27%). A condition to require that the design of the structure to better complement the existing buildings in the area should be provided.

The width of the lot is 90-feet, and with the required 5-foot side yard setbacks, the building could be 80-feet wide. A more suitable building style would match that of the surrounding homes with the garages being an average of 39% of the front. The Design Review standards for duplexes at CMC§18.19.050(B)(3)(C) restricts the size of garages to 50% of the front. Mitigation for this deficiency would ideally balance the amount of garage facing the street to be in the range of 39% to 50% is warranted.

Site design also includes the location of the entrance of the duplex, which is proposed 10-feet from the front face. This location is inconsistent with the surrounding homes. In general, the entry doors are at the front of the building envelope or setback a few feet with a covered porch, and are distinguished from the rest of the structure. A condition in regard to the placement of the front door is warranted and is proposed.

Findings: The development design is incompatible with the surrounding land uses and conditions to mitigate are proposed. Mitigation measures for the lack of pedestrian circulation and parking were proposed.

D. APPROPRIATE MEASURES HAVE BEEN TAKEN TO MINIMIZE THE POSSIBLE ADVERSE IMPACTS THAT THE PROPOSED USE MAY HAVE ON THE AREA IN WHICH IT IS LOCATED;

Discussion: The proposed use as a duplex should, if designed properly, blend into the surrounding neighborhood. Staff has proposed conditions in regard to the design of the structure, landscaping, and roadway improvements that should mitigate any potential adverse impacts of the project.

Findings: Staff has proposed conditions of approval to minimize potential adverse impacts.

E. THE PROPOSED USE IS CONSISTENT WITH THE GOALS AND POLICIES EXPRESSED IN THE COMPREHENSIVE PLAN;

Discussion: The citywide land use policy, Policy LU-1.3 requires compatibility of use and design of the surrounding and built environment for new development. Also, policy LU-1.5, states, *"Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land."* Throughout this report, staff has discussed how the design of the project as proposed is incompatible, and has

proposed conditions on how the project can be more compatible with the surrounding land uses. The use of the project as a duplex does support the policy of “efficient use of urban land”.

Policy H-1.6, states, “Encourage in-fill development on vacant or underutilized sites, **subject to design review guidelines**, that have adequate urban services, and **ensure that the development is compatible with the surrounding neighborhood**” [Emphasis added]. Analysis of the surrounding neighborhood is provide with Figures 1 through 4 at the back of this report. Design review guidelines for a duplex development is focused on limiting the amount that the front of the structure is devoted to a garage per CMC§18.19.050(B)(3)(C). Staff evaluated the surrounding neighborhood and suggested a condition to remedy the deficiency.

Findings: Staff has proposed conditions that will carry out the intent and purposes of the comprehensive plan.

F. ANY SPECIAL CONDITIONS AND CRITERIA ESTABLISHED FOR THE PROPOSED USE HAVE BEEN SATISFIED. IN GRANTING A CONDITIONAL USE PERMIT THE HEARINGS EXAMINER MAY STIPULATE ADDITIONAL REQUIREMENTS TO CARRY OUT THE INTENT OF THE CAMAS MUNICIPAL CODE AND COMPREHENSIVE PLAN.

Findings: Staff has proposed conditions that will carry out the intent and purposes of the CMC and the comprehensive plan.

III. ARCHAEOLOGICAL REVIEW

Archaeological Resource Preservation – CMC Chapter 16.31

The criteria for approval of archaeological review can be found at CMC§16.31.140.

DISCUSSION: The applicant provided an archeological survey that is consistent with CMC§16.31.120. The applicant provided notification and copies of the report to tribes, as required per CMC§16.31.160. The report and findings are not subject to the open public records act and as such, the city cannot disclose the report. However, no additional archaeological work will be required.

IV. CONCLUSIONS OF LAW

Based on the above findings and discussion provided in this report, staff concludes that the consolidated application for a duplex (File #CUP17-01) should be approved, because it does or can comply with the applicable standards.

- The application materials are in conformance with CMC Chapter 18.55, Article III Application Requirements.
- As conditioned, the development can satisfy the public design standards of 17.19.040 Infrastructure Standards.
- As conditioned, the development can satisfy the Design Review Standards of CMC Chapter 18.19 Design Review.
- As conditioned, the development can satisfy the requirements of CMC Chapter 18.43 Conditional Use Permits.

V. RECOMMENDATIONS

Staff recommends APPROVAL of the application for Franklin Duplex North (File #CUP17-01) with conditions. The recommendation is based on the application meeting the minimum requirements of Camas Municipal Codes, and conditioned as follows:

PROPOSED CONDITIONS

The following conditions are in addition to any conditions required from other permits or approvals issued to this project. Unless otherwise waived or modified in this decision, the development must comply with the minimum requirements of the Camas Municipal Code.

1. Stormwater treatment, including phosphorous removal, and detention facilities shall be designed in accordance with the 2014 Stormwater Management Manual for Western Washington and the Camas Stormwater Design Standards Manual, if triggered under said manuals (e.g. over 5,000 sq. ft. of impervious surface). Final stormwater calculations shall be submitted at the time of final construction plan submittal.
2. All construction plans for work in the right of way will be prepared in accordance with City Design Standards Manual and City Standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.
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.
4. A 3% construction plan review and inspection fee shall be required for all civil site work in 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.
5. 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.
6. 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.
7. The applicant shall dedicate 26' from the existing center line of the street right-of-way Per CMC 17.19.040 (B).
8. The applicant will be required to pave an additional 8' width for on-street parking.
9. The applicant shall construct a 5' wide hard surface path that is ADA compliant. Path edge closest to centerline will be located 3' from the edge of the paved on-street parking area. Final design must be approved by the City Engineer.
10. The applicant shall revise the site plan drawings to illustrate the location of the minimum setback standards per CMC18.09.040 Table 2, and to include the front setback exception standard for sloping lots per CMC18.09.130. **The front structure setback is 18-feet, the side setback is 5-feet and the rear setback is 25-feet. The maximum lot coverage is 40%.**
11. The design of the duplex will be revised to adjust the amount of garage frontage to be no greater than 50% of the total lineal feet of the front building face. The entrance of the residence will be either forward of the front face of the garage or flush with the garage and distinguished with architectural elements (e.g. covered porch, pillars).
12. A landscaping plan must be provided no later than building plan submittal, and approved by the Planning Division prior to commencement of site construction.

a. A landscaping plan must include trees (minimum 2" caliper) and shrubs (minimum five gallon) within the front yard.

b. *Trees shall not be planted within two feet of any permanent hard surface paving or walkway, or ten feet from private driveways. The applicant could provide an alternative to the concrete walkway by using permeable surfaces, pavers or a narrower, meandering pathway.*

13. The approved landscaping shall be maintained in a manner as to ensure plant survival for three years after installation. A watering system shall be required. If plantings fail to survive, they must be replaced promptly.

14. Landscaping and watering system shall be installed consistent with the approved final landscaping plan prior to receiving final occupancy permits from the Building Division.

15. This permit shall expire in two years of the date of the final decision per CMC§18.55.260, if no building plans are submitted.

FIGURE 1: ANALYSIS OF TEN LOTS ADJACENT TO SUBJECT SITE

ADDRESS	BUILDING STYLE	FRONTAGE (TOTAL LF)	GARAGE (LF)	CARPORT (LF)	% GARAGE	YEAR BUILT	ADJACENCY
4117	Ranch, single-story	52		25	48%	1957	North of Site
4235	Duplex, two-story*	44	12	0	27%	1949	North of Site
4110	Two-story	40	15	0	38%	2005	Across the Street
4046	Two-story	50	25	0	50%	1969	Across the Street
4024	Cottage, 1-1/2 stories	62	0	17	27%	1955	Across the Street
4088	Ranch, single-story	87	21		24%	1956	Across the Street
4030 NE Everett	Two-story	61	43		70%	2011	Behind the Site
4026 NE Everett	Single story	68	26.5		39%	2012	Behind the Site
4015	Ranch, single-story	73	23		32%	1956	South of the Site
3945	Two-story	68	22		32%	1968	South of the Site
Average		61 lineal feet (LF)	20 lineal feet (LF)		39%		

**Note: Frontage measurement is for each side of the duplex.*

FIGURE 2: DUPLEX DEVELOPMENT NORTH OF SUBJECT SITE (4235 NE FRANKLIN)



FIGURE 3: MAP OF SURROUNDING PROPERTIES

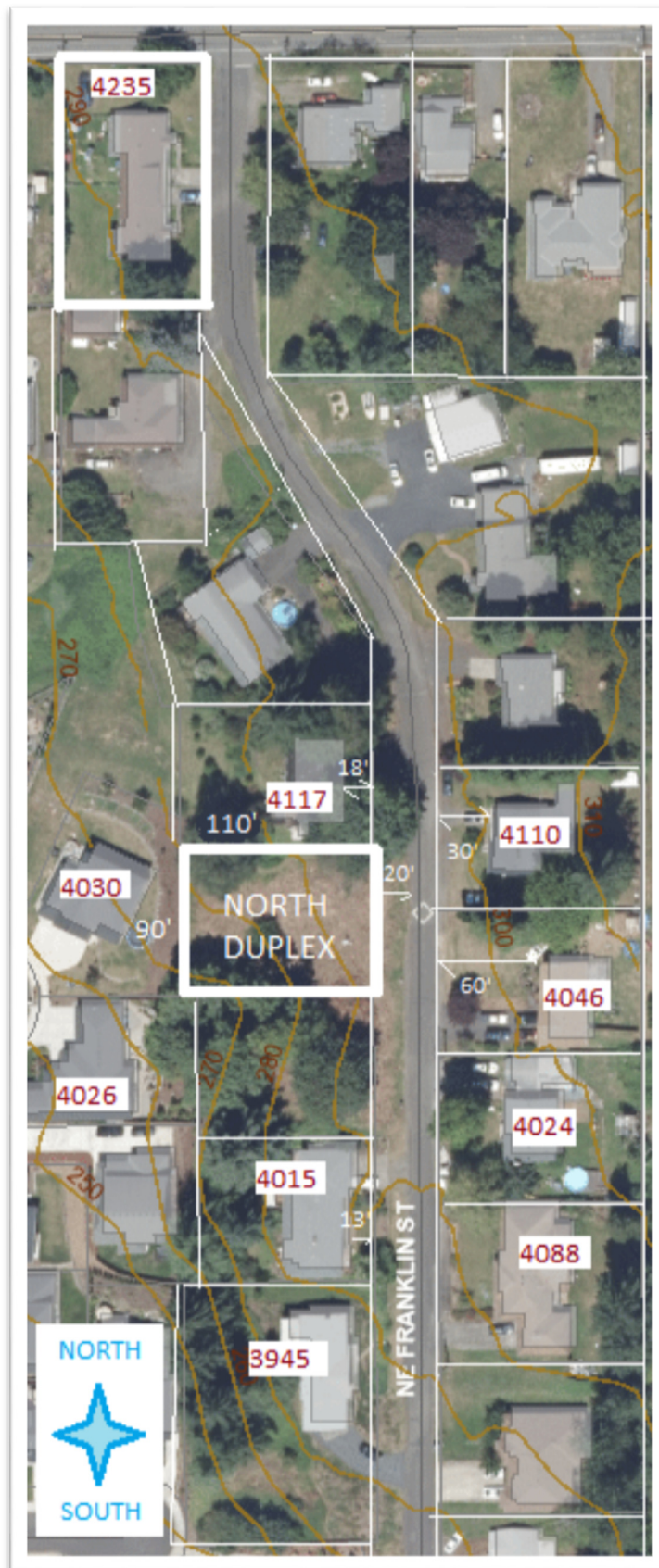


FIGURE 4: PHOTOS OF ADJACENT PROPERTIES



4117



4110



4046



4024



4030



4026



4015



3945