RESOLUTION NO. 601

A RESOLUTION relating to subdivisions and approving the preliminary plat and variance as reflected in the staff report for the Meriwether Hilltop subdivision, subject to certain provisions and conditions and amending Resolution No. 548 as more particularly described herein.

WHEREAS, the owners of certain property comprising what is now denominated the Meriwether Hilltop 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 and variance 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 March 19, 2007, after due consideration of the Planning Commission's recommendation and the recommendations of staff, the City Council by motion approved the preliminary plat and variance as reflected in staff report for the Meriwether Hilltop Subdivision subject to the following conditions:

1. Detailed construction drawings for the proposed road, drainage and utility facilities shall be submitted to the city's public works department for review prior to the pre-construction meeting.

2. The applicant shall construct or bond all interior streets including base, paving, curb and gutter, sidewalks and street lights to city standards prior to final plat approval.

3. Provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads.

4. Erosion control measures shall be in place prior to any clearing, grading, or construction. Such measures may include hay bales, silt fences or other appropriate measures.

5. The applicant shall construct or bond for drainage, water and sewer systems, telephone, electrical and telecommunication systems prior to final plat approval.

6. Fire hydrants must be installed to city standards. The City of Woodland's Fire Chief, prior to final plat approval, shall approve the number, type and location of the hydrants.

7. Compliance with all applicable city codes and ordinances and all necessary federal, state and local permits shall be met prior to construction.

8. The applicant shall comply with Department of Ecology requirements to secure permits associated with stormwater discharge during construction.

9. The applicant shall comply with all conditions as identified in the MDNS dated July 26, 2006.

10. All development will meet with Woodland Municipal Code and FEMA requirements for work in floodplains.

11. Stormwater detention and treatment facilities shall comply with 1992 DOE Stormwater Management Manual for the Puget Sound Basin. Design of improvements shall mitigate for impacts to downstream conveyance system, as determined by the Public Works Director. To determine the nature and extent of the mitigation under this condition 11, the applicant may take into account mitigation to the downstream conveyance system that will be provided as part of the applicant's prior approved Meriwether subdivision and PURD projects.

12. Applicant shall analyze capacity of downstream sewer pumping stations for adequacy to carry the additional flow and shall construct upgrades as necessary.

13. The applicant shall ensure that fill adjacent to the drainage ditch shall have side slopes not steeper than 3 to 1. Retaining wall heights shall not exceed 4 feet. A 6 foot tall fence which is owned and maintained by the home owner association shall be constructed along the side of the ditch adjacent to residential lots. There shall be a ten foot setback from the top of the ditch slope to all structures. The applicant shall provide calculations which demonstrate that the ditch and associated improvements are adequate to pass a 100 year storm event without flooding or property damage. The analysis shall assume development of the contributing basin as allowed under current zoning. The applicant shall demonstrate that each lot adjacent to the ditch has adequate room for a residence without need of a variance. An easement shall be provided to the city for access to the water course.

14. Hours of construction shall be limited to 7:00 a.m. to 8 p.m. on weekdays, between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays and prohibited on Sundays.

15. The applicant shall verify the structure setback in the field, consistent with the Geotechnical report (including letter modifications to the report), and show the final surveyed setback line on the final plat. The applicant shall construct all proposed structures outside of the final structure setback line, as determined by the final geotechnical report. Construction within the setback area may occur with a lot or site specific geotechnical evaluation and must comply with the requirements of the Woodland Critical Area Ordinance.

16. To mitigate traffic impacts applicants shall contribute a portion of the previously agreed upon $242,000 for traffic impacts. The portion shall be based upon the number of homes built and their associated impacts. In the event that traffic impact fees have been adopted by the city prior to recording of the plat, thereby providing for collecting of such fees, on the lots created thereby, this requirement for the contribution shall be waived.

17. The applicant shall prepare a project report for the water system booster station in conformance with WAC 246-290 and shall work with the City of Woodland to secure approval of the proposal from the State of Washington Department of Health. The project report shall contain a zone analysis that identifies the needs of the service area that will be served by the booster station in a manner acceptable to the Public Works Director.

18. Secure WDOH approval for water system improvements as required by WAC 246-290 and as necessary to provide reliable water supply to the project. Coordinate water system improvements with City of Woodland prior to WDOH submittal to ensure COW requirements are enforced for operability, maintainability and standards of construction.

19. Water system improvements shall include a minimum 8-inch water main on the low pressure side of the system (water does not pass through the booster pump station) that connects to the distribution system in Meriwether Phase 1 and 2.

~~20. The applicant shall complete the connection of the sewer line within Scott Hill Road to the existing sewer near the intersection of Scott Hill and Old Pacific Hwy.~~

~~21. The applicant shall complete the second lift of asphalt paving on the Scott Hill Road project between the Southwest boundary of the subdivision and the approximate mid-point of Scott Hill Road in a manner acceptable to the Public Works Director.~~

22. Access easements where shown on the preliminary plat associated with Bozarth Heights Road (vicinity of lots 116 to 119) shall be public access and utility easements.

23. The applicant shall either construct a temporary turnaround or hammerhead within a temporary access easement at the end of "R" Street either off-site or on-site, install sprinklers in the houses served by "R" Street or implement any other measure approved by the Fire Chief to address emergency access and response.

24. Establish a home owner association for the maintenance and management of the commonly owned properties and facilities. Home owner association documents shall be subject to review and approval by the Public Works Director.

25. Storm water treatment areas shall be enclosed by a 6-foot chain link fence. Fences shall be vinyl coated with commercial grade materials subject to approval by the Public Works Director.

26. Install permanent, full lane width, reflective traffic barriers at dead end streets.

27. Negotiate with City of Woodland for RIGHT of WAY dedication, and final improvements to the water production facility fence, security gate and access road prior to plan approval.

28. The applicant shall include standards for fencing height and materials in the CC&R's in order to provide an aesthetically pleasing atmosphere surrounding the proposed development by having consistent fencing standards.

29. Benchmarks shall be established and referenced on the face of the plat, prior to final plat approval.

30. The preliminary plat approval shall expire three years from the date of said approval unless extended pursuant to WMC 16.08.290.

31. The applicant shall dedicate in fee to the City of Woodland the public right-of-way for all streets within the project.

32. The applicant shall construct half street improvements in the existing right-of-way serving proposed lots 43, 45 and 47 consisting of a 20 foot wide surface with curb, gutter and sidewalk on one side and a thickened pavement edge on the other side. Guard rail shall be installed where necessary as determined by the Director of Public Works. Lot layout shall be reconfigured so that all lots have the required minimum frontage.

33. The applicant shall reference the variance number and date of approval on the face of the plat prior to final recording.

~~34. Should the variance request be granted approval, the applicant shall contribute to the City of Woodland an amount necessary to purchase a sand spreader attachable to a truck with a 3 yard container, similar to the equipment presented by the applicant at the hearing, in an amount not to exceed $75,000 to the City of Woodland for maintenance of the steeper road grade during ice and/or snow thus providing emergency vehicles safer and more rapid service to those areas on the hilltop.~~

NOW, THEREFORE, BE IT RESOLVED that the preliminary plat and variance for the Meriwether Hilltop Subdivision is hereby approved subject to the terms and conditions as set forth above, and incorporated herein as if fully set forth and amends Resolution No. 548. In the event that the City of Woodland does not purchase the land known as Meriwether Hilltop Phases II and III, Resolution No. 601 shall be deemed null

and void and Resolution 548 shall direct the terms and conditions of the Meriwether Hilltop subdivision.

PASSED this 20th day of April, 2011.

CITY OF WOODLAND

Charles E. Blum, Mayor

ATTEST:

Mari E. Ripp, Clerk/Treasurer

APPROVED AS TO FORM:

William Eling, City Attorney