

STAFF REPORT
Final Plat for The Village at Camas Meadows Subdivision Phase 2

File No. FP17-06

(Related File: SUB15-04; MINMOD18-02)

TO: Mayor Higgins
City Council

FROM: Lauren Hollenbeck, Senior Planner
Anita Ashton, Project Manager

DATE: July 10, 2018

LOCATION: The development is located east of NW Payne Street between NW Lake Road and NW Camas Meadows Drive in the SW ¼ of Section 28, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 175951-000.

APPLICANT/ Gus Harb
OWNER: Harb Engineering, Inc
701 Columbia Street, Suite 111
Vancouver, WA 98660

APPLICABLE LAW: The final plat application was submitted December 8, 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 site area for Phase 2: 8.7 acres
- Lots: 46 detached residential dwellings
- Zoning: MF-18 Multi-Family Residential

The Village at Camas Meadows Phase 2 is the second phase of a 19.5 acre subdivision (originally), which received preliminary plat approval on July 27, 2016, for 77 residential lots including a future development tract for apartments. At the time of writing this staff report the applicant has either completed the improvements on site, or has provided acceptable financial security to complete the improvements pursuant to the Camas Municipal Code.

This staff report addresses the requirements for final plat approval. Staff found that the application met the requirements of Final Plat approval in accordance with CMC§17.21.060.

Conditions of Approval (FP17-06)	Findings
A. Standard Conditions of Approval	
1. 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
2. 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
3. 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
4. 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.	Complete
5. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All design will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	Will comply.
6. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the CC&R's for the development to the City for review and approval. Specifically, the applicant will need to make provisions in the CC&R's for maintenance of the stormwater detention and treatment facilities, the storm drainage system, street lighting, fencing, landscaping, irrigation, parking areas, retaining walls, private roads and tracts or easements outside of the City's right of way if applicable.	CC&R's were reviewed and approved.
7. 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.	Will comply.
8. 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.	Complete
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. Building permits shall not be issued prior to the City's final acceptance of the improvements and the final plat is recorded.	Will comply.
B. Special Conditions of Approval	
11. A Site Plan Review and Design Review application shall be submitted prior to final plat approval of Phase 3 for the 138 multi-family apartment development.	This condition does not apply to Phase 2.
12. Accessory dwelling units shall not be precluded from CC&R's.	Complied

13. The applicant shall extend an 8-inch diameter waterline from the intersection of NW Camas Meadows Drive and NW Payne Road east to NW Magnolia Loop.	Complied
14. The applicant shall extend an 8-inch diameter waterline from NW Magnolia Street east and south to the northerly terminus of NW Larkspur Street and tie into the existing 8-inch diameter dead end water line in NW Larkspur Street.	Complied
15. Prior to final engineering approval of any phase, the applicant shall demonstrate to the satisfaction of the city that the proposed direct release of stormwater meets the criteria of 2.5.7 of the 2012 SMMWW, or provide an acceptable alternative regional stormwater treatment and flow control system as allowed in CMC 17.19.040(C, 3a) that will serve both this project and the Parklands at Camas Meadows development north of the site, or provide a separate on-site stormwater treatment and flow control system to serve only the subject property.	Complied
16. If direct release of stormwater flows in Lacamas Lake is approved, prior to final approval of any phase the applicant shall ensure that an adequate and acceptable perpetual stormwater easement across the Camas Meadows Golf Course is in place and recorded with Clark County."	Not applicable
17. Stormwater runoff from the proposed lots and landscaped areas of the site shall be directed into the streets and/or into a stormwater treatment system that will provide adequate phosphorus removal from the yard and landscaped areas of the site prior to release into the wetlands.	Complied
18. Public stormwater lines serving the site shall be located within the proposed roadways to the greatest extent practical. Stormwater lines not located within the ROW shall be placed in a private easement and maintained by the homeowners association.	Complied
19. The applicant shall make adequate provisions in the CC&R's at the time of final platting for the maintenance of the stormwater treatment facilities located within the NW Camas Meadows Drive extension.	Complied
20. Individual 1,500-gallon S.T.E.P. sewer systems shall be installed at the time of single-family home construction for all proposed attached lots and single-family detached lots in Phases 1 and 2. The cost of the system shall be borne by the homebuilder and a right of entry shall be granted to the city for the perpetual maintenance of these S.T.E.P. systems.	Complied. Addressed with a note on the plat.
21. Existing water wells on-site shall be properly abandoned in accordance with State and County guidelines prior to final plat approval for the particular phase that the well may be located in. Additionally, any water rights associated with the abandoned well shall be transferred to the City.	Complied
22. Prior to final engineering approval of any phase, the applicant shall make adequate provisions for sight distance easements over the lots adjacent to the substandard street centerline curves. The applicant shall note on the face of the plat any parking and or planting restrictions associated with the sight distance easements.	Complied
23. The private road that provides access to Lots 15-18 in Phase 1 shall be placed in a tract and owned and maintained by the Homeowner's Association.	This condition does not apply to Phase 2.

24. The side lot lines at the street for Lots 10/11, 13/14, 27/30, 33/34, and 36/37 in Phase 2 shall be adjusted to run radial to the curve of a curved street or alternately the proposed private roads shall be placed in a tract. The side lot lines including any required private road easement adjustments or tracts shall be shown on the final engineering plans for City review and approval.	Complied. Note- lot numbers were revised based on condition no. 39.
25. The proposed development shall not take access off of NW Nightshade Street.	Complied.
26. Prior to final engineering plan approval of any phase, the applicant shall obtain City approval of a conceptual street plan showing a feasible public street connection between Phase 1 and Phase 2 through the abutting property(ies) southwest of the site. The conceptual street plan shall, to the extend feasible, accommodate efficient development on the abutting property(ies) and minimize the need for additional grading.	Sufficient site circulation was provided with Phase 1 to the southwest abutting property and therefore complies.
27. Prior to final acceptance of the infrastructure improvement chosen for each phase, the applicant shall extend street stubs from the public street in Phase 1 (NW Orchid Street) to the south boundary of the site and the public street in Phase 2 (NW Magnolia Loop) to the east boundary of the site consistent with the approved conceptual street plan.	A street stub was provided to the southern property line for future extension and therefore complies.
28. Street names shall be reviewed and approved by the Building Department prior to final plat approval.	Complied.
29. Automatic sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.	Will comply.
30. Provisions for parking enforcement acceptable to the Fire Marshal shall be included in the CC&R's at the time of final platting.	Addressed in CC&Rs
31. The applicant shall provide an additional 6-off street parking space in Phase 1 including an additional 9 off-street parking spaces in Phase 2 and shall be in compliance with the landscaping requirements in parking spaces in accordance with CMC 17.19.040.B.10.c.	Additional parking applicable to Phase 2 is provided and therefore complies.
32. Design and final acceptance of the roundabout and any associated landscaping in Phase 1 shall be reviewed for City approval prior to engineering plan approval.	This condition does not apply to Phase 2.
33. The applicant shall provide acceptable fencing and landscaping along Camas Meadows Drive and Payne Road in accordance with CMC 17.19.040.B.11.C.	Complied.
34. The open space area within Phase 1 shall be landscaped with native, low maintenance landscaping and any landscaping specifications required for the existing powerline easement.	This condition does not apply to Phase 2.
35. Prior to the Building Department issuing a Certificate of Occupancy, 17 additional street trees shall be located within the planter strip or in the front yards of lots accessed by a private road or abut a cul-de-sac, as approved on the final plat. Trees shall be a minimum of two-inch diameter at breast height.	Complied and addressed in plat note number 9.
36. Required trees shall be maintained in good health, and shall be promptly replaced (within six months) if damaged or in poor health, and a note to this effect shall be on the final plat document.	Complied and addressed in plat note number 9.

37. Prior to final engineering plan approval of any phase, the applicant shall submit a landscape plan for City review and approval that details the location, plant species, planting and fencing notes and associated details.	Complied
38. All building envelopes and setbacks shall be shown on the final plat.	Complied.
39. Lots shall be numbered consecutively with each phase, with the numbers starting where the last phase ended.	Complied.
40. The significant trees located in the open space area in Phase 1 shall be further analyzed for tree preservation. Any significant trees to be preserved shall be placed in a conservation easement or other permanent mechanism acceptable to the City and shall be identified on the engineering plans.	This condition does not apply to Phase 2.
41. Temporary construction fencing shall be provided around the drip line of any significant trees proposed for retention. The temporary fencing shall be in place prior to any earthwork activities to remain in place until final acceptance of site improvements.	Will comply
42. The applicant shall submit for Design Review approval prior to final engineering plan approval of each phase.	Will comply prior to Building permit approval
43. 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.	Complies and addressed in plat note number 8.
44. Prior to final plat approval of Phase 2 the applicant shall modify Phase 2 Lots, 10 (41), 11(42), 30-33 (61-64), 36 67) and 37(68) to comply with the lot depth and buffering requirements for double frontage lots in CMC 17.19.030.D(6).	Lot depth is met and complies with condition.
C. Plat Notes	
1. A homeowner's association (H.O.A) will be required for this development. Copies of the CC&R's shall be submitted and on file with the City of Camas.	Plat note included.
2. All costs associated with the installation of the S.T.E.P. systems for individual lots will be the responsibility of said individual lot owners.	Plat note included.
3. A right of entry is hereby granted to the City of Camas for the repair and maintenance of the S.T.E.P. sewer system.	Plat note included.
4. The private road that provides access to Lots 15-18 in Phase 1, the open space area in Phase 1, the off-street parking stalls in Phase 1 and Phase 2 shall be placed in a tract and owned and maintained by the Homeowner's Association.	Plat note included. Lot numbers were revised to comply with condition 39.
5. Sight distance easements are located on Lot 6 and 41 in Phase 2 and therefore are subject to parking and planting restrictions.	Plat note included. Lot numbers were revised to comply with condition 39.
6. The following setbacks shall apply to: Front yard 10-feet and 18-feet at the garage front, Side yard 3-feet or 0-feet for attached units, Rear yard 10-feet. The minimum side yard flanking a street is 15-feet.	Plat note included.
7. No further short platting or subdividing will be permitted once the final plat has been recorded.	Plat note included.

8. The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees and park/open space impact fees. Each new dwelling unit will be subject to the payment of appropriate impact fees at the time of building permit issuance or as otherwise provided by the city.	Plat note included.
9. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2" caliper tree to be located in the planter strip or front yard of each lot, as specified on the plat. Specified trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.	Plat note included.
10. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures.	Plat note included.
11. Illegally parked vehicles may be subject to towing or other private parking enforcement measures in accordance with the provisions outlined in the HOA documents.	Plat note included.
12. Should archaeological materials (e.g. cones, shell, stone tools, beads, ceramics, old bottles, hearth, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City planning office, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.	Plat note included.
D. Final SEPA Conditions (SEPA 15-18)	
1. Prior to final plat acceptance for either Phase 1 or 3, whichever comes first, the applicant shall construct the required roadway improvements along Camas Meadows Drive for a minimum paved half width of 24-feet, which includes two 12-foot travel lanes, a planter strip and a 6-foot sidewalk.	This condition does not apply to Phase 2.
2. Prior to final acceptance of any phase, the applicant shall dedicate right-of-way (ROW) along Payne Road of sufficient width to provide for a minimum 30-foot half width right-of-way.	Complied
3. Prior to final acceptance of Phase 2, the applicant shall construct the required roadway improvements along Payne Road for a minimum paved half width of 24-feet, which includes two 12-foot travel lanes, a planter strip and a 6-foot wide sidewalk.	Complied
4. Prior to final acceptance of any phase, the applicant shall dedicate sufficient right-of-way (ROW) to provide for a perpendicular intersection at NW Payne Street and NW Camas Meadows Drive. The perpendicular intersection shall be built prior to final plat approval of any phase and shall be a minimum half width improvement of 24 feet.	Complied

5. A minimum 10-foot wide tract shall be provided along the back of lots 1-18 abutting Camas Meadows Drive. The tract shall contain at a minimum a 10-foot wide landscape buffer strip along the back of the sidewalk, a wall or fence located 10-feet from the back of the sidewalk. An additional 10-feet in lot depth behind the wall or fence for a total of 20-feet shall also be provided.	Complied.
6. CMC 17.19.030.D(6), the applicant shall submit to the City for review and approval by the community development director or designee a landscaping and fencing plan for Camas Meadows Drive that includes a 10-foot wide landscape strip with minimum 2-inch caliper trees every 30-feet on center, three-foot tall shrubs that form a continuous screen, groundcover plants that fully cover the remainder of the landscaped area, and a six foot tall sight-obscuring fence or masonry wall.	Complied.

Final Plat Criteria for Approval (CMC 17.21.060-E):

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-E, 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 2 of The Village at Camas Meadows Subdivision (file#FP17-06) as submitted.