



STAFF REPORT FINAL PLAT FOR DAWSON'S RIDGE PHASE 1

FILE NO. FP18-08

Associated File Numbers: SUB17-02 and MinMod18-01

TO: Mayor Turk
City Council

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

DATE: November 29, 2018

LOCATION: The development is located at 4510 and 4626 NW McIntosh Road, south of the intersection of SE Brady Road and NW Macintosh Road. Clark County Assessor Parcels #127144-000; 127175-000 and 127162-007

OWNER: McIntosh Ridge PRD, LLC
16420 SE McGillivray Blvd, Suite 103-197
Vancouver, WA 98683

APPLICABLE LAW: The application was submitted September 4, 2018, 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	
Zone: R-15	
Total Area: 17.60 acres	Recreational open space: Tract F and easement area through Tract A for total of 0.61 acres
Lots: 33 single-family lots	Storm Pond: Tract B 24,520 sq. ft.
Critical Areas: 2.46 Acres	

SUMMARY

Dawson's Ridge Subdivision includes 43 single family lots on 21.74 acres, which received preliminary plat approval on January 19, 2018, as a three-phase development. A minor modification (File #MinMod18-01) was approved to allow two phases. **Phase 1 includes 33 lots.**

This staff report addresses the requirements for final plat approval for Phase 1. Staff found that the applicant met the requirements in accordance with CMC§17.21.060.

Conditions of Approval (SUB17-02)	Findings
1. Site improvement plans for street, water, sanitary sewer and stormwater improvements shall be prepared in accordance with Camas Design Standards Manual.	In compliance
2. The plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	In compliance
3. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance shall be found in CMC 17.21.	Statement, not a condition
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.	In compliance
5. 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
6. 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.	In compliance, and no discovery reported
7. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, including stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.	In progress
8. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.	Will comply when work completed
ENGINEERING DIVISION	
9. The Applicant shall install a 6-foot wide pedestrian connection, located on Tract 'I' between Lots 8 and 9, to provide access to future development on lands to the south of the site.	Tract F on Sheet 2, no longer "Tract I". Construction cost is financially secured
10. The Applicant shall design and construct the public trail (T-11) located in Tract 'A' of this development, as required per the 2014 PROS Plan.	Public trail designed in Tract A, and construction costs are financially secured.
11. The T-11 trail shall, to the extent feasible, be a minimum of 10-feet in width and shall meet ADA guidelines.	Will comply

12. The T-11 trail shall be located within Tract 'A' and shall remain outside the wetland buffer to the extent feasible.	Will comply
13. The Applicant shall meet with the Parks and Recreation Development Review Ad-hoc Committee for review of the design and location of the T-11 east-west trail segment.	Meeting held on site on June 11, 2018
14. The Applicant shall provide easements for all water system facilities granting the City access for purposes of operations, maintenance and replacement.	In compliance
15. Any irrigation meters proposed for the development shall be maintained by the HOA and provide acceptable backflow prevention devices.	Will comply
16. The Applicant shall be required to follow the latest edition of Ecology's Stormwater Management Manual for Western Washington (SWMMWW) for stormwater treatment and detention, per CMC 14.02.	In compliance
17. Stormwater Facility 'A', which is shown to be located within Phase 3 of the proposed development, shall be constructed at the same time as the Phase 1 improvements, because the majority of the Phase 1 improvements flow into Stormwater Facility 'A'.	Stormwater Facility is now within Phase 2 (no longer a Phase 3). Facility is constructed.
18. The access roads to both facilities 'A' and 'B' shall be a minimum 15-feet in width on curves and 12-feet on straight sections, with a minimum 40-feet outside turning radius where applicable, and have a paved apron where access roads connect to surface roads.	Will comply
19. Stormwater Facilities 'A' and 'B' shall be located each within their own Tracts and shall be owned and maintained by the Homeowners Association (HOA).	Only a single storm facility was necessary with final engineering and is located in Tract B.
20. All aspects of the stormwater facilities, treatment vaults and manholes, underground detention, and outfalls shall have adequate access for inspections by the City.	In compliance
21. The stormwater collection system serving the development, which is not located within the public right-of-way, shall be placed within private stormwater easement and shall be maintained by the homeowners association (HOA).	Will comply
22. The development shall comply with CMC 17.21.030 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control and plan for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. The applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The security is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor.	In compliance

23. The applicant shall be required to provide a sewer basin analysis to confirm that the Brady Road Sewer pump station and all downstream system components have adequate capacity for the proposed development. In the event the pump station or any downstream system components are not adequately sized, the Applicant shall be conditioned to make any necessary improvements or upgrades to serve the proposed development.	In compliance
24. The Applicant shall provide easements for all sewer system facilities and grant access to the City for purposes of operations, maintenance and replacement.	In compliance
25. Any existing water wells, septic tanks, or septic drain fields 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 any abandoned wells shall be transferred to the City.	In compliance
26. The Applicant shall construct the segment of the T-11 Trail through the proposed development, connecting NW Brady Road to the proposed NW Sacajawea Street, on the east side of the development. The T-11 Trail shall, to the extent feasible, be a minimum of 10-feet in width and shall meet ADA guidelines. A public access easement must be provided over the T-11 trail.	Trail is located in Tract A and is designed in compliance with this provision.
27. The Applicant shall provide a safety enhanced pedestrian crossing at the intersection of NW Sacajawea Circle and NW McIntosh Road that includes striping, pedestrian signage, and rapid flash beacons or a City approved equivalent.	Will comply. Improvements are financially secured.
28. The Applicant shall provide a safety enhanced pedestrian crossing at the intersection of NW Brady Road & NW McIntosh Road that includes signing, striping, and a pedestrian refuge island.	Will comply. Improvements are financially secured.
29. The Applicant shall widen the existing sidewalk on the north side of NW McIntosh Road between NW Sacajawea Street and NW Brady Road such that the sidewalk is a minimum of 8-feet in width, provided that in the area where street trees are established, namely the frontage of Hidden Leaf Subdivision, the applicant shall widen the sidewalk from 5-feet to the maximum extent possible without eliminating the established street trees or encroaching onto the Hidden Leaf Subdivision.	Will comply. Improvements are financially secured.
30. The Applicant shall provide 11-foot wide left turn lanes and travel lanes on NW McIntosh Road with a 4-foot wide eastbound bike lane as shown on the drawing labeled "McIntosh Road Improvements" from Olson Engineering dated October 2017. The applicant shall install a curb on the south side of NW McIntosh Road with a 1.5-foot minimum width shoulder on the south side of the south curb line.	Will comply. Improvements are financially secured.
31. The Applicant shall post 'No Parking' signs on one side of all roads within the development.	Will comply

32. The Applicant shall conduct a street lighting analysis, in accordance with the Camas Design Standards for Street Lighting, to determine if the existing street lighting along the north side of NW McIntosh Road is adequate for an arterial roadway.	Provided and in compliance
33. The Applicant shall be required to design and install any lighting improvements, identified in the street lighting analysis, in accordance with the Design Standards for Street Lighting as outlined in the Camas Design Standards Manual (CDSM).	In compliance
34. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan that details the location, number, plant species proposed, planting notes and associated details.	Approved by planning division staff with engineering plan submittal.
35. The Applicant shall ensure that the CC&R's clearly state that the HOA is responsible for the maintenance of the stormwater system in its entirety which is located within the Tracts and easements.	In compliance
36. The Applicant shall ensure that the CC&R's clearly state that the City shall have right-of-entry access for purposes of inspection of all stormwater facilities.	In compliance
PLANNING DIVISION	
37. Prior to final plat approval of any phase, the applicant shall ensure that permanent access is provided to Parcels adjacent to the development (127167-000, 127168-000, 127169-000, 127170-000, 127171-000, and 127162-003). The provisions will be recorded on the face of the plat, which could include providing an easement over the private road; or relocating the private gate so as to not block access to adjacent parcels (near Lots 19 and 31); or by annexing the lots into the new development.	Agreement on 7/12/17 Clark County Record #5421621
38. Three (3) phases are approved with this decision. Lots must be numbered consecutively within each phase. Other modifications to the phasing plan (aside from numbering) will require approval of a modification pursuant to CMC§18.55.270-Plat amendments and plat alterations.	Refer to subsequent minor modification approval. There are currently two phases.
39. The applicant shall place the stormwater facilities in separate tracts from critical areas, and provide fencing between the stormwater facilities and any abutting critical areas. Fencing shall be installed as part of the construction of the facility.	In compliance
40. Retaining walls shall not exceed six feet in height along the side and rear property lines. If taller retaining walls are necessary and unavoidable, then they must be setback at least three feet for every additional retaining wall of up to six feet in height. The terraced three-foot setback area must be landscaped and planted. Retaining walls over 42-inches are not allowed at the front property lines, unless they are terraced and setback at least three feet for every additional three feet in height.	Will comply

41. The access tract to the stormwater facility (Facility B) shall be paved in accordance with the Camas Design Standards Manual and placed in a tract CMC§17.19.030(D)(5)(d), not in an easement.	Will comply with completion of Phase 2
42. Tract H shall be eliminated and combined with the adjacent open space, Tract A.	In compliance
43. The stormwater access between Lots 38 and 39 shall be located in a separate tract.	Phase 2
44. The applicant shall revise the preliminary plat to ensure that side lot lines are at right angles to the street (or radial to a curve) as practical per CMC§17.19.030 (D)(2 and 3).	In compliance
45. The lot widths of pie-shaped lots (e.g. Lots 4, 7, 8, 9, and 10) must be adjusted to achieve the minimum lot width of 80-feet, from a point that is at least 20 feet from the front lot line, or the front setback line must be revised and established at the point at which a lot width of 80-feet is achieved. Meaning that the front setback of pie-shaped lots would be greater than the minimum of the zone.	In compliance
46. The applicant shall provide a minimum of one street tree per lot, and it must be located within the planter strip at the front of each lot. If additional street trees are included within the development, they must be noted on the final construction plans.	In compliance and noted on construction plans
47. <u>Sales Offices</u> : A single sales office in a model home for purposes of selling lots within the development may be located within each phase, and remain until 50% of lots are sold in that phase or two years after Certificate of Occupancy is issued for the model home or trailer, whichever is less. After such time, the sales office in the home or the trailer must be removed. If a sales office is proposed in a trailer, then a site plan must be approved by the City which includes five-foot depth of landscaping along the street frontage and base of trailer, and off-street parking per CMC 18.11 Parking.	Will comply
48. Signs shall be posted and maintained along critical area buffers at an interval of one (1) per lot and shall read substantially as follows: "Conservation Area - Retain in a natural state."	Will comply
49. Continuous fencing must be located along lot lines that are adjacent to critical areas (including buffers), and installed prior to final occupancy approval of homes on the abutting lots.	Will comply
50. Wetlands, streams and associated buffers shall be clearly marked on the final plat, consistent with CMC§17.01.050.	In compliance for Phase 1
51. Trees retained within open space areas must be managed to ensure the long-term health of the trees. Tree topping will not be permitted, nor removal of more than 20 percent of a tree's canopy. If tree removal is necessary due to a potential hazard to people or property, then replanting is required. A note to this effect shall be added to the plat.	Will comply

52. Prior to final occupancy approval of Lots 28, 29 and 30, a solid, site obscuring fence and landscaping will be installed between the equestrian center and lots. This fencing may be removed after the A/R use (the equestrian center) is discontinued. Until such time, the Dawson Ridge HOA will be responsible for maintenance of the fence and an easement note for such maintenance will be included on the plat.	Will comply
53. A Final Mitigation Plan consistent with CMC§16.53.050(E)(3) shall be submitted prior to final engineering approval. The final plan will include (at a minimum) detailed construction plans, maintenance, monitoring, and contingency plans.	Final mitigation plan was submitted and is dated April 11, 2018
a. Financial assurances for mitigation must be submitted and approved in accordance with of CMC§16.51.180 (D) and CMC§16.53.050(J) prior to earth disturbing activities.	Bond amount of \$44,485.36 was submitted.
b. Proof of purchase of mitigation bank credits from the Columbia River Mitigation Bank must be submitted prior to final engineering approval.	In compliance
54. The location of the public trails shall be labeled on the final plat, and signs shall be installed at both ends to inform the public of their right to access the trails.	Public trail is noted on plat. Installation of signs is included with financial assurances.
55. Prior to final plat approval of any phase, the applicant shall provide a copy of the private covenants intended to be recorded with the plat, which will include provisions for maintenance of all required improvements, such as storm or sewage facilities, open space areas, access tracts, and private parking enforcement provisions.	In compliance
FIRE DEPARTMENT	
56. Permit required with the Fire Marshal's Office and Engineering Department for the privacy gate pursuant to CMC Chapter 12.36.	Will comply
57. Prior to construction plan approval, provide a plan to the Fire Marshal's Office for private street emergency access obstructions per CMC, 17.19.040.A.9.	In compliance. Also refer to Plat Note #10 in regard to parking.
58. Street signs will include hundred block designations.	Will comply
59. The location of emergency turnarounds must be approved by the Fire Marshal prior to construction plan approval.	Will comply
60. The location of "No Parking" signs must be inspected for compliance prior to final acceptance of subdivision improvements.	Will comply
61. Private Hydrants shall be ordered in RED from the manufacturer.	Will comply
62. The applicant shall contact the Fire Marshall's Office for witnessed hydrant flushing on all hydrants. Contact information for the Fire Marshall is 360-834-6191 or FMO@cityofcamas.us for inspections or submittal questions.	Will comply

FINAL PLAT NOTES	
1. A homeowners association (HOA) will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas. The CC & R's must allow the development of Accessory Dwelling Units (ADUs).	Refer to Note 1
2. Building permits will not be issued by the Building Department until all subdivision improvements are completed and the City has issued Final Acceptance.	Refer to Note 2
3. For lots adjacent to steep slopes, the Geotechnical Engineer of Record must perform a lot specific geotechnical evaluation, which will be submitted with the building permit application.	Refer to Note 3
4. Maximum building lot coverage for this subdivision is 35%.	Refer to Note 4
5. Lots 37, 38, and 39 are subject to the R-12 density transfer dimensional standards, CMC 18.09.040.B.	Not applicable to Phase 1. Lots are within Phase 2.
6. Low Flow Life Safety Residential Fire Sprinklers (NFPA 13D) required in all new dwellings.	Refer to Note 5
7. 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 will be subject to the payment of appropriate impact fees at the time of building permit issuance.	Refer to Note 6
8. Within identified tracts, steep sloped areas, wetlands, streams and associated buffers shall be maintained in their natural state as described in the final mitigation plans.	Refer to Note 7
9. Tree topping is not permitted, nor removal of more than 20 percent of a tree's canopy. Trees that a licensed arborist determines to be hazardous may be removed, after approval by the City. Removal of hazard trees, and required street trees shall be promptly replaced and maintained.	Refer to Note 8
10. [Note for Phases 1 and 2] The sounds, odors, activities, and conditions that are incidental to and a normal part of the equestrian center shall not be a cause for complaint, and shall not constitute a nuisance (CMC§18.41.140-O).	Note is no longer relevant. Applicant has subsequently demolished the equestrian center. As the center was a non-conforming established agricultural use, it must be converted to a conforming land use.
SEPA CONDITIONS	
1. The applicant shall place the geologic hazard areas in a tract for protection and preservation, as allowed per CMC§16.51.240.	In compliance
a. The geotechnical management setback areas may be included in Lots 8, 9, 31, 32, and 33, subject to recorded easements approved by the City and	In compliance

enforceable by the Dawson Ridge HOA restricting use of the geotechnical management setback areas on these lots to fencing, landscaping, and patios. Any future changes to the easement language will require City approval, based on additional geotechnical reports that support other uses.	
b. The geotechnical management setback areas shall be excluded from Lots 10 and 34 and located in the geologic hazard area tract.	In compliance. See Tract H, and Note 8
2. The applicant shall provide a copy to the city of the recorded conservation covenant over the tracts and reference to the recording number shall be added to the final plat.	Tract A is identified with Tract Note 1 as a critical area tract, and will be recorded as such with the recording of this plat.
3. The Geotechnical Engineer of Record (PBS) must evaluate the final grading plan and its impacts on slopes and the underlying soils. This review must be submitted for approval with site construction plans, prior to engineering plan approval (<i>Refer to PBS Recommendations on page 7, Geotechnical Engineering Report</i>).	In compliance
4. The applicant shall retain the Geotechnical Engineer of Record (PBS) to provide geotechnical special inspections during construction and a final summary report on the subdivision infrastructure construction (i.e. roads, underground utilities, initial lot grading, etc.) that confirms compliance with their geotechnical engineering report.	Will comply with building permits
5. For lots adjacent to steep slopes, the Geotechnical Engineer of Record must perform a lot specific geotechnical evaluation, which will be submitted with the building permit application.	Will comply with building permits
6. Surface water must be collected and routed away from the slopes of the geohazard areas.	Will comply with building permits
7. Temporary construction fencing shall be installed around the geohazard setback prior to earthwork.	In compliance
8. No fill or ground disturbance within the identified geohazard and setback area shall occur, except as necessary for the construction of fencing, landscaping, and patios allowed in the geotechnical management setback areas included in Lots 8, 9, 31, 32, and 33	No mass grading has occurred in these areas.
9. Prior to final acceptance of site improvements, permanent continuous fencing and signage will be installed along the geologic hazard area tracts to separate the tracts from adjacent lots. The signs will include text provided by the City.	Will comply
10. Clearing and grading including utility and road construction activities shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions.	In compliance
11. Aside from those trees approved for removal within the applicant's tree report, all significant trees and native vegetation within the required geologic hazard area tracts shall be retained. Significant trees include evergreen trees eight inches in dbh, and deciduous trees, other than red alder or cottonwood, twelve inches in dbh, measured 4.5 feet above the ground measured from the uphill side.	In compliance

12. Temporary construction fencing shall be provided around the drip line of any significant trees to be retained that are immediately adjacent to the site improvements. The temporary fencing shall be in place prior to any earthwork activities and remain in place until final acceptance of site improvements.	In compliance
13. Final grading and site plans shall include the location of significant trees adjacent to site improvements and shall be consistent with the intent to retain these significant trees. Removal of significant trees shall only be authorized upon review and recommendation of a qualified biologist.	To date, no additional trees have been proposed for removal
14. A homeowners association (HOA) will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas. The CC & R's must allow the development of Accessory Dwelling Units (ADUs).	Draft CC&R's were reviewed and approved.
Conditions of Approval for Minor Modification (File #MinMod18-01)	
1. The first sentence of Condition #38 of SUB17-02 is hereby amended to read, "Two (2) phases are approved with this decision." No other changes to the condition are warranted.	Only two phases are now proposed.
2. Access from the new temporary cul-de-sac to the storm facility at Tract B must be paved the full length within Phase 1. The remaining portion of the access road will be paved with Phase 2 as conditioned with the preliminary plat approval, which is unchanged with this decision.	Construction plans are consistent with this condition.
3. The temporary turn around shall include a paved surface that is a minimum of 35 feet radius.	Construction plans are consistent with this condition.

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 Dawson Ridge Phase 1 (file #FP18-08).