



AGENDA MEMO

Needs Legal Review: Yes
Council Meeting Date: November 2, 2018
Agenda Item: Eagle Ridge Subdivision Final Plat
Presented By: Patrick Munyan, City Administrator

ACTION REQUIRED:

Approval of Eagle Ridge Final Subdivision and acceptance dedicated sewer easement and sewer line.

PROPOSED MOTION:

Motion to approve the Eagle Ridge Final Subdivision WS-SUB-2017.001 and accept the 20-foot dedicated City sewer easement and sewer line.

Why is it a legislative issue:

A final plat for a full subdivision is a type III permit and requires council approval in accordance with White Salmon Municipal Code Section 19.10.040.

Explanation of issue:

The applicant, BBK White Salmon 1, LLC submitted a Subdivision Application with Environmental Checklist to Planning Staff on 12/15/2016. The applicants Conditional Use Permit Application on Dec. 13, 2016 was approved by the planning commission on January 25, 2017, to allow a 10 lot subdivision of single family homes under White Salmon Municipal Code Chapter 17.74 – Cottage Infill project in a R-3 Zone.

A public hearing on the Subdivision Application was held before the Planning Commission on March 8, 2017, for the Eagle Ridge Preliminary Subdivision (WS-SUB-2017.001); for which approval with four conditions was granted and further accepted by City Council on April 5, 2017.

Staff Recommendation:

Staff has reviewed and confirmed WS-SUB-2017.001 meets the following conditions as outlined by the City Council in its April 5, 2017 approval:

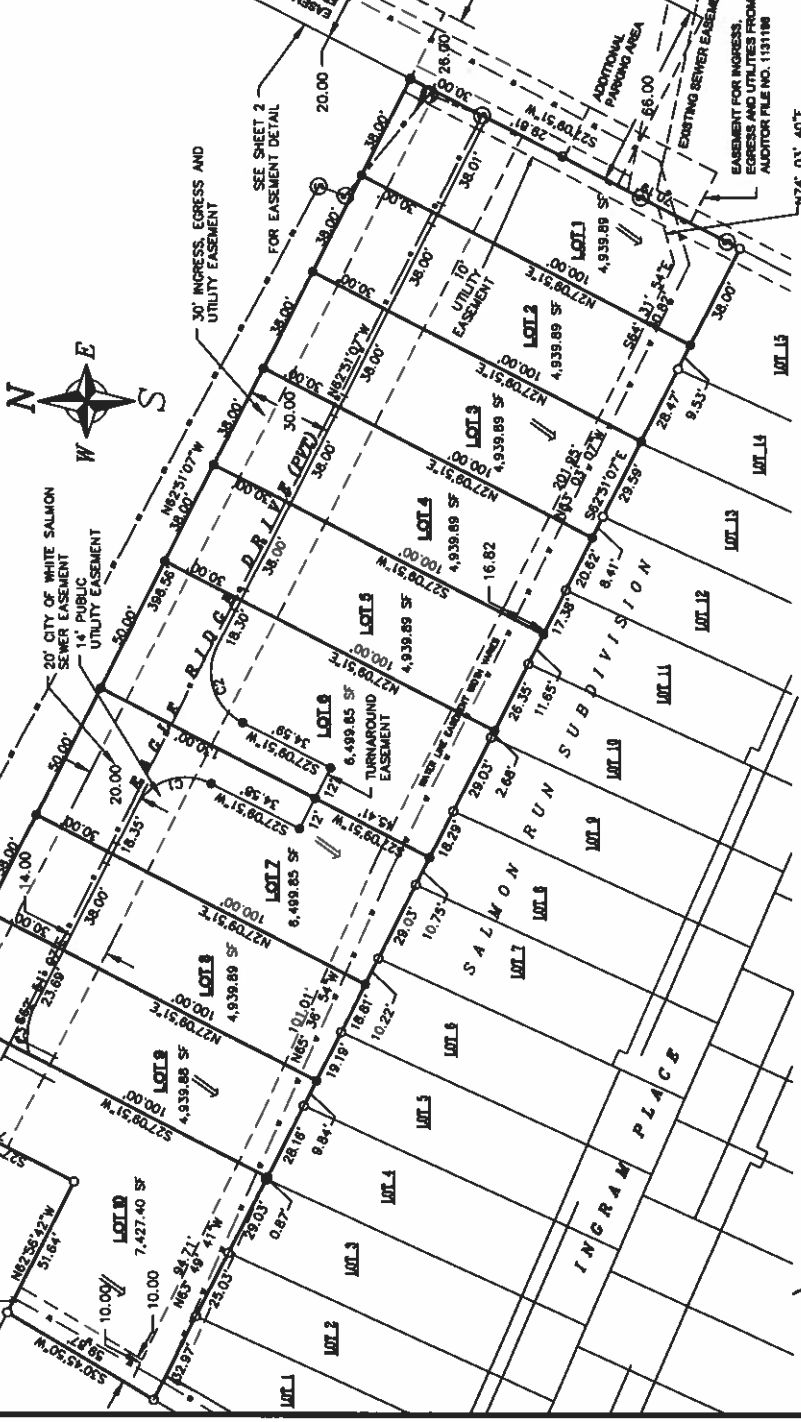
1. A stormwater analysis by a qualified Washington licensed Professional Engineer, considering at a minimum a twenty-five-year storm event of fifteen minutes duration shall be submitted and approved by the City Administrator.
2. The private street, Eagle Ridge Drive, shall be built to city standards and paved to a width of a 20-foot running surface. The construction, maintenance and snow removal of private roads are the responsibility of the landowner or a homeowner's association and the city is in no way obligated until the roads meet city standards and are accepted by the city. Eagle Ridge Drive shall be posted Private.
3. "No Parking on Street" signs shall be posted on Eagle Ridge Drive.
4. All special studies, reports, designs and plans for Site Plan Review must be submitted and approved by the City Administrator prior to final plat.

Staff recommends the City Council approve the Eagle Ridge Subdivision Final Plat and accept the dedicated 20-foot seer easement and sewer line.

EAGLE RIDGE SUBDIVISION WS-SUB-2017-001

IN THE CITY OF WHITE SALMON

IN THE NE1/4 NE1/4 OF SECTION 30, R 3 N, R 11 E, WM
 KLIKITAT COUNTY, WASHINGTON
 ALTERATION OF LOT 1, WS BLA 2005-05
 TAX PARCELS 03-11-3011-0010/01



LEGEND
 O SET 5/8" 2x4" REBAR W/ PLASTIC CAP
 O EXISTING MONUMENT OF RECORD
 → SLOPE DIRECTION

BASIS OF BEARINGS
 WHITE SALMON BL 2005-06
 (AUD. NO. 1037722)

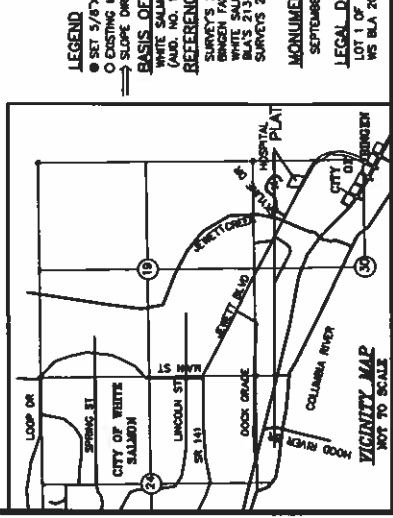
REFERENCES
 SURVEY'S 217082, WS SP-97-03
 BINGEN PARCELS SHORT PLAT 233187
 BLA'S 211328, 1034729
 SURVEY'S 221598, 217081

MONUMENTS VISITED
 SEPTEMBER 2016

LEGAL DESCRIPTION-TOTAL PARCEL
 LOT 1 OF WHITE SALMON BOUNDARY LINE ADJUSTMENT NO.
 WS BLA 2005-05.

COVENANTS, CONDITIONS AND RESTRICTIONS
 The subdivision is subject to the covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for the City of White Salmon, recorded in Auditor's File No. _____, and shall be considered as part of this plat. It is the responsibility of all parties to be aware of and to conform to said documents.

NOTE:
 THE ZONE FOR THE LOTS WITHIN THIS PLAT IS COTTAGE INFILL WSAC 1773 ORDINANCE 2012-1-406. ALL CONSTRUCTION SHALL MEET ZONING ORDINANCE REQUIREMENTS. MAXIMUM SQUARE FOOTAGE PER DWELLING SHALL BE NO MORE THAN 1,400 SQ.FT.



We, Drivers of the plat of **EAGLE RIDGE SUBDIVISION** above named, hereby certify that the division was made with the best of our knowledge and belief that it conforms to the laws of the State of Washington and that it contains adequate safe provisions for water supply and access for purposes of fire protection.

Witness My Hand AND OFFICIAL SEAL the day and year first written.
 Dated this _____ day of _____ 20__

Henry Public in and for the State of Washington
 Notary Public

I hereby certify that this Subdivision has been examined by me and that it contains adequate provisions for water supply and access for purposes of fire protection.

White Salmon Fire Chief _____ Date _____

I hereby certify that this Subdivision has been examined by me and that it conforms with the City of White Salmon Zoning Ordinance, Comprehensive Plan and any other applicable laws and/or policies.

White Salmon City Administrator _____ Date _____

I hereby certify that all taxes, and compensating taxes and/or penalties, due and owing within the first shown herein have been paid, discharged or satisfied.

White Salmon Director of Public Works _____ Date _____

I, **Dustin D. Corbett**, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land shown hereon and that the same was made during the period of my license, and that the same is correct and true to the best of my knowledge and belief.

Attest: _____ Date _____

City Clerk

Decreed Land Surveyor PLS NO. 42272 Date _____

PLANNED SURVEYING & ENGINEERING, INC.
 CIVIL ENGINEERING AND LAND PLANNING
 123 E. Commercial Street
 Pullman WA 99163
 Phone (509) 772-4044 Fax (509) 772-4000
 Job No 0018-2017-001/P/AT

SUBDIVISION FILED FOR RECORD AT THE REQUEST OF _____ THIS DAY OF _____ 20__ AND RECORDED IN VOLUME _____ RECORDS OF KLIKITAT COUNTY, WASHINGTON.

Klickitat County Auditor _____ Auditor's No. _____

**CITY OF WHITE SALMON
PLANNING COMMISSION MINUTES
March 8, 2017**

Meeting was called to order at 5:30 PM.

Roll Call - Present were Chairman David Lindley, Comm. Bret Russell, Tom Stevenson and Herb Hardin. Comm. Mason was excused. Staff present – City Administrator Patrick Munyan, Fire Chief Bill Hunsaker and Associate Planner Dixie Walker. Applicant: James Kacena representing BBK White Salmon 1, LLC and one guest.

Minutes of February 22, 2017. Motion to approve the minutes as previously presented and corrected made by Comm. Stevenson; seconded by Comm. Russell – motion carried 4-0.

Public Hearing opened at 5:35 PM. Chairman Lindley recited the Appearance of Fairness Doctrine. There being no ex-parte contact, bias, prejudice, improper influence or favoritism, the public hearing proceeded with the reading of the staff report by City Administrator (C/A) Patrick Munyan.

ORIENTATION AND BACKGROUND

The Applicant(s) are requesting approval of a preliminary subdivision comprising of 1.25 acres of undeveloped real property proposed to be divided into ten (10) separate and distinct Cottage Infill R-1 residential building lots in the R-3 Multi-Family residential zone. The Applicants were approved for a Conditional Use Permit 2017.001 on January 25, 2017 to build Single Family homes under WSMC Chapter 17.74 – Cottage Infill.

LOCATION – Skyline Hospital Hill in Section 30, Township 3 North, Range 11 East. Tax Parcel 03-11-3011-0010/01. Lot 1 of White Salmon Boundary Line Adjustment 2005-05 recorded in Book 1, Page 238, Klickitat County Bound Line Records.

WSMC 16.20.030 – Planning Commission Considerations & Recommendation. The PC 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 ground and other public and private facilities and improvements.

Street Access to Subdivision

The private dead-end road (Eagle Ridge Drive) will be accessed from Rhine Village Road through the Skyline Hospital property via a 40 foot deeded road easement. Rhine Village road (private) connects onto Skyline Blvd. and then SR-141 (Jewett Blvd.) The private road will be paved to a 24-foot running surface. The private street (Eagle Ridge Drive) located within the subdivision will be paved to a 20 foot width. A hammerhead turnaround meeting 2015 International Fire Code will be placed between Lots 6 and 7 on the private street.

Off-Street Parking Spaces

As per WSMC Chapter 17.73.090 * Parking and covered storage. Parking requirements are dependent on size of cottage dwelling units and whether or not street designs accommodate on-street parking within the cottage development.

***Finding of Fact:** Each cottage-type home will be approximately 1,400 S.F. which according to WSMC 17.73.090 is considered a larger sized cottage therefore, two off-street parking spaces for each dwelling are mandatory. The applicant/owner has indicated there will **not** be on-street parking allowed. There will be a designated area for seven (7) extra visitor parking spaces. In addition, Applicant's easement through Skyline Hospital property contains ten (10) additional parking spaces that the Applicant has the right to use.*

Site Slope Conditions

The building sites are basically level with a steep hillside to the north that will be addressed during the subdivision construction. South of the building sites there is a mild slope. Load analysis will be determined prior to building permits being issued.

Site Plan Review

It is determined the following special studies, reports, designs and plans are required for the development of the BBK White Salmon 1, LLC Subdivision.

- ✓ Wastewater Utility Infrastructure Plan & Utility Easements
- ✓ Electric and NW Natural Gas Utilities Plan
- ✓ Construction Stormwater Control and Soil Erosion Plan
- ✓ Landscape Plan
- ✓ Street Development
- ✓ Covenants, Conditions & Restrictions of Record

WSMC 17.73.030 – Unit Size

WSMC 17.73.040 – Lot Coverage

WSMC 17.73.060 – Building Separation
WSMC 17.73.070 – Setbacks
WSMC 17.73.080 – Building Height
WSMC 17.73.100 – Design guidelines (Site and Building)

Finding of Fact – These topics will all be addressed during the building permit/plot plan submittal period for each single family dwelling.

STAFF RECOMMENDATIONS: Staff recommends Planning Commission approval of preliminary Subdivision 2017.001 **with the following conditions:**

1. A Stormwater analysis by a qualified Washington licensed professional Engineer, considering at a minimum a twenty-five year storm event of fifteen minutes duration shall be submitted and approved by the City Administrator.
2. The private street, Eagle Ridge Drive, shall be built to city standards and paved to a width of a 20-foot running surface. The construction, maintenance and snow removal of private roads are the responsibility of the landowner or a homeowner's association and the city is in no way obligated to maintain the private road until the roads meet city standards and are accepted by the city. Eagle Ridge Drive shall be posted "Private".
3. "No Parking on Street" signs shall be posted on Eagle Ridge Drive
4. All special studies, reports, designs and plans for Site Plan Review must be submitted and approved by the City Administrator prior to final plat.

Questions by PC to Staff –

- Comm. Hardin asked if a soils engineer would check to see if the slope is stable. C/A Munyan said that will be addressed through each building site submittal.
- Comm. Stevenson said shouldn't we have some knowledge regarding the stormwater before building. C/A Munyan said stormwater retention will happen during road construction. Building Codes requires stormwater retention on each building site. He is not the engineer but that will be addressed with each building site.
- Comm. Lindley asked about Cottage Development site plan review. C/A Munyan said each individual lot will be addressed at the time of building plan submittal.

Applicant's Testimony –

- James Kacena said this is a small parcel that is topographically long and narrow on a flat bench. They will be excavating soils in order to build a retaining wall as close to the boundary of Skyline Hospital property as possible. This will lower the north side of the property to build the road. Steep slopes are off sight – the houses will not hang over the slope. There will be a water/stormwater detention vault under the street (Eagle Ridge drive) that will catch most of the water from the house roofs. The first retention vault was designed 12 years ago and built large enough to hold the water from both this project and Salmon Run. It was designed for a 25-year storm event. A geotechnical study will be done for the entire site as well as the retaining wall. This report will be available for each lot's contractor. Builders will not build without an engineered foundation. Each building site will be 3,600 SF more or less. WSMC requires cottage infill homes to be 1,400 SF or less. CC&R's will govern the landscaping, parking, storage, etc. This subdivision will be a quality development.
- Comm. Russell asked about open space with seating area and benches. Mr. Kacena said there is open space to the west for pedestrians and a walkway down the hill to Jewett Blvd. There are view points from the entire parcel. The pedestrian connection will be the roadway.

Public Testimony – None

Staff Comments/Clarification –

Comm. Russell asked Fire Chief Bill Hunsaker if the roadway width of 20 feet with no parking on the street and the hammerhead is sufficient. FC Hunsaker said yes.

Public Hearing closed at 6:25 PM.

Deliberation and Decision Making –

- Comm. Hardin wanted to know specifically where the (7) extra parking spaces are. Mr. Kacena showed where (5) are on site of the subdivision and (2) are on the Skyline Hospital easement.
- Comm. Russell asked Mr. Kacena if he agreed with Tom Stevenson's statement that roughly one-third of the property is undevelopable. Mr. Kacena said no. The slope is approximately 18% to 38%. There will be a setback from the city's waterline which should put the homes 20 feet back from the slope.

- The fire hydrant will be at the east end of the entrance to Eagle Ridge Drive by the hospital's physical therapy building.

Motion by Comm. Hardin that the application (SUB 2017.001) be accepted including Conditions 1 through 4 of the Staff Report with the amendment of No. 3 to read "No Parking on Street" signs on the entire Eagle Ridge Drive. Seconded by Comm. Stevenson. Comm. Russell and Lindley abstained. Motion carried 2-0

Motion to adjourn the meeting at 7:00 PM by Comm. Russell; seconded by Comm. Stevenson – motion carried 4-0.

Respectfully Submitted by Dixie Walker, Associate Planner.

Approved as to form:

Chairman David Lindley

Comm. Russell