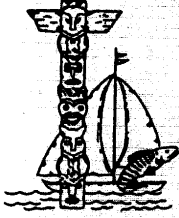


City of Kalama

Incorporated 1890



Public Works

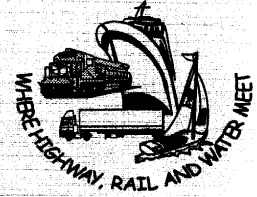
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STAFF REPORT AND RECOMMENDATION INCLUDING FINDINGS & CONDITIONS TO THE PLANNING COMMISSION

Eagle Cliff Estates

Date: June 6, 2008
To: Kalama Planning Commission
From: Justin Erickson, City Planner
Re: Eagle Cliff Estates – Preliminary Plat

Summary Recommendation

Staff recommends conditional approval of Eagle Cliff Estates

I. SUMMARY OF PROPOSAL

Subdivide a 12.8 acre portion of a 20.20 acre site (two parcels) into 62 residential building lots, one stormwater tract, one playground/park tract and one 7.9 acre lot. The residential building lots will be comprised of single-family detached structures. The subject property is zoned R-2 (medium density residential) and includes one unregulated wetland. A designated shallow landslide is located on a portion of the site that is not proposed for development. A playground area is proposed as part of the development. The proposal is located in northern Kalama, within an area recently annexed by the City.

II. PROJECT INFORMATION

Applicant	Darlene Viereck, PO Box 1579, Kalama, WA 98625
Project Contact	Lance Wheatley, Kalama, WA
Engineering Contacts	Moss & Associates, Vancouver, WA

	Rapid Soil Solutions, Portland, OR (Geotechnical)
Project Location	5400 Block of Meeker Drive, Kalama, WA SW ¼ of Section 5 & SE ¼ of Section 6, T6N, R1W, W.M.
Project Size	Total acreage is 20.2 acres (7.93 acres not proposed for development; 39% of site)
Site Zoning	Residential – R-2 (medium density)
Allowed Uses	Medium density uses (single family, two-family, multifamily per KMC 17.22.020)
Proposed Uses	Single-family detached homes
Critical Areas	Geologic hazard areas, wetland (see Section III(C) for more details)
Current Land Use	Vacant (no existing structures); property is partially forested with partial clearing.
Adjacent Land Uses	<u>North</u> : Residential, vacant (~5-acre lots) <u>South</u> : Columbia Terrace Estates (manufactures home park) <u>East</u> : Residential, vacant land <u>West</u> : Residential, vacant land
Topography	The area of the subject parcels proposed for development is relatively flat and level with slopes less than 15 percent. To the east/northeast of Eagle Cliff Loop, the topography is very steep with slopes well in excess of 30 percent.
Notice Requirement	A combined Notice of Application (NOA), Public Hearing Notice and SEPA Determination of Non-Significance (DNS) was issued on May 29, 2008.

III. REVIEW OF CODE STANDARDS WITH ANALYSIS

The following section provides a detailed review and examination of the proposed project in comparison to the Kalama Municipal Code (KMC) and other applicable regulations. The review is categorized by topical headings that provide a consistency review of the project. Applicant submittals that were reviewed included the application form and associated drawings/documents (Exhibit 1), SEPA Environmental Checklist (Exhibit 2), final stormwater plan addendum (Exhibit 3), geotechnical report (Exhibit 4), wetland delineation reports (Exhibit 5), traffic impact analysis report (Exhibit 6) and a revised plat drawing (Exhibit 7). A list of all exhibits is provided in Section VI.

A. Zoning Standards

1. Permitted Uses/Density/Zoning Standards

The R-2 Zone allows for single-family and multi-family uses. The use of the site as proposed is detached single-family dwelling units. As drawn, all proposed lots meet the use, density, dimensional and zoning standards set forth in Title 17 LMC.

Specifications (approximate) for the proposal are as follows:

Minimum Lot Size Per Code	R-2 Zone: 5,000 square feet (50' wide x 100' deep)
Proposed Number of Lots	62 building lots, one stormwater tract, one playground tract, one undeveloped lot
Smallest Proposed Lot	5,663 square feet
Largest Proposed Lot	9,010 square feet
Proposed Open Space	7.93 acre portion east of Eagle Cliff Loop not proposed for development, small playground tract also proposed

B. Subdivision Standards (Title 16 KMC, RCW 58.17)

The rules governing the subdivision of land are found within Title 16 of the City's municipal code. Subdivisions must also comply with the Revised Code of Washington (RCW) Section 58.17, which the City's subdivision code is partially derived from. An analysis of the proposal's conformity with local and state subdivision standards is provided below (findings at the end of the section):

1. KMC 16.20 – Design Standards

The design standards of KMC 16.20 address common plat standards relevant to lots, parcels, blocks, streets, alleys and easements. In addition to the design standards specified within, the City also has a supplemental document entitled Development Guidelines and Public Works Standards (hereafter referred to as Public Works Standards) that addresses some of the same topics, including detailed engineering specifications for roadways and other improvements. As proposed, the plat will meet

2. KMC 16.24 – General Provisions (Kalama Subdivision Ordinance)

No specific comments. As proposed or conditioned, compliance will be achieved.

3. KMC 16.28 – Definitions and Rules of Construction

No specific comments. As proposed or conditioned, compliance will be achieved.

4. KMC 16.32 – Application Procedure and Approval/Disapproval Process

The proposed plat has been reviewed per the procedural process outlined in KMC 16.32.

5. KMC 16.36 Assurances for Completion and Maintenance of Improvements

No specific comments. As conditioned, compliance will be achieved.

6. KMC 16.40 – Plat Design Standards

This section addresses a variety of plat design standards including lot standards, street standards and parks and easements. Lot standards have been addressed previously. Lot and block design are compliant with the standards of this Chapter. Pursuant to KMC 16.40.040, the City may require park dedication as a condition of plat approval. The applicant is proposing a small “playground” area on the plat. The area proposed for the park is very small (less than 2,500 square feet) and is not sufficient to meet the recreational needs of the residents of the plat.

With respect to road standards, the City Engineer has reviewed the proposal for compliance with City standards including Title 16 and the Public Works Standards as detailed in his letter dated June 5, 2008 (Exhibit 8). As conditioned, conformance with the provisions of this Chapter and the Public Works Standards will be achieved prior to final plat approval.

The proposed development consists on one looped street named Eagle Cliff Loop. Per the recommendations of the City Engineer and in accordance with KMC 16.40.060(A)(3), a street and right-of-way connection (to the north/northeast) should be provided to allow for future connection. Future connections could also provide an additional access point to Meeker Drive which would be preferable from a circulation and emergency access standpoint. As proposed, the 62 lots would have a single access point on Meeker Drive. Per Exhibit 7, the applicant is proposing a 40-foot pavement width for Eagle Cliff Loop at the entrance (and eastward) of the development, adjacent to the stormwater tract. This would provide two 20-foot apparatus lanes to ensure adequate emergency access, given the lack of a secondary ingress/egress point. No parking will be allowed in this area.

7. KMC 16.44 – Required Improvements

This section addresses required improvements including drainage systems, landscaping, sidewalks and other features. Reference is also made to the Public Works Standards and many of the improvement details are located within this companion document. The applicant has submitted a stormwater report (Exhibit 3). A final stormwater report will be required prior to final plat approval. The stormwater system will be designed in accordance with City standards. As conditioned, substantial conformance with the provisions of this Chapter will be achieved prior to final plat approval. The City Engineer has reviewed the plat for conformance with applicable portions of KMC and the Public Works Standards and has reported his findings and recommendations per Exhibit 8.

The street, curbs, sidewalk, utility and other requirements set forth in Section 16.44.040 will be met as proposed or as conditioned herein.

8. KMC 16.48 – Specifications for Plans and Plats

The preliminary plat and associated materials meet the intent of KMC 16.48 with respect to preliminary plat specifications.

9. RCW 58.17 – Subdivisions

Chapter 58.17 of the Revised Code of Washington (RCW), provides state legal requirements for subdivisions. Pursuant to RCW 58.17.110, a proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:

1. Appropriate provisions are made for the public health, safety, and general welfare and for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
2. The public use and interest will be served by the platting of such subdivision and dedication.

The items addressed in Chapter 58.17 RCW have been substantially addressed elsewhere in this report.

C. Critical Areas

The subject property contains designated critical areas including wetlands and geologically hazardous areas. A summary of onsite critical areas and code compliance appears below:

1. Geologic Hazard Areas

The applicant has submitted a geotechnical report (Exhibit 4) dated May 8, 2008 (amended May 23, 2008) that was prepared by Rapid Soil Solutions. The results of the assessment suggest that the site is suitable for the proposed residential construction subject to adherence with the construction recommendations detailed in the report. Six test pits were excavated as part of the site work and laboratory analysis conducted. The Washington State Department of Natural Resources (DNR) map of known geologically hazardous areas¹ includes a mapped shallow landslide that is located to the west of Eagle Cliff Loop within an area that is not proposed for development. Per the geotechnical report, the slide area was created as a direct result of borrow

¹ Wegmann, Karl W., 2003. Digital Landslide Inventory for the Cowlitz County Urban Corridor – Kelso to Woodland (Coweeman River to Lewis River) Cowlitz County, Washington. DNR. Report of Investigations 34, Version 1.0.

operations which were previously conducted on the site. Per the report, the geotechnical engineer “does [not] (sic) foresee any limitations on the construction of the proposed” plat.

Because the proposed development is not within the actual mapped landslide area and because the area impacted by the proposed plat generally consists of slopes less than 15 percent, the project is considered consistent with the geologic hazard area standards set forth in Chapter 15.02 KMC.

2. Wetlands.

There is one mapped wetland on the project site. The wetland is 0.16 acres in size (6,970 square feet). The applicant included a wetland delineation report that was prepared by Ecological Land Services, Inc. on July 14, 2000 and two addendums prepared on January 25, 2008 and June 4, 2008 respectively (Exhibit 5). Per the July 14, 2000 wetland delineation report, the mapped wetland is manmade and not regulated. The wetland is located in the western portion of the site, and the report (ELS, 2008) notes that “historic mining activities have caused water accumulation in a small pond which provides a hydrology source for the delineated wetland” (1). Accordingly, no wetland buffers are required and the wetland may be modified (e.g., filled), provided all necessary state and federal permits are obtained, as applicable.

Critical Area Permit Findings:

1. The submitted critical area report was prepared by “qualified professionals” in accordance with KMC 15.02.
2. The applicant has met the procedural and substantive requirements of KMC 15.02 subject to conditions. Per the recommended conditions of approval, the proposed development will adhere to all code standards relevant to critical areas, including the construction recommendations outlined in the Rapid Soil Solutions geotechnical report.
3. As conditioned herein, the development proposal satisfies (or will satisfy) all standards for alterations, activities or development in critical areas, as set forth in KMC 15.02.
4. Proposed conditions deemed necessary to protect the public interest and ensure compliance with KMC 15.02 have been included in Section IV.

D. Traffic Impacts

The applicant provided a “Traffic Impact Analysis” report dated February 4, 2008 that was prepared by Hopper Dennis Jellison (HDJ), PLLC. The analysis assesses traffic impacts related to the development and discusses pre/post-development levels of service. Full “buildout” of Eagle Cliff Estates is expected to generate approximately 670 new vehicle trips on the adjacent roadway system during a typical weekday, with 47 and 63 trips anticipated during the morning and afternoon peak hours respectively. The level of service (LOS) standard is expected remain at LOS “A” which is considered the best level of operation. Study area intersections included the access point for proposed Eagle Cliff Loop and Meeker Drive and Meeker Drive with Kingwood Street/N. 1st Street.

The analysis also included a turn lane warrant analysis which found that a turn lane is not needed for the project entrance. The study does note that some brush and hedges need to be removed or relocated at the site access point to assure adequate sight distance.

E. Parks and Recreation/Open Space

RCW 58.17.110 discusses the factors and conditions for approval that shall be considered with the approval or disapproval of subdivisions and dedications. Parks and recreation is listed as one of the parameters that the City is required to review to ensure that appropriate provisions are in place. Pursuant to RCW 58.17.110(2)(b), dedication of land to any public body (or voluntary “fee-in-lieu-of”), provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval.

The city’s adopted *Park and Recreation Plan 2002*, mentions the need to develop additional trails in the city and pocket parks. Pocket parks are less than one-half acre in size and serve a neighborhood (such as Eagle Cliff Estates). Providing general open space is supported by a number of comprehensive goals and policies (Housing: Policy #2, Land Use: General Goal #1, Environment: General Policies #5, #9). The city is also in need of a park in the vicinity of the plat as there is not a park facility within easy walking distance.

The proposed plat includes an area noted as “playground” on the plat map. The area of this tract is not indicated, although staff estimates it to be approximately 2,300 square feet. This is inadequate given the need to construct playground equipment and proved open space and other facilities for area residents. Additional park improvements should be made to provide for a more functional recreational area. This area should be expanded to accommodate a more comprehensive park development. For instance, removal of the auxiliary parking south of the playground site, would add an additional 6,000 square feet (approximate) to the park. Minor lot reconfiguration could also allow for additional space without the elimination of a single lot. The park should be constructed to meet the needs of a variety of age groups (e.g., “tot” lot, sport court, open play areas, etc.) and should be dedicated to the City.

F. State Environmental Policy Act (SEPA) & Public Notice/Application Requirements

The City of Kalama issued a combined Notice of Application, SEPA Determination of Non-Significance (DNS) and Notice of Public Hearing on May 29, 2008. Notice of the application and hearing was published in the Daily News, mailed to adjacent neighbors and the site was posted. All public comments received will be included as exhibits and will be attached hereto and/or entered into the record at the Planning Commission public hearing. The application procedures as outlined in Title 15 and Title 16, KMC have been followed per code requirements.

IV. FINDINGS

Based on the foregoing discussion and analysis, Staff recommends that the Planning Commission make the following findings in relation to the subject proposal:

1. The City of Kalama has met its obligations under SEPA and has complied with all applicable public notice and application requirements including those outlined in RCW 58.17, KMC 15.04, KMC 15.10 and KMC 16.32.
2. The proposal is consistent with Title 17 KMC.
3. The subject proposal is consistent with the use and density standards contained within Chapter 17.22 KMC.
4. As outlined above and subject to the conditions of approval, the proposed plat of Eagle Cliff Estates complies with the development standards set forth in Title 16 KMC and RCW 58.17.
5. The City Engineer has reviewed the proposal for conformance with Title 16 KMC and the Public Works Standards and recommends conditional approval of the project.
6. Subject to conditions, the proposed plat will include appropriate provisions for the public health, safety and general welfare of the community.
7. Subject to conditions, adequate provisions will be made for parks and recreation.
8. Drainage ways, stormwater systems, streets, potable water, sanitary sewer, sidewalks and other associated infrastructure will be constructed to meet acceptable standards.
9. Subject to conditions, the public use and interest will be served by the platting of the proposed subdivision.

V. CONCLUSION AND RECOMMENDATION

KMC 16.32.025(B) requires that the subdivision be “in conformity with any applicable zoning ordinance, comprehensive plan, or other existing land use controls” for it to be approved. Based on the foregoing findings and analysis, Staff concludes that conformity has been achieved (or will be as conditioned) and recommends that the Kalama Planning Commission adopt Staff findings contained herein and **recommend preliminary approval** of the Eagle Cliff Estates preliminary plat and concurrent Critical Area Permit approval to the Kalama City Council, subject to the following conditions:

1. The proposed street system shall be constructed as shown on the preliminary plat with a 50-foot right-of-way and 32-foot paved width. All streets shall be constructed with curb, gutter, streetlights and 5-foot sidewalks on each side.
2. A street connection shall be provided to the northeast property line to facilitate future development.

3. Horizontal curves on Eagle Cliff Loop shall have a centerline radius not less than 55 feet. Warning signage acceptable to the Public Works Director and City Engineer shall be installed.
4. Forty feet of hedge shall be removed on the south side to the intersection of Eagle Cliff Loop and Meeker Drive to provide adequate sight distance.
5. The applicant shall prepare a final stormwater report and drainage plans demonstrating how the City's stormwater detention and treatment requirements will be met.
6. Water service shall be extended to each proposed lot and to the northern edge of the property. Fire hydrant spacing shall be verified with the local fire authority prior to construction.
7. Sewer service shall be extended to each proposed lot and to the northern edge of the property. The applicant shall install an emergency generator and automatic transfer switch at the Meeker Drive Lift Station.
8. Prior to beginning construction activities disturbing more than 1 acre, the applicant will need to obtain a construction stormwater NPDES permit from the Department of Ecology. The applicant shall submit a copy of the erosion control plan prior to construction.
9. A building permit application shall be submitted for all retaining walls greater than 4 feet in height.
10. All design drawings for public works construction shall be reviewed and approved by the Public Works Director and City Engineer prior to construction. The design shall be in accordance with City of Kalama Development Guidelines and Public Works Standards.
11. Per the revised plat drawing (Exhibit 7), a portion (approximately 260 feet) of Eagle Cliff Loop near the Meeker Drive intersection shall be constructed to include a minimum paved width of 40 feet to accommodate two 20-foot fire apparatus lanes. This street section shall be designated as "no parking."
12. The geotechnical engineer shall be on-site to observe construction in accordance with the geotechnical report and shall submit documentation attesting to conformance with the geotechnical report and construction recommendations and requirements.
13. The applicant shall construct park improvements in the area noted as "playground" on the preliminary plat map or other approved area and such area shall be enlarged to incorporate a range of recreational amenities as approved by the Public Works Director. A park development plan/schematic shall be presented and approved by the Public Works Director and reviewed by the City's Park Board with improvements made prior to final plat approval unless bonding is approved by the Public Works Director. The park shall be dedicated to the City, unless otherwise approved by the Director. A fee-in-lieu of park

improvements may be assessed on each lot at the time of building permit submittal as approved by the Director.

14. A six-foot high site-obscuring wood fence shall be constructed along that portion of the western/southwestern property line that abuts the proposed playground to provide screening to the adjacent property. The fence shall be installed prior to final plat approval, unless bonded for with other park improvements.
15. In cooperation with the Kalama School District, suitable school bus stop areas/access shall be provided within and/or adjacent to the plat to the satisfaction of the Public Works Director and City Engineer prior to final plat approval.
16. All proposed street names shall be submitted to the Cowlitz County 911 Communication Center for approval.

VI. EXHIBITS

1. Master Permit Application and associated plat drawings/documents (Moss & Associates)
2. SEPA Environmental Checklist
3. Final Stormwater Plan Addendum prepared by Moss & Associates and received by the City of Kalama on January 31, 2008
4. Geotechnical Report prepared by Rapid Soil Solutions, dated May 8, 2008 (subsequently amended on May 23, 2008)
5. Wetland Delineation prepared by Ecological Land Services, Inc. on July 14, 2000 and associated addendums (January 25, 2008, June 4, 2008)
6. Traffic Impact Analysis prepared by Hopper Dennis Jellison, PLLC, dated February 4, 2008
7. Updated plat drawing (Sheet 1) prepared by Moss & Associates dated June 5, 2008
8. Letter from City Engineer, Mike Johnson (Gray & Osborne, Inc.) dated June 5, 2008

NOTE: Additional information received after the date of this report may be entered as exhibits at the public hearing. Staff reserves the right to recommend additional conditions at the hearing.