



City of Kalama

Incorporated 1890



Staff Report and Recommendation

Date: November 28, 2018
To: Kalama City Council
From: John Floyd, Mackenzie/Consulting Planner for City of Kalama
Re: Sunset Terrace Subdivision – Preliminary Plat Approval and Critical Areas Permit

Summary of Proposal

The applicant has requested preliminary plat approval for the subdivision of approximately 17.03 acres into 65 single-family residential lots to be constructed in two phases. Phase 1 would result in the construction of 38 lots capable of accommodating a variety of housing types. Phase II would result in the construction of 27 townhome lots. Newly created lots will obtain access from new local streets to be constructed on the interior of the site. The site is located in the R-3 (High-Density) residential zone, and contains designated critical areas including Oregon white oak trees, a Category III wetland, a DNR Type Ns (non-fish, seasonal) stream, and potential geologic hazard areas.

Project Location

The project site is located at 6445 Old Pacific Highway (Assessor Parcel 411360100), approximately 1,500 feet southeast of the intersection of Old Pacific Highway and Cloverdale Road. The area is within Section 17, Township 6 North, Range 1 West of the Willamette Meridian.

Planning Commission Recommendation

The Kalama Planning Commission at a public meeting on November 14, 2018, voted 5-0 to recommend that the City Council approve the requested preliminary plat and critical areas permit as set forth in the November 9, 2018 staff recommendation, subject to the following modifications to the staff recommended conditions of approval:

- Amend Condition 3 to require dedication of right of way in lieu of a road extension to the southern boundary.
- Remove Condition 4 as no longer necessary, in light of changes to Condition 3.
- Amend Condition 7 for consistency with Condition 3, as amended.
- Require the formation of a homeowners association with ownership of Tracts G and H.
- Require the dedication of Tracts D (stormwater facility) and E (pump station) to the City of Kalama.

- Require the applicant to coordinate with city staff on an appropriate fee in lieu of park dedication.

Requested Action/Recommendation

The Kalama Planning Commission hereby recommends that the Kalama City Council adopt Staff Findings as outlined in the November 9, 2018 memorandum (Attachment 1), and approve the requested Preliminary Plat and Critical Areas Permit, subject to the following conditions:

1. All infrastructure shall be designed and constructed in accordance with the Development Guidelines and Public Works Standards.
2. The location of the southerly site access shall be coordinated with the location of the proposed Cedar Springs Loop access to the proposed Cedar Springs subdivision.
3. The applicant shall dedicate right-of-way to the south property line to facilitate potential future road connections.
4. Frontage improvements along Old Pacific Highway shall include curb, gutter, sidewalk, storm drainage, and street lights. The existing 28-foot pavement width may be maintained.
5. Screening shall be provided on the flag stems for Lots 21 and 22.
6. Water mains shall be extended to the north property lines from the cul-de-sacs. Blowoffs shall be installed at each end.
7. Fire hydrant location and spacing shall be consistent with the DGPWS. Final hydrant locations shall be verified with the local fire authority.
8. Sewer main shall be extended to the north property line from the north cul-de-sac.
9. Prior to final plat approval, Lot 52 shall be modified to comply with minimum frontage standards set forth in KMC 17.08.040-1.
10. Prior to final plat approval, the applicant shall present a new or updated geotechnical report meeting the standards of KMC 15.02, including Appendix B (Geological Hazard Area Reports).
11. Prior to construction, the applicant shall provide evidence of coverage by a Department of Ecology Construction Stormwater NPDES Permit.
12. Prior to any construction on the project site, Cascadia Ecological Services or similar qualified professional shall present certification that orange construction fencing has been erected around Oregon white oak tree driplines, as specified in the critical areas report. Fencing shall be maintained for the duration of construction activities.
13. Tracts G and H shall be owned and maintained by a homeowners association, to be formed for that purpose and noted on the final plat.

14. Applicant shall dedicate Tracts D (stormwater facility) and E (pump station) to the City of Kalama.
15. Prior to issuance of building permits on lots 1 through 65, the applicant shall pay \$700 per lot in lieu of park land dedication.

List of Attachments

The following materials were considered by the Planning Commission:

1. Staff Report to the Planning Commission (November 9, 2018), including the following exhibits:
 - a. Master Permit Application
 - b. Project Narrative
 - c. Title Report
 - d. Preliminary Stormwater Report
 - e. Geotechnical Report
 - f. Traffic Study
 - g. Critical Areas Report
 - h. Plans
 - i. Notice of Application / Notice of Public Hearing / SEPA Determination of Non-Significance (DNS)
 - j. SEPA Environmental Checklist
 - k. Memorandum from City Engineer, Mike Johnson (Gray & Osborne, Inc.) dated November 7, 2018
2. Philip Fortuna Comment Email, dated November 13, 2018.
3. Department of Ecology Comment Letter, dated November 13, 2018.
4. Proposed Edits to Conditions of Approval, SGA Engineering, dated November 14, 2018.

cc: Adam Smee, City Administrator
Susan Junnikkala, Permit Technician
Coni McMaster, City Treasurer/Clerk
Kelly Rasmussen, Public Works Superintendent
SGA Engineering, Applicant's Representative