

# DAWSON RIDGE SUBDIVISION

(FILE #SUB17-02)

Public Hearing  
December 13, 2017





# OVERVIEW

- The site is located at the intersection of SE Brady Road and NW Macintosh Road.
- To subdivide 32.75 acres into 43-lots and three phases.
- The SEPA MDNS (SEPA 17-16) was issued on November 23rd.
- An appeal was submitted by the applicant on December 7th.



# OVERVIEW

Comprehensive Plan: Zoning:	Single Family Low Residential 15,000 (R-15)
Range of lot sizes allowed for density transfer lots:	10,500 to 18,000 sq. ft.
Proposed lot size range:	10,503 to 18,000 sq. ft.
Open Spaces:	18.08 acres (4.55 acres proposed in tracts)
Recreational Open Spaces (trails):	Tract I 1,065 sq. ft. /0.2 ac. Tract A (not quantified)

# SEPA CONDITIONS

- The Mitigated Determination of Non-significance (MDNS) included 15 conditions.
- Applicant appealed conditions: 1, 2, 9, 10, 12, and 15
- Staff could support amending conditions 12 and 15:

12. Aside from those trees approved for removal within the applicant's tree report, all remaining significant trees and native vegetation within the required geologic hazard area tracts shall be retained.

15. The applicant ~~will designate lots within each phase that~~ will include one or more of the following unit types to be designated on the face of the plat: Single-story and barrier-free dwellings (consistent with Americans with Disabilities Act); and Accessory Dwelling Units (ADUs), to be constructed concurrent with primary dwellings. Those lots may have reduced setbacks as follows:....

# STAFF REPORT CONDITIONS

❑ 61 conditions proposed by Staff

❑ Staff supports amending conditions:

- 11 “To the extent feasible” phrase moving to the front of the sentence.
- 39 Regarding fencing only being between the storm facility and critical areas
- 40 Regarding the design of retaining walls as proposed in Exhibit 70
- Could support amending lot widths and/or depths at those adjacent to critical areas

❑ Staff does not support changing Plat Note 4 to allow increase lot coverage standards.



# ADDITIONAL DISCUSSION

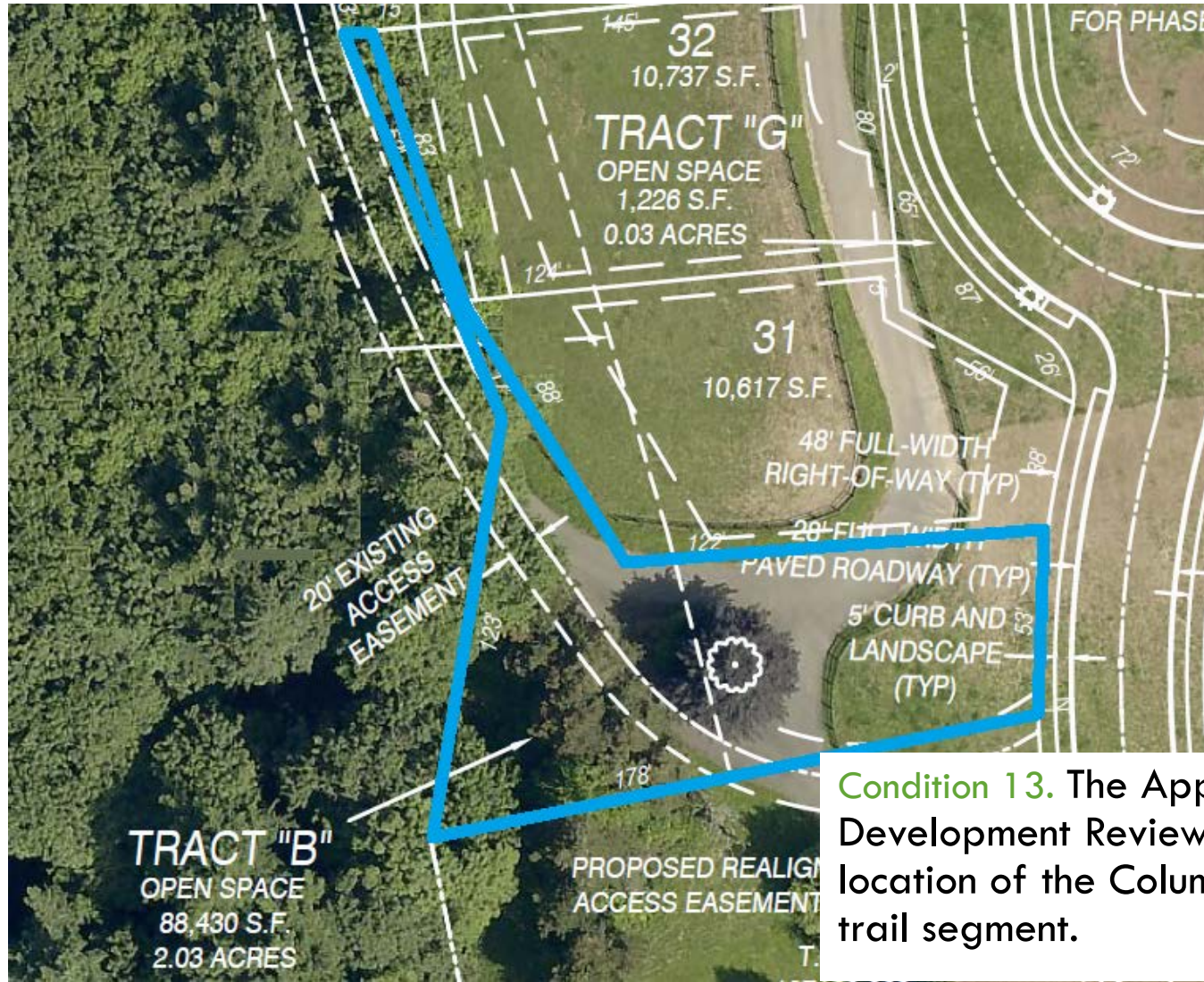
Geohazard Areas

Single Family Residential Lot  
Standards

Viewpoint



## VIEWPOINT (SU-11) AT TRACT B



**Condition 13.** The Applicant shall meet with the Parks and Recreation Development Review Ad-hoc Committee for review of the design and location of the Columbia Viewpoint (SU-11) and the T-11 east-west trail segment.



# SUPPLEMENTAL DEVELOPMENT STANDARDS

## CMC CHAPTER 18.17

An "accessory structure" is a subordinate structure detached from, but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure. All in-ground swimming pools and spas, and above ground pools and spas with a capacity of five thousand gallons or greater, are considered accessory structures. (Size must be less than 30% of required yard)

Non-occupied structures include:

- ☐ Sheds, greenhouses, gazebos, storage units
- ☐ Garages
- ☐ Pools
- ☐ Fences and walls
- ☐ Retaining walls



# SINGLE FAMILY LOT DIMENSIONS IN R-15 ZONE

Lots	R-15	R-15 Density Transfer
Width	100	80
Depth	100	100
Coverage*	30%	35%
Frontage on a cul-de-sac	40'	40'

➤ Footnote 6: Allows up to a 40% lot coverage for single-story homes in **R-10 and R-12 Zones**

➤ Staff Report, Page 13

CMC§18.09.060 (D), “Where a tract ...includes one-half acre or more of contiguous acreage, the city **may provide additional or negotiated flexibility in lot sizes, lot width, depth, or setback standards.**

➤ Code does not allow flexibility for lot coverage standard.







