



# City of Kalama

Incorporated 1890



## MEMORANDUM

Date: June 16, 2017  
To: Kalama City Council  
From: Mark Person, City Planner  
Re: Final Plat: Stone Forest Phase 2C

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### Summary of Proposal

Mr. Cornell Rotschy has applied for final plat approval for Phase 2C of the Stone Forest subdivision. Phase 2C of Stone Forest includes 28 single-family lots. The first phase included 82 single-family residential lots. Last year, Phase 2A and 2B were recorded, these phases included 54 lots. The Stone Forest Plat was preliminarily approved by the City of Kalama in February 2006. The approved plat included three phases and a total of 177 lots on approximately 44 acres. Staff review appears below (see "checked" boxes) followed by a Staff recommendation regarding the request.

### Plat Conditions Imposed by the City of Kalama

1. A notation on the face of the plat shall read: "All lots within the subdivision shall be limited to construction of one single-family detached home per lot. All split-zoned parcels shall adhere to the zoning provisions of the less-intense zone." Similar language shall also appear in the CC&Rs recorded with the plat to the satisfaction of the City Planner.  
  
*✓ This requirement has been met.*
2. Permanent signs/markers shall be installed along all wetland and stream buffers. Signs shall be placed no more than 50 feet apart, with a minimum of one sign for each lot that is directly encumbered by a buffer. The type and method of signage shall be approved by the City Planner prior to final plat approval. Maintenance of signs shall be addressed in the recorded CC&Rs.  
  
*✓ This requirement has been met.*
3. A silt fence shall be installed along all wetland and stream buffers prior to plat construction. Temporary fencing may be used to mark the buffer boundaries in areas where topography does not allow or warrant a silt fence, subject to approval from the Public Works Director and/or City Engineer.

✓ *This requirement has been met.*

4. The area illustrated as “park” on the preliminary plat shall be dedicated to the city and substantially improved (e.g., playground equipment, sport court, etc.) before final plat approval is granted. Improvements may be bonded for, upon approval by the Public Works Director and City Engineer. The applicant shall rely on the Public Works Director and Park Board for suggestions of park improvements. However, recreational improvements shall be limited to common recreational facilities found within a small park of similar size (e.g., tot lot, sport court, etc.) and associated landscaping improvements. The wetland buffer that encroaches into the proposed park shall not be disturbed unless expressly permitted by Title 15.2. Wetland buffer signs shall be placed along the buffer within the dedicated park tract. The “storm and sewer tract” located between Lot 150 and Lot 151 shall also be developed into an open space/grassy play area (with benches and landscaping) subject to review and approval by the Public Works Director.

✓ *This requirement has been met. The applicant has dedicated Tract I to the City, which includes playground equipment.*

5. All wetland and stream buffers shall be provided in accordance with Chapter 15.02 KMC and as outlined in the submitted Wetland Delineation Report. Wetland D shall maintain a 25-foot buffer as shown on the preliminary plat map.

✓ *This requirement has been met.*

6. The proposed partial width streets, Street 5 (NW end) and Street 9 shall be built to full-width street standards in dedicated right-of-way or permanent easement in accordance with the city’s “minor access” standards (45’ ROW w/ 28’ street).

✓ *This requirement has been met, no partial widths streets are proposed as part of Phase 2C.*

7. The City of Kalama will grant a variance and allow all “collector” streets to be constructed to “local access” street standards, provided that 40 feet of pavement be provided (which is the standard for a collector street) along Street 3 in the vicinity of the Park as shown on the revised plat drawing dated January 10, 2006 and that the 50-foot right-of-way be increased to 52 feet along the same area to allow for standard five-foot wide sidewalks. Parking may be prohibited along Street 1 and Street 6. Travel lanes shall be a minimum of 12 feet.

✓ *This requirement has been met.*

8. All “local access” streets shall have 12-foot travel lanes with parking limited to one side only. This requirement shall be accommodated within the standard 32-foot paved portion proposed.

✓ *This requirement has been met.*

9. A five-foot utility and slope easement shall be included adjacent to all street right-of-ways.

✓ *This requirement has been met.*

10. At the request of the applicant, the proposed landscaping conditions shall be installed in accordance with the planting scheme outlined by Mr. James Schlatter of Cedar Ridge Properties, LLC in his letter to the Kalama Planning Commission dated January 3, 2006. Minor changes to the proposed landscaping plan may be allowed, subject to approval by the City Planner. Applicant agrees to control the non-native blackberries in the open space areas where trees were previously harvested for the three summers following preliminary subdivision approval.

✓ *This requirement has been met.*

11. The applicant is proposing that a latecomer agreement be established with the city for the extension of services and installation of associated infrastructure, including the portion of streets 5 and 9 where they adjoin neighboring properties (see letter dated November 7, 2005). Following preliminary subdivision approval, the applicant may proceed with the latecomer agreement request, subject to the process outlined in KMC 16.32.050, by submitting a formal application to the city.

✓ *This requirement has been met.*

12. Sidewalks shall be constructed by the applicant along Old Pacific Highway and Cloverdale Road prior to final plat approval for each respective phase and may be constructed on one side as agreed to by the Public Works Director in accordance with city code. Sidewalks shall be constructed or bonded for on all interior plat roads in accordance with city code.

✓ *This requirement has been met.*

13. All temporary turnarounds shall comply with city standards.

✓ *This requirement has been met.*

14. The 30-foot utility easement for water and sewer between Street 5 and Cloverdale Road shall include an all weather road for maintenance of city utilities. This road should also be maintained as a walking path with removable bollards as it provides the most direct route to school. Pedestrian access shall not be required unless the Nazarene Church agrees to an easement revision.

✓ *This requirement has been met.*

15. The City of Kalama will grant a variance to the street-side setback in the R-2 and R-3 zones to allow for a five-foot reduction (from 15 to 10 feet), provided that all construction consists of single-family detached residences and that the maximum height of all residences be limited to 35 feet consistent with the R-1 and R-2 zones. A notation on the face of the plat (and in the CC&Rs) shall also mention the 35-foot height limitation. All lots shall have the following minimum setbacks:

Front:	20 feet
Rear:	15 feet
Side:	5 feet
Street Side:	10 feet

✓ *This requirement has been met.*

16. All lots in the R-2 and R-3 zones (including split-zoned lots), shall be constructed to meet the minimum lot requirements of the Zoning Code (50 feet in width by 100 feet in length minimum). As stated in the application materials, all lots in these zones will comply with the minimum lot area and dimension standards (page 3 of narrative). However, review of the proposed plat includes lots that appear to be under the 50-foot minimum width requirement (e.g., lots 75-78, 136-140, 146-153, 158-161, etc.). This shall be corrected prior to final plat approval for each respective phase. Per the "lot width" definition of KMC 17.08.280, lot width is measured at a point 25 feet from the front lot line on each side lot line.

✓ *This requirement has been met.*

17. The applicant shall prepare a final stormwater plan for the entire project, prior to approval of Phase I of the subdivision. The applicant shall also address the concerns of Mr. Ryan Lopossa, Engineering Manager for Cowlitz County Department of Public Works (see letter dated January 5, 2006).

✓ *This requirement has been met to the satisfaction of the Public Works Director.*

18. The geotechnical engineer shall be on-site to observe construction as recommended in the submitted geotechnical report and shall submit a report at the completion of each phase indicating that the development was constructed in conformance with the geotechnical report and recommendations. The geotechnical engineer shall also review the grading and earthwork design drawings prior to construction.

✓ *This requirement has been met to the satisfaction of the Public Works Director.*

19. All design drawings shall be reviewed and approved by the Public Works Director and City Engineer prior to plat construction. The design shall be in accordance with City of Kalama and State standards, with the city's standards governing in cases of conflict. A street lighting drawing must be included in the design materials for review and approval. The design drawings are required to include a traffic plan identifying the location of stop signs, street signs, yield signs, crosswalks, stop bars, striping, etc.

✓ *This requirement has been met to the satisfaction of the Public Works Director, or will be prior to signing and recording of the final plat.*

20. The Fire Department, Public Works Director and City Engineer shall review the proposed design of all roadways for adequacy in terms of turning radii and other emergency vehicle needs prior to final plat approval.

✓ *This requirement has been met.*

21. In cooperation with the Kalama School District, suitable school bus stop areas/access (and associated signage, crosswalks, etc.) 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.

✓ *This requirement has been met.*

22. Fire hydrants must be installed to city standards. The location, quantity, capacity and type of fire hydrants shall be approved by the Fire Department and City Engineer.

✓ *This requirement has been met.*

23. Subject to the conditions of approval, the applicant shall adhere to all final plat requirements and improvements as outlined in the city's municipal code and Development Guidelines and Public Works Standards.

✓ *This requirement has been met to the satisfaction of the Public Works Director, or will be met, prior to signing and recording of the final plat.*

24. All proposed street names shall be submitted to the Cowlitz County 911 Communication Center for approval.

✓ *This requirement has been met.*

25. A copy of the proposed CC&Rs shall be provided prior to final plat approval for each phase of the subdivision. Applicant shall clearly define the roles and responsibilities of the Homeowners Association. A copy of the recorded CC&Rs shall be provided to the city prior to building permit issuance.

✓ *This requirement has been met.*

26. Prior to final plat approval, operation and maintenance procedures for all city-owned facilities shall be reviewed, approved and manuals received by the city. The city shall also receive a copy of the operation and maintenance procedure manuals for all facilities to be owned by the Home Owners Association. As agreed to by the applicant, a fee of \$250 per lot shall be paid to the city at escrow of the closing of the lot and dwelling unit purchase for the purposes of park maintenance, water quality facility maintenance and open space maintenance.

✓ *This requirement has been met, the fee is \$300 and a note is on the face of the plat.*

27. As requested, the applicant may phase the subdivision (three total phases) if they so choose, provided that proposed Phase II is amended to include Street 6 and proposed lots 52-59 and the adjacent portion of Street 5 so that through access between Old Pacific Highway and Cloverdale Road is achieved concurrent with the completion of Phase II. An emergency access route shall be maintained between Phase I and Cloverdale Road until Phase II is completed.

✓ *This requirement has been met.*

28. Storm and sewer tracts and open spaces shown throughout the development shall be dedicated to the City of Kalama at the city's option. Maintenance of any common area not dedicated to the city shall be provided for in the CC&R's. Except for two easements (submitted with application), city utilities shall be located within public right-of-way whenever possible.

✓ *This requirement has been met.*

29. Street 5 shall be constructed to include 32 feet of pavement within a 50-foot right-of-way along its entire length, including where it terminates into a cul-de-sac along the northern portion of the plat.

✓ *This requirement has been met.*

30. The sewer pump station shall be designed according to City of Kalama and Department of Ecology standards. In addition, the pump station shall be designed and constructed to permit expansions alteration or upgrades to the pump station to provide future service to surrounding properties. Per city standards, the manhole where the sewer force main terminates will be required to include odor control equipment.

✓ *This requirement has been met.*

31. The sanitary sewer line shall be extended to serve lots 49 and 50.

✓ *This requirement has been met.*

32. A water main on Street 6 shall connect the existing water main on Cloverdale Road to the development. The water main will improve looping and aid in minimizing water outages resulting from water main breaks and maintenance.

✓ *This requirement has been met.*

33. An eight-inch water line shall be constructed along Old Pacific Highway for a distance of approximately 1,328 feet as shown in the preliminary plat to replace service by the existing six-inch line. In the offsite area along Old Pacific Highway, where the applicant is not building a sidewalk, the applicant shall cover the water line with rock, gravel and fines to create a walking path along the side of the road.

✓ *This requirement has been met.*

34. At the time of building permit application for a dwelling on a lot, the permit applicant shall identify design grades of all driveways exceeding twenty percent slope.

✓ *This requirement has been met to the satisfaction of the Public Works Director.*

35. The applicant shall submit a final water system (hydraulic) report with recommendations for improvements that provide domestic water and fire flow to all lots within the proposed development. The report shall be reviewed for adequacy by the City Engineer.

✓ *This requirement has been met to the satisfaction of the Public Works Director.*

36. An Erosion Control Plan prepared in accordance with the Department of Ecology (DOE) Manual shall be submitted for review prior to construction. The applicant (or contractor) shall provide a copy of the DOE required Storm Water Pollution Prevention Plan to the city prior to beginning construction.

✓ *This requirement has been met.*

## **Conclusion & Recommendation**

At their regularly-scheduled June meeting, Planning Commission reviewed and the final plat and suggested minor modifications. The Planning Commission recommended approval of the Stone Forest Phase 2C final plat for City Council approval. Staff recommends that City Council approval the final plat. The final plat does not differ significantly from the approved preliminary plat.

Suggested Motion: “Mr. Mayor, I move that the Planning Commission recommend approval of the final plat of Stone Forest Phase 2C to the City Council and that the Chair be authorized to sign the final plat contingent upon final acceptance by the Public Works Director.”

cc: Adam Smee  
Kelly Rasmussen  
Coni McMaster  
Susan Junnikkala  
Mike Johnson