

Avery Meadows Subdivision

PROJECT IDENTIFICATION AND SITE CHARACTERISTICS

The Avery Meadows Subdivision is located in the City of Yacolt. The gross area for parcel 229859-000 is 197,357 SF or 4.53 acres. The property is zoned R1-12.5 (single-family residential districts). The surrounding parcels are zoned R1-10 to the east, R1-20 to the north and south, and R-10 to the west. These parcels all contain existing single-family homes. Wetlands and Yacolt Creek exist in the southern portion of the site. The site slopes mostly to the southwest toward Yacolt Creek.

PROJECT DESCRIPTION

The Avery Meadows Subdivision currently proposes to subdivide 4.53 acres into 10 single-family detached lots in the R1-12.5 zoning. Frontage improvements including right-of-way dedication, street construction and installation of sidewalks will be completed on W. Jones Street when it is extended onto the site and terminates with a cul-de-sac. A shared driveway coming off the end of W. Cushman Street will serve lots 1-3. Lots 8 and 10 will have direct driveway access to W. Jones Street. Lots 4-7 will utilize a shared driveway for access to W. Jones Street. Lot 9 will take access off of W. Humphrey Street. No private roads are proposed on-site. Site improvements and homes are tentatively scheduled to be constructed in summer of 2016.

SUBDIVISIONS-GENERAL

Avery Meadows Subdivision complies with Zoning Ordinance 371 by meeting all the necessary submittal and review requirements of City of Yacolt subdivision process.

SINGLE-FAMILY RESIDENTIAL DISTRICTS R1-12.5 (SECTION 4)

The project proposes to meet all the necessary standards in the R1-12.5 zone, code section 4 of ordinance 371 except for lot width. The minimum lot area allowed in the R1-12.5 zone is 12,500 square feet. This project proposes a minimum lot area of 12,508 square feet. The average lot width allowed is 80 feet. The average lot width proposed is 60 feet. A variance for lot width has been proposed with this project. The average lot depth is 90 feet. The proposed minimum lot depth is 165 feet.

The lot dimensions and setbacks meet the zoning requirements as follows:

From Table 4A

Standard	Requirement	Proposed
Minimum Lot Area	12,500 SF	12,508 SF
Front Setback	25 feet	25 feet
Rear Setback	25 feet	>25 feet
Side Yard Setback	5 feet	5 feet
Average Lot Width	80 feet	60 feet
Average Lot Depth	90 feet	165 feet
Max Building Height	35 feet	<35 feet
Max Lot Coverage	50%	<50%
Max/Min Density	3.48 units per acre	2.21 units per acre

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VARIANCES (SECTION 8)

We are asking for a variance from the required average lot width to reduce it from 80 feet to 60 feet.

This parcel has environmental constraints (creek and wetland buffers) that do not allow for optimal density or conventionally shaped lot design. This lot design meets the intent of the underlying zoning by maintaining a reasonable density on a site with environmental constraints. This lot configuration and dimensional proposal should be satisfactory to development review staff. This request meets the variance criteria located in section 8 of zoning ordinance 371.

YACOLT CRITICAL AREAS (ORDINANCE 440)

There are wetlands and stream buffers located along the southern and western portions of the site along Yacolt Creek.

A Wetland Delineation (dated October 22th, 2015) has been performed on this site by Cascadia Ecological Services, Inc. This report is being submitted with this application. Through the course of the wetland delineation, riverine wetlands were identified on the site. The wetland has low scores for water quality, hydrology, and habitat functions and meets the criteria of a Category III wetland according to Ecology's wetland rating system for Western Washington. According to Yacolt's Critical Areas Ordinance, Category III wetlands are protected by a minimum base buffer width of 75 feet in Low Impact land use areas. There are no proposed impacts to the wetlands. A 100 foot creek buffer has been placed along Yacolt Creek. Septic systems and a stormwater outfall will be placed within the wetland and creek buffers as required by site grades and existing topography. Restoration of any impacted areas will be completed with native plants to enhance the buffers for flora and fauna.

IMPACT FEES

The development will contribute to all applicable school, transportation, and park impact fees for each of the newly created single-family lots according to City of Yacolt's Ordinance. Impact fees will be paid at the time of building permit issuance.

EXTERIOR LIGHTING (SECTION 11)

The development will provide street lighting if required by the City of Yacolt. All proposed street lighting will comply with Yacolt lighting standards.

OFF-STREET PARKING (SECTION 11)

Table 11A from Section 11 requires a minimum of 2 parking spaces per dwelling. The proposed subdivision will create approximately 4 parking spaces per lot. Two spaces are located in the attached garages and two in the driveways.

LANDSCAPING AND SCREENING (Section 12)

Per Table 12A, no landscaping is required between residential developments adjacent to existing residential uses. It is likely that future builders or homeowners will construct fencing and landscape the individual yards. 75 foot buffers will be placed around the delineated wetland and 100 foot buffers around Yacolt Creek in the southern and western portions of the site to protect existing vegetation and habitat. No structures will be allowed within the buffers without further permitting. Native plant landscaping is allowed in the buffer and removal of invasive species is encouraged, i.e. blackberry and reed canary grass.

SIGNS (SECTION 13)

No signs are proposed at this time.

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PROCEDURES (SECTION 15)

This preliminary application and the final plat application for this project will be reviewed under the City of Yacolt's Procedural Ordinance.

SEPA

A SEPA is required for this project. A SEPA Checklist is being submitted with this application.

ROAD STANDARDS

Frontage improvements including right-of-way dedication, street construction and installation of sidewalks will be completed on West Jones Street when it is extended onto the site and terminated with a cul-de-sac. All public improvements will be to City of Yacolt standards.

A private shared driveway off the west end of W. Cushman Street will serve lots 1-3. Lots 8 and 10 will have direct driveway access to the cul-de-sac on W. Jones Street. Lots 4-7 will utilize a private shared driveway for access to W. Jones Street. Lot 9 will take access off of W Humphrey Street.

No private roads are proposed on-site.

WATER SUPPLY & SEPTIC SEWER SERVICE

Water service will be provided by City of Yacolt. Water will be looped through the site to provide service to the proposed lots. Any on-site wells discovered during construction will be abandoned per Clark County Health Code.

Sewer service will be provided by on-site septic systems. The individual lots will utilize either private individual septic systems or private community systems to accommodate wastewater. Any existing on-site septic systems discovered during construction will be abandoned per Clark County Health Code.

DRAINAGE/WATER QUALITY AND EROSION CONTROL

Stormwater will be collected from the newly created impervious surfaces and treated through the use of a storm filter catch basin.

Quantity control will be achieved through the use of underground detention and metered release by a flow spreader located at the ordinary high water mark of Yacolt Creek. Discharge will be at or below pre-development rates.

During construction, erosion control bmp's will be used to control and detain any disturbed soils or excessive water runoff. Straw and seed or other vegetation will be planted on all denuded soils following construction to prevent erosion.

Your review and approval of this application is appreciated. Please do not hesitate to contact SGA Engineering with any questions or for additional information. 360-993-0911 or Scott Taylor at staylor@sgaengineering.com Thank you.