

COLUMBIA RIVER HOMES DEVELOPMENT

TYPE II LAND-USE APPLICATION NARRATIVE

5/21/19

PROJECT OVERVIEW

The proposed project consists of the development of (5) single family residences on an existing lot with one single family residence. The project will be developed through as a Short Subdivision process with the City of Camas in accordance with CMC 17-09.

PARCEL NUMBER, TAX LOT

83128000 Tax Lot 144

ZONING DISTRICT

MF-10 Multi-Family Residential.

PROJECT AREA

Existing Site Area: 28,110.40 sf (0.65 acres)

PROPOSED LAND-USE APPLICATIONS AND PROCESSES:

The applicant is seeking the review and approval of a Short Subdivision (CMC 17.09), SEPA Environmental Checklist Review (CMC 16.01), Critical Areas Review (CMC 16.59), Archaeological Resource Preservation Review (CMC 16.31), Minor Design Review (CMC 18.19)

A written summary demonstrating compliance with the applicable CMC sections are as follows:

PROJECT DESCRIPTION

The existing site is 28,110 sf and has a house and existing home with a detached garage that are proposed to be demolished. There is an existing gravel access frontage road that connects to SW 6th Avenue and serves the subject site and an adjacent single family home and lot to the west. The site slopes south down to the BNSF Railroad right-of-way adjacent the subject site to the south. The existing slopes range from 5% to 20%.

The existing soils are shallow and underlain with bedrock. The existing slopes are stable, however the shallow bedrock makes stormwater treatment challenging and the existing railroad right of way blocks natural flows of stormwater to the Columbia River.

The existing site and access road configuration also pose challenges for emergency vehicle access and turnaround further burdening the subject site and affecting the buildable site area. An alternate turnaround configuration has been proposed to minimize the impacts to the site and building areas.

The proposed homes provide access driveways from the frontage access road. The garages of the homes are turned 90 degrees to the street frontage to minimize the visual impacts and the garage side facades provide articulation and visual interest. The exception to this is Lot 5 which has a street facing garage. This is due to the emergency vehicle access and turnaround configuration.

The finish floor elevations of the homes are generally near the street front elevations to provide stormwater treatment facilities within the front yard setback for a portion of the homes impervious surfaces areas and for the access road impervious areas.

The detached single family homes will have significant views of the Columbia River. The river views are a major asset to the site and warrant the primary orientation of the homes. Given the shape and area of the subject site and the required minimum density, the resulting lots are long and narrow. The river views mitigate and outweigh the negative impacts of the narrow lots.

CMC 16.01 STATE ENVIRONMENTAL POLICY ACT (SEPA)

Proposal: A completed SEPA Review report has been prepared as required and is included as a part of the overall Type II Land-Use Application and can be found in Section 6 of the application documents.

CMC 16.31 ARCHAEOLOGICAL RESOURCE PRESERVATION

Proposal: A completed Archaeological Predetermination Survey report has been prepared as required and is included as a part of the overall Type II Land-Use Application and can be found in Section 7 of the application documents.

The survey and report has concluded that the findings are negative and the report has been provided to DAHP and the appropriate tribes as required.

CMC 16.59 CRITICAL AREAS REVIEW, GEOLOGICALLY HAZARDOUS AREAS

Proposal: The subject site has been identified as an area of potential instability and a potential Geologically Hazardous Area. A completed Geological Engineering Report has been prepared as required and is included as a part of the overall Type II Land-Use Application and can be found in Section 8 of the application documents. The report did not find any evidence or concerns regarding slope stability.

CMC 17.09 SHORT SUBDIVISION

Proposal: The applicant is seeking approval for a five-lot Short Subdivision in accordance with the applicable Approval Criteria found in CMC Section 17.09.030(D). A specific response to the approval criteria follows below.

1. *The proposed short plat is in conformance with the Camas comprehensive plan, neighborhood traffic management plan, Camas parks and open space comprehensive plan, and any other city adopted plans;*

The proposed five-lot subdivision is compatible with the MF-10 zoning and the MFL Comprehensive Plan designations. The lot areas and proposed density, lot size and lot dimensions meet the requirements of CMC 18.09.

2. *Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the short plat which are consistent with current standards and plans as adopted in the Camas Design Standard Manual;*

The proposed development will construct an on-site storm drainage system that includes bio-retention facilities and stormwater dispersion trenches for stormwater management and disposal. Typical catch basins and roof drains will be used to collect on-site stormwater. The stormwater will be conveyed primarily by sheet flow and underground storm piping. All storm systems will be designed per the City of Camas design and construction standards.

The existing 6-inch cast iron water main located in SW 6th Avenue ends at the eastern edge of the property with a fire hydrant stubbed to the south. An 8-inch water line will be extended to the west within the access roadway to serve the proposed lots, with a separate water service and meter for each lot.

The existing 3-inch PVC sanitary sewer force main in SW 6th Avenue, east of the proposed site, will be extended within the access roadway to the west property line of the site. STEP systems will be located on each lot, and will connect to the proposed 3-inch sanitary force main.

Construction documents will include erosion control utilizing best management practices that are consistent with the requirements of the City of Camas and the Washington Department of Ecology. Proposed measures to reduce and control erosion, or other impacts to the earth, will be outlined in the completed Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) that would be employed throughout the project to minimize impacts. Specific BMPs related to erosion would include the installation of silt and sediment control measures (stabilized construction entrances and parking areas, wheel washes, seeding, mulching, erosion nets, and surface roughening). The SWPPP would also include practices for the prevention of spills. Additional guidelines would govern vegetation preservation, protective fencing, concrete handling, and material stockpiling/staging.

3. *Provisions have been made for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;*

The proposed development will provide a new public access road to serve the submit site and the adjacent single-family lot to the west. The new access road will be designed and constructed in accordance with the Camas Standard Design Manual. The access road will include a curb tight 5' sidewalk and curbs and gutters per the Camas Standard Design Manual. Stormwater treatment will be provided for the impervious areas of the new access road and sidewalk.

4. *Provisions have been made for dedications, easements and reservations;*

A 5 foot public utility easement is proposed along the property frontages. There is also an emergency vehicle access easement proposed to be located on Lot 5.

5. *Appropriate provisions are made to address all impacts identified by the transportation impact study;*

A Transportation Impact Study is not required due to the projected trip generation of less than 100 vehicles per day for the proposed development. The ITE 210 Single Family trip rate is 9.57/day. This equates to 48 trips/day.

6. *The design, shape and orientation of the proposed lots are appropriate to the proposed use for which the lots are intended;*

The proposed lots meet the dimensions criteria and requirements for the MF10 as identified in the CMC 18.09.050 Density and Dimensions Multifamily Residential Zones. The configuration of the proposed lots provide an optimum shape and proposed for the proposed single-family homes that orient to the views of the Columbia River.

7. *Provisions are made for the maintenance of commonly owned private facilities;*

The utilities and facility are not proposed to be commonly owned. Each lot owner will be responsible to maintain their own utilities and facilities.

8. The short plat complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations; and

9. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

CMC 18.09 DENSITY AND DIMENSIONS

Proposal: The proposed development is located within the MF10 Multifamily Zoning District. The following are density and dimensional requirements.

18.18.050 Density and Dimensions – Multifamily Residential Zones.

- | | | | |
|----|-------------------------|---------------------|-----------------------------------|
| A. | Density MF10: | Maximum Density: | 10 units per acre |
| | | Site Area: 28,110sf | 0.65 acres / 10 = 6 Units maximum |
| | | Minimum Density: | 6 units per acre |
| | | Site Area: 28,110sf | 0.65 acres / 6 = 4 units minimum |
| B. | Minimum Lot Area: | 3,000 sf. | |
| | Proposed Lot 1: | 5,528 sf | |
| | Proposed Lot 2: | 5,333 sf | |
| | Proposed Lot 3: | 5,656 sf | |
| | Proposed Lot 4: | 5,876 sf | |
| | Proposed Lot 5: | 5,717 sf | |
| C. | Minimum Lot Width: | 36 feet | |
| | Proposed Min. Lot Width | 45 feet | |
| D. | Minimum Lot Depth: | 70 feet | |

Proposed Min. Depth: 106.22 feet

- E. Setbacks:
 - Front Yard: Min. 15 feet, proposed 15 feet.
 - Side Yard: Min. 3 feet, proposed min. 3 feet.
 - Rear Yard: Min. 10 feet, proposed min. 17'-11" to deck
29'-2" to building
- F. Maximum Coverage: 55%, Proposed max. coverage (Lot 2) 52%
- G. Building Height: 35 feet max, proposed: 35 feet, plus 10 feet for
sloped lot = 45 feet to mid-point of sloped roof

CMC 18.13 LANDSCAPING

Proposal: The applicant is seeking approval for a five-lot Short Subdivision in accordance with the applicable Approval Criteria found in CMC Section 17.09. As the subject site is zoned MF10 Multifamily Residential, CMC 18.13.020 (b) 4. Requires that the proposed development also comply with the applicable sections of CMC 18.13. The following narrative addresses the applicable provisions of CMC 18.13.

18.18.040 Procedure for landscape, tree and vegetation plans.

- A. Applicants shall submit a detailed Landscape, Tree and Vegetation Plan with building and site improvement plans. Included in the plans (at a minimum) shall be type, size, and location of plants and materials.
- B. A tree survey must be included for any applicable development proposing to remove trees.

18.13.045 Tree survey.

- A. The applicant must submit a tree survey that is prepared by a certified arborist or professional forester.

An Arboricultural Assessment and Survey Report has been prepared by a certified arborist and is a part of this application

- B. A tree survey must contain the following:

1. Inventory.
 - a. Map of the site, with tree locations numbered
 - b. Include all significant trees that will be impacted by the proposed development, which may include trees off-site if canopies overhang the subject property. Open space tracts to be set aside for conservation purposes do not need to be included in survey.
 - c. Provide the common and scientific name of inventoried trees.

A Tree Survey has been prepared and is included in the arborists report and drawing A1.2 Existing Tree Survey – Inventory. The table included in the report and on the drawing provides the required information.

2. Assessment.
 - a. Size. Measure and provide the diameter at breast height (DBH).
 - b. Tree protection zone. (Refer to CMC 18.03.050 Environmental Definitions)
 - c. Tree health. An overall assessment of the trees structural stability and failure potential based on specific structural features (e.g. decay, conks, co-dominate trunks, abnormal lean) and rated as good, fair or poor.
 - d. Recommendation for preservation or removal. The recommendation will consider proposed grading, trenching, paving, fencing and other construction plans.
 - e. If hazardous, then an evaluation of hazardous trees will include a numerical value of hazard based on the following: failure potential; size of part most likely to fail; and distance to target (e.g. new residence).

The Arboricultural Assessment provides the required evaluation and assessment of the existing trees. See the arborists report and drawing A1.2.

18.13.050 Standards for landscape, tree and vegetation plans.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping and trees shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.
- C. Landscape, Tree and Vegetation Plan must include a combination of trees, shrubs, and ground cover to achieve the purposes of this chapter.
 1. Required landscaping shall be comprised of a minimum of sixty percent native vegetation (or adapted to northwest climate), or drought-tolerant vegetation, and fifty percent evergreen.
 2. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.
 3. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.

The Conceptual Landscape Plan, drawing A1.1 provides the required variety of landscaping.

- D. Street trees will be required as part of the frontage improvements. Species, size and spacing of the trees must be consistent with the Design Standards Manual. Unless otherwise specified, trees must generally be spaced thirty feet apart. Substitute varieties are subject to approval by the City of Camas.

Street trees have been proposed and are shown on the Conceptual Landscape Plan, drawing A1.1.

- E. Proposed vegetation cannot be an invasive species as listed within the most current edition of the Clark County Noxious Weed List (e.g. English Ivy cultivars).

No invasive species are proposed.

- F. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).

There are a variety of shrub sizes proposed. Please see the Conceptual Landscape Plan, Drawing A1.1.

- G. Ground Cover, defined as living material and not including bark chips or other mulch, shall be from containers of one gallon or larger. Plants shall be planted and spaced in a triangular pattern which will result in eighty percent cover in three years. Lawn cannot be the primary ground cover within required landscape buffers unless approved for stormwater conveyance. Grass species, if used as ground cover, shall be native or drought-tolerant, and appropriate for the use of the area.

There is a variety of ground cover plant materials proposed. Please review the Conceptual Landscape Plan, drawing A1.1.

- H. Appropriate measures shall be taken, e.g., installation of irrigation system, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

The proposed landscaping will be irrigation with water efficient drip irrigation systems.

- I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

The proposed landscaping will be properly maintained as required.

- J. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

There are no existing street trees located on access drive frontage of this site. There is an existing landscape area between the access drive and SW 6th avenue. This area is proposed to be properly pruned and thinned and additional trees and lower understory native ground cover and plant materials are proposed.

- K. Vision clearance hazards shall be prohibited.

The proposed landscaping does not impact or effect the vision clearance.

- L. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees

may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

This requirement will be met.

18.13.051 Minimum tree density requirement.

- A. Tree Density. A minimum tree density per net acre is required and must be incorporated within the overall landscape plan. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 18.13.052.

The subject site is 0.65 acres. For residential development 20 tree units per acre are required. The net tree unit requirement is as follows:

0.65 Acres X 20 Tree Units/Acre 13 tree units = 13 Tree Units Required

- B. Tree Density Calculation. Specific instructions on how to perform tree density calculations are provided in the Design Standards Manual. "Tree Unit" is a unit of measurement based upon the size of the diameter of the tree measured at the breast height ("dbh"). New trees are given a value of one (1) Tree Unit, as they must be a minimum of 2" dbh when planted. Tree Unit values are summarized in the referenced Table.

The Tree Unit Calculation is as follows:

Existing Trees to Remain:

<i>17" dbh Ponderosa Pine:</i>	<i>5 tree units</i>
<i>14" dbh Douglas Fir:</i>	<i>3 tree units</i>
<i>15" dbh Douglas Fir:</i>	<i>4 tree units</i>
<i>13' Big Leaf Maple:</i>	<i>3 tree units</i>
<i>9" Norway Maple:</i>	<i>2 tree units</i>
<i>9" Norway Maple:</i>	<i>2 tree units</i>
<i>Total Existing Tree Units:</i>	<i>19 tree units</i>

New Trees:

<i>(5) 2" dbh Autumn Gold Ginko:</i>	<i>5 tree units</i>
<i>(2) 2" dbh Leyland Cypress:</i>	<i>2 tree units</i>
<i>(4) 1-1/2" Coral Bark Maple:</i>	<i>4 tree units</i>
<i>Total New Tree Units:</i>	<i>9 tree units</i>

Total Tree Units provided: 28 tree units

18.13.052 Tree and native vegetation preservation.

- A. When determining where to retain or plant trees, locations with healthy soils, native understory vegetation, and mature trees shall have priority when there are feasible alternative locations on site for proposed buildings and site improvements to achieve the minimum tree unit density per acre. This may require site redesign. Provided, where necessary, density transfer areas may be used to ensure protection and retention of trees.

- B. In designing a development project and in meeting the required tree density, the applicant must provide a Landscape, Tree and Vegetation plan that retains healthy, wind firm trees in the following priority:
1. Trees located within critical area buffers. Trees must be identified within a protected tract.
There are not critical area buffers located on the subject site.
 2. Significant wildlife habitat, or areas adjacent and buffering habitat.
There is no significant wildlife habitat located on the subject site.
 3. Significant trees that are greater than 36 inch dbh.
There are no significant trees of this size located on the subject site.
 4. Groves of trees, or other individual healthy trees with the intent to retain must be located in separate tract if part of a land division, or other protective mechanism if other development type,
There are few trees proposed to be retained and protections is proposed to be provided as address in the arborists report.
 5. Trees, that if removed would cause trees on adjacent properties to become hazardous.
There are no trees proposed to be removed that will impact trees on adjacent properties.
- C. Mitigation and Replacement. In areas where there are currently inadequate numbers of existing trees to meet minimum tree density, where the trees are inappropriate for preservation, the soils are poor, or there are significant invasive species, then mitigation shall be required to meet the minimum tree density. The applicant's proposed location for replacement trees or mitigation shall be subject to the city's approval of the Landscape Plan. Replacement trees shall be planted in the following priority:
1. Onsite.
 - a. Within or adjacent to critical area buffers or wildlife habitat areas
There are no critical areas located on the subject site.
 - b. Adjacent to stormwater facilities
Proposed new trees are shown to be located near/adjacent to stormwater facilities.
 - c. Landscaping tracts, such as at entrances, traffic islands or other common areas
No landscape tracts are proposed.
 - d. Removal of invasive species and restorative native vegetation planting equivalent to the area necessary for new tree planting.
The are no invasive species identified in the arborists report to be removed.

2. City tree fund. When on-site locations are unavailable or infeasible, then the applicant can pay an amount equal to the market value of the replacement trees into the city's tree fund.

The required tree density will be met on the subject site.

18.13.055 Landscape buffering standards.

- A. Landscape buffers shall be in compliance with the referenced table:

As the proposed development is for single family residences, the referenced table does not address or require a buffer to the existing adjacent single family residences and the table is not applicable and buffering is not required.

18.13.060 Parking areas.

- A. Parking areas are to be landscaped at all perimeters.

As a single family development, all parking is located within the driveway serving each lot/home and within the garages. Parking area landscaping standards are not applicable.

18.19.050 Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

- A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

The proposed conceptual landscape plan provide a planned landscape layout to enhance the front yards of the single family residences and compliment the stormwater facilities.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

No significant natural features are located on the subject site and are not proposed to be removed.

3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

As a single family development, the homes to be located on the subject site re on the upper end of the market and will be building with quality materials and finishes.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

There are no historic or heritage elements identified on the subject site.

B. Specific Principles.

1. Gateways.

- a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

The subject site is not considered a "Gateway" location.

- b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

The proposed development is single family residential and this is not applicable.

- c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

The proposed development is single family residential and this is not applicable.

- d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

There are no pedestrian walkways located on SW 6th that serves the subject site.

- e. A consistent streetscape lighting scheme shall be used.
There is no street lighting existing street lighting on SW 6th Avenue or the existing access road. New street lights are proposed for the new frontage/access road improvements.

2. Commercial and Mixed Uses.

- a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.

- b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
- c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.
- d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.
- e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.
- f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.
- g. Outdoor lighting shall not be directed off-site.

The proposed development is single family residential and this is not applicable.

- 3. Multifamily.
 - a. Stacked Housing.
 - i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.
 - ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
 - iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
 - iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
 - v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

The proposed single family development is not considered “stacked housing” and this is not applicable.

- b. Townhomes and Rowhouses.
 - i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.

The proposed development is for “detached” single family homes. However, the proposed single family homes are served by driveways from the new access road. The garages are turned 90 degrees to the road frontage and provides screening to the street.

- ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

The single family detached homes on the remote access drive do not promote typical "streetscape" design. However, the proposed design and site layout provides a uniform street scape with landscaping and screened garages that are rotated 90 degrees to the street frontage.

- iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

The proposed development is detached single family homes and is fully compatible to the existing adjacent single family residences.

- iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.

The street facing facades provide a high degree of articulation and a variety of materials and finishes. Th building forms are stepped and scaled to the street frontage.

- v. Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.

No detached garages are proposed.

- vi. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

The subject site has multiple unusual and difficult circumstances that prohibit strict compliance with this design principle. A deviation to this principle is being requested and is address in CMC 18.19.090 Deviations to Design Guidelines.

- c. Duplex, Triplex and Four-Plex.
 - i. Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

The proposed development is for detached single family homes and this is not applicable.

18.19.060

Guidelines.

- A. The guidelines include five major categories:
 - 1. Landscaping and screening;

The required landscaping and screening will be met with the proposed development.

2. Architecture;

The proposed home designs provide a high level of articulation, materials and finishes that are in keeping with the scale of the adjacent neighborhood and other detached single family homes.

3. Massing and setbacks;

The required setbacks have been met. The proposed building massing and articulation is fully compatible with the adjacent single family homes.

4. Historic and heritage preservation; and

The subject site does not have any historic of heritage resources.

5. Circulation and connections.

The subject site is served via an access road from SW 6th Avenue. There are no other pedestrian or vehicle connects to the subject site.

- B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

18.19.070 Application requirements.

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the community development director or designee. The application shall include such drawings, sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

18.19.090 Deviations to design review guidelines.

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the design review committee. The DRC shall base its recommendation upon findings setting forth and showing that all of the following circumstances exist:

- A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development;

The subject site has several unusual characteristics and conditions. The site is located in a rural area with limited surrounding development, the site does not have typical "street frontage" to SW 6th Avenue and is access via a dead-end access drive, the site has significant slopes and the with the

configuration of the parcel, to achieve minimum required density the lots are long and narrow.

Access to the site is limited to one side and the site is located adjacent the BNSF railroad right-of-way and mainline which further limits the development potential and possibilities.

As the subject site is located on a dead-end access road, an emergency vehicle turn-around is required to be provided. This further impacts the developable area of the subject site. An alternate turn-around has been negotiated with the fire marshal. The proposed Lot 5 does have a street facing garage due to the emergency vehicle turnaround and access requirements.

- B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant;

The unusual conditions and characteristics of the site would affect any potential development and are not unique to this specific application.

- C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district;

The specific conditions that affect this site are unique to this specific parcel and is not typical of other multiple family zoned sites.

- D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;

While the subject site has significant limitations to development, the site does provide significant views of the Columbia River that is immediately located on the southern side of the BNSF railroad right-of-way. While frontages are limited to meet the minimum density (long narrow lots), the views of the river provide a significant feature and asset to the homes. As previously described, the street frontage is a-typical and fronts a dead-end access road. The benefit of the river views to the river significant out weighs the "street scape" that is not generally visible to the public.

- E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and

The Columbia River views provides a significant amenity to the residents of the homes and the garage frontages that exceeds the 50% maximum has no negative impacts to the limited residents that can see the street front elevations.

- F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles.

The proposed rotated garages with enhanced and articulated elevations provides an equivalent "street front" elevation and meets the overall intent of the Design Review Manual. The design of the single family detached homes provides a high level of articulation and a high level of materials and finishes.