



STAFF REPORT

Larkspur Subdivision

File No. SUB18-03 (consolidated files: SEPA18-21, ARCH18-10)

Type III

Staff Report Date: March 5, 2019

TO	Hearings Examiner	HEARING DATE	March 12, 2019
PROPOSAL	The applicant proposes to subdivide 2.09 acres into ten lots.		
LOCATION	6215 NW Larkspur Street		
APPLICANT/CONTACT	Gus Harb- Provence, LLC 701 Columbia St, Suite 11 Vancouver, WA 98660		
APPLICATION SUBMITTED	July 27, 2018	APPLICATION COMPLETE	January 2, 2019
SEPA	The City issued a SEPA Mitigated Determination of Non-significance (MDNS) January 10, 2019. The SEPA MDNS was mailed to property owners January 9, 2019 and published in the Post Record on January 10, 2019. Legal publication #118540.		
PUBLIC NOTICES	Notice of Application was mailed to property owners within 300 feet of the site on January 9, 2019, and published in the Post Record on January 10, 2019. Legal publication #118450. Notice of public hearing was mailed to property owners within 300 feet of the site and published in the Post Record February 28, 2019. Legal publication #149040.		

APPLICABLE LAW: The application was submitted on July 27, 2018 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, and Chapter 18.55 Administrative Procedures.

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SUMMARY

Application has been made to the City of Camas for preliminary plat approval for a 10-lot single-family residential subdivision located at 6215 NW Larkspur Street in the R-7.5 single-family residential zone. The preliminary plat proposal would segregate 2.09 acres into 10 lots ranging in size from 6,915 square feet to 8,913 square feet. The proposal includes a tract for a landscaping buffer.

The subject property is bordered to the north by The Village at Camas Meadows subdivision, to the west and south by single-family residences and to the east by NW Larkspur Street. East of NW Larkspur Street is the Larkspur Estates Subdivision. The site is accessed from the north via The Village at Camas Meadows subdivision. The site slopes downward from the southwest corner towards the northeast corner and is covered with low-lying vegetation and scattered trees. There was a residential home on site, which has now been removed.

The proposed preliminary plat does or can comply with the applicable standards of the Camas Municipal Code (CMC) and Revised Code of Washington (RCW).

FINDINGS

Title 16 Environment

STATE ENVIRONMENTAL POLICY ACT (FILE #18-21)

CMC CHAPTER 16.07

A SEPA checklist was submitted and a Mitigated Determination of Non Significance (MDNS) was issued January 10, 2019 as the proposed development includes more than ten residential dwelling units per CMC 16.07.020.A.1. The mitigation measure identified in the SEPA MDNS will need to be complied with (See Exhibit 27). The comment period ended January 24, 2019 and comments were submitted by the Department of Ecology (See Exhibit 21), which requires the utilization of clean fill only and proper erosion control measures.

FINDING: Staff finds the mitigation measure identified in the SEPA MDNS will need to be complied with.

The applicant provided an archaeological predetermination report that is consistent with CMC 16.31.090. Based on the report, no further archaeological work is necessary at this time. The report and findings are not subject to the open public records act and as such, the City cannot disclose the results. A note should be added to the face of the final plat that include inadvertent discovery language as required by the State Department of Archaeology and Historic Preservation.

FINDING: Staff finds if potential artifacts are discovered during the course of construction, work must immediately cease and both State Department of Archaeological and Historic Preservation and the City shall be notified.

CMC Chapter 16.59.060(C) Geotechnical Evaluation and Assessment-

Clark County GIS mapping identified the subject property with an area of geologically hazardous areas (i.e. steep slopes) and therefore a geotechnical report pursuant to CMC 16.59.060. The applicant submitted a Geotechnical Report prepared by GeoDesign, Inc. dated September 21, 2016 (Exhibit 14), which identified slopes up to 25% in the southwest corner of the property. However, the report was prepared based on a different development proposal, which included fewer lots and use of retaining walls. Per the applicant, the current proposal does not include the use of any retaining walls. As such, a Reliance letter dated January 30, 2019 prepared by GeoDesign, Inc. acknowledging the applicant’s desire to utilize and rely on the information in the September 21, 2016 Geotechnical Report, subject to the general conditions outlined in the Reliance letter (See Exhibit 17). However, staff finds the applicant should prepare and submit a Geotechnical Report specific to the current land development proposal.

FINDING: Staff finds a revised site specific Geotechnical report should be prepared for the current development proposal and submitted to the City for review prior to engineering plan approval. The applicant should comply with the geotechnical report recommendations of the revised to report to minimize any potential hazards associated with construction.

Title 17 Land Development

CMC Chapter 17.11.030(D) Criteria for Preliminary Plat Approval:

The hearings examiner decision on application for preliminary plat approval shall be based on the following criteria:

- 1. The proposed subdivision is in conformance with the Camas comprehensive plan, parks and open space comprehensive plan, neighborhood traffic management plan, and any other city adopted plans;**

Comprehensive Plan

The subject property is designated as Single-Family Medium in the City’s Comprehensive Plan, which includes the Single-Family Residential (R-7.5) zone designation. Citywide Housing Goal H-1 states, “Maintain the strength, vitality, and stability of all neighborhoods and promotes the development of a variety of housing choices that meet the needs of all members of the community.” To facilitate alternative housing choices, affordable housing and ageing readiness within the City of Camas, accessory

dwelling units (ADU's) are an allowed use within residential zones under CMC 18.07.040 Table 2 and therefore should not be precluded in the CC&R's.

Transportation policies T-2.1 and T-2.3 emphasize enhancing alternative transportation choices such as walking and biking by seeking shortcuts in route planning and providing pedestrian and bicycle linkages in the construction of cul-de-sacs, which is further discussed below in criteria 3.

Overall, the 2035 City of Camas Comprehensive Plan supports the subdivision through a number of land use policies such as the following:

- LU Policy 1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.
- LU Policy 3.3: Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.
- LU Policy 3.4: Camas residents are protective of the small-town ambiance and family-friendliness of the community. Discourage exclusive neighborhoods, privacy walls, and gated communities.

Parks and Open Space Comprehensive Plan

The City of Camas adopted and updated the Parks, Recreation, and Open Space (PROS) plan in 2014. The subject site is generally located in an area identified by the PROS as needing a Neighborhood Park (NP-1). Like most capital facility plans, the PROS is intended to act as a general guideline as to where to locate key facilities. One of the key criteria for citing a neighborhood park is as follows:

“Neighborhood park sites should be 5 to 10 acres in size. The minimum size for neighborhood parks is 3 acres when land constraints do not allow a larger site.”

The City of Camas Parks and Recreation Manager assessed the area and determined that it does not meet the necessary criteria for a successful neighborhood park site. As such, the applicant is not required to provide any parks and recreational open space to the public. However, the applicant is strongly encouraged to provide private recreational amenities to serve the proposed neighborhood.

Neighborhood Traffic Management Plan

The Neighborhood Traffic Management Plan (NTM) identifies the need for installation of acceptable traffic calming features when a proposed development will generate 700 Average Daily Trips (ADT) or more. The submitted Transportation Impact Report (TIR) indicates that this project is expected to generate 76 ADT and therefore is not subject to this requirement.

FINDING: Staff finds the submitted TIR clearly demonstrates the ADT threshold of 700 ADT will not be met and the proposed project can or will be compatible with the aforementioned City adopted plans.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the subdivision that are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

Water: There is an existing 8-inch diameter ductile iron water main, located on the west side of NW Lambert Lane, which was stubbed to the southernmost property boundary of The Village at Camas Meadows, Ph. 1. The applicant has proposed to connect to the existing 8-inch water main and extend the water main to the end of the proposed cul-de-sac to the south.

Individual water services will be provided to each lot with meter boxes located in the proposed planter strips. Fire hydrants will also be installed in accordance with Camas Design Standards Manual (CDSM) and Fire Department requirements. Any irrigation meters proposed, for locations other than individual lots, will be required to be privately owned and maintained by the HOA and will require acceptable

backflow prevention devices (BPD). The water main, irrigation meter, water services and meters, and fire hydrant will be located in the public right-of-way that will serve the proposed lots.

Staff finds that the applicant will be conditioned, prior to final acceptance, to provide an acceptable backflow device (BFD) and backflow testing report for any private irrigation service. Additionally, prior to occupancy of each home with an irrigation system, the builder should submit acceptable BFD testing for each irrigation meter installed and provide said testing results to the city. Staff finds a note should be added to the face of the final plat that requires yearly backflow testing for any private HOA irrigation service and for privately owned irrigation meters on individual lots.

FINDING: Staff finds that as conditioned the applicant can and will provide water system improvements consistent with the City's standards.

Storm Drainage: Per the preliminary stormwater technical information report (TIS), prepared by Harb Engineering, Inc. and dated July 2018, the applicant is proposing to construct a 10-lot single family residential subdivision on 2.09 acres of undeveloped land. The site slopes downhill from the south to the north eastern boundary of The Village at Camas Meadows Phase 1. Additionally, the site is impacted from offsite surface water that flows from the south, northeasterly to, and across the proposed development. The offsite surface water flows originate from a large undeveloped parcel, approximately 13.47 acres, that is covered with trees, shrubs, and a grassy field.

The applicant is proposing a perimeter french drain system to collect the offsite surface water flows. Additionally, the roof drains from the individual single family residences are proposed to tie into the perimeter french drain system. Stormwater from the road, sidewalks, and yards will be directed into two structures located at the northern most end of the new roadway. One structure is a catch basin at the northwest corner which will drain east to the second structure that will provide stormwater treatment. The treatment structure, shown to be within the public roadway, is located at the northeast corner of the new road. The treated stormwater will then be conveyed via an underground storm pipe to a series of onsite manholes and ultimately directed into the previously constructed stormwater system located in NW Camas Meadows Drive. As the new road is to be a public road, the stormwater treatment structure is to be moved outside of the public roadway, placed within a Tract, and to be owned and maintained by the homeowner's association (HOA). The City is to be granted a right-of-entry for purposes of inspections and conditioned as such.

This project site was included in the stormwater report and DA for the "Parklands Executive Residential Subdivision and Parklands Business Park" that allows for stormwater to be discharged from the site, after water quality treatment but without detention, into the stormwater conveyance system for NW Camas Meadows Drive and the Parklands Business Park and Subdivision thereby released into the wetlands, flowing overland, and into Lacamas Lake.

Staff finds that the applicant will be conditioned to submit a final stormwater report (TIS) to the City for review and approval, prior to final engineering plan approval. The final report is to verify that the perimeter french drain system has been sized adequately for the collection of both the offsite stormwater and the individual roof drains that are tied into this system. Additionally, the report is to provide the required documentation, per Ecology's 2014 SWMMWW, addressing the feasibility/infeasibility of LID BMPs.

A note should be added to the final plat that the stormwater system, which includes the perimeter french drain system, the stormwater treatment structure, and the manholes located outside of the roadway, are to be owned and maintained by the HOA with a right-of-entry granted to the City for purposes of inspections.

FINDING: Staff finds that as conditioned the applicant can and will make adequate provisions for stormwater control, conveyance, and water quality treatment.

Erosion Control: Adequate erosion control measures can or will be provided during the site improvements contemplated for this subdivision in accordance with adopted city standards. The Erosion Sediment Control (ESC) plans will ultimately be submitted to the City for review and approval prior to any ground disturbing activities. The applicant will be required to provide an Erosion Control Bond, per CMC 17.21.050.B.3, prior to final engineering plan approval and will be conditioned as such.

Additionally, the applicant will provide a copy of both their Stormwater Pollution Prevention Plan (SWPPP), which is a part of their application for their NPDES General Construction Stormwater Permit (GCSWP) that is required through the Washington State Department of Ecology for ground disturbing activities of one acre or more, and their NPDES GCSWP, prior to approval of the engineering plans and will be conditioned as such.

FINDING: Staff finds that adequate provisions for erosion control can or will be made as conditioned.

Sanitary Sewage Disposal: The applicant is proposing to tie into the existing 3-inch PVC sanitary sewer system that was stubbed south from The Village at Camas Meadows Phase 1 development located north of the proposed development. The effluent flows from this development would be routed to the existing Camas Meadows pump station, with the solids retained in individual tanks located on individual lots.

The applicant is proposing to install a Septic Tank Effluent Pressure (STEP) sewer system to serve the proposed lots. The system will consist of individual underground Roth STEP Tanks to be installed at the time of home construction on each lot. The tanks will retain the solids and the effluent will gravity flow out of the tank and into the STEP mainline where the flow will then be conveyed to the existing pump station. The City will maintain the individual STEP tank systems once home construction is completed. As conditioned, a note should be added to the final plat that the individual lot owners will be responsible for the cost and installation of the individual systems at the time of home construction. A right-of-entry will be granted to the City for the maintenance and repair of said STEP tanks.

Existing wells, septic tanks and septic drain fields: CMC 17.19.020 (A 3) requires abandonment of existing wells, septic tanks, and septic drain fields. Any existing wells, septic tanks, and drain fields should be properly abandoned in accordance with State and County guidelines prior to final plat approval. If applicable, any water rights associated with the abandoned well(s) should be transferred to the City.

FINDING: Staff finds that adequate provisions can or will be made as conditioned for water, storm drainage, erosion control and sanitary sewage disposal which are consistent with the Camas Municipal Code and the Camas Design Standard Manual.

3. Provisions have been made for road, utilities, street lighting, street trees and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;

Roads: The proposed development is located west of NW Larkspur Street and south of NW Lambert Lane. The applicant is not proposing to provide any connectivity to NW Larkspur Street. NW Larkspur Street is designated as an existing 2-lane collector and is currently under construction to upgrade to a 3-lane collector. NW Lambert Lane is a 2-lane local road that currently dead-ends at the northern most boundary of the proposed development. The applicant is proposing to extend the existing road to the south, approximately 220-feet, to dead-end at a cul-de-sac. The applicant is proposing a cul-de-sac,

which will consist of a 35-foot public right-of-way radius, a 28-foot paved surface, curb & gutter, and attached 5-foot sidewalk. The proposed dead-end, with a cul-de-sac as a turnaround for emergencies vehicles and garbage and recycling vehicles, is consistent with the minimum standards per CMC 17.19.040.10.b for cross-circulation. The public street section proposed for the interior street to the site, is consistent with the public street section noted on CMC 17.19.040.B.8 Table 17.19.040-2 Minimum Public Street Standards. This street will consist of a 52-foot width right-of-way, a 28-foot paved surface, a 5-foot detached sidewalk and planter strips on both sides, and parking restricted to one side only. The proposed street section is the minimum allowable and requires approval from the City Engineer. The City Engineer supports the proposed street standards as shown.

[Pedestrian Circulation]: CMC 17.19.040.B.10.b.ii, requires a direct pedestrian or bicycle connection to the nearest available street or pedestrian oriented use when a cul-de-sac or dead-end is proposed. A cul-de-sac is proposed at the end of NW Lambert Lane. Staff finds a condition of approval is warranted for a 10-ft. wide pedestrian/bicycle easement with a 6-ft. paved surface to be provided between lots 1 through 4 that will connect NW Lambert Lane with NW Larkspur Street, including a plat note addressing ownership and maintenance responsibilities.

Utilities, Street Lighting, and Other Improvements:

[Street Lighting]: LED Street lighting will be installed along all street frontages in accordance with the Camas Design Standards Manual (CDSM). Street light locations are to be shown on the construction plans. Electrical plans are to be submitted for review and approval by the City prior to submittal to Clark Public Utilities.

[Street trees and Landscaping]: CMC 17.19.030.F.1 requires one 2-inch diameter street tree in the planter strip of the right-of-way for each dwelling unit. The proposed street tree locations are shown on the Preliminary Landscape Plan, Sheet P-07 (Exhibit 7) in compliance with this requirement. The applicant will also be required to provide acceptable fencing and landscaping behind lots 1-4 in accordance with CMC 17.19.030.D.6 *Double Frontage Lots* as further discussed under criterion 5 below. Additionally, prior to final engineering approval, the applicant is to show proposed driveway locations for each lot to ensure that street trees are not impacted and conditioned as such.

As conditioned, the street tree plantings and other landscaping, as discussed throughout this report, should be included on the landscaping plans with final engineering plan submittal for the site improvements. All landscaping should be installed or bonded for prior to final plat acceptance.

FINDING: Staff finds that the applicant can or will make adequate provisions as conditioned for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans.

4. Provisions have been made for dedications, easements and reservations;

The application submittal does not include any private easements for the proposed perimeter french drain system shown on Lots 1-10, the storm treatment structure, or the manholes located on Lot 1. A condition of approval will be necessary to provide said easements on the construction drawings and on the final plat.

A homeowner's association (HOA) will be required for this development. A copy of the CC&R's for the development will need to be submitted to the City for review and approval. Additionally, the City is to receive a copy of the recorded CC&R's at time of Final Plat. Specifically, the applicant is to make provisions in the CC&R's for ownership and maintenance of the French drain system, storm treatment

structure and manholes, fencing, trails, landscaping, irrigation, and easements outside of the City's right-of-way. Further, all necessary easements, dedications, and tracts should be noted on the final plat.

FINDING: Staff finds that adequate provisions for dedications, easements and reservations as conditioned can or will be made by the applicant at the time of final platting.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use;

Lot sizes and dimensions: The subject property is located within the single-family residential (R-7.5), which requires an average lot size of 7,500 square feet. The applicant proposes to exceed the average lot size requirement, which is permitted, but not more than 500 square feet as required per footnote 4 of CMC 18.09.040 Table 1. The required minimum 40 x 40 building envelopes are met and shown on the preliminary plat with the following required minimum setbacks: front yard 20-feet, side yard 5-feet, rear yard 25-feet (except the double-frontage Lots 1-4 will provide a 20-foot rear yard setback as described below).

Double-frontage lots: The preliminary plat proposed double frontage lots at Lots 1-4 adjacent to NW Larkspur Street. "Double Frontage lots shall be avoided" per CMC 17.19.030.D.6 except where the lots are adjacent to an arterial or collector; NW Larkspur Street is an Arterial Road. Consistent with CMC 17.19.030.D.6.a, the applicant has provided a 10-ft. wide landscape tract along the rear property lines of Lots 1-4 as shown on the preliminary plat sheet P-02 (See Exhibit 7). The landscape tract should include a minimum 2-inch caliper tree every thirty feet on center, three-foot tall shrubs that form a continuous screen and groundcover plants that fully cover the remainder of the landscape area per CMC 17.19.030.D.6.a. A 4-foot tall sight obscuring fence or masonry wall should be located at the line that separates the lot from the 10-foot tract per CMC Figure 17.19-1 and include columns or physical indentations every fifty lineal feet per CMC 17.19.030.D.6.b. Subject to CMC 17.19.030.D.6.d, a 20-foot setback is required from the property line separating the lot from the tract. The rear building elevations facing SW 40th Street should maintain the architectural design of the front building façade to avoid blank walls per CMC 17.19.030.D.6.c.

FINDING: Staff finds the proposed lot sizes conform to the requirements of the R-7.5 zone and complies with the maximum allowable density of 5.8 du/acre. The application meets the single-family development standards of CMC 18.09.040 Table 1 and 2. Lots 1-4 will need to comply with the development standards for double frontage lots in CMC 17.19.030.D.6(a-d).

6. The subdivision complies with the relevant requirements of the Camas subdivision and zoning codes, and all other relevant local regulations;

CMC Section 17.19.030.A Environmental Regulations:

Relates to the preservation of significant trees and states, "In addition to meeting the requirement of CMC Chapter 18.31, Tree Regulations, every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design." CMC 18.31.080.B further states, "To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred." Out of the 33 trees present on site, all of the trees are planned for removal. The Tree Removal and Preservation letter from Clark Land Design, LLC (See Exhibit 8) stated that the majority of the existing trees on site conflict with new homes, roads, and utilities, are in poor health or dead, or subject to potential windthrow as identified on the applicant's tree survey (See Exhibit 9). However, the initial tree plan sheet P-06 (See Exhibit 6) submitted to the City identified significant trees (numbers 3, 4, 10, 15, 26, 27 and 33) that are located at the edge, or in some cases outside, of the building envelopes for potential preservation. Staff encourages the applicant to reassess these trees at construction for possible retention. Trees to be preserved should be

identified on the final engineering plans. For trees proposed for retention on lots, the applicant should install tree protection fencing on the outer perimeter of the critical root zone during construction.

CMC Section 15.50.090 Clearing and Grading Standards:

CMC 15.50.090.A requires clearing and grading activities be conducted as to minimize potential adverse impacts to the vegetation, drainage and other natural features of the land. Clearing and grading should be conducted in a manner to preserve and enhance the city of Camas aesthetic character to include the preservation of unique landforms and natural features per CMC 15.50.090.E. Further, CMC 15.50.100.B requires the minimization of clearing and grading on slopes greater than 15%. Residential land development projects with steep slopes often include retaining walls for flatter lots.

Per the applicant's narrative, the site was designed to access from the Village at Camas Meadows Phase 1 development from the north due to the steep slopes on site, thereby eliminating the need of major grading, extensive cuts/fills, and the need for placing retaining walls within the site. Although the proposed subdivision does not include any retaining walls at this time, the preliminary grading plan indicates final grades ranging from 7.2% to 20.2%. Staff finds a condition of approval is warranted if retaining walls are proposed with the final engineering plans and therefore the project would be subject to the requirements of CMC 18.17.060 *Retaining walls*, which addresses both interior and exterior facing walls. To minimize clearing and grading and to further highlight the existing aesthetic landscape character of Camas, a revised clearing and grading plan should be submitted in compliance with CMC 18.17.060 *Retaining walls* prior to final engineering plan approval.

FINDING: As stated in the responses to criteria in this staff report and as conditioned herein, this proposal can or will meet all relevant codes, regulations, ordinances and other requirements as identified herein.

7. Appropriate provisions are made to address all impacts identified by the transportation impact study;

The applicant submitted a Traffic Information Report, prepared by HARB Engineering, on December 10, 2018. The report evaluated estimated trip generations based on the number of lots (10). The report used the trip generation rates from the ITE Trip Generation Manual (9th Edition, 2012), ITE code #210 – Single Family, in order to determine the number of trips generated per weekday.

The findings in the Traffic Information Report were as follows:

- The proposed development is expected to generate 76 daily, 6 AM peak hour (1.5 in, 4.5 out), and 8 PM peak hour (5.04 in, 2.96 out) net new trips.
- Based on the number of trips generated, and per the Camas Design Standards Manual – Transportation Impact Study Guidelines, when the vehicles per day (VPD) are 199 vpd or less, a Traffic Study was not required.

The Traffic Information Report did identify any potential adverse impacts to the area roadways.

Staff finds that there are no impacts needing mitigation associated with this development's traffic impacts to the area roadways based on the applicant's Traffic Information Report.

See detailed comments under the approval criteria number 3 above, within this Section.

FINDING: Staff finds that this proposal can or will meet any impacts identified by the transportation impact study.

8. Appropriate provisions for maintenance of privately owned common facilities have been made;

A Homeowner’s Association will be required for this development including Conditions, Covenants, and Restrictions (CC&R’s) to ensure there are adequate and appropriate measures in place for the perpetual ownership and maintenance of trails, fencing, landscaping, french drain system located on Lots 1-10, the stormwater filter vault, and the stormwater manholes located at the northwest corner of Lot 1 within the landscape buffer area. Additionally, the CC&R’s are to state that the City shall have right-of-entry to inspect the stormwater treatment vault and storm manholes. A note to this effect is warranted on the face of the final plat.

FINDING: Staff finds that adequate provisions for maintenance of privately common owned facilities can or will be made as conditioned.

9. Appropriate provisions, in accordance with RCW 58.17.110, are made for: The public health, safety, and general welfare, and (b) the public use and interest will be served by the platting of such subdivision and dedication;

The applicant is proposing privately owned and maintained tracts for fencing, landscaping, and a trail connection. Furthermore, the applicant is providing adequate and appropriate utilities for stormwater, water, and sanitary sewer that will be dedicated to the public. The applicant will also provide sidewalks with the proposed street construction for adequate pedestrian mobility.

FINDING: As discussed throughout this report, staff finds that the subdivision can be conditioned to provide the appropriate provisions for public health, safety, general welfare, and assure safe walking conditions for pedestrians.

10. The application and plans shall be consistent with the applicable regulations of the adopted comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030;

FINDING: Staff concurs that the proposed subdivision can or will meet the requirements of RCW 58.17 and other applicable state and local laws that are in at the time of final platting. The final plat will be processed in accordance with the requirements of CMC 17.21.060.

PUBLIC COMMENTS

As of the writing of this staff report, staff received written SEPA public comments from the Department of Ecology (See Exhibit 21).

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that the Larkspur Subdivision (SUB18-03) should be approved, because it does comply with the applicable standards if all of the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the preliminary plat of the Larkspur Subdivision (SUB18-03) subject to the following conditions of approval *in addition* to the SEPA (SEPA18-21) permit:

CONDITIONS OF APPROVAL

Standard Conditions:

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.
2. A 3% construction plan review and inspection fee shall be required for this development, which is collected by the Engineering Department. The fee will be based on an engineer's estimate or contractor's construction bid. The specific estimate will be submitted to the City's engineering department 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.
3. Any existing water wells, septic tanks and septic drain fields shall be properly abandoned in accordance with State and County guidelines prior to final plat approval. If applicable, any water rights associated with the abandoned well(s) shall be transferred to the City.
4. 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.
5. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, street lights, and associated appurtenances are installed prior to final acceptance.
6. A 6-foot private utility easement (PUE) shall be located outside of the right-of-way on public streets.
7. A street lighting plan shall be submitted to the City for review and approval prior to final plan submittal to Clark Public Utility.
8. 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.
9. A homeowner's association (HOA) is required for this development. The applicant shall furnish a copy of the CC&R's for the development to the City for review and approval. Additionally, the applicant shall provide the City with a copy of the recorded CC&R's at time of final plat recording.
10. The applicant shall make provisions in the CC&R's for maintenance of the perimeter french drain system, the storm treatment vault, the conveyance system outside of the right-of-way, fencing, landscaping, irrigation, proposed retaining walls, tracts, and easements outside of the City's right-of-way. Further, all necessary easements, dedications, and tracts should be noted on the final plat.
11. 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.
12. 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.
13. Street names shall be reviewed and approved by the Building Department prior to final construction plan approval from the Engineering Department.

14. Building permits shall not be issued until this subdivision has been granted Final Acceptance and the final plat is recorded and approved by the Planning, Engineering, Building, and Fire Departments.
15. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.

Special Conditions:

16. The mitigation measure identified in SEPA18-21 shall be complied with.
17. Prior to engineering plan approval, a revised site specific Geotechnical report shall be prepared for the current development proposal. The applicant shall comply with the geotechnical recommendations of the revised report to minimize any potential hazards associated with construction.
18. Accessory dwelling units shall not be precluded from the CC&R's.
19. Prior to final acceptance, the applicant shall provide an acceptable backflow device (BFD) and yearly backflow testing for any private HOA irrigation service proposed.
20. Prior to final occupancy for each home with an irrigation system, the builder shall submit acceptable back flow device (BFD) testing for each irrigation meter installed and provide said testing results to the City.
21. The applicant is proposing the new road to be a public road, therefore the stormwater treatment structure shall be moved outside of the public roadway, placed within a Tract and owned and maintained by the homeowner's association (HOA). The City shall be granted a right-of-entry for purposes of inspections.
22. Prior to final engineering plan approval, the applicant shall submit a final stormwater report (TIS) to the City for review and approval. The final report shall verify that the perimeter french drain system has been sized adequately for the collection of both the offsite stormwater and the individual roof drains that are tied into this system. Additionally, the report shall provide the required documentation, per Ecology's 2014 SWMMWW, addressing the feasibility/infeasibility of LID BMPs.
23. The development shall comply with Camas Municipal Code (CMC) 17.21.030 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 17.21.030 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor.
24. Prior to final engineering plan approval, the applicant shall provide a copy of both their Stormwater Pollution Prevention Plan (SWPPP), which is a part of their application for their NPDES General Construction Stormwater Permit (GCSWP) that is required through the Washington State Department of Ecology for ground disturbing activities of one acre or more, and their NPDES GCSWP.
25. The individual lot owners shall be responsible for the cost and installation of the individual STEP systems at the time of home construction. A right-of-entry shall be granted to the City for the maintenance and repair of said STEP tanks.

26. Prior to final plat approval, a 10-ft. wide pedestrian/bicycle trail easement shall be provided between Lots 1 through 4 that will connect NW Lambert Lane with NW Larkspur Street. The pedestrian/bicycle trail easement shall be shown on the final engineering plans and the trail constructed or bonded for prior to final plat approval.
27. Prior to final engineering approval, the applicant shall show proposed driveway locations for each lot to ensure street trees are not impacted.
28. Prior to the Building Department issuing a Certificate of Occupancy, street trees shall be located within the planter strip or within the front yard setback for lots with curb tight sidewalks, as approved on the final plat. Trees shall be a minimum of two-inch diameter at breast height.
29. 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.
30. Prior to final engineering plan approval, the applicant shall submit a landscape plan for City review and approval that details the location, plant species, planting, irrigation and fencing notes and associated details for all required landscaping including but not limited to the landscape buffer and pedestrian trail tracts.
31. All landscaping shall be installed or bonded for prior to final plat acceptance.
32. Easements for the perimeter french drain system, the storm treatment structure, and the manholes on Lot 1 shall be included on the construction drawings and the final plat.
33. All building envelopes and setbacks shall be shown on the final plat.
34. Lots 1-4 shall comply with the development standards for double frontage lots in CMC 17.19.030.D.6(a-d) to include:
 - a. A 10-foot landscape tract shall be located along the rear property lines of Lots 1-4,
 - b. The 10-foot landscape tract shall be planted with 2-inch caliper trees every thirty feet on center, three-foot tall shrubs that form a continuous screen and groundcover plants that fully cover the remainder of the landscape area,
 - c. A 4-foot tall sight obscuring fence or masonry wall, located at the line that separates the lot from the 10-foot landscape tract, to include columns or physical indentations every fifty lineal feet,
 - d. A 20-foot setback is required from the property line separating the lot from the tract, and
 - e. The rear building elevations facing NW Larkspur Street shall maintain the architectural design of the front building façade to avoid blank walls.
35. Trees identified for preservation shall be shown on the final engineering plans. Tree protection fencing shall be installed on the outer perimeter for the critical zone prior to construction.
36. Prior to Engineering Plan approval, a revised clearing and grading plan shall be submitted in compliance with CMC 18.17.060 *Retaining walls* if retaining walls are proposed.
37. 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.

Proposed 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.
2. The homeowner's association is responsible for maintaining all private roads and associated infrastructure in this subdivision, including but not limited to the pavement, curbs, sidewalks, trail, fencing, landscaping, street lights and storm drainage utilities.
3. All costs associated with the installation of the step tank for individual lots will be the responsibility of said individual lot owners.
4. A right-of-entry is hereby granted to the City of Camas for the repair and maintenance of the individual STEP tanks located on the lots within the plat.
5. The following minimum setbacks shall apply: Front yard 20-feet, Side yard 5-feet, Corner rear yard 5-feet, Side yard flanking a street 20-feet, Rear yard 25-feet with the exception of Lots 1-4 shall have a Rear yard of 20-feet.
6. No further short platting or subdividing will be permitted once the final plat has been recorded.
7. Building permits will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.
8. The lots in this subdivision are subject to traffic impact fees, school 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.
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 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.
10. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures.
11. 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.
12. All irrigation meters owned and maintained by the HOA shall provide acceptable back flow prevention testing reports on a yearly basis.
13. All irrigation meters located on individual lots shall be owned and maintained by the individual property owner and shall provide acceptable back flow prevention testing reports on a yearly basis.
14. The stormwater system, which includes the perimeter french drain system, the stormwater treatment structure, and the manholes located outside of the roadway are to be owned and maintained by the HOA. The City shall be granted a right-of-entry for purposes of inspections.