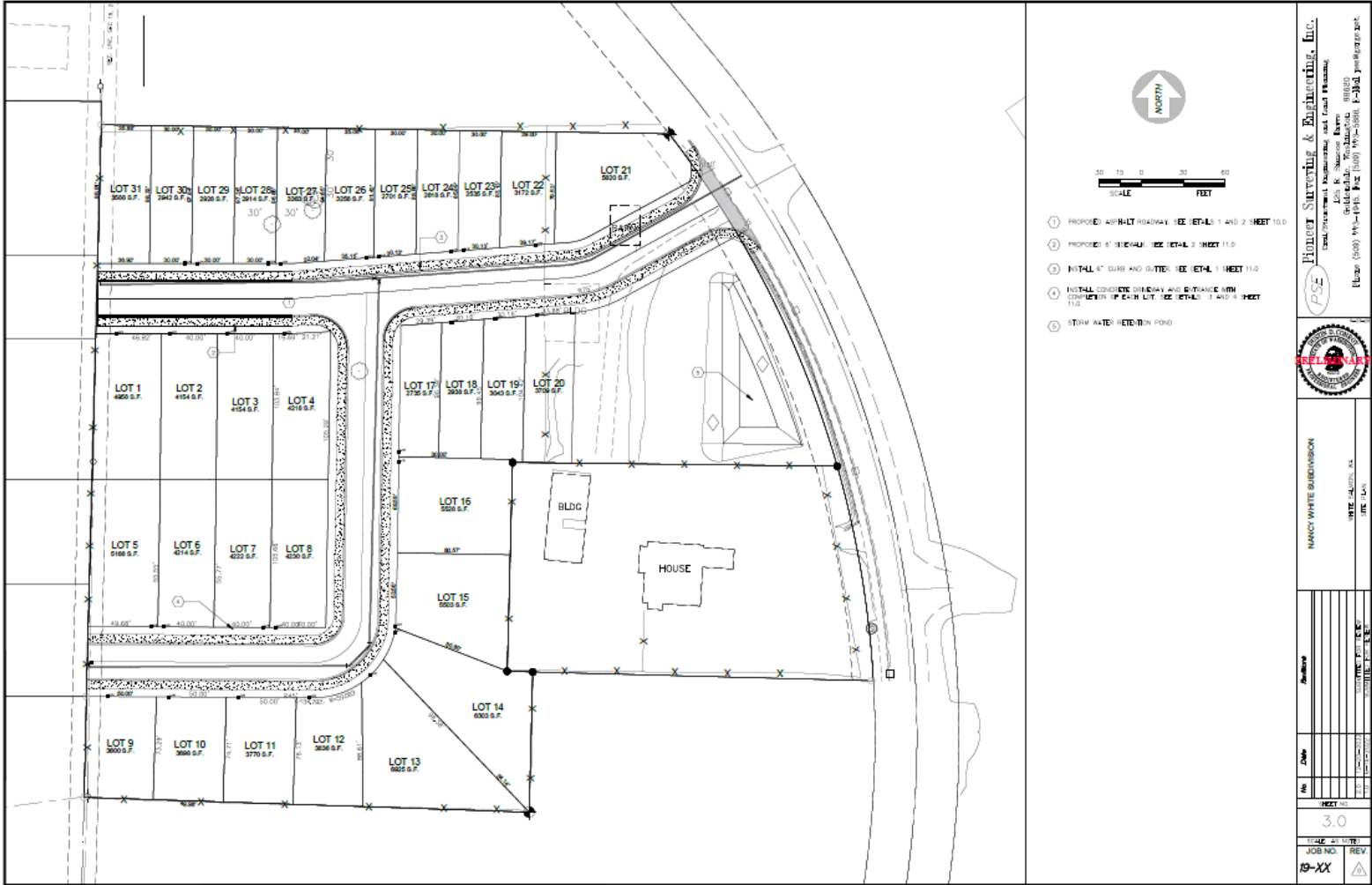


Four Oaks Subdivision/R-PUD

Public Hearing

March 22, 2023



Pinner Surveying & Engineering, Inc.
 Land, Precast, Engineering and Field Planning
 Eric R. Pinner, P.E.
 License No. 15300
 11250 NW 16th St., Suite 100, Ft. Lauderdale, FL 33311

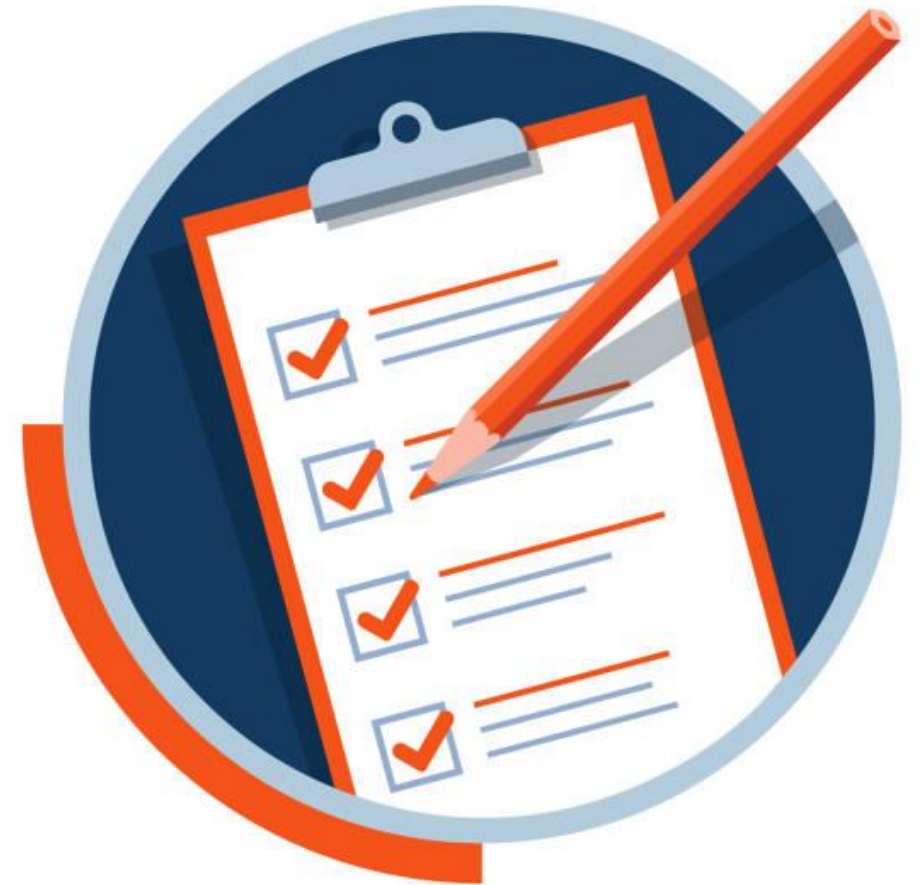
NANCY WHITE SUBDIVISION
 STATE CAPITAL ST.

What is an R-PUD Subdivision?

- A type of subdivision that encourages a variety of housing types
- Lots may be smaller than otherwise permitted per City code
- If an applicant meets criteria for an R-PUD subdivision, Staff has some flexibility to standards-different than traditional subdivisions
 - Staff flexibility is not unlimited

What Does Staff Do for Review?

- Assess proposed project against city codes
- Ensures compliance with city codes and standards
- Engages other agencies/jurisdictions for feedback to proposal
- Notes where proposal needs additional review/corrections
- Writes findings and recommended conditions of approval
- Reviews subdivision of land, not specific structures



What Cannot be Required

- Specific plans for structures are not a requirement for approval
- Staff, Commissioners and Councilors **cannot require** meeting standards beyond what is in City code



Approval Process



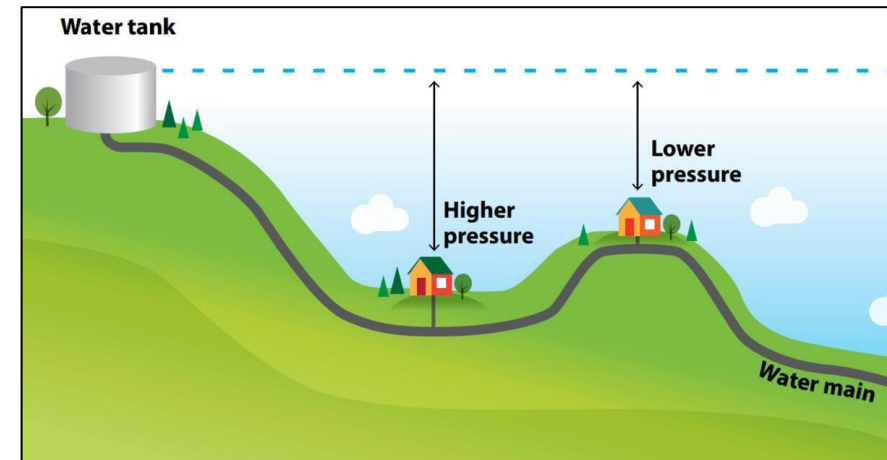
Development Agreement (DA)

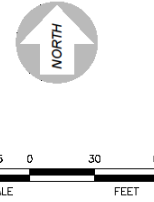
- Agreement between City and Developer
- This is still being negotiated between City and Developer
- Covers things like who builds what and when
- The DA will be reviewed prior to approved by City Council
- A completed DA is not required to recommend approval of a preliminary plat



Water Pressure Zone

- This area of White Salmon is nearing maximum water system capacity
- Regardless of the Four Oaks proposal, water capacity issues must be addressed
 - City is embarking on a Main Street water main improvement project
 - Includes additional pump station to increase pressure
 - Development in general in this area is limited due to water issues
 - Proposed pump station will resolve capacity issues
 - Limited development in this area until project done
 - This includes limited development within subdivision





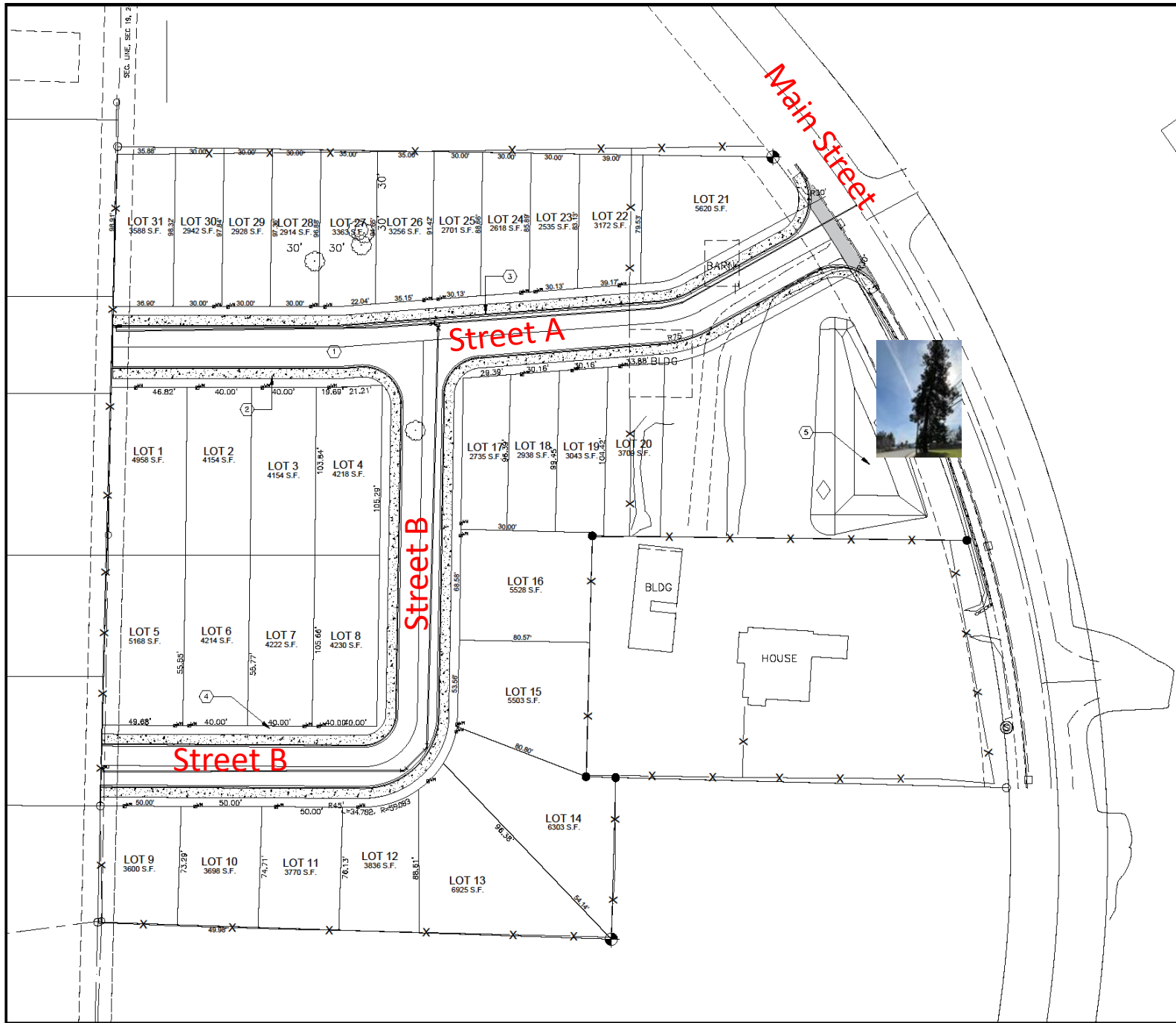
Pioneer Surveying & Engineering, Inc.
 Civil/Structural Engineering and Land Planning
 125 E. Simcoe Drive
 Goldendale, Washington 98620
 Phone (509) 773-4946, Fax (509) 773-5996, E-Mail psee@george.net



NANCY WHITE SUBDIVISION
 WHITE SALUCKI, WA
 SITE SURVEY

No.	Date	Revision
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-15-2022	SUBMITTED FOR REVIEW

SHEET NO. 3.0
 SCALE: AS NOTED
 JOB NO. REV.
 19-XX



- ① PROPOSED ASPHALT ROADWAY. SEE DETAILS 1 AND 2 SHEET 10.0
- ② PROPOSED 6" SIDEWALK. SEE DETAIL 2 SHEET 11.0
- ③ INSTALL 6" CURB AND GUTTER. SEE DETAIL 1 SHEET 11.0
- ④ INSTALL CONCRETE DRIVEWAY AND ENTRANCE WITH COMPLETION OF EACH LOT. SEE DETAILS 3 AND 4 SHEET 11.0
- ⑤ STORM WATER RETENTION POND



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NANCY WHITE SUBDIVISION
 WHITE SALMON, WA
 SITE PLAN

Rev	Date	Revision
1.0	12-28-2022	SUBMITTED FOR REVIEW
2.0	1-18-2023	SUBMITTED FOR REVIEW

SHEET NO. **3.0**
 SCALE: AS NOTED
 JOB NO. **19-XX** REV.

Four Oaks R-PUD Basic Facts

- Property is zoned R-1
 - ***R-PUD developments are allowed in the R-1 zone. Rezoning is not needed.***
- R-PUD minimum development size is two acres
 - ***Meets standard-overall parcel size is 4.33 acres***
- R-PUD minimum lot size at least 2000sf
 - ***Meets standard, all lots greater than 2000sf***
- Public residential street standard width is 50 feet
 - ***Meets standard, all streets 50 feet wide, streets built to allow for future links***
- Open space requirement is 15% of net development area
 - ***Meets standard at 15%***
- Provision for utilities
 - ***Public utilities will be constructed to and through development***
 - ***Fire Chief has approved plans with provisions for temporary turnaround(s). New hydrant is proposed***
- Applicant has not requested changes to standards set out in City code

Four Oaks R-PUD Density

- Per R-PUD code, density is no more than nine units per acre
 - ***Meets standard with density just under nine units per acre***
- Proposed subdivision qualifies for a 20% density bonus above nine units/acre
 - ***Density bonus not needed as density is just under nine units/acre***
- Based on calculations, there could be as many as 31.76 units in development
 - ***Meets standard at 31 units in development***

Revisions to Findings

On March 20, Staff uploaded revised findings and recommended conditions of approval. Summarized revisions are:

- Revised traffic study for Klickitat County prior to final plat
- Revised fire turnaround findings and condition of approval for hammerhead turnaround on lots 5 and 9, or a loop using property to the west
- Revised public sewer requirements-construction on Main Street
- Ponderosa tree to be on final plat map

Parking

- Staff noted on-street parking was not part of plans

- Condition of approval:

Prior to final plat, Applicant shall provide plans that either allows for on-street parking or provides plans for how additional off-street parking shall be provided in sufficient quantities where on-street parking would not be necessary. If no on-street parking is provided, Staff shall require additional off-street parking beyond what would normally be required.

- Parking for individual lots will be reviewed at the time of building permit review

Stormwater

- A bioswale is included in open space. However, specific calculations were not included
 - Condition of approval:
Prior to final plat, Applicant shall provide stormwater plans to include capacity calculations and exact dimensions of the stormwater pond/bioswale.

17.75.050 R-PUD Approval Criteria.

An applicant requesting approval of an R-PUD has the burden of proving, by a preponderance of the evidence that:

- A. All applicable standards have been met, modified or can be adequately addressed by conditions of approval;

FINDING: Staff reviewed and made findings/recommended conditions of approval.

- B. The master plan uses an innovative approach to meet the purposes stated in Section 17.75.010, e.g., it integrates a variety of residential uses, provides community and public benefits, protects existing natural resources, and provides adequate and efficient public services and utilities;

FINDING: Based on a mix of single family residences and the potential of townhomes for those below 80% AMI for the 10 parcels the City intends to purchase, and offering more residential units for more people to find a place to live, the Applicant meets this standard.

17.75.050 R-PUD Approval Criteria.

- C. The streets, buildings, open space, public facilities, and landscaping are designed and located to preserve existing trees, topography and natural drainage. Building design may be met through the provision of clear design guidelines and setback standards;

FINDING: Although some Oregon white oak trees in the vicinity Lots 26 and 27 may need to be removed, (trees on lots 27 and 28 do not need to be removed as part of the subdivision preliminary or final plat) there are few other trees on this property. Because the majority of the proposed green space fronts Main Street, the massing of potential housing does not abut that street, most of the property has little native plants or trees and the property is not located near known watercourses, Staff finds the proposed subdivision meets the above stated standard.

- D. Structures located on the site are located on ground that is not subject to instability;

FINDING: Per the 2016 Critical Areas Ordinance Map (Exhibit E), this parcel is not located on any known geohazard areas.

- E. Public services will not be over burdened by the proposed development:
 - 1. The R-PUD plan shall provide direct access to collector or through streets or demonstrate that minor or local streets have the capacity to carry increased traffic to collector or through streets.

FINDING: Per plans submitted by Applicant, the subdivision will provide direct access to North Main Street. Klickitat County provided comments (Exhibit L) regarding traffic. Per their comments, a more detailed traffic study shall be required to show detailed trip distribution data.

CONDITION OF APPROVAL: Prior to Final Plat, Applicant shall provide a traffic analysis meeting the standards laid out by Klickitat County's memo found in Exhibit L.

17.75.050 R-PUD Approval Criteria.

2. The applicant shall work with the director of public works and/or city engineer to confirm adequacy of water, sanitary sewer, on site surface/stormwater, and all other utilities. If improvements are determined necessary to accommodate increased

demand, improvements will be made at the developer's expense or the city and developer may enter into a development agreement pursuant to RCW 36.70B.170(4) and other relevant provisions of RCW Chapter 36.70B. All utilities shall be constructed to city approved standards of design, consistent with accepted engineering practices. All utilities shall be underground only.

FINDING: Staff finds the water system in the water pressure zone where the subject property is located is inadequate to serve the proposed development at full build-out. Additional details about this may be found in the findings within Title 16 and the pending Development Agreement between the Applicant and the City about how to address water pressure issues.

FINDING: As proposed, the sewer system within the development should be adequate. However, there is not a sewer line along N. Main Street at this location. Because of this, Staff finds Applicant is responsible to construct a public sewer system running south in the N. Main Street ROW from the intersection of proposed Street A and N Main Street to the junction of the existing sewer line running east of N. Main Street. Again, this will be reviewed more thoroughly in Title 16.

17.75.050 R-PUD Approval Criteria.

3. An applicant shall submit proof of adequacy of services including but not limited to: fire and police protection, schools, health care.

FINDING: Based on comments from the Fire Chief and the Police Chief, this subdivision, these services are adequate to serve this neighborhood.

- F. Incorporation of Existing Dwelling(s) can be accommodated in an R-PUD. An existing detached or attached single-family dwelling that is incorporated into an R-PUD as a residence and is nonconforming, with respect to the standards of the general R-PUD or special use sections, shall be permitted to remain on a R-PUD site. Noncompliance of the structure may not be increased unless the proposed change is determined by the city to be consistent in character, scale and design with the R-PUD as controlled by the binding site plan. If an existing dwelling is retained it is counted as a standard single-family dwelling for density calculations unless it complies with the size requirements to be counted as a special use cottage or accessory dwelling.

FINDING: Staff finds that per submitted plans, there are no existing residences on this parcel and existing accessory structures are shown as being removed on plans submitted by Applicant, so Applicant is not subject to this standard.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2022-05-1102, § 1, 4-20-2022)

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FINDING: Based on a mix of single family residences and the potential of townhomes for those below 80% AMI for the 10 parcels the City intends to purchase, and offering more residential units for more people to find a place to live, the Applicant meets this standard.

Recommended Motion

- Move to recommend approval with conditions set forth in the staff report to City Council, the preliminary plat of subdivision files WS-SUB-2023-001 and residential planned unit development WS-R-PUD-2023-001. The planning commission finds the application is consistent with application code provisions and adopts the finding and conclusions as set forth.