



## STAFF REPORT FINAL PLAT FOR PROVINCE ESTATES

**FILE NO. FP17-03**

Associated File Number: SUB06-09

**TO:** Mayor Higgins  
City Council

**FROM:** Sarah Fox, Senior Planner  
Anita Ashton, Engineering Project Manager

**DATE:** May 16, 2018

**LOCATION:** The development is located The site is located north of NE 3rd Avenue and east of Crown Road. NE Province Drive currently stubs to the southwest corner of the site. The legal description of the site is Clark County Assessor Parcels # 087370-000, 087390-000, 087400-000, 087402-000, 087413-000 and 089894-000

**OWNER:** Mike Green, Liberty Land & Development  
PO Box 142  
Washougal, WA 98671

**APPLICABLE LAW:** The application was submitted September 26, 2017, 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:** 11.82 acres

**Recreational open space:** None

**Lots:** 40 single-family lots

**Storm Pond:** Tract A

**Critical Areas:** 1 acre (Tracts B and C)

### SUMMARY

Province Estates Subdivision includes 40 single family lots, which received preliminary plat approval on February 16, 2007.

**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 (SUB06-09)		Findings
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.	In compliance
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
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
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.	Bond submitted
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.	In compliance
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.	None submitted for review
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 and any storm drainage system or easements outside the City's right of way (if applicable).	Draft CC&R's submitted
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.	Will comply
11.	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 DAHP.	None discovered

SPECIAL CONDITIONS OF APPROVAL	
Planning:	
12.	<p>Prior to undertaking any ground disturbing or construction activities, the applicant shall provide documentation that the Washington Department of Natural Resources modified its maps to eliminate the Type N stream designation on the northern portion of the site.</p> <p>Item was resolved prior to final plat submittal</p>
13.	<p>Prior to substantial completion, the applicant shall install a six-foot high privacy fence along the rear boundary of lots 2, 5, 25, 39, and 40; and install a forty-two inch high fence with landscaping along both sides of the access easements.</p> <p>Will comply</p>
14.	<p>The applicant shall revise the building envelopes for lots 1, 22, 23, and 24 to provide 35-foot rear, 30 foot front yard and 15-foot side yard setbacks.</p> <p>In compliance for (current lot numbers) 21 to 25</p>
15.	<p>The applicant shall submit and receive approval from the community development department of a tree plan that retains the majority of significant trees along the western boundary of lots 21 through 26. Prior to final plat approval, the applicant shall provide a permanent mechanism acceptable to the city for the protection of the significant trees identified for preservation in the approved plan. The applicant shall install temporary fencing around drip line of significant trees prior to any logging or earth moving activities. The fencing shall remain in place until home construction is completed on the lots on which the trees are located.</p> <p>Tree plan was received (dated October 2017) and is on file.</p>
16.	<p>The applicant shall provide documentation to the city of the recording of the boundary line adjustments prior to final platting. If boundary line adjustments are not approved and recorded prior to final platting, the plat map shall include these areas as open space rather than new lots.</p> <p>In compliance</p>
17.	<p>The applicant shall revise the building envelope on Lot 30 to provide a 25-foot rear yard setback as required by CMC 18.09.040, Table 2.C.</p> <p>In compliance</p>
Engineering:	
18.	<p>The applicant shall provide adequate sight distance for SE Crown Road intersection based on Clark County road standards, or obtain County approval of a road modification to reduce the required sight distance. The applicant shall submit any proposed sight distance improvement plans to the County for review and approval.</p> <p>In compliance</p>
19.	<p>The applicant shall install a four-foot wide by roughly 1,000-foot long asphalt pedestrian pathway behind the curb on one side of Province Drive to provide a continuous pedestrian connection between the sidewalks within the site and the existing school bus stop at the intersection of Province Drive and Crown Road.</p> <p>Included in bond amount</p>
20.	<p>The applicant shall revise the proposed alignment of NE Province Drive within the site to meet the minimum 100-foot centerline curve requirement of CMC 17.19.040 (B) (12).</p> <p>In compliance</p>

21.	The applicant shall revise the connection of NE Province Drive and the existing roadway to provide a taper from the existing pavement width of 33-feet to the proposed 28-feet that is acceptable to the city.	In compliance
22.	The applicant shall revise the proposed intersection alignment of NE Province Drive and NE Province Court to meet the intersection right angle requirement of CMC 17.19.040 (B) (8).	In compliance
23.	The applicant shall design and construct the turnaround at the terminus of NE Province Court in compliance with CMC and Camas Design Standard Manual.	In compliance
24.	The applicant shall follow all of the recommendations of the geotechnical report during plan preparation and site construction. Additionally the applicant shall comply with the requirements of CMC 15.40 for any blasting.	In compliance
25.	The applicant shall install sidewalks and record a public easement along the applicant's property frontage on NE 3 <sup>rd</sup> Avenue per CMC 17.19.020 and 17.19.040.B. The applicant may be required to install additional improvements along NE 3 <sup>rd</sup> Avenue per CMC 17.19.020.A(1) and dedicate additional right of way along NE 3 <sup>rd</sup> Avenue to accommodate said improvements.	Included in bond
26.	The applicant shall install signs or other markings approved by the City and Fire Marshall prohibiting parking on one side of Province Drive and Province Court within the site.	Included in bond
27.	The applicant shall provide a statement from the garbage and recycling service provider that it will provide collection services on Province Court or the applicant shall provide an area near the Province Court/Province Drive intersection for placement of solid waste and recycling collection containers awaiting collection.	Will comply
28.	The proposed gate at the south end of NE Province Court shall comply with the permit, easement and design requirements of CMC 12.36.	Modification -no gate proposed
<u>SEPA MITIGATION</u>		
29.	An Erosion Control Plan consistent with City requirements to include compliance with the Stormwater Management Manual for Western Washington, February 2005 shall be prepared and submitted for review and approval, and implemented prior to any earth disturbing activities. Additional erosion control measures shall be implemented consistent with best available practices as necessary to control erosion. From May 1 to September 30, no soils should remain exposed and unworked for more than 7 days. Soil stabilization measures should be appropriate for the time of year, site conditions, estimated duration of use, and potential water quality impacts that stabilization agents may have on downstream waters.	In compliance
30.	Grading and all other earthwork to occur during periods of extended dry weather or as advised by Carlson Geotechnical (January 19, 2006).	In compliance
31.	Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.	In compliance

32.	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.	In compliance
33.	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.	In compliance
34.	To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Friday; 8:00 a.m. to 5:00 p.m. on Saturday, excluding city observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days.	In compliance

#### 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 Province Estates (file #FP17-03) as submitted.