

RESOLUTION NO. 727

A RESOLUTION RELATING TO SUBDIVISIONS AND APPROVING THE PRELIMINARY PLAT AS REFLECTED IN THE PLANNING COMMISSION RECOMMENDATION FOR THE HERON MEADOWS SUBDIVISION, SUBJECT TO CERTAIN PROVISIONS AND CONDITIONS MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the owners of certain property comprising what is now denominated the Heron Meadows Subdivision made application to the City pursuant to RCW 58.17 and WMC Chapter 16.08 for the establishment of said property as a subdivision; and,

WHEREAS, said application for preliminary plat approval was duly considered by City staff and submitted to the Woodland Planning Commission for approval and recommendation to the Woodland City Council; and,

WHEREAS, on September 8, 2020, after due consideration of the Planning Commission's recommendation and the recommendations of staff, the City Council by motion approved the preliminary plat as reflected in the staff report for the Heron Meadows Subdivision subject to the following conditions:

1. A final plat application shall be required. The final plat application shall be accompanied by the necessary fees and shall contain the information required under WMC 16.10 and that information necessary to determine that the project meets these conditions of approval. An electronic copy of all final plat application material shall also be required.
2. Base Flood Elevation (BFE) information shall be shown on the face of the final plat. Elevation measurements should be shown on the survey wherever necessary to facilitate subsequent building permit reviews using a floodplain review process in lieu of a full floodplain permit for each unit. A note regarding flood elevation information, similar to the one below, describing each BFE marker shall be required on the face of the plat.

9) BENCH MARK:

FEMA REFERENCE MARK 2

FEMA ELEVATION = 27.88 FEET (NGVD 29)

A BRASS PIN IN THE CENTER OF A 9 BY 15 FOOT CONCRETE MANHOLE SLAB, AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUCKEYE AND GOERING STREETS.

SITE DATUM:

CLARK COUNTY DATUM ELEVATION = 28.10 FEET (NGVD 29-47)

3. The following notes shall be placed on the face of the plat:
 - a. SR 503 predates this development. WSDOT will not be responsible for any traffic noise.

- b. The Pacifcorp fish release facility on the adjacent property predates this development. Owners acknowledge that Pacifcorp will not be responsible for any noise, odors, or related impacts from the normal operation of the facility.
 - c. Deleted.
 - d. Construction on each lot will be subject to review under the City's flood hazard reduction standards. An elevation certificate will be required with all building permit applications.
 - e. Development on all lots shall be reviewed at the time of building permit approval to determine if they meet the following:
 - Front yard setback in feet: 25
 - Rear yard setback in feet: 15
 - Interior side yard setback in feet: 5
 - Street side yard setback in feet: 15
 - Maximum building height in feet: 30
 - Maximum lot coverage: 50 percent
 - Required off-street parking spaces: 2
 - f. All lots are subject to impact fees for Parks, Fire, Schools, and Traffic. Impact fees are calculated at the time of building permit and paid at the time of building permit issuance.
4. Detailed construction drawings for the proposed road, drainage and utility facilities shall be submitted to the City's Public Works Department for review and approval prior to construction of subdivision improvements. Design of improvements shall be in accordance with the City of Woodland Public Works Engineering Standards for Construction.
 5. The applicant shall construct or bond all frontage and interior street improvements including road base, paving, curb and gutter, sidewalks and streetlights to City standards prior to final plat approval.
 6. Frontage half-street improvements for Lewis River Road (State Route 503) shall be constructed to the adopted Arterial standards. Improvements shall include curb, gutter, sidewalk, street widening, stormwater management and street lighting in compliance with City standard details based on a street section of 24' from centerline to face of curb. A right of way dedication to 40' of half width shall be required.
 7. Driveways shall not be permitted directly to Lewis River Road from any of the proposed lots. The driveway to the first lot on each connecting street shall be located the farthest practical distance east from the intersection.
 8. All interior public streets shall be constructed to Local Access standards based on Standard Detail T-27. Improvements shall include curb, gutter, sidewalk, paving of the street and street lighting in compliance with City standards based on a street section of 32 feet from face of curb to face of curb. A 50' right of way dedication shall be required. The temporary turning circle dimensions for the east end of Street "B" shall include a pavement radius of 40-feet. Any portion of the turning circle, which falls outside of dedicated right of way, shall be placed in an access easement to the City that will be vacated at such time as the street is extended. The extension

of the proposed private street within Tract "A" shall be designed and constructed in accordance with city standards for Private Streets.

9. The applicant shall construct or bond for drainage, water and sewer systems, telephone, electrical and telecommunication systems prior to final plat approval.
10. Gravity sewer and water mains shall conform to city design standards. Sewer mains and water mains shall be 8-inch diameter. The number and location of fire hydrants must be approved by the fire marshal.
11. Stormwater detention and treatment facilities shall be designed in accordance with adopted standards, which are based on the DOE "Puget Sound Manual" and adoption criteria, which is included in WMC 15.12. Design of improvements shall mitigate for quality and quantity of runoff and for impacts to downstream conveyance systems, as determined by the Public Works Director.
12. The stormwater treatment area and the discharge pipe routes, which are outside of public right of way shall be placed in an easement or a parcel of land that is owned jointly by the lot owners. Stormwater treatment areas shall be enclosed by a 6-foot tall chain link fence. Fences shall be vinyl coated with commercial grade materials subject to approval by the Public Works Director.
13. An easement to the city will be required for public utilities placed within the Tract "A" private road alignment.
14. Establish a Home-Owner Association (HOA) for the maintenance and management of the commonly owned properties and facilities. HOA documents shall be subject to review and approval by the Public Works Director.
15. A stormwater covenant shall be prepared and executed to insure ongoing maintenance of the treatment and detention facilities by the property owners. The form of the covenant document shall be in accordance with city policy.
16. Prior to the placement of any fill material, a Fill and Grade permit shall be obtained from the City of Woodland and shall comply with the Flood Damage Prevention Ordinance and FEMA regulations.
17. Hours of construction shall be limited to 7:00 A.M. to 8:00 P.M. on weekdays and prohibited on Sundays.
18. Provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads.
19. Erosion control measures shall comply with WMC 15.10 and shall be in place prior to any clearing, grading, or construction.
20. The applicant shall comply with Department of Ecology requirements to secure permits associated with stormwater discharge during construction.
21. Lots 14, 15, and 16 must be modified to have minimum widths of 70-feet OR be reduced in size to less than 7,200 square feet so that they can meet the 60-foot width standard for substandard lots per WMC 17.16.070.
22. A general condition of Cowlitz County is that all newly created lots must indicate the addresses for all lots on the face of the plat. Please contact Public Works for address assignment as part of the final plat process.
23. If a phasing plan is not available for review by the public hearing, a phasing plan can be approved as part of the Final Engineering review process. A phasing plan that

involves phased development of utilities will need approval from the Public Works Director, the City Engineer, Clark County Fire & Rescue, and the city planner. Additional review applications for CCF&R may be required at that time. Phasing plan proposals that the planner believes will have substantive changes to the subdivision may be taken the Planning Commission if it is deemed necessary.

24. SEPA mitigation conditions as discussed in the staff report will continue to apply except for Conditions 10, 12, and 13 which are waived as not applicable, and Condition #11 as modified within this report and approved by the Heron Meadows Subdivision decision.
25. SEPA MDNS Condition #11 should be amended to require off-site transportation mitigation for traffic impacts on SR-503 in addition to the impact fees adopted by the city. Such mitigation should be reviewed and negotiated by the Public Works Department and subject to review and approval by the City as part of a developer's agreement. Such a developer's agreement is a condition for the waiver of MDNS Condition #11 to ensure that transportation impacts are mitigated to a non-significant level. The developer's agreement must be in place prior to approval of the final plat map for recording.
26. Submit a final erosion control plan and a final stormwater Technical Information Report. Design of erosion control and stormwater improvements shall comply with Woodland Development standards.
27. Once final approval is given to print the final plat, signatures on three copies of the plat, shall be collected in the following order:
 1. The owners in fee simple;
 2. Notary public in and for the state;
 3. Professional land surveyor registered in the state;
 4. Public Works Director;
 5. Cowlitz County treasurer;
 6. Cowlitz County Auditor
28. Three signed copies of the final plat must be submitted to staff for review and approval.
29. The plat shall be filed with the County Auditor and shall not be deemed approved until so filed. A copy of the approved subdivision plat (after recorded) shall be submitted to the Community Development Department.
30. To ensure the development is consistent with adopted fire codes and Woodland Municipal Codes the following conditions are applicable to the application:
 - a. Roadways to Structures: The perimeter of all structures must be within 150' an approved access road with a minimum clear width of 20' (26' where a hydrant is located). IFC 503.1.1 / D102 / D103
 - b. Dead end Streets: Any dead-end road longer than 150' must be provided with an approved cul-de-sac or hammer-head turn-around in accordance the International Fire Code design criteria. (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28'R corners) IFC D103.4
 - c. Parking Restrictions: Roadways must have signage for parking restrictions as follows: Signs for no-parking must be provided on both sides of all streets that

are less than 26' wide in accordance with local standards for future enforcement. Signs for no-parking must be provided on one side of all streets that are between 26' and 32' wide in accordance with local standards for future enforcement.

IFC D103.6

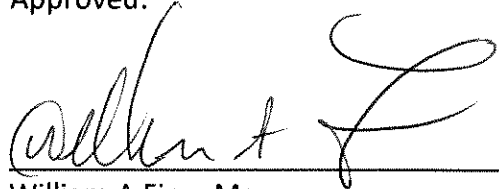
- d. Remote Access Points: One and Two-Family Residential Developments with more than 30 dwelling units must be provided with two separate and remote fire apparatus access roads. Multiple Family Residential Developments with more than 100 dwelling units must be provided with two separate and remote fire apparatus access roads. (remote = min. ½ the overall diagonal of the land area being served) IFC D106/107
 - e. Access During Construction: Access roadways must be completed and unobstructed prior to combustible construction.
 - f. Gates: Where required access is restricted with a gate, an approved key box or key switch must be provided to allow Fire Department Access. (IFC 506)
 - g. Hydrant spacing is assessed based on structures that are non-sprinklered, type V-B Construction and no larger than 4,800 combined square feet. Additional hydrants may be required for streets providing access to structures greater than 4,800 SF. (IFC Table B105.1(2) / C102.1)
 - h. Fire Hydrants: Hydrants must be provided on fire access roadways so that average spacing does not exceed 500' and the maximum distance from any point on the street frontage to a hydrant is no more than 250'. (400' and 200' for Dead end roads) IFC C102
 - i. Fire Sprinklers: Any structures larger than 5,000 SF must be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. (Woodland Municipal Code 14.32.130)
 - j. Water Supply During Construction: Required hydrants must be serviceable and unobstructed prior to combustible construction.
 - k. FIRE SPRINKLERS May be Considered as an alternate method to increase hydrant spacing or to address access issues.
 - l. These standards must be incorporated as part of the final engineering plan review.
31. Not applicable. (This number was skipped)
32. Lots fronting on Lewis River Road shall provide a 10-foot landscaping buffer meeting WMC 16.16.060. As part of the final plat process, a landscape design showing hedges, trees and fencing for the landscaping buffer shall be submitted for review and approval. Landscaping shall be either installed prior to filing the final plat, or, as part of the landscaping plan, landscaping may be deferred to final occupancy for each lot.
33. The Lewis River Road (SR-503) frontage improvements shall be constructed as required above (Condition #6) unless another form of financial assurance meeting WMC 16.12 is arranged or completed prior to the recording of a plat. Said agreement of assurance shall be negotiated with the Public Works Director and approved by the City Council at a regular meeting of the Council.

NOW, THEREFORE, BE IT RESOLVED that the preliminary plat for the Heron Meadows Subdivision is hereby approved subject to the terms and conditions as set forth above and incorporated herein as if fully set forth.

PASSED this 8th day of September 2020.

CITY OF WOODLAND, WASHINGTON

Approved:



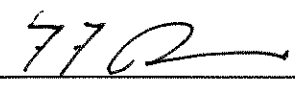
William A Finn, Mayor

Attest:



Mari E. Ripp, Clerk / Treasurer

Approved as to form:



Frank F. Randolph, City Attorney