PLANNING COMMISSION MEETING AGENDA

Monday, July 14, 2014
6:00 PM

Preliminary Matters
1. CHAIR SELECTS PUBLIC COMMENT OPTION
2. MINUTES: May 12th, 2014 Meetings
3. PUBLIC COMMENT PERIOD (For items not located elsewhere on the agenda)

New Business
4. REZONING PROPOSAL Proposal to rezone approximately 3.25 acres from SR to R1
   a. Review proposal and table until after item #5
5. SUBDIVISION USE PROPOSAL: SUB2014-01 for “Sunstone One at Skamania
   a. Review Purpose of Meeting (to take public comment and decide whether to grant or deny the request)
   b. Appearance of Fairness Disclosures
   c. Presentation by Applicant
   d. Presentation by Staff
   e. Public Hearing
   f. Planning Commission Discussion
   g. Findings of Fact
   h. Recommendation

Old Business
6. SHORELINES UPDATE: Reviewing first draft of Shorelines Inventory & Characterization and funding
7. COMMISSION BYLAWS: Letter from City Council regarding city residency

Staff Reports
8. BUILDING PERMIT UPDATE 43 total applications so far in 2014, 9 for signs, 1 new residences, 0 new commercial/industrial structures
9. STEVENSON CLEAN UP DAY

Discussion
CITY OF STEVENSON
PLANNING COMMISSION MEETING MINUTES

Monday, July 14, 2014

MEMBERS PRESENT
Scott Anderson, Shawn Van Pelt, Glenn Morris, Paul Hendricks, Karen Ashley

STAFF PRESENT
Ben Shumaker, Eric Hansen, Ken Woodrich

PUBLIC PRESENT
Mary Repar, Daniel Webb of Terra LLC, Dave Prosser

Meeting called to order by Anderson at 6:00pm
Anderson announced his resignation from the PC. Hendricks was appointed chairman by Anderson. Anderson then left the meeting.

Meeting called to order by Hendricks at 6:00pm

Preliminary Matters
1. Public Comment Option
Hendricks selected Public Comment Option #2.

2. Minutes
Ashley moved and Morris seconded to approve the minutes of May 12, 2014 as written. Unanimously approved

3. Public Comment Period
None

New Business
4. Rezoning Proposal
Shumaker introduced joint application to rezone and subdivide property, and suggested it would be better to postpone the rezone consideration until the subdivision proposal is heard. Woodrich said he considers this postponement a consensus item. With no objection, the chairman could simply move on. Webb said the reason they wanted to do this concurrently, is because they have to extend the sewer line up Foster Creek Road. First a rezone, then finalized, then subdivision. They are risking building the sewer line and not getting approval. That's why they would like to consider them concurrently.

5. Subdivision Proposal
Quasi-judicial proceeding to review subdivision
SUB2014-01 Adjudicative Proceeding for “Sunstone One at Skamania”

Woodrich explained and asked about Appearance of Fairness disclosure. Van Pelt said he spoke with Webb but not about this project. Woodrich approved of the Commissioners’ appearance of fairness. Woodrich then asked if anyone had a reason for objection. There were no objections.
**Webb** introduced himself as project manager for Terra LLC. They have spent many months planning with the City and their engineers and put something together for Planning Commission to review. This is a small subdivision, unique because it's hidden away and has natural vegetation and large trees. They are proposing a short cul-de-sac street that is a one way turn around with a common area in the center. They feel this helps keep a natural appearance. He discussed areas for turnaround for emergency vehicles.

**Shumaker** introduced the application, cover letters, reduced scale of plans, Planning Commission recommendation to City Council, Wallis Engineering report, geotech and drainage reports. He clarified the review process as a City Council decision, but that the Council’s first consideration is the Planning Commission’s recommendation. Planning Commission is asked to determine if proposal covers specific items mentioned in 16.20.030. Planning Commission is constrained to the specifics of the code, but not to just staff report/recommendation. Planning Commission should use the comp plan as a guide and consider written comments (email from Ken Daugherty from Skamania Lodge introduced) and oral comments made at the hearing. **Webb** referenced Daugherty’s concern about density and described it as a situation that may have been true prior to the adoption of the new Comp Plan. He mentioned that large tree buffers are there, as far as planting more trees that is a possibility but they would be shaded completely and it would take years to grown a substantial buffer. He said anyone living by a golf course is use to golf balls being in their yard. **Webb** said they have disclosure they provide to buyers. **Woodrich** said there use to be a rule if you build a house in an area with a nuisance, then you couldn't complain, but WA State had changed that rule. **Webb** said the sell of lots and homes requires a disclosure. **Woodrich** asked if he would include a reference on the plat to a golf course, as he doesn't want the city to appear negligent. **Webb** said he has no problem with the property being adjacent to a golf course. **Webb** said they have not had any recent discussions with Daugherty. **Webb** discussed the possibility of a “fence” a five or six (5 or 6) foot fence, a vinyl wire mesh fence as a barrier. He said the property owners will not want people hunting for golf balls on their property. **Webb** wanted to know how the city feels about a five (5) foot easement gate that only property owners have access to. **Woodrich** said that is something more between Webb and the adjacent property owner. **Webb** said this walkway would be connecting to a public street so he wanted to notify the city. **Webb** confirmed that the adjacent property’s zip line tours would not run by this project. **Woodrich** asked about screening of construction and if construction could be seen from the adjacent property. **Webb** said he hasn't been to there to see if construction is visible, and that construction screening is addressed in the paperwork. **Woodrich** asked if Webb felt that Daugherty’s concerns are more from the Golfers and **Webb** said yes. Webb clarified how important the tree barrier was to the project.
Morris suggested quick growing trees, he thinks lot size and density is important and prefers six (6) homes. Ashley reminded council that this property is residential high density in the comp plan. Shumaker referred to page sixteen (16) of the Draft recommendation and explained the Urban Reserve—High Density Residential area. A discussion took place among the commissioners. Van Pelt said that no CC&R’s (conditions, covenants and restrictions) were presented and Shumaker said this was not a requirement of the city at the preliminary plat stage. Webb said there will be CC&R’s recorded and that tree maintenance, manufactured homes/prefabricated homes will be addressed in them.

Shumaker said the stem of the cul-de-sac would be a fifty (50) foot right of way, which requires Planning Commission approval. Ashley asked about a plan for a sidewalk. Shumaker said the application has a sidewalk up the stem; city engineer’s recommendation is to continue the sidewalk around the bulb. Streets are public and maintained by the city Webb said. Webb said there very little parking in bulb if any. There is room for the fire dept and public works to drive around. The inner portion will be posted no parking fire lane. Shumaker said the cul-de-sac was a concern and the Fire Department looked at it, on page C2 there is a Fire Turn around diagram. Webb said the C2 private road section is a typo. Shumaker clarified that draft condition 33 is irrelevant due to “private” road being a typo.

Shumaker explained the elements of the project that are reviewed by other parts of the Stevenson Municipal Code, referencing the Resolution of Intent to Rezone process which would require a sewer line extension before zoning would change or before the final plat would be approved. Shumaker discussed SMC 18 environmental protection and clarified that draft conditions forty-two through fifty-eight (42-58) have already been placed on this project by staff through review under the State Environmental Policy Act and the Critical Areas Code. Shumaker said the conditions are consolidated in the draft recommendation for clarity purposes and the Planning Commission can add more if they feel uncomfortable with staff decisions.

Public Hearing opened at 7:07 p.m.

Dave Prosser introduced himself as living off of Ryan Allen Road and said that he plays golf at the Skamania Lodge golf course. His golf balls land on the property being discussed. He said trees fall down due to wind and the existing buffer does nothing to stop the golf balls. He has almost seven (7) acres on the golf course, and he would never put twenty (20) homes on it. He also has a twenty (20) foot fence and still has golf balls on his property. He said as far as the development goes it's very important that they see how it affects the Lodge (adjacent property owner). They employ many people in Skamania County; there are not a lot of private jobs. He is very
concerned about how it affects the county and the city. He is not for
the development, for homes being built but it would depend on
Skamania Lodge. If there are no CC&R’s they could put anything in
there, there is no parking. The Lodge (adjacent property owner) likes
to have concerts and weddings. People will complain about the noise
levels and golf balls. He is supporting The Lodge (adjacent property
owner). He said you can put up a net but it will be visible across the
river, it would have to be that high. It doesn't sit well with him and if
it doesn't sit well with the Lodge (adjacent property owner), that is
who he backs.

Mary Repar of Stevenson said this is a very complicated project.
She said the geotech report should keep people from building there.
The layout is weird with the two (2) drives; she is unsure how that
would work. She said it seems like too many homes for that type of
slope, and asked what that means for the people below that slope.
She said they get a lot of rain and they have a lot of ground
movement here. Page seven (7) of the geotech report addresses
undocumented fill and removal. Repar would like clarification on
what undocumented fill is. This is in a fault zone/old land slide/
ancient land slide area. Page ten (10) structural foundations section
sounds very complicated. Things will have to be dug down to ten
(10) feet. She said they will be removing a lot of soil. She is
concerned about the people downhill. She discussed the view shed,
it's important to do a picture projecting what the view will be from
the Lodge and other places. She reminded Planning Commission that
they get tax money from the Lodge for their area. On page twenty
three (23) the dedicated right of way she didn't understand. She
asked if they are going to a fifty foot (50') from a sixty foot (60') and
what does that mean. Lastly, they have two (2) empty subdivisions
Chinidere and Hidden Ridge in Stevenson. She asked if they need
another subdivision and if there a necessity for it. There are many
lots for sale in Stevenson and they don't need another empty
subdivision in Stevenson. She supports Prosser on this, if the Lodge
is making a complaint they need to look at it more in depth. Many
people come to the Lodge to experience the SR and they don't want
to lose that. This is a lot of information for you to get in one evening.

Webb addressed Prosser, he said they are not there to stop golf balls
and they are willing to plant and maintain trees on their property.
They have no interest in destroying the buffer on the two (2)
properties. He said the geotech report is required; it's not something
they chose to spend 10K on. Webb said they can't build on
undocumented fill. The undocumented fill is between fifty to one
hundred (50-100) years old, and they are required to address that
along with the storm system. They must address water; they won't let
water run down the slope. He doesn’t think they are going to
interrupt the view shed Repar said CC&R's came up with Hidden
Ridge and Chinidere too. If the lots don’t sell there is nothing the city
can do to enforce those.
Shumaker addressed public comments as geotech concerns, neighbor barrier, storm drainage and HOA’s. Shumaker said they still do have HOA enforcement abilities with the property owner. Planning Commission can keep the record open to let the adjacent property owners attend a meeting if they believe neighbor issues are of concern. The draft conditions required the geotech be followed. Staff placed that condition and will follow up with it. Page five (5) of the report states it is feasible. Staff and engineering feel that has been addressed. The city engineer has conditions that he would like to be met on the Storm Water report.

Ashley said she doesn’t think the adjacent property owner is that upset, they are concerned about noise and dust during construction. She said that increasing tree barrier is a good idea. She thinks the biggest question is if Stevenson really needs another subdivision at this time. Van Pelt said there have been only two (2) building permits in two (2) years. Morris has concerns about emergency vehicle access to the property. Hansen said it’s not convenient but it’s possible. The Fire Marshall hasn’t signed off yet, but he makes that decision. Shumaker said the property owner can determine the market. Van Pelt asked if it was time to rezone. Woodrich said since you have tabled the consideration until after this, if the rezone doesn’t take place, the subdivision doesn’t survive. The other question is would you want to consider a rezone on the legislative level. Rezoning is not the topic of this adjudication although it will be very soon. Normally there is a rezone then an application, but that could be problematic for this applicant. Ashley mentioned “spot zoning” Shumaker said the Urban Reserve area addresses spot zoning. Van Pelt said HOA laws can’t be enforced if the bank takes over. Woodrich said this couldn’t happen with current rules. He said the applicant believes there is a market. Planning Commission doesn’t have the authority or expertise to delve into market conditions. Morris asked if Terra LLC had ever filed bankruptcy and Webb said no. They feel very confident they have a market for these properties. Morris asked if they had ever developed property in the Gorge before and he said no. Terra LLC doesn’t build homes. Webb said he realizes the city has had bad experiences but things are changing, the market is strong. Ashley asked if Webb had objections to the planning commission looking at the property and Webb said no.

A discussion was had about suspending the record in this adjudication and examining the rezone. Woodrich said it is prudent to give it thought. He reminded planning commission that they will go through the appearance of fairness again and that they cannot talk with others outside of this meeting. Woodrich said you could open the record if you want additional input, this could be continued for another date. Even though planning commission is meeting over
multiple dates, it is one record/adjudicative proceeding. Planning commission is looking at opening the record with adjoining property owners.

Ashley moved to continue the adjudicative hearing on August 11, 2014 at the next regularly scheduled meeting with a second by Morris. Unanimously Approved

Old Business
6. Shoreline Updates

Shumaker said staff has worked for two (2) months on a report and are waiting on the Department Of Ecology. They will continue working on the report. Funding was lost over the past few years, and they are preparing paperwork to get grant money back.

7. Commission Bylaws

Planning Commission received a letter from City Council recommending their bylaws be changed regarding the at-large member. They would like to require the at-large member to live within Skamania County and have an “interest” in the county. Interest needs to be defined.

Repar said to consider the City of Stevenson, people pay taxes within the city limits. She does not think local control should be given away.

Ashley moved to consider amending the planning commission bylaws to reflect the requirement that the at-large position live in Skamania County at the next regularly scheduled meeting with a 2nd by Morris. Van Pelt opposed, majority approved.

Shumaker said the new planning commission position has to be advertised in the paper and also posted now that Anderson has resigned. There are five (5) total positions and one (1) can be from anywhere in the county. Repar is applying for Planning Commission.

Staff Reports
8. Building Permit Update

Forty three (43) total applications so far in 2014, nine (9) for signs, one (1) new residence, zero (0) new commercial/industrial structures. Van Pelt said the numbers are grim. He said it's about quality of life, if you build a home you are staying in the community.

9. Stevenson Clean Up Day

Fair turn out, Shumaker would like a better turn out next year.

Discussion
10. Commissioners’ Updates

Morris wants to discuss the HOA rules. Shumaker said if they receive multiple complaints regarding a specific item then they would address. CC&R's is a private control, not the city’s issue to enforce. The design-type regulations of CC&R’s would need to be adopted by the City as zoning regulations if the City were to enforce them.

11. Thought of the Month

State of WA is requiring all public governing bodies go through open public act training. Shumaker has provided a power point for their review and discussed some key provisions of the Open Public Meetings Act.

Adjournment

Ashley moved to adjourn with a 2nd by Hendricks. Unanimously Approved

Meeting adjourned at 8:34 p.m.

Approved_____;   Approved as Amended ________

________________________________________________________________________

Paul Hendricks, Chair    Date

Minutes by Melissa Anderson
BEFORE THE CITY OF STEVENSON, WASHINGTON
PLANNING COMMISSION

Regarding a request by Terra, LLC., “Proponent” for Preliminary Plat approval to subdivide approximately 3.52 acres into 10 single family residential lots. In the Suburban Residential (SR) zone in the area west of Foster Creek between Ryan Allen Road and Rock Creek Drive describes as Tax Lot XXXX in the NW1/4 of Section 2, T.2N, R7 E.W.M in the City of Stevenson, Skamania County, Washington

PROPOSAL: The applicant proposed the division of 3.25 acres into 10 or fewer single-family residential lots served by City water, City sewer, and a new public cul-de-sac street with a one way turn-around incorporating a landscaped “common area” in the center. The site is in the SR Suburban Residential zoning district.

LOCATION: The site is located at 365 SW Foster Creek Road between Ryan Allen Road and Rock Creek Drive.

PROONENT: Terra, LLC
Daniel Webb
15913 S. Windy City Road
Mulino, OR 97042
(503) 510-9998

KEY ISSUES: Zoning, Sewer, Stormwater, Streets, Water, Geotechnical

CIVIL: DL Design Group Inc.
ENGINEERING 400 East Evergreen Boulevard, Suite 114
STORMWATER Vancouver, WA 98660

GEOTECHNICAL: GeoPacific Engineering, Inc.
2008 C Street
Vancouver, WA 98663

CITY STAFF: Ben Shumaker
Planning Director

Eric Hansen
Public Works Director

Wes Wegner, PE, Consulting Engineer
Wallis Engineering, Inc.
215 West 4th Street, Suite 200
Vancouver, WA 98660

July Draft Planning Commission Recommendation Sunstone One at Skamania Subdivision – Page 1
BACKGROUND

The property is located off of Foster Creek Road, between Rock Creek Drive and Ryan Allen Road. There have been homes and residential outbuildings on the site which had been accessed by Delbridge Road, a private road. All structures have since either been burned down or removed by some other means.

The property has been graded in the past, leaving two level areas and areas containing potentially unstable slopes exceeding 25%. A geotechnical engineering report has been prepared related to these slopes. The City’s critical areas maps and a site walk through did not identify any wetlands or streams on or near the site.

Utilities and amenities proposed for the site include extension of, and service by, a public sewer line, public water, stormwater piping and detention pond, electricity, gas, telephone, and a new public street. The proposed 50’ right-of-way width ends in a cul-de-sac containing a one-way turnaround and a landscaped common area.

The provisions of Stevenson Municipal Code (SMC) titles 16 (Subdivisions), 17 (Zoning), 18 (Environmental Protection) and the City of Stevenson Engineering Standards for Public Works Construction will serve as the standards of review for this proposal.

STANDARDS, FINDINGS AND CONCLUSIONS

SMC 16 SUBDIVISIONS

Title 16 of the Stevenson Municipal Code is separated into two articles. Article I is contained within SMC 16.02, applies to divisions of land into four (4) lots or fewer, and does not apply to this proposal. Regulations for divisions of land into five (5) or more lots begin with SMC 16.14 and continue through SMC 16.44. The criteria listed below are limited to the imperative sections directed toward the review procedures and design requirements of preliminary plat proposals.

SMC Ch. 16.14 GENERAL PROVISIONS

**CRITERION §16.14.015 INTERPRETATION OF PROVISIONS**

“It shall be the duty of the planning commission and administrator to interpret the provisions of this title in such a way as to carry out the intent of the comprehensive plan prepared by the planning commission and adopted by the city council.”

**FINDING(S):** The planning commission has considered this proposal as it relates to the regulations of SMC 16 and the comprehensive plan at the public hearing held on July 14th, 2014. [Additional finding language related to specific interpretation]

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.14.015 [without conditions] or [upon satisfaction of conditions 1-X, below].

**CONDITIONS:**

1.

**CRITERION §16.14.020 COMPLIANCE REQUIRED...** “Every subdivision of land within the incorporated area of the city shall proceed in compliance with this article...”
The planning commission has considered this proposal for compliance with Article II of SMC 16 at the public hearing held on July 14th, 2014.

**Conclusions of Law:** This project will comply with SMC 16.14.020 upon satisfaction of the conditions contained herein.

**SMC Ch. 16.18 Preliminary Procedures**

**Criterion §16.18.010 Notification Form—Submittal**

“Any person intending to subdivide land in the incorporated area of the city shall obtain a notification form from the administrator. The completed form shall then be submitted to the administrator.”

**Finding(s):** The proponents obtained forms through the City website and submitted a complete application on 6/25/2014.

**Conclusions of Law:** This project will comply with SMC 16.18.010 without conditions.

**Criterion §16.18.025 Site Evaluation—Critical Areas**

“Prior to preparation of preliminary plans for a proposed subdivision and prior to site disturbing activities, the applicant shall meet with the administrator to assess whether the proposed development site includes one or more critical areas…If the administrator determines that a critical area is present or likely to be impacted by a proposed development, the applicant shall first complete a critical areas application, review and report, with appropriate protective measures identified, prior to preparation of preliminary development plans…

**Finding(s):** The proponents first met with staff on 6/21/2012 regarding the development property. Through that meeting and a series of emails, phone calls, and meetings, the administrator determined the presence of a critical area (Geologic Hazard Area). The proponent submitted a complete critical areas application on 6/25/2014 and was issued a critical areas permit on 7/10/2014.

**Conclusions of Law:** This project will comply with SMC 16.18.025 upon satisfaction of the conditions contained herein.

**Criterion §16.18.030 Preliminary Responsibilities and Inquiries**

“A. Prior to submission of a preliminary plat it shall be the responsibility of the subdivider to inquire to the district health officer in order to ascertain whether larger lot sizes than those called for in this article (see Chapter 16.30, Design Standards) are recommended…

C. If larger lots are recommended, the district health officer shall forward a statement in writing to the subdivider and a copy to the administrator to this effect and specify the lot sizes, reasons, and conditions for the recommendation.”

**Finding(s):** The district health officer has reviewed the proposal and its intent to connect to City sewer and has not recommended lot sizes larger than those called for in SMC 16.30.

**Conclusions of Law:** This project will comply with SMC 16.18.030 without conditions.

**Criterion §16.18.050 Preliminary Plat—Fees**

“A. Upon acceptance of the preliminary plat by the administrator, the subdivider shall pay an application fee and any applicable outside consultant review fees to the city in the amount as established and adjusted from time to time by city council resolution…”

**Finding(s):** The proponents paid an application fee equal to $2,500 plus $75 per proposed lot.
but no outside consultant review fees.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.18.010 upon satisfaction of condition 2, below.

**CONDITIONS:**

2. **Prior to Final Plat approval** the proponent shall reimburse the City for any outside consultant review fees incurred as a result of the proposed subdivision.

**CRITERION §16.18.070 PRELIMINARY PLAT—HEARING—NOTICE** “The administrator shall give notice of the public hearing as follows:

A. By arranging for publication of notice of the hearing in the official city newspaper, to appear at least ten days prior to the hearing date;

B. By arranging for the posting of two copies of a notice of the hearing at conspicuous places on the boundaries of the proposed subdivision;

C. To the public utilities whose services are contemplated for use in the proposed subdivision…

**FINDING(S):**

A. The administrator arranged publication of notice in the *Skamania County Pioneer* on July 2nd and 9th, 2014.

B. The administrator arranged posting of two notices on power poles at the proposals boundaries on July 2nd, 2014.

C. The administrator notified Skamania County Public Utility District #1 and the Stevenson Public Works Department of the proposal on 6/30/2014 and 6/25/2014.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.18.070 without conditions.

**SMC CH. 16.20 PRELIMINARY PLAT HEARINGS AND APPROVAL**

**CRITERION §16.20.010 SCOPE AND CONTINUANCE** “At the public hearing the planning commission shall consider all relevant evidence to determine whether to recommend that the preliminary plat be approved or disapproved by the council. Any hearing may be continued at the discretion of the commission, within the time limits allowed by law.”

**FINDING(S):** The Planning Commission considered relevant evidence and public testimony at a public hearing on July 14th, 2014 and the continued hearing on July XX, 2014.

**CONCLUSIONS OF LAW:** The Planning Commission is recommending the Council approve this preliminary plat subject to the conditions contained herein.

**CRITERION §16.20.020 RECOMMENDATIONS BY AGENCIES** “The administrator, public works director, the district health officer, the public utility district and any other appropriate official shall certify to the planning commission their respective recommendations as to the specific adequacy of the proposed road system, sewage disposal and water supply systems, utility systems and fire protection facilities within the subdivision. Additionally, they may make recommendations affecting public health, safety and general welfare in regards to the proposed subdivision. The recommendations of the administrator, the public works director, the district health officer and the public utility district shall be attached to the commission’s report for transmittal to the council.”

**FINDING(S):** The administrator, public works director, district health officer, and public utility district have been given the opportunity to provide recommendations on the proposal. The City Consulting Engineer has provided recommendations on behalf
of the Public Works Director, the public utility district and district health officer have declined to provide recommendations on this proposal.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.20.020 upon satisfaction of the conditions contained herein.

**CRITERION §16.20.030 FACILITY AND IMPROVEMENT CONSIDERATIONS**

“The planning commission shall determine whether the proposal includes appropriate provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds and other public and private facilities and improvements.”

**FINDING(S):** Findings related to drainage, roads, alleys and other public ways, water supplies, sanitary wastes, fire protection facilities and other public and private facilities and improvements are included in detail below. The Planning Commission has reviewed the proposal’s lack of provision for parks, playgrounds, and school sites and grounds and finds it appropriate.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.20.030 upon satisfaction of the conditions contained herein.

**CRITERION §16.20.050 REPORT TO BOARD AFTER HEARING**

“A. Not later than fourteen days following conclusion of the hearing, the commission shall submit its written report and recommendations to the legislative body. The commission may recommend that the proposed plat be approved, conditionally approved or disapproved. Any conditions of approval shall be specified in the commission’s report and shall include recommended protective improvements…”

**FINDING(S):** Several conditions are necessary to ensure this proposal complies with SMC titles 16, 17, and 18.

**CONCLUSIONS OF LAW:** The Planning Commission is recommending the Council approve this preliminary plat subject to the conditions contained herein.

**SMC Ch. 16.24 PRELIMINARY PLAT APPROVAL**

**CRITERION §16.24.020 EXPIRATION OF APPROVAL—FORFEITURE OF FEES**

“Preliminary plat approval shall be effective for two years from date of approval by the council. If, during this period a final plat is not filed with the administrator, the preliminary plat shall be null and void. Fees paid to the clerk-treasurer shall be forfeited.”

**FINDING(S):** Through the Revised Code of Washington (RCW) section 58.17.140(3), the State of Washington has adopted specific timelines for the expiration of approved preliminary plats which supersede the City’s standard in this criterion.

**CONCLUSIONS OF LAW:** This project will comply with RCW 58.17.140(3) upon satisfaction of condition 3, below.

**CONDITIONS:**

3. **Prior to Final Plat approval** a final plat satisfying the conditions of this approval shall be submitted to the council for approval within seven (7) years of the date of preliminary plat approval or such other timeline as may be adopted by the State of Washington in RCW 58.17.140.

**SMC Ch. 16.26 FINAL PLAT APPROVAL**

**CRITERION §16.26.010 FILING OF FINAL PLAT—TIME LIMIT**

“At any time within two years
following the council’s approval of a preliminary plat the subdivider shall file the original and five copies of a proposed final plat with the administrator.”

**FINDING(S):** Through the Revised Code of Washington (RCW) section 58.17.140(3), the State of Washington has adopted specific timelines for the expiration of approved preliminary plats which supersede the City’s standard in this criterion.

**CONCLUSIONS OF LAW:** This project will comply with RCW 58.17.140(3) upon satisfaction of condition 3, above.

**SMC Ch. 16.28 Dedications**

**Criterion §16.28.010 Indication on Plats**

“All dedications of land shall be clearly and precisely indicated on plats.”

**FINDING(S):** The proponents are proposing dedication of right-of-way to the City along Foster Creek Road and for the new cul-de-sac. Dedication of tracts and easements are required by conditions stated herein. Stevenson Municipal Code 16.36.050 requires certain conditions for dedications on final plats.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.28.010 upon satisfaction of condition 4, below.

**CONDITIONS:**

4. **Prior to Final Plat approval** all dedications of easements, public rights-of-way and tracts shall be clearly and precisely indicated on plats, and the final plat shall conform to SMC 16.36.050(F) regarding the expected language necessary to dedicate land.

**Criterion §16.28.020 Required Dedication Provisions**

“No plat shall be approved unless adequate provision is made in the subdivision for such drainageways, roads, alleys, easements, sidewalks, parks, playgrounds, sites for schools, schoolgrounds, and other general purposes as may be required to protect the public health, safety and welfare.”

**FINDING(S):** The proponents are proposing dedication of right-of-way to the City along Foster Creek Road and for the new cul-de-sac. An unnamed tract approximately 1,300 square feet in area remains on the north side of Foster Creek Road which is suitable for future transportation and/or utility installation.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.28.010 upon satisfaction of condition 5, below.

**CONDITIONS:**

5. **Prior to Final Plat approval** the final plat shall contain a certificate reciting a dedication of all lands shown on the plat to be dedicated for public uses and a waiver by them and their successors of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the subdivision. Such dedicated lands shall minimally include the new cul-de-sac road, the ten (10) feet southwesterly of the southwesterly line of Foster Creek Road, and all lands northeasterly of the southwesterly line of Foster Creek Road including the unnamed tract northeast of the roadway.

**Criterion §16.28.030 Protective Improvements—Dedication Required**

“Protective improvements, and easements to maintain such improvements shall be dedicated.”

**FINDING(S):** The proponents have submitted a Geotechnical Engineering Report which does not
recommend protective improvements.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.030 without conditions.

**CRITERION §16.28.050 LOT ACCESS REQUIRED**  
“Convenient access to every lot shall be provided by a dedicated road.”

**FINDING(S):** From the City Consulting Engineer’s Report: “All lots expect for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW.”

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.010 upon satisfaction of condition 6, below.

CONDITIONS:
6. **Prior to the start of construction** access shall be served to all lots by the public right-of-way.

**CRITERION §16.28.060 PUBLIC WATER ACCESS REQUIREMENTS**  
“A. Subdivision plats containing land adjacent to publicly owned or controlled bodies of water shall provide dedication of access to such bodies of water. The standards of this access shall be commensurate to its use and character. The access shall extend to the low water mark.

B. In addition, it may be required that a pedestrian easement of fifteen feet maximum width, bordering along and placed above the high water mark, be dedicated if the council determines that public use and interest will be served thereby.”

**FINDING(S):** The proposal is not adjacent to publicly owned or controlled bodies of water.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.060 without conditions.

**CRITERION §16.28.070 CONVEYANCE TO CORPORATION REQUIREMENTS**  
“…B. A subdivider who wishes to make such a conveyance [to a homeowners’s association] shall at least two weeks prior to filing a final plat with the administrator supply the council and the administrator with copies of the grantee organization articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the subdivision; that the corporation is empowered to assess such land for costs of construction and maintenance of the improvements and property owned by the corporation; and that such assessments shall be a lien upon the land. The council may impose such other conditions as it deems appropriate to assure that property and improvements owned by the corporation will be adequately constructed and maintained.”

**FINDING(S):** The proponents are proposing a landscaped area in the center of the cul-de-sac referred to on the preliminary plat as Tract A. The City should not be responsible for maintenance of this landscaped area.

From the City Consulting Engineer’s Report: “Tract A as shown on the preliminary drawings, excluding public utility easements, shall remain the property of the owner, Homeowner’s Association, or other approved entity. Ownership and associated maintenance shall be clearly identified on the final plat.”

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.070 upon satisfaction of conditions 7-8, below.
CONDITIONS:

7. Prior to filing for Final Plat approval the proponent shall supply the City with copies of the Homeowner’s Association articles of incorporation and bylaws demonstrating the conveyance and maintenance of Tract A.

8. Prior to Final Plat approval the ownership and associated maintenance responsibility for Tract A shall be clearly identified on the final plat.

SMC Ch. 16.30 DESIGN STANDARDS

CRITERION §16.30.010 DESIGN STANDARDS “All roads, bridges, drains, culverts, sidewalks, curbs, storm sewers, fire protection systems, and related structures or devices shall be constructed in accordance with standards currently in effect at the time of construction. These standards shall be those contained in this article or those promulgated by the council or may be other than a city standard if approved by the city.”

FINDING(S): The City has adopted the City of Stevenson Engineering Standards for Public Works Construction (SES) as the standard of review for the improvements discussed in this criterion. The Public Works Department and City Engineer have reviewed the preliminary plat proposal for compliance with the SES. From the City Consulting Engineer’s Report: “A Geotechnical Engineering Report dated June 25, 2014, by Scott L. Hardman, PE was submitted for this development and provided information about the site. The development shall be designed and constructed in accordance with the recommendations made in this report. A Construction Stormwater General Permit shall be obtained from the Washington Department of Ecology for the construction of this project. A grading and erosion control plan in accordance with the Stevenson Engineering Standards shall be required and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for grading provided in the Geotechnical Report… The city’s water and sanitary sewer systems have adequate capacity available at this time to provide the anticipated domestic and fire protection supply and sanitary sewer services necessary for the proposed development. Stormwater facilities designed and constructed in accordance with the City’s regulations can adequately manage and control runoff from this site. The on-site street system designed in accordance with the City’s regulations will adequately serve the site and provide area traffic circulation. The Geotechnical Engineering Report dated June 25, 2014 by Scott L. Hardman, PE generally stated that the geotechnical properties of the site were suitable for the proposed development subject to certain constructions provisions. The applicant shall follow all recommendations outlined in the report.”

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.010 upon satisfaction of conditions 9-12, below.

CONDITIONS:

9. Prior Final Plat approval the design and construction of water and sewer systems, streets, pedestrian paths, street lights, street trees and storm drainage systems, and site grading and erosion control plans, shall be in accordance with SMC and SES.

10. Prior to the start of construction the applicant shall include the proposed lot grading with the final grading plans for review by the City.

11. Prior to Final Plat approval the applicant shall follow all recommendations outlined in the

12. Prior to the start of construction a Construction Stormwater General Permit shall be obtained from the Washington Department of Ecology for the construction of this project.

**CRITERION §16.30.020 PROTECTIVE IMPROVEMENTS REQUIRED WHEN—DENOTATION ON FINAL PLAT**

“A. Land on which exist any topographic conditions hazardous to the safety or general welfare of persons or property in or near a proposed subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is reserved for uses as will not expose persons or property to the hazards.

B. Protective improvements and restrictions on use shall be clearly noted on the final plat.”

**FINDING(S):** The proponents have submitted a Geotechnical Engineering Report which recommends construction methods and design restrictions, but no protective improvements.

The Critical Areas Permit issued for this project contains conditions of approval related to the hazard and recommended restrictions.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.30.020 upon satisfaction of conditions 53-58, below.

**CRITERION §16.30.030 LOT SIZE AND DIMENSIONS**

“C. Where adequate public water supply and adequate public sewer lines are used, the minimum lot size shall comply with zoning Ordinance 654 codified in Title 17”

**FINDING(S):** The proponents are proposing extension of public water and sewer systems to serve the project.

From the City Consulting Engineer’s Report: “The site can be served with city water, and the supply, storage and distribution systems in this area of the city have capacity to provide domestic and fire protection water for the proposal…

“The city’s wastewater treatment plant has capacity available to serve the demands of this proposed development and service to the site is proposed by an extension of the existing sewer in Foster Creek Road south of the site…

“The city’s water and sanitary sewer systems have adequate capacity available at this time to provide the anticipated domestic and fire protection supply and sanitary sewer services necessary for the proposed development.”

Through several subsequent ordinances, the City has amended SMC Title 17 which supersedes Ordinance 654 as referenced in SMC 16.30.030.

**CONCLUSIONS OF LAW:** This project has will comply with the minimum lot size requirements of SMC Title 17 upon satisfaction of conditions 39-41, below.

**CRITERION §16.30.040 BLOCKS**

“Blocks shall be designed as to assure traffic safety and ease of traffic control and circulation. Blocks shall be wide enough to allow for two tiers of lots unless the topography or other factors make this impractical.”

**FINDING(S):** The proponents are proposing blocks wide enough for only one tier of lots. Topography, lot size and other factors make two tiers impractical.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.30.020 upon satisfaction of the conditions herein.

**CRITERION §16.30.050 REVERSE FRONTAGE LOTS**

“A. No residential lots shall have road frontage
along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or industrial activities justify the designing of reverse frontage lots.

B. Reverse frontage lots shall be designed with an easement at least ten feet wide to be dedicated along the lot lines abutting the traffic arterial, or other disadvantageous use, across which there shall be no right of access for the general public or adjoining property owners.”

**Finding(s):** The proponents are proposing two reverse frontage lots adjacent to Foster Creek Road but intended to be accessed from the new cul-de-sac. A substantial topographic rise separates the buildable area of these lots from Foster Creek Road and justifies the reverse frontages.

**Conclusions of Law:** This project will comply with SMC 16.30.050 upon satisfaction of the condition 13, below.

**Conditions:**

13. Prior Final Plat approval a ten foot wide easement across which there shall be no right of access for the general public or adjoining property owners shall be dedicated along Foster Creek Road.

**Criterion §16.30.060 Lot Access**

“A. Every lot shall be provided with satisfactory access by a public road connecting to an existing public road, or by an easement which is permanent and inseparable from the lot served.

B. Lots adjacent to a road which has been designated an arterial by the public works director shall be provided with access other than the arterial unless a variance is granted to this requirement.

C. The plat of a subdivision containing lots adjacent to a designated arterial shall not be approved unless the plat recites a waiver of the right to direct access to the arterial, or a variance is granted to this requirement.”

**Finding(s):** A. All lots in the proposed subdivision are adjacent to a proposed public road. From the City Consulting Engineer’s Report: “All lots expect for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW.”

B. Foster Creek Road has been designated as a part of the City’s arterial system as a Rural Major Collector.

C. No lots propose direct access onto Foster Creek Road.

**Conclusions of Law:** This project will comply with SMC 16.30.060 upon satisfaction of conditions 13-14.

**Conditions:**

14. Prior Final Plat approval a note shall be placed on the face of the plat waiving the right to direct access onto Foster Creek Road.

**Criterion §16.30.070 Utility Easement**

“Easement for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations.”

**Finding(s):** From the City Consulting Engineer’s Report: “A Private Utility Easement (PUE) of sufficient width to accommodate all private utilities shall be provided along all lot frontages to provide private utility service.”
CONCLUSIONS OF LAW: This project will comply with SMC 16.30.070 upon satisfaction of conditions 15, below.

CONDITIONS:
15. Prior Final Plat approval a private utility easement (PUE) of sufficient width to accommodate all private utilities shall be provided along all lot frontages to provide utility services. The location of the PUE shall be indicated on the face of the plat.

CRITERION §16.30.080 UNDERGROUND UTILITY INSTALLATIONS “In areas designated by the public utility district, underground utility installation is required.”

FINDING(S): The public utility district has declined to provide recommendation on this proposal. [Through its authority in SMC 16.14.015, the Planning Commission has determined that the policies of the Comprehensive Plan would be best carried out if the new power lines serving this site were placed underground.]

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.080 upon satisfaction of conditions 16, below.

CONDITIONS:
16. [Prior to Final Plat approval all new utility services extended into the site from Foster Creek Road shall be placed underground.]

CRITERION §16.30.090 DRAINAGE AND STORM SEWER EASEMENTS “Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation.”

FINDING(S): From the City Consulting Engineer’s Report: “A Drainage Report was submitted to justify the stormwater management approach of the development. The approach appears to be feasible based on the information provided in the report. Stormwater management of the site is proposed through detention trenches and overflows for private property runoff; collection systems, conveyance systems, and detention pond are proposed to provide treatment and detention of all public road runoff. A new culvert is proposed under the intersection to connect the roadside ditch on Foster Creek Road. The preliminary drawings show the proposed detention pond releasing flow to an existing roadside ditch on Foster Creek Road. An analysis will have to be provided with the final design that evaluates downstream off-site impacts between the site and the release point of this ditch. Mitigation must be provided, if needed, so impacts will not be detrimental. Curb inlet structures shall be used per SES 3.02 B(4). A 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road. Additional information shall be provided in the drainage report detailing out how water quality is obtained for the proposal. The geotechnical report for the project does not recommend the use of infiltration in stormwater management. The applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.
The proposal if designed and constructed in accordance with Section 3 of the Stevenson Engineering Standards is adequate to meet standard.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.090 upon satisfaction of conditions 17-21, below.

CONDITIONS:
17. Prior the start of construction an analysis shall be provided with the final design that evaluates downstream off-site impacts between the site and the release point of the Foster Creek roadside ditch. Mitigation must be provided, if needed, so impacts will not be detrimental.

18. Prior to Final Plat approval a 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A minimum 16 foot wide gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road. The location of the gate shall be approved by the City during Engineering Plan review.

19. Prior to the start of construction additional information shall be provided in the drainage report detailing how water quality is obtained for the proposal.

20. Prior to the start of construction the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.

21. Prior to Final Plat approval the applicant shall dedicate the Tract “B” to the City.

CRITERION §16.30.100 WATER SUPPLY AND SANITARY SEWER SYSTEMS
“A. Where a public water supply is the source of water, potable water shall be provided by the subdivider for each lot within a subdivision.

B. Where a public sanitary sewer system is installed a connection shall be provided for each lot within a subdivision.

C. All facilities and devices of water supply and sanitary sewer systems shall meet the standards of the Southwest Washington Health District and any local or state regulations.”

FINDING(S): From the City Consulting Engineer’s Report: “Water Service: The site can be served with city water, and the supply, storage and distribution systems in this area of the city have capacity to provide domestic and fire protection water for the proposal. Preliminary drawings show an existing 8-inch ductile iron waterline within Foster Creek Road and a proposed 8-inch waterline to be constructed within the new un-named roadway.

10 new water services are proposed. Records indicated that the existing water pressure near the site may be as high as 125 psi. The applicant shall verify the existing pressure and install a PRV, approved by the City, if pressures exceed 80 psi. Water meters shall be located at the ROW and outside of the travelable path. Easements shall be provided for all public water lines located outside of the ROW per SES 5.09.

All proposed waterline shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided. The separation between waterlines and other utilities shall be in accordance with SES 5.06.

Agencies who supply potable water to customers are required by the Washington Department of Health to periodically test the water supply for contaminants. The City’s water system is in need of an additional sampling station near the developed area.
site to obtain water quality samples which are representative of this part of the water system. A water sampling station shall be installed off of the proposed main and located within the ROW, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection. The existing well onsite shall be abandoned in accordance with all local, state and federal laws and regulations. The proposal if designed and constructed in accordance with Section 5 of the Stevenson Engineering Standards is adequate to meet standard.

Sanitary Sewer Service: The city’s wastewater treatment plant has capacity available to serve the demands of this proposed development and service to the site is proposed by an extension of the existing sewer in Foster Creek Road south of the site. Preliminary construction plans show a new sewer extending north on Foster Creek Road to serve the development with a new sewer extended into the proposed site to provide service. Lateral sewer mains will extend to each lot from the proposed sewer. These plans show the basic system improvements required to serve the proposed development. Final detailed construction plans will need to be completed in accordance with the city’s Engineering Standards. Sanitary separation from other utilities shall be in accordance with SES 5.07. Sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed ROW line. Easements shall be provided for all public sewer lines located outside of the ROW per SES 4.10. Abandon any existing septic systems onsite in accordance with all local, state and federal laws and regulations. The proposal if designed and constructed in accordance with Section 4 of the Stevenson Engineering Standards is adequate to meet standard.”

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.100 upon satisfaction of conditions 22-30, below.

CONDITIONS:

22. Prior Final Plat approval easements shall be provided for all public utilities which are located on private property in accordance with SES. Easements shall be shown on the final plat.

23. Prior to Final Plat approval water meters shall be located at the edge of right-of-way and outside of the traveled path.

24. Prior to Final Plat approval all proposed water mains shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided.

25. Prior to issuance of building permits the applicant shall verify the existing service pressure and install a PRV, approved by the City, if the pressure exceeds 80 psi in accordance with SES 5.10E.

26. Prior to Final Plat approval a water sampling station shall be installed off of the proposed main and located within the right-of-way, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection. Location to be approved by the City.

27. Prior to Final Plat approval the existing well onsite shall be decommissioned in accordance with all local, state and federal laws and regulations.

28. Prior to Final Plat approval sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed right-of-way line.

29. Prior to Final Plat approval all existing septic systems shall be decommissioned in accordance with all local, state and federal laws and regulations.
30. **Prior to the start of construction** all proposed sanitary sewer lines shall be designed with separation from other utilities in accordance with SES 4.07.

**CRITERION §16.30.120 ROADS**  “A. All subdivisions shall be served by one or more public roads providing ingress and egress to and from the subdivision at not less than two points unless approved otherwise by the planning commission.

B. Major roads within every subdivision shall conform with the city comprehensive plan and shall provide for the continuation of major roads which serve property contiguous to the subdivision.

C. Road intersections shall be as nearly at right angles as is practicable and in no event shall be less than sixty degrees.

D. Cul-de-sacs shall be designed so as to provide a circular turnaround right-of-way at the closed end which has a minimum radius of forty-five feet.

E. Road networks shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants.

F. The road pattern shall conform to the general circulation of the area and provide for future roads and connections.

G. If topographical features warrant, the public works director may require wider rights-of-way than specified in this article.”

**FINDING(S):** From the City Consulting Engineer’s Report: “The City has established measures for the applicant to mitigate off-site impacts based on the applicant’s estimation that the development will create approximately 50 vehicle trips per day. No additional off-site traffic analysis is included in this report.

Foster Creek Road is classified as a “Residential Collector” requiring 60 feet of ROW, 46 foot paved width including 2-11 foot travel lanes and 2-8 foot parking lanes, curb and gutter and 6 foot sidewalks on both sides. The City has determined that full frontage improvements on Foster Creek Road will not be required at this time. However, improvements to the existing Street Lighting system, roadside ditches, gravity sewer extension, and the dedication of ROW to establish a 60 foot wide ROW shall be required.

The Local Road (un-named) is classified as “Local” requiring 60 feet of ROW (50 foot with approval), 38 foot paved width (32 foot with approval) including 2-11 foot travel lanes and 2-8 foot parking lanes, curb and gutter, and 6 foot sidewalks on both sides. The applicant is proposing a 50 foot ROW, 36 foot paved width with curb and gutter and 6 foot sidewalks on both sides. Reductions from the minimum widths will require approval from the Planning Commission, City Council, and Fire Marshal.

The applicant is proposing a “private” modified cul-de-sac for the new street end. It is the City’s policy to discourage private streets, and the proposal does not meet the requirements for “private streets” as described in SES 2.07. The applicant shall submit a Road Modification in accordance with SES 1.16 for the deviation of standard street ends.

Concrete curb and sidewalks shall be continuous around the proposed street end… ADA compliant curb ramps shall be installed on each side of the unnamed roadway at Foster Creek Road.

All walls with heights greater than 4 feet shall require a building permit.

The horizontal curve shown in the preliminary drawings for the proposed unnamed...
road is substandard and possibly hazardous. Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14…
Street illumination on Foster Creek Road and the proposed unnamed street shall be provided in accordance with 2.26 of the SES.
All proposed public improvements shall be contained within public ROW or within easements…
The proposal if designed and constructed in accordance with Section 2 of the Stevenson Engineering Standards is adequate to meet standard.”
The Planning Commission reviewed and approves of the request to reduce the width of the Local street from 60 feet to 50 feet.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.120 upon satisfaction of conditions 31-38, below.

CONDITIONS:
31. Prior Final Plat approval frontage improvements on Foster Creek Road shall consist of street lighting improvements, roadside drainage ditch improvements, and dedicating sufficient right-of-way to achieve a 60 foot wide right-of-way on Foster Creek Road.
32. Prior to the start of construction the reduction in widths to the local street shall be approved in accordance with SES 2.03.
33. Prior to the start of construction the applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (cul-de-sac). The applicant shall also provide information in the Road Modification request as to how all proposed “Private Street” requirements are met with this application per SES 2.07. If these requirements are not met, the cul-de-sac right-of-way shall be dedicated to the City.
34. Prior to Final Plat approval concrete curb and sidewalk shall be installed on the outside of the proposed street end.
35. Prior to Final Plat approval ADA compliant curbramps shall be installed on each side of the unnamed roadway at Foster Creek Road.
36. Prior to the start of construction Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14.
37. Prior to Final Plat approval street illumination on Foster Creek Road and the proposed local street shall be provided in accordance with 2.26 of the SES.
38. Prior to Final Plat approval all proposed public improvements shall be contained within existing or dedicated public right-of-way or within easements.

CRITERION §16.30.140 STREET RIGHT-OF-WAY WIDTHS “…B. The street right-of-way in or along the boundary of a subdivision may be half the required width when it is apparent that the other half will be dedicated from adjacent properties.”

FINDING(S): The proponents of this proposal have not proposed a half-street along the boundary of the subdivision.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.140 without conditions.

SMC 17 ZONING
Title 17 of the Stevenson Municipal Code regulates the use of land and the permissible density and designs of land uses. The proposal contemplates single-family residential uses with lot sizes ranging from ~7,500 square feet to ~17,500 square feet. The criteria listed below are limited to specific
sections relevant to this preliminary plat proposal in a SR Suburban Residential District and associated applications submitted concurrently with this proposal.

**SMC Ch. 17.16 SR SUBURBAN RESIDENTIAL DISTRICT**

**CRITERION §17.16.040 SR DISTRICT DENSITY AND DIMENSIONAL STANDARDS**

“Minimum Lot Area, Water: Available, Sewer Available: 15,000 square feet; Water: Available, Sewer: Unavailable: 20,000 square feet.”

**FINDING(S):** The proposed lot areas and dimensions are smaller than that allowed in the SR Suburban Residential District.

**CONCLUSIONS OF LAW:** This project will not comply with SMC 17.16.040. This noncompliance will be irrelevant upon satisfaction of conditions 39-41, below.

**SMC Ch. 17.18 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT**

**CRITERION §17.18.040 DENSITY AND DIMENSIONAL REGULATIONS**

“…C. Minimum lot area:
1. When both public water and sewer are available: six thousand square feet. a. Minimum lot width sixty feet. b. Minimum lot depth: One hundred feet…
2. When public water is available and an on-site sewage disposal system is used: fifteen thousand square feet or that size required by current health district regulations, but in no case less than fifteen thousand square feet. a. Minimum lot width: ninety feet. b. Minimum lot depth: One hundred twenty feet…”

**FINDING(S):** The proposed lot areas and dimensions are consistent with those allowed in the R1 Single-Family Residential District when public water and sewer are available.

**CONCLUSIONS OF LAW:** This project will comply with SMC 17.18.040 upon satisfaction of conditions 39-41, below.

**SMC Ch. 17.48 INTENT TO REZONE**

**CRITERION §17.48.010 PURPOSE OF PROVISIONS**

“It is the purpose and intent of this chapter to provide additional procedures in the manner of zoning reclassification so that the health, safety and general welfare and environmental amenities of the citizens of the city are insured as certain development occurs, and further to prevent speculative holding of real property after rezoning.”

**FINDING(S):** The proposal is located in the Urban Reserve-High Density Residential, an area within which future development of multi-family or single-family housing on lots smaller than 15,000 square feet are contemplated, but where additional development is discouraged until municipal services can be provided. The proposal seeks to develop single-family housing attached to municipal water and sewer services. Rezoning the property without first extending municipal services could lead to speculative holding.

**CONCLUSIONS OF LAW:** This project meets the purpose and intent of SMC 17.48 upon satisfaction of conditions 39-41, below.

**CRITERION §17.48.020 RESOLUTION OF INTENT-CONTENTS**

“A. If, from the facts presented and findings in the report and recommendation of the planning commission, the council determines that the public health, safety and welfare will be best served by this reclassification or any portion thereof, the council may indicate its general approval in principle of the reclassification by the
adoption of a “resolution of intent to rezone” such property
B. This resolution shall include any conditions, stipulations or limitations which the council may feel necessary to require in the public interest as a prerequisite to final action, including those provisions which the council may feel necessary to prevent speculative holding of the property after reclassification.”

**FINDING(S):** The Planning Commission has evaluated the proposal concurrently with the zoning reclassification of the site and will be given the opportunity to report and recommend action to the City Council.

**CONCLUSIONS OF LAW:** This project will comply with SMC 17.48.020 upon satisfaction of conditions 39-41, below.

**CONDITIONS:**

39. **Prior to Preliminary Plat approval,** the applicant shall ensure a “resolution of intent to rezone” the proposal property is adopted by the City Council subject to any conditions deemed necessary.

**CRITERION §17.48.050 Resolution of Intent-Binding on Council**

“The fulfillment of all conditions, stipulations and limitations contained in the resolution of intent to rezone on the part of the applicant, shall make this resolution a binding commitment on the council.”

**FINDING(S):** Rezoning the property without first extending municipal services could lead to speculative holding and conditions and stipulations regarding municipal services should be fulfilled before the final plat is approved.

**CONCLUSIONS OF LAW:** This project will comply with SMC 17.48.050 upon satisfaction of conditions 39-41.

**CONDITIONS:**

40. **Prior to filing for Final Plat approval,** the proponent shall fulfill all conditions of the “resolution of intent to rezone.”

**CRITERION §17.48.060 Resolution of Intent-Effectuation-VOIDANCE**

“A. Upon compliance by the applicant, the council shall by ordinance effect such reclassification. The failure of the applicant to substantially meet any or all conditions, stipulations or limitations contained in a resolution of intent to rezone, including the time limit placed in the resolution, shall render such resolution null and void, unless an extension is granted by the council upon recommendation of the planning commission…”

**FINDING(S):** The final plat of this proposal cannot be approved with the proposed lot sizes under its current SR District designation.

**CONCLUSIONS OF LAW:** This project will comply with SMC 17.48.050 upon satisfaction of conditions 39-41.

**CONDITIONS:**

41. **Prior to filing for Final Plat approval,** the proponent shall ensure the Council’s ordinance effectuating the rezone has been adopted and taken effect.

**SMC 18 ENVIRONMENTAL PROTECTION**

Title 18 of the Stevenson Municipal Code is separated into three chapters. Chapter 18.04 provides procedures and regulations based on the State Environmental Policy Act (SEPA). Chapter 18.08 deals with shoreline management and is irrelevant to this request. Chapter 18.13 regulates the use of land.
that affects critical areas. Both the SEPA procedures and critical areas permitting process are administered by staff. The criteria below are listed generally to reflect the administrative nature of the SEPA threshold determination and the regulatory process for critical areas (geologically hazardous areas).

**SMC Ch. 18.04 Environmental Policy**

**Criterion §18.04 Article III Categorical Exemptions and Threshold Determinations**

This article adopts Washington Administrative Code (WAC) sections related to the applicability and review process for projects under SEPA.

**Finding(s):** Staff determined this project was not categorically exempt from the SEPA threshold determination process and issued a “mitigated determination of nonsignificance (MDNS) on July 2nd, 2014.

The MDNS contained eleven (11) mitigation measures that the proponents must satisfy to ensure the project will have no probable significant adverse environmental impacts.

**Conclusions of Law:** This project will comply with SMC 18.04 upon satisfaction of mitigation measures adopted in SEPA2014-02 and listed below and incorporated herein for convenience as conditions 42-52.

**Conditions:**

42. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

43. During construction the following procedures shall be effected if cultural resources are discovered during construction activities:
   a. Halt Construction. All construction activities within 100 feet of the discovered resource shall cease. The resource shall remain as found; further disturbance is prohibited.
   b. Notification. The proponent shall notify the City within 24 hours of discovery. If the Cultural resources are prehistoric or otherwise associated with Native Americans, the proponent shall also notify the Indian tribal governments within 24 hours.

44. Prior to the start of construction project shall comply with the National Pollutant Discharge Elimination System permit requirements for projects of this size.

45. During construction construction dust shall not become a nuisance to neighboring or downwind properties; best management practices for dust control shall occur.

46. During construction re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped with native trees and plants prior to issuance of occupancy permits.

47. During construction project shall comply with the recommendations of the geotechnical investigation and report prepared for this project.

48. During construction construction will occur within the hours of 7:00am and 10:00pm.

49. Prior to Final Plat approval project shall comply with the recommendations of the stormwater analysis prepared for this project and/or any modifications made based on the City Engineer’s review of the stormwater analysis.

50. During construction this property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the
Southwest Regional Office, (360)407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Connie Groven at the above number.

51. **Prior to Final Plat approval** this project shall dedicate adequate right-of-way within Foster Creek Road to facilitate improvement to the public transportation system.

52. **Prior to Final Plat approval** this project shall enter into a waiver of protest or similar agreement with the City thereby agreeing to participate in the future improvement of Foster Creek Road. Said agreement will ensure that frontage improvements are added in a logical manner to accommodate the anticipated increase in traffic.

**SMC Ch. 18.13 Critical Areas and Natural Resource Lands**

**Criterion §18.13.090 Geologically Hazardous Areas** This section provides the submittal criteria and performance standards for projects in geologically hazardous areas, including potentially unstable slopes that are greater than 25% slope.

**Finding(s):** The project contains geologically hazardous areas due to the potentially unstable slopes observed on site.

The proponents submitted a geotechnical engineering report for the project containing several geotechnical recommendations for site development. Staff reviewed the geotechnical engineering report and issued Critical Areas Permit (CAP) 2014-02 on July 10th, 2014. The permit contained six (6) substantive conditions of approval.

**Conclusions of Law:** This project will comply with SMC 18.13 upon satisfaction of conditions required in CAP2014-02, listed below and incorporated herein for convenience as conditions 53-58, below.

**Conditions:**

53. **Prior to the start of construction** a grading and erosion control plan in accordance with the Stevenson Engineering Standards shall be required and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for erosion control provided on Page 13 of the Geotechnical Engineering Report.

54. **Prior to the start of construction** the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the Geotechnical Engineering Report. This may require additional measures to reduce the infiltration of the existing soil.

55. **During construction** the development shall be designed and constructed in accordance with the recommendations in the Geotechnical Engineering Report.

56. **During construction** onsite inspections and inspection reports shall occur in accordance with the recommendations in the Geotechnical Engineering Report.

57. **Prior to Final Plat approval** the GeoPacific Engineering Inc. Geotechnical Engineering Report prepared for this project shall be recorded with the Skamania County Auditor.

58. **Prior to Final Plat approval** a note shall be placed on the face of the plat providing notice of the geological hazard related to the steep slopes and substantial amounts of undocumented fill and referencing the site development recommendations of the GeoPacific Engineering Inc. Geotechnical Engineering Report.

**PLANNING COMMISSION RECOMMENDATIONS TO CITY COUNCIL**

Having heard public testimony presented at a public hearing, having considered the presentations of
staff and of the applicant, and based on the foregoing Findings of Fact and Conclusions of Law, the Planning Commission hereby recommends to the City Council that the Sunstone One at Skamania Subdivision be approved, subject to the following conditions:

1.

2. **Prior to Final Plat approval** a final plat satisfying the conditions of this approval shall be submitted to the council for approval within seven (7) years of the date of preliminary plat approval or such other timeline as may be adopted by the State of Washington in RCW 58.17.140.

3. **Prior to Final Plat approval** the proponent shall reimburse the City for any outside consultant review fees incurred as a result of the proposed subdivision.

4. **Prior to Final Plat approval** all dedications of easements, public rights-of-way and tracts shall be clearly and precisely indicated on plats, and the final plat shall conform to SMC 16.36.050(F) regarding the expected language necessary to dedicate land.

5. **Prior to Final Plat approval** the final plat shall contain a certificate reciting a dedication of all lands shown on the plat to be dedicated for public uses and a waiver by them and their successors of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the subdivision. Such dedicated lands shall minimally include the new cul-de-sac road, the ten (10) feet southwesterly of the southwesterly line of Foster Creek Road, and all lands northeasterly of the southwesterly line of Foster Creek Road including the unnamed tract northeast of the roadway.

6. **Prior to the start of construction** access shall be served to all lots by the public right-of-way.

7. **Prior to filing for Final Plat approval** the proponent shall supply the City with copies of the Homeowner’s Association articles of incorporation and bylaws demonstrating the conveyance and maintenance of Tract A.

8. **Prior to Final Plat approval** the ownership and associated maintenance responsibility for Tract A shall be clearly identified on the final plat.

9. **Prior Final Plat approval** the design and construction of water and sewer systems, streets, pedestrian paths, street lights, street trees and storm drainage systems, and site grading and erosion control plans, shall be in accordance with SMC and SES.

10. **Prior to the start of construction** the applicant shall include the proposed lot grading with the final grading plans for review by the City.

11. **Prior to Final Plat approval** the applicant shall follow all recommendations outlined in the Geotechnical Report dated June 25th, 2014, by Scott Hardman, PE.

12. **Prior to the start of construction** a Construction Stormwater General Permit shall be
obtained from the Washington Department of Ecology for the construction of this project.

13. **Prior Final Plat approval** a ten foot wide easement across which there shall be no right of access for the general public or adjoining property owners shall be dedicated along Foster Creek Road.

14. **Prior Final Plat approval** a note shall be placed on the face of the plat waiving the right to direct access onto Foster Creek Road.

15. **Prior Final Plat approval** a private utility easement (PUE) of sufficient width to accommodate all private utilities shall be provided along all lot frontages to provide utility services. The location of the PUE shall be indicated on the face of the plat.

16. **Prior to Final Plat approval all new utility services extended into the site from Foster Creek Road shall be placed underground.**

17. **Prior the start of construction** an analysis shall be provided with the final design that evaluates downstream off-site impacts between the site and the release point of the Foster Creek roadside ditch. Mitigation must be provided, if needed, so impacts will not be detrimental.

18. **Prior to Final Plat approval** a 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A minimum 16 foot wide gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road. The location of the gate shall be approved by the City during Engineering Plan review.

19. **Prior to the start of construction** additional information shall be provided in the drainage report detailing how water quality is obtained for the proposal.

20. **Prior to the start of construction** the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.

21. **Prior to Final Plat approval** the applicant shall dedicate the Tract “B” to the City.

22. **Prior Final Plat approval** easements shall be provided for all public utilities which are located on private property in accordance with SES. Easements shall be shown on the final plat.

23. **Prior to Final Plat approval** water meters shall be located at the edge of right-of-way and outside of the traveled path.

24. **Prior to Final Plat approval** all proposed water mains shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided.

25. **Prior to issuance of building permits** the applicant shall verify the existing service pressure and install a PRV, approved by the City, if the pressure exceeds 80 psi in accordance with SES 5.10E.
26. **Prior to Final Plat approval** a water sampling station shall be installed off of the proposed main and located within the right-of-way, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection. Location to be approved by the City.

27. **Prior to Final Plat approval** the existing well onsite shall be decommissioned in accordance with all local, state and federal laws and regulations.

28. **Prior to Final Plat approval** sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed right-of-way line.

29. **Prior to Final Plat approval** all existing septic systems shall be decommissioned in accordance with all local, state and federal laws and regulations.

30. **Prior to the start of construction** all proposed sanitary sewer lines shall be designed with separation from other utilities in accordance with SES 4.07.

31. **Prior Final Plat approval** frontage improvements on Foster Creek Road shall consist of street lighting improvements, roadside drainage ditch improvements, and dedicating sufficient right-of-way to achieve a 60 foot wide right-of-way on Foster Creek Road.

32. **Prior to the start of construction** the reduction in widths to the local street shall be approved in accordance with SES 2.03.

33. **Prior to the start of construction** the applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (cul-de-sac). The applicant shall also provide information in the Road Modification request as to how all proposed “Private Street” requirements are met with this application per SES 2.07. If these requirements are not met, the cul-de-sac right-of-way shall be dedicated to the City.

34. **Prior to Final Plat approval** concrete curb and sidewalk shall be installed on the outside of the proposed street end.

35. **Prior to Final Plat approval** ADA compliant curbramps shall be installed on each side of the unnamed roadway at Foster Creek Road.

36. **Prior to the start of construction** Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14.

37. **Prior to Final Plat approval** street illumination on Foster Creek Road and the proposed local street shall be provided in accordance with 2.26 of the SES.

38. **Prior to Final Plat approval** all proposed public improvements shall be contained within existing or dedicated public right-of-way or within easements.

39. **Prior to Preliminary Plat approval**, the applicant shall ensure a “resolution of intent to rezone” the proposal property is adopted by the City Council subject to any conditions deemed necessary.

40. **Prior to filing for Final Plat approval**, the proponent shall fulfill all conditions of the
“resolution of intent to rezone.

41. Prior to filing for Final Plat approval, the proponent shall ensure the Council’s ordinance effectuating the rezone has been adopted and taken effect.

42. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

43. During construction the following procedures shall be effected if cultural resources are discovered during construction activities:
   a. Halt Construction. All construction activities within 100 feet of the discovered resource shall cease. The resource shall remain as found; further disturbance is prohibited.
   b. Notification. The proponent shall notify the City within 24 hours of discovery. If the Cultural resources are prehistoric or otherwise associated with Native Americans, the proponent shall also notify the Indian tribal governments within 24 hours.

44. Prior to the start of construction project shall comply with the National Pollutant Discharge Elimination System permit requirements for projects of this size.

45. During construction construction dust shall not become a nuisance to neighboring or downwind properties; best management practices for dust control shall occur.

46. During construction re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped with native trees and plants prior to issuance of occupancy permits.

47. During construction project shall comply with the recommendations of the geotechnical investigation and report prepared for this project.

48. During construction construction will occur within the hours of 7:00am and 10:00pm.

49. Prior to Final Plat approval project shall comply with the recommendations of the stormwater analysis prepared for this project and/or any modifications made based on the City Engineer’s review of the stormwater analysis.

50. During construction this property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office, (360)407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Connie Groven at the above number.

51. Prior to Final Plat approval this project shall dedicate adequate right-of-way within Foster Creek Road to facilitate improvement to the public transportation system.
52. Prior to Final Plat approval this project shall enter into a waiver of protest or similar agreement with the City thereby agreeing to participate in the future improvement of Foster Creek Road. Said agreement will ensure that frontage improvements are added in a logical manner to accommodate the anticipated increase in traffic.

53. Prior to the start of construction a grading and erosion control plan in accordance with the Stevenson Engineering Standards shall be required and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for erosion control provided on Page 13 of the Geotechnical Engineering Report.

54. Prior to the start of construction the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the Geotechnical Engineering Report. This may require additional measures to reduce the infiltration of the existing soil.

55. During construction the development shall be designed and constructed in accordance with the recommendations in the Geotechnical Engineering Report.

56. During construction onsite inspections and inspection reports shall occur in accordance with the recommendations in the Geotechnical Engineering Report.

57. Prior to Final Plat approval the GeoPacific Engineering Inc. Geotechnical Engineering Report prepared for this project shall be recorded with the Skamania County Auditor.

58. Prior to Final Plat approval a note shall be placed on the face of the plat providing notice of the geological hazard related to the steep slopes and substantial amounts of undocumented fill and referencing the site development recommendations of the GeoPacific Engineering Inc. Geotechnical Engineering Report.

DATED this _____ day of July, 2014
Done in Public Session July _____, 2014

_________________________________________
Scott Anderson, Chairman
City of Stevenson Planning Commission
A. GENERAL DISCUSSION

1. Description: The request is to divide two existing parcels consisting of approximately 3.5 acres into 10 single family lots, 1 stormwater tract and 1 common area tract. The site is located at 365 SW Foster Creek Road, and is also known as tax parcel Numbers 02-07-02-4-1-0900-00 and 02-07-02-4-1-1000-00. It is located in the NE ¼ of Section 2, T2N, R7E W.M. in the City of Stevenson, Skamania County, Washington.

2. Water Service: The site can be served with city water, and the supply, storage and distribution systems in this area of the city have capacity to provide domestic and fire protection water for the proposal. Preliminary drawings show an existing 8-inch ductile iron waterline within Foster Creek Road and a proposed 8-inch waterline to be constructed within the new un-named roadway.

10 new water services are proposed. Records indicate that the existing water pressure near the site may be as high as 125 psi. The applicant shall verify the existing pressure and install a PRV, approved by the City, if pressures exceed 80 psi.

Water meters shall be located at the ROW and outside of the travelable path.

Easements shall be provided for all public water lines located outside of the ROW per SES 5.09.

All proposed waterline shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided.

The separation between waterlines and other utilities shall be in accordance with SES 5.06.

A water sampling station shall be installed off of the proposed main and located within the ROW, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection.
The existing well onsite shall be abandoned in accordance with all local, state and federal laws and regulations.

The proposal if designed and constructed in accordance with Section 5 of the Stevenson Engineering Standards is adequate to meet standard.

3. **Sanitary Sewer Service:** The city’s wastewater treatment plant has capacity available to serve the demands of this proposed development and service to the site is proposed by an extension of the existing sewer in Foster Creek Road south of the site. Preliminary construction plans show a new sewer extending north on Foster Creek Road to serve the development with a new sewer extended into the proposed site to provide service. Lateral sewer mains will extend to each lot from the proposed sewer. These plans show the basic system improvements required to serve the proposed development. Final detailed construction plans will need to be completed in accordance with the city’s Engineering Standards.

All sanitary laterals shall be a minimum of 6 feet deep at the property line per SES 4.04.

Sanitary separation from other utilities shall be in accordance with SES 5.07.

Sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed ROW line.

Easements shall be provided for all public sewer lines located outside of the ROW per SES 4.10.

Abandon any existing septic system serving the existing dwelling unit in accordance with all local, state and federal laws and regulations.

The proposal if designed and constructed in accordance with Section 4 of the Stevenson Engineering Standards is adequate to meet standard.

4. **Street System:** The City has established measures for the applicant to mitigate off-site traffic impacts based on the applicant’s estimation that the development will create approximately 50 vehicle trips per day. No additional off-site traffic analysis is included in this report.

Foster Creek Road is classified as a “Residential Collector” requiring 60 feet of ROW, 46 foot paved width including 2-11 foot travel lanes and 2-8 foot parking lanes, curb and gutter, and 6 foot sidewalks on both sides.

The City has determined that full frontage improvements on Foster Creek Road will not be required at this time. However, improvements to the existing Street Lighting system, roadside ditches, gravity sewer extension, and the dedication of ROW to establish a 60 foot wide ROW shall be required.
The Local Road (un-named) is classified as “Local” requiring 60 feet of ROW (50 foot with approval), 38 foot paved width (32 foot with approval) including 2-11 foot travel lanes and 2-8 foot parking lanes, curb and gutter, and 6 foot sidewalks on both sides. The applicant is proposing a 50 foot ROW, 36 foot paved width with curb and gutter and 6 foot sidewalks on both sides. Reductions from the minimum widths will require approval from the Planning Commission, City Council, and Fire Marshal.

The applicant is proposing a “private” modified culd-e-sac for the new street end. It is the City’s policy to discourage private streets, and the proposal does not meet the requirements for “private streets” as described in SES 2.07. The applicant shall submit a Road Modification in accordance with SES 1.16 for the deviation of standard street ends.

Concrete curb and sidewalks shall be continuous around the proposed street end.

Tract A as shown on the preliminary drawings, excluding public utility easements, shall remain the property of the owner, Homeowners Association, or other approved entity. Ownership and associated maintenance shall be clearly identified on the final plat.

ADA compliant curb ramps shall be installed on each side of the unnamed roadway at Foster Creek Road.

All walls with heights greater than 4 feet shall require a building permit.

The horizontal curve shown in the preliminary drawings for the proposed unnamed road is substandard and possibly hazardous. Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14.

All lots except for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW.

Street illumination on Foster Creek Road and the proposed unnamed street shall be provided in accordance with 2.26 of the SES.

All proposed public improvements shall be contained within public ROW or within easements.

A Private Utility Easement (PUE) shall be provided along all frontages to provide private utility service.

The proposal if designed and constructed in accordance with Section 2 of the Stevenson Engineering Standards is adequate to meet standard.

5. Storm Drainage:
A Drainage Report was submitted to justify the stormwater management approach of the development. The approach appears to be feasible based on the information provided in the report.

Stormwater management of the site is proposed through detention trenches and overflows for private property runoff; collection systems, conveyance systems, and a detention pond are proposed to provide treatment and detention of all public road runoff. A new culvert is proposed under the intersection to connect the roadside ditch on Foster Creek Road.

The preliminary drawings show the proposed detention pond releasing flow to an existing roadside ditch on Foster Creek Road. An analysis will have to be provided with the final design that evaluates downstream off-site impacts between the site and the release point of this ditch. Mitigation must be provided, if needed, so impacts will not be detrimental.

Curb inlet structures shall be used per SES 3.02 B(4).

A 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road.

Additional information shall be provided in the drainage report detailing out how water quality is obtained for the proposal.

The geotechnical report for the project does not recommend the use of infiltration in stormwater management. The applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.

The proposal if designed and constructed in accordance with Section 3 of the Stevenson Engineering Standards is adequate to meet standard.

6. Grading & Erosion Control: A Geotechnical Engineering Report dated June 25, 2014, by Scott L. Hardman, PE was submitted for this development and provided information about the site.

The development shall be designed and constructed in accordance with the recommendations made in this report.

A Construction Stormwater General Permit shall be obtained from the Washington Department of Ecology for the construction of this project.

A grading and erosion control plan in accordance with the Stevenson Engineering Standards shall be required and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for grading provided in the Geotechnical Report.
B. CONCLUSIONS:

1. The city’s water and sanitary sewer systems have adequate capacity available at this time to provide the anticipated domestic and fire protection supply and sanitary sewer services necessary for the proposed development.

2. Stormwater facilities designed and constructed in accordance with the City’s regulations can adequately manage and control runoff from this site.

3. The on-site street system designed in accordance with the City’s regulations will adequately serve the site and provide area traffic circulation.

4. The Geotechnical Engineering Report dated June 25, 2014, by Scott L. Hardman, PE generally stated that the geotechnical properties of the site were suitable for the proposed development subject to certain construction provisions. The applicant shall follow all recommendations outlined in the report.

C. RECOMMENDED CONDITIONS OF APPROVAL:

1. The design and construction of water and sewer systems, streets, pedestrian paths, street lights, street trees and storm drainage systems, and site grading and erosion control plans, shall be in accordance with SMC and SES.

2. Easements shall be provided for all public utilities which are located on private property in accordance with SES. Easements shall be shown on the final plat.

3. Water meters shall be located at the edge of right-of-way and outside of the traveled path.

4. All proposed water mains shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided.

5. The applicant shall verify the existing service pressure and install a PRV, approved by the City, if the pressure exceeds 80 psi in accordance with SES 5.10E

6. Water main and service lines shall be designed with adequate separation from other utilities in accordance with SES 5.06.

7. A water sampling station shall be installed off of the proposed main and located within the ROW, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection. Location to be approved by the City.

8. The existing well onsite shall be decommissioned in accordance with all local, state and federals laws and regulations.
9. Sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed right-of-way line. Sanitary laterals shall be at a minimum 6 foot depth at the property line per SES 4.04.

10. The existing dwelling unit shall be served by the proposed sanitary system, and the existing septic system shall be decommissioned in accordance with all local, state and federal laws and regulations.

11. The proposed sanitary mains shall be designed with separation from other utilities in accordance with SES 4.07.

12. Frontage improvements on Foster Creek Road shall consist of street lighting improvements, roadside drainage ditch improvements, and dedicating sufficient ROW to achieve a 60 foot wide ROW on Foster Creek Road.

13. The reduction in widths to the local street shall be approved in accordance with SES 2.03.

14. The applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (culd-e-sac). The applicant shall provide information in the Road Modification request as to how the “Private Street” requirements are met with this application per SES 2.07.

15. Concrete curb and sidewalk shall be installed on the outside of the proposed street end.

16. Tract A as shown on the preliminary drawings, excluding public utility easements, shall remain the property of the owner, Homeowners Association, or other approved entity. Ownership and associated maintenance shall be clearly identified on the final plat.

17. ADA compliant curb ramps shall be installed on each side of the unnamed roadway at Foster Creek Road.

18. Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14.

19. All lots except for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW.

20. Street illumination on Foster Creek Road and the proposed local street shall be provided in accordance with 2.26 of the SES.

21. All proposed public improvements shall be contained within existing or dedicated public ROW or within easements.
22. A Private Utility Easement (PUE) shall be provided along all frontages to provide private utility service.

23. An analysis shall be provided with the final design that evaluates downstream off-site impacts between the site and the release point of the Foster Creek roadside ditch. Mitigation must be provided, if needed, so impacts will not be detrimental.

24. A 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road.

25. The applicant shall dedicate the Tract “B” to the City.


27. A Construction Stormwater General Permit shall be obtained from the Washington Department of Ecology for the construction of this project

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By: Wallis Engineering

P:\City of Stevenson\Development Review\2013 Foster Creek Road\Reports\Sunstone One Eng Rpt.docx
Ben,  
I have no comments regarding increasing minimum lot size for a 10 lot subdivision that will be connected to City sewer and Public water. 

Thanks,  
Nikki Hollatz

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From: Ben Shumaker [mailto:ben@ci.stevenson.wa.us]  
Sent: Monday, July 07, 2014 9:58 AM  
To: Nikki Hollatz  
Subject: Proposed Subdivision

Hello Nikki-  
We have a subdivision application for 10 lots to be connected to City sewer. Our subdivision regulations provide you with the opportunity to recommend lot sizes above the City’s minimum standard and/or test for the suitability of this land for subdivision.  
Would you like to make such a recommendation or require such tests?  
Thank you,

Ben Shumaker  
Planning Director  
City of Stevenson, Washington  
(509) 427-5970
To the Stevenson Planning Commission:

Skamania Lodge is opposed to the proposed zoning changes for the Sunstone development as we feel the additional density is not in keeping with the original intent of the land use in this area. We would also point out that this development is contiguous to the Skamania Lodge golf course and we request that a tree barrier be established to protect the development from errant golf balls and maintain our privacy and guest experience. We also request that should this development move forward that there is proper noise abatement / control during construction to assure that it does not interfere with our guests enjoyment of the lodge.

Please feel free to call me with any questions.

Sincerely,

Ken Daugherty

Ken Daugherty | General Manager
Skamania Lodge | 1131 SW Skamania Lodge Way | Stevenson, WA 98648
Office 509-427-2500 | Fax 509-427-2547 | Email: kdaugherty@destinatinhotels.com