BATTLE GROUND HEARING EXAMINER MEETING

WEDNESDAY, JANUARY 9, 2019
4:00 PM

Battle Ground City Hall
Council Chambers
109 SW First Street 2ND Floor
Battle Ground, Washington 98604

Hearing Examiner Public Hearing Agenda

	INTRODUCTION BY HEARING EXAMINER	*Joe Turner, Hearing Examiner*
1.	**BATTLE GROUND VILLAGE SUBDIVISION SUB:03-18** The applicant is proposing to adjust boundary lines and subdivide a portion of the site into a 23-lot subdivision for detached single-family homes on 3.40 acres. The remaining two tracts will remain undeveloped, reserved for open space and stormwater management. The site is located west of HWY 503 and east of SW 15th Avenue; The site is not addressed, but consists of three parcels: 192367-000, 986041-541, and 91055-151.	*Emily Lutz, Assistant Planner* *Ryan Jeynes, PE Associate Civil Engineer*

- Persons requiring auxiliary aids or special arrangements in order to participate in meetings should call the City Clerk's office at (360) 342-5008 at least two business days prior to the scheduled meeting.
- This institution is an equal opportunity provider and employer.
- Información será traducida al español a petición de cityclerk.info@cityofbg.org.
- Information is available in an alternate language by request to cityclerk.info@cityofbg.org
- Información será traducida al español a petición de cityclerk.info@cityofbg.org
- Информация имеется на русском языке по запросу на cityclerk.info@cityofbg.org
- 如需相关信息的中文版本，请来函索取：cityclerk.info@cityofbg.org
- Gửi yêu cầu nhận thông tin sẵn có bằng tiếng Việt đến cityclerk.info@cityofbg.org
- Za informacije na bosanskom jeziku obratite se na adresu cityclerk.info@cityofbg.org
- Ang impormasyon ay makukuha sa Tagalog sa pamamagitan ng kahilingan sa cityclerk.info@cityofbg.org

City of Battle Ground

Community Development Department
109 SW 1st Street, Suite 127, Battle Ground, WA 98604
(360) 342-5047

Staff Report and Recommendation to the Hearings Examiner

Project Name: BG Village Subdivision, BLA, SEPA, and CAR Review (SUB: 03-18)

Report Date: December 20, 2018

Hearing Date: January 9, 2018 @ 4:00 p.m. City Hall

Proposal: The applicant is proposing to adjust boundary lines and subdivide a portion of the site into a 23-lot subdivision for detached single-family homes on 3.40 acres. The remaining two tracts will remain undeveloped, reserved for open space and stormwater management.

Location: West of HWY 503, East of SW 15th Avenue; The site is not addressed, but consists of three parcels: 192367-000, 986041-541, and 91055-151.

Applicant: Ginn Development, LLC
7223 NE Hazel Dell Avenue
Vancouver, WA 98665

Owner: C&T Nonstop Masonry, Inc.
PO Box 667
Brush Prairie, WA 98606

Applicant's Rep: Seth Halling
AKS Engineering & Forestry, LLC
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682

Staff: Emily Lutz, Assistant Planner
Ryan Jeynes, PE, Associate Civil Engineer
Chris Drone, Fire Marshal and Building Official

SEPA: Recommending a Final Determination of Mitigated Non-significance (MDNS)

Recommendation: **Preliminary Approval** subject to conditions listed at the conclusion of this report.

Emily Lutz — December 20, 2018

Emily Lutz
Assistant Planner

Date

EXHIBIT
A

TABLE OF CONTENTS

I. **BACKGROUND**
- A. General Site Information
- B. Land Use Processing

II. **APPLICABLE REGULATIONS/ANALYSIS**
- A. Battle Ground Municipal Code
  1. Title 12 Streets and Sidewalks
  2. Title 13 Water and Sewers
  3. Title 15 Building and Construction/Fire
  4. Title 16 Subdivisions
  5. Title 17 Zoning
  6. Title 18 Environmental Protection
- B. Service Development Charges, Impact Fees, Credits
- C. Agency / Public Comments

III. **RECOMMENDATION**

IV. **EXHIBITS**

V. **APPEAL**

VI. **PRELIMINARY PLAT**

I. BACKGROUND

A. General Site Information

Size of Site:	19.93 acres
Existing Vegetation:	Mature trees, wetlands, grasses, and shrubs
Existing Structures:	None
Adjacent Land Uses:	Residential
Adjacent Zoning:	R-16, R-12, and Regional Center
Slope:	Relatively flat
Landslide Hazards:	No mapping indicators
Geological Hazards:	None
Slope Stability:	No mapping indicators
Wetlands:	Yes
Flood Plain:	Outside Flood Area
Archaeology:	Mod-High & High Probability
Priority Habitat:	Oregon White Oaks/Oak Woodlands
Soils:	Non-Hydric/DoB, Non-Hydric/HuB, Hydric/HtA, Hydric/CvA

B. Land Use Processing

Date Application Submitted:	October 18, 2018
Application Technically Complete:	November 9, 2018
Notice of Application/Public Hearing:	November 14, 2018
Site Posted:	November 14, 2018
Reflector Publication:	November 14, 2018
Staff Report Issuance:	December 20, 2018
Public Hearing:	January 9, 2018
Decision:	Within two weeks of public hearing

Figure 1. Location

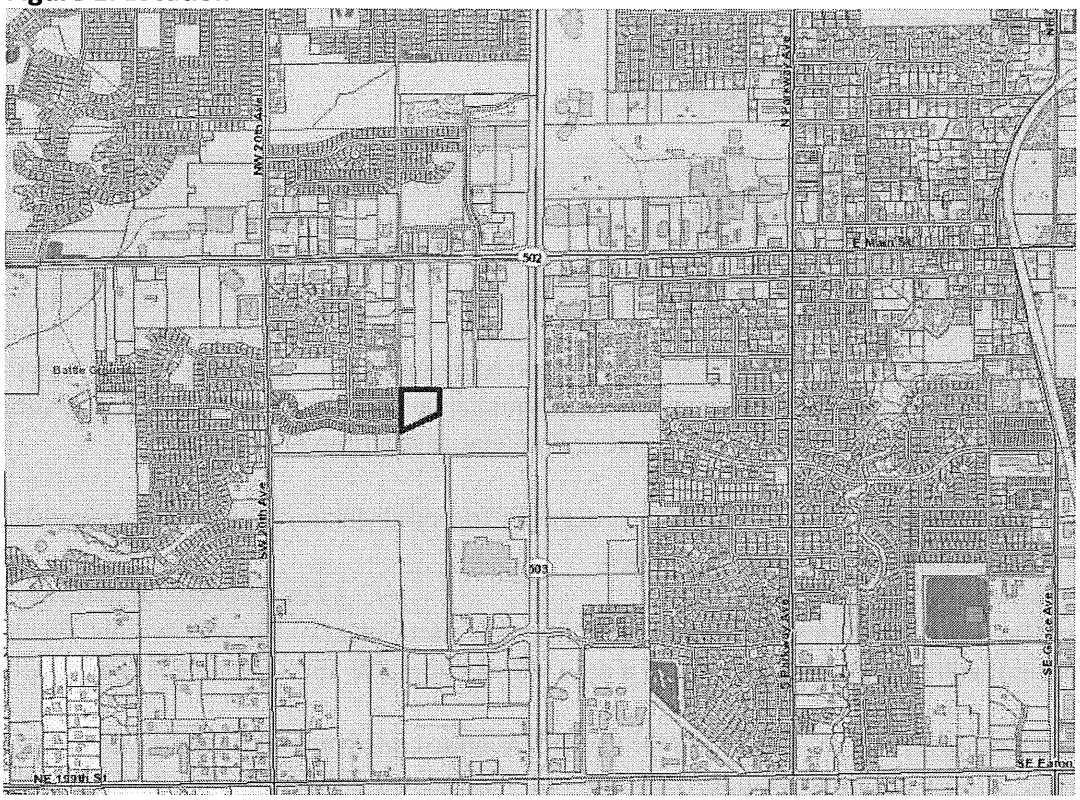
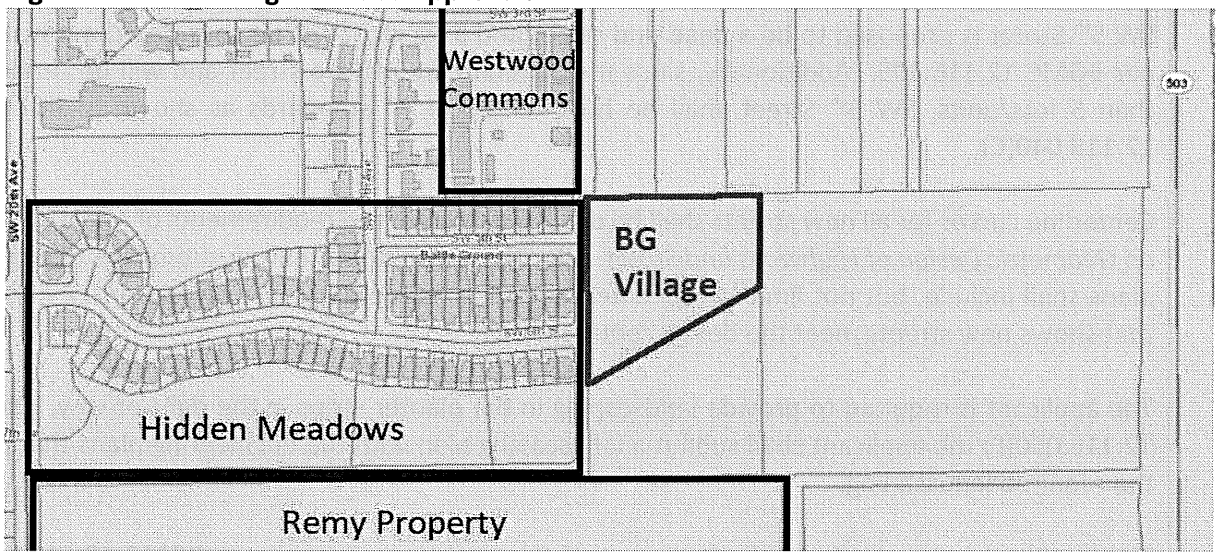


Figure 2. Surrounding Land Use Approvals



In 2015, the owner of the property went through a zoning change and comprehensive plan amendment. This request involved a comprehensive plan map amendment from Regional Center (RC) to Urban High Density (UH), and subsequently changed the zone district from Regional Center (RC) to Residential-16 (R16) on a 5.83-acre parcel. The zoning and comprehensive plan map was adopted on April 18, 2016.

II. APPLICABLE REGULATIONS/ANALYSIS

A. Battle Ground Municipal Code (BGMC)

1.	Title 12 Streets and Sidewalks
12.112 House and Street Numbering	**Compliance:** Yes
Finding: The street identified on the preliminary plat as SW 5th Street is named correctly.	
RCW 58.17.280 Naming and Numbering of Subdivisions	**Compliance:** Conditionally
Any city, town or county shall, by ordinance, regulate the procedure whereby short subdivisions, subdivisions, streets, lots and blocks are named and numbered. A lot numbering system and a house address system, however, shall be provided by the municipality for short subdivisions and subdivisions and must be clearly shown on the short plat or final plat at the time of approval. **Finding:** While the City does not have a procedure for subdivision naming, staff requests a name change due to an already existing BG Village.	
12.116 Transportation Standards	**Compliance:** Conditionally
Finding: The proposed 23-lot subdivision is located on a parcel east of SW 15th Avenue. Access to the development will be from the creation of a new intersection, SW 15th Avenue & SW 5th Street. Half-street improvements are required for SW 15th Avenue consistent with "Neighborhood Collector" standards. Improvements include, but are not limited to, sidewalk, curb and gutter, asphalt, landscaping, and streetlights. SW 5th Street is proposed to be a dead end street and as such, it will be considered a private street per BGMC 12.116.205. Additionally, since it's considered a private street and will be serving more than 5 lots/units, SW 5th Street shall be built to "Local A" standards as shown in BGMC Table 12.116.040(C). Centerline curves for all new streets shall be designed to meet the requirements of AASHTO's *A Policy on Geometric Design of Highways and Streets*, aka The Green Book. Future submittals of engineering plans shall include, but not limited to, centerline radius, curve data, and any pertinent information that shows new streets meet the design requirements. The applicant is required to provide landscaping in the planter strips in the right-of-way. Per BGMC 12.116.050(F) the applicant shall submit a landscaping plan with the engineering plans that provides the required landscaping. The applicant is required to submit as part of the engineering plans, per BGMC 12.116.050(G), a driveway location plan that specifies proposed driveway curb cuts, where required, for all lots within the plat. If possible, the landscape and driveway plan should be on the same page in order to show possible conflicts. The applicant is required to provide a signing, striping, and street lighting plan per BGMC 12.116.050(H). The plan shall be submitted with the final engineering plans. A photometric plan shall be done for all access points, intersections, frontage roads out to centerline and should include existing lights to ensure that proposed lights meet IES RP-8-00 standards. Streetlights along SW 15th	

Avenue shall be LED acorn type units.

Per BGMC 12.116.080(B), traffic-calming devices are required for all residential streets. Traffic calming requirements for this subdivision will be determined during the final engineering review process using the options shown in Figure 12.116.080(A).

BGMC 12.116.130(A)(3) requires the final plat have the following note: "The City of Battle Ground has no responsibility to improve or maintain the private streets contained within, or private streets providing access to, the property designed in this development." BGMC 12.116.130(A)(5) requires a private road maintenance agreement. BGMC 12.116.130(A)(6) requires private street identification signs to be installed at the intersection with the public street.

Per BGMC 12.116.130(A)(7), the applicant shall provide certification that private streets were built in accordance with 12.116.140.

BGMC 12.116.150 requires a note on the plat stating the responsibilities of the lot owners abutting the private street to maintain the street.

The applicant's traffic engineer has indicated that 17 new a.m. peak trips and 23 new p.m. peak trips will be generated by the proposed development. Per BGMC 12.116.175(C)(1) a traffic study is required when 10 new 10 a.m. and 10 p.m. peak trips are generated. A traffic study has been submitted. The traffic study did not include City of Battle Ground crash data. A revised traffic study shall be submitted to the City for review, prior to engineering plan approval that includes City crash data. Three of the four failing intersections within the City are receiving new trips; see below under the *Concurrency Management* section for more information.

Per BGMC 12.116.180(B), the applicant is required to perform pavement deflection testing, to determine the adequacy of the existing pavement on SW 15th Avenue where half-street improvements will occur if the existing portion of the asphalt section is to remain. If the remaining life of the pavement is less than five years, then the half-street improvements will need to extend to the centerline of the street. Additionally, the applicant will need to demonstrate that the existing street geometrics are compatible with the proposed road section.

The applicant is not showing cross-circulation streets on the preliminary plat. BGMC 12.116.200 contains the City's cross-circulation requirements, which require connections every 500-feet. The preliminary plat is approximately 458-feet deep and approximately 450-feet wide at the widest point. Based on the dimensions the preliminary plat would have to provide, at a minimum, one north-south cross-circulation streets and zero east-west cross-circulation streets. As the dimension thresholds are not met, cross-circulation streets are not required.

Public streets shall comply with Sight Distances per BGMC 12.116.220 unless modified through the road modification process as outlined in BGMC 12.116.290. Final engineering plans shall show sight distance and vision clearance triangles.

The proposed development is being designed using the *Narrow Lot Standards* of BGMC 16.125.095. As such, shared driveways are required and shall meet the following requirements: not be more than fifty percent of the lot frontage; be located a minimum of five feet from property lines and be as far

away from intersections as BGMC 12.116.243 allows for corner lots.

The preliminary plat complies with all other criteria listed in BGMC 12.116. The final engineering plans and final plat shall comply with these criteria at the time of approval or recording.

It should be noted that final engineering plans pertaining to transportation for the proposed project shall be submitted for staff review and approval prior to final plat approval and construction. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

12.118 Construction in Public Right-of-Way	**Compliance:** Conditionally

Finding: The proposed development will be doing construction type work within the City's Right-Of-Way.

Per BGMC 12.118.020, any type of construction, alteration, maintenance, or repair shall not occur within City Right-Of-Way (ROW) or easement without a written permit.

Any construction activity within the City Right-Of-Way shall require a traffic control plan per BGMC 12.118.060(C). The traffic control plan shall be submitted for review and approval prior to the commencement of construction.

Per BGMC 12.118.110, a surety bond or other approved surety is required when work will be within the City's ROW or within an easement. Said bond shall meet the monetary requirements of this code section and shall cover all work associated with the construction, alteration, maintenance, or repair of any infrastructure within the City's Right-Of-Way or easement.

A Certificate of Liability Insurance, with the required thresholds, shall be submitted per BGMC 12.118.120 when construction activities occur within the City's ROW or in an easement.

12.120 Concurrency Management	**Compliance:** Conditionally

Finding: Per BGMC 12.120.050(B) the subject development is not exempt from Concurrency. At full build out, this development will generate 17 new a.m. and 23 new p.m. peak trips, which is more than the 10 a.m. and p.m. peak hour trips the code cites as a threshold amount

The City has four intersections in concurrency failure: SW Eaton Boulevard & SR 503 (during the p.m. peak); SW Eaton Boulevard & SW 20th Avenue (during the p.m. peak); NW Onsdorff Boulevard & SR 503 (during the a.m. peak); and East Main Street & Grace Avenue (during the p.m. peak).

Mitigation measures are as follows:

- SW Eaton Boulevard & SR 503 include addition of a 100-foot eastbound right turn lane and a second westbound left turn lane.
- SW Eaton Boulevard & SW 20th Avenue construction of northbound, southbound, and westbound left-turn lanes and traffic signal.
- NW Onsdorff Boulevard & SR 503 the addition of a second southbound through lane at the intersection.
- East Main Street & Grace Avenue a traffic signal and realignment of intersection.

Consistent with State law, "Concurrent" is defined in BGMC 12.120.030 as (A) that there is the existing

capacity in the affected intersection to accommodate the projected transportation impacts of a proposed development, or (B) transportation system improvements, strategies, or other mitigation measures which will achieve or maintain an operating level at or above the applicable level of service for the intersection is (1) planned, funded, and scheduled for completion no later than six years after development approval as reflected in the Six-Year TIP, or (2) will be available and complete no later than six years after development approval, as provided with a voluntary financial commitment (where appropriate) that is in place at development approval. Based on the applicant's traffic study the proposed development does not meet (A). In order to meet concurrency via (B) the City has come up with 2 possible strategies as follows:

1. The applicant can construct the aforementioned mitigation measures for the failing intersections to meet concurrency requirements.
2. The applicant can pay a proportionate share of the costs to construct the aforementioned mitigation measures. Proportionate share, on a per trip basis, would be based upon the cost to do the mitigation measure divided by the number of trips created over the next six-year time frame. The number of trips generated by the proposed development going to the intersections during the failing peak period would be multiplied by the per trip cost to generate the proportionate share of construction cost. The per trip cost is $1,533.33, $4,576.23, $1,721.77 for SW Eaton Boulevard & SR 503, NW Onsdorff Boulevard & SR 503 and East Main Street & Grace Avenue, respectively. 5 p.m. peak trips are going through SW Eaton Boulevard & SR 503 the intersection, one a.m. trip goes through the NW Onsdorff Boulevard & SR 503 intersection and one p.m. trip goes through East Main Street & Grace Avenue Thus, the mitigation fees are as follows: $7,666.65 for SW Eaton Boulevard & SR 503, $4,576.23 for NW Onsdorff Boulevard & SR 503 and $1,721.77 for East Main Street & Grace Avenue.

One of these strategies will need to be completed prior to final plat.

2.	**Title 13 Water and Sewer**
13.110/112 Water Service and Water Use Regulations	**Compliance:** Conditionally

Finding: Potable water will be required for this project. The City of Battle Ground is the public water purveyor for properties within the city limits.

As a result of anticipated near term water capacity issues, the City of Battle Ground does not guarantee, or set aside, water service capacity for any new development, redevelopment, or expansion, which increase water usage within the City of Battle Ground Service Area until such time as additional water capacity becomes available as outlined in the Battle Ground Water Master Plan.

There is an existing 8-inch City of Battle Ground water line in SW 15th Avenue. The applicant is proposing to connect to this line. Engineering staff has reviewed the proposal and finds it acceptable.

The water line in SW 15th Avenue shall be extended from the intersection of SW 6th Street & SW 15th Avenue to the southern property line.

Easements shall be provided for all water lines not constructed in City right-of-way per BGMC 13.110.070.

The applicant has not shown the size of the water meters on the preliminary utility plan. All water meters including their sizes shall be shown on the final engineering plans.

It should be noted that final engineering plans pertaining to water service for the proposed project shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

13.120 Sewer System - Connection	**Compliance:** Conditionally

Finding: Sewer service is required for this project. The City of Battle Ground is the public sanitary sewer purveyor for properties within the City.

Although capacity for sewer is available at this time, the City does not guarantee or set aside of service capacity with this preliminary approval, as it is the City's policy that service commitment occurs when it is paid for at the time building permits are issued.

There is an existing manhole at the intersection of SW 15th Avenue & SW 5th Street. The applicant is proposing to connect to the existing manhole. Engineering staff has reviewed the proposal and finds it acceptable.

Easements shall be provided for all sanitary sewer lines not constructed in City right-of-way per BGMC 13.120.070.

It should be noted that final engineering plans pertaining to sanitary sewer service for the proposed project shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

3.	**Title 15 Building and Construction/Fire**
	Compliance: Conditionally

General

The City of Battle Ground has adopted by reference the 2015 International Residential Code (IBC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), Uniform Plumbing Code (UPC), Washington State Energy Code (WSEC), and International Fire Code (IFC). All building permit applications will be reviewed based on those codes.

The following separate permits will be required:

- Residential Building Permit (City of Battle Ground)
- Electrical (Washington State Department of Labor and Industries)
- Irrigation (City of Battle Ground)

All permits must be secured prior to any construction and all applicable impact and permit fees shall be paid prior to the issuance of the permits. The applicant shall be responsible for coordinating with private utility companies to provide service to the project. Please be aware that utility providers may have specific requirements for utility placement, easements, or clearances and the applicant shall coordinate with the utility providers to ensure all requirements have been met.

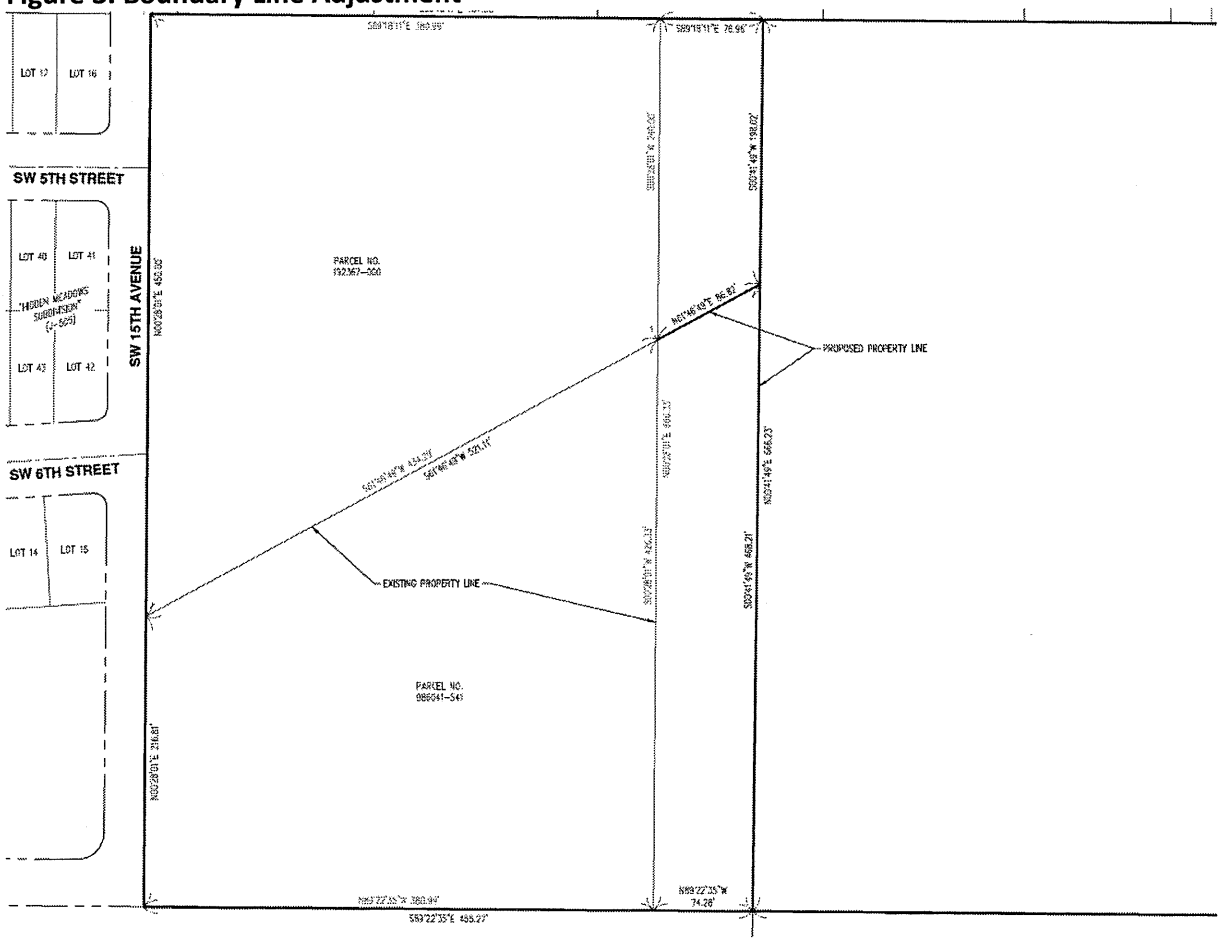
15.105.090 Fire Apparatus Roads	**Compliance:** No

Findings: No parking signage or striping shall be required along south side of SW 5th Street between lots 1 and 9. No parking signage or striping shall be required at the fire access turnaround and along the north side of SW 5th Street between lots 11 and 14.	
15.105.100 Fire Hydrant Requirements	**Compliance:** Yes
Finding: The location of the proposed new hydrant meets the location requirements of the IFC and BGMC.	
15.105.180 Minimum Required Fire Flow	**Compliance:** Conditionally
Finding: In accordance with appendix B of the IFC, the adjusted fire flow for this project is 1,500 gallons per minute. Prior to construction, the applicant shall provide documentation showing the new hydrant is capable of meeting this requirement.	

4.	**Title 16 Subdivisions**
16.112 Boundary Line Adjustment	**Compliance:** Conditionally

The applicant submitted a boundary line adjustment (BLA) application with their preliminary subdivision application as illustrated in Figure 3. A BLA application is required to be filed with the City for review and approval.

Figure 3. Boundary Line Adjustment



Any boundary line adjustment must comply with BGMC 16.112, specifically:

1. No additional parcel(s) shall be created by the boundary adjustment;

   Finding: This proposal will not create any additional parcels.

2. The lot and location of any structure(s) on the lots shall comply with the minimum density, dimensional and area requirements of the zoning district, unless a variance is sought in conjunction with the request per the requirements of Chapter 17.149 BGMC, except that one lot may exceed the maximum lot area of the district; and

   Finding: The three lots created meet the dimensional and area requirements.

3. Legal access shall be provided to each of the lots.

   Finding: The resulting parcels will have access through SW 15th Avenue and SW 10th Avenue. Homes in the proposed subdivision will gain access through SW 5th Street.

A copy of the recorded boundary line adjustment shall be submitted to the City of Battle Ground Community Development Department within 30 calendar days of the recording date.

16.125.010. Conformance to Comprehensive Plan	**Compliance:** Yes
Finding: All aspects of the subdivision conform to the City's Comprehensive Plan and Transportation standards.	
16.125.020. Protective improvements required for topographical hazards	**Compliance:** Yes
Finding: No topographical hazard areas are located on these parcels.	
16.125.030. Continuation of existing streets	**Compliance:** Yes
Finding: Streets are designed per City Transportation standards, or conditioned as such.	
16.125.040. Street jogs	**Compliance:** Yes
Finding: No street jogs proposed.	
16.125.050. General street design requirements	**Compliance:** Yes
Finding: Streets are conditioned to meet all applicable public and private street standards specified in Chapter 12.116 BGMC.	
16.125.060. Blocks	**Compliance:** Yes
Finding: See 12.116 Transportation Standards	
16.125.070. Lot Access Requirements and Restrictions	**Compliance:** Yes
Finding: All lots have frontage on a private street. The R16 zoning district requires a minimum lot frontage of 16 feet. The proposed plan shows all lots exceed the 16-foot minimum.	
16.125.080. Lot Line Angles	**Compliance:** Yes
Finding: Lot line angles are satisfied.	

16.125.090. Lot Size and Width Requirements	**Compliance:** Yes
Finding: As referenced in 17.106-2 Dimensional and Density Standards, the absolute minimum lot area is 2,000 square feet and there is no minimum average lot area within the R16 district. Lots range from 2,700 square feet to 4,735 square feet, which exceeds the minimum lot area and satisfies the dimensional standard requirements in this section. Maximum density is 16 units per gross acre, while the minimum density is 8 units per net acre. The parcel on which the property is being developed is approximately 3.40 acres. The maximum allowed density is 54 units. The minimum allowed density is 12 units. At 23 proposed units, the project does not exceed the maximum density and meets minimum density requirements. As mentioned before, all lots have frontage on a private street. The R16 zoning district requires a minimum lot frontage of 16 feet. The proposed plan shows all lots exceed the 16-foot minimum.	
16.125.095. Narrow Lot Standards	**Compliance:** Conditionally
Finding: The applicant has proposed lots with less than fifty feet of frontage and is required to meet narrow lot standards. The preliminary plat does not comply with the on-street parking requirements. If there are more than three parallel parking stalls in a row, then the middle stalls shall be required to have a length of 22'. The current plan shows middle parallel stalls to have a length of 20'. There shall be no more than five parking stalls in each area unless the applicant demonstrates required parking cannot otherwise be provided. The applicant **shall** revise the site plan prior to engineering approval to show applicable parallel stalls to be 22' in length and no more than five stalls in each area. If the applicant cannot comply with the 5-stall standard with the revised site plan, then the applicant shall provide a written memo stating why this is not feasible. The final plat **shall** state that the homeowner's association shall maintain common parking areas. As proposed, the landscape plan, photometric plan, and preliminary plat meets the other standards listed in this section.	
16.125.100. Double and reverse frontage lots	**Compliance:** Yes
Finding: There are no proposed double or reverse frontage lots.	
16.125.110 Flag lots	**Compliance:** Yes
Finding: No flag lots are proposed.	
16.125.120. Easements	**Compliance:** Conditionally
Finding: All necessary easements shall be conditioned as part of the final plat.	
16.130 Required Improvements and Dedications	**Compliance:** Conditionally
Finding: BGMC 16.130.010 requires that all utility lines be installed underground. A **condition** should be established to require that all utilities be installed underground and that a note on the face of the plat be provided stating that all public and private utilities serving the development should be underground. The applicant has provided a preliminary utility plan. BGMC 16.130.030 requires that water and sanitary sewer service within or along the frontage of a development shall be extended to the extreme property lines of the development unless the applicant demonstrates to the decision body that such extension is undesirable, impractical, or unfeasible. The Battle Ground Engineering Department has	

determined that the extension of water and sanitary sewer service within or along the frontage of a development to the extreme property lines of the development is desirable, practical and feasible and shall be required. BGMC 16.130.030, along with BGMC 13.110 and 13.120 requires water and sanitary service throughout the subdivision. The applicant shall submit engineering plans meeting the following conditions:

- All water lines throughout the subdivision shall be a minimum of 8-inches in diameter and extend to the extreme property lines of the subdivision. The main lines running throughout the site shall connect to the existing water line in SW 15th Avenue.
- All sewer lines throughout the subdivision shall be a minimum of 8-inches in diameter and extend to the extreme property lines of the subdivision. The main lines running throughout the site shall connect to the existing sewer manhole in SW 15th Avenue.

The applicant has provided a preliminary street lighting plan. Per BGMC 16.130.035 engineering plans shall be prepared by a licensed electrical engineer and shall show the necessary minimum lighting levels.

The applicant makes no mention of permanent control monuments. BGMC 16.130.040 requires permanent control monuments to be installed at controlling corners of the land being subdivided. A condition to this effect is warranted and should be provided.

The applicant has provided on the preliminary plat the roads, which will be dedicated to the city. BGMC 12.116.060 requires this dedication, which will be satisfied with the dedication of the final plat. Roads shall be consistent with standards found in BGMC 12.116.040.

The preliminary plat complies with all other criteria listed in BGMC 16.130. The final engineering plans and final plat shall comply with these criteria at the time of approval or recording.

It should be noted that final engineering plans pertaining to transportation, sewer, water, and street lighting for the proposed project shall be submitted for staff review and approval prior to final plat approval. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

5.	**Title 17 Zoning**	
17.106-2 Dimensional and Density Standards		**Compliance:** Conditionally
Residential Lot Development Standards		***R-16***
Minimum average lot area (square feet)		N/A
Minimum average lot area for density transfer (square feet)		N/A
Minimum lot area (square feet)		2,000
Maximum density (units per gross acre)		16
Minimum density (units per net acre)[1]		8
Minimum lot frontage (feet)		16[2]
Minimum setbacks (feet)	Residence front yard[3]	Minimum 10'
	Garage (minimum)[4]	20
	Side yard[5]	5
	Street side yard	10
	Rear yard[4]	10

Maximum lot coverage (%)	70
Maximum height (feet)	45
Refer to Table 17.131-1 for landscaping requirements	

1 Net acres shall be based on the total area of the site minus public-private road rights-of-way, stormwater facilities, and land voluntarily or required to be set aside for parks, open space or environmental protection.
2 Lots may be approved without any frontage where they are part of a cottage development where appropriate easements are granted to gain access to the public or private street and the shared parking areas.
3 Attached front porches may intrude into required minimum front yard setbacks up to six feet.
4 Garages accessed via alleys may be located zero lot line to the edge of alley right-of-way if side entry and five feet from edge of alley right-of-way if front entry.
5 Where a permitted use by the code, townhouses are not required to meet the side yard setback on the attached side(s).
6 Structures such as patio covers, decks, and bay windows are permitted to be set back ten feet. A rear yard setback abutting a park, open space, wetland, or other critical area may be reduced to ten feet.

Finding: Dimensional requirements within the residential districts shall be in accordance with Table 17.106-2 above.

Maximum density is 16 units per gross acre, while the minimum density is 8 units per net acre. The parcel on which the property is being developed is approximately 3.40 acres. The maximum allowed density is 54 units. The net acreage of the proposed development is approximately 1.5 acres. Therefore, minimum allowed density is 12 units. At 23 proposed units, the project is does not exceed the maximum density and meets minimum density requirements.

Calculations:

- Maximum density = 16 * 3.4 = 54.4 units
- Minimum density = 8 * 1.5 = 12 units

As previously referenced, the absolute minimum lot area is 2,000 square feet and there is no minimum average lot area within the R16 district. Lots range from 2,700 square feet to 4,735 square feet, which exceeds the minimum lot area.

The R16 zoning district requires a minimum lot frontage of 16 feet. The proposed plan shows all lots exceed the 16-foot minimum.

All other dimensional standards including setbacks, lot coverage, and building height will be determined at the time of building permit issuance. A **condition** all new structures shall conform to the setbacks and building heights of the R16 zoning district prior to building construction.

17.106.035 Density Transfer Provisions	**Compliance:** Not Applicable
Finding: The applicant is not using the density transfer provisions.	
17.106.040 Neighborhood Design standards	**Compliance:** Conditionally
Finding: The City of Battle Ground contains minimum architectural requirements for new home construction. A **condition** will require all future homes to comply with the requirements of BGMC 17.106.040 at building permit issuance.	
17.128 Park and Open Space	**Compliance:** Yes
Finding: The proposed development is less than ten acres, has less than 50 housing units, and is not located on a parent parcel with any dimension of one-quarter mile or greater. Therefore, this project is not subject to this chapter.	

17.131.016 Parking Lot Landscape Standards	**Compliance:** Yes
Finding: The applicant is required to provide a parking lot through the City's narrow lot standards and therefore is required to meet this section of code. The proposed parking lot is screened by the remaining wetland to the south and east of the parking lot and therefore satisfies this section of the code. This standard is met.	
17.131.030 Screening of Mechanical and other Equipment	**Compliance:** Yes
Finding: The applicant has proposed in their narrative to place all outside heating and cooling equipment at the rear of the building, screening the equipment from the street. Electrical boxes and gas meters for each home will be placed on the side yard and either screened by a fence of plantings that will be installed at the time of home construction. This standard is met.	
17.131.080 Buffer Standards	**Compliance:** Yes
Finding: The north side of development is required to have a 15'/B2 buffer. The landscape plan shows a 15' backyard, fence, and a tree planted in each yard. The west side of the property is required to have a 5'/B2 buffer. The landscape plan shows a 5' side yard, shrubs, and trees. The south and east side of the development has more than what is required due to the adjacent wetland.	
17.131.100 Off-Site Glare Impacts	**Compliance:** Yes
Finding: The photometric plan complies with this section of code.	
17.133 Parking and Loading Requirements	**Compliance:** Conditionally
Finding: Single-family residential developments are required to provide a minimum of 2 off street parking spaces per dwelling unit. The applicant notes 2 garage parking spaces per lot and shows a shared driveway between lots. The narrow lot standards also requires 1 on-street parking stall per unit. The applicant has provided 17 parallel on street parking stalls: 4 stalls along SW 5th Street and 13 stalls along SW 15th Street. The parking lot shows 5 standard stalls with a stall width of 9 feet and depth of 20 feet plus an additional compact stall with a stall depth of 8 feet and depth of 20 feet. See narrow lot standards (16.125.095) for on-street parking conditions.	

6.	Title 18 Environmental Protection
18.100-185 SEPA Review	**Compliance:** Conditionally
Finding: Title 18 of the Battle Ground Municipal Code establishes procedures and policies for implementing the State Environmental Policy Act. In order to be approved, the proposal must meet the requirements of Title 18, SEPA Procedures and Provisions. The applicant submitted a SEPA checklist with the preliminary application. Staff has reviewed the checklist and noted the following mitigating measures: 3. WATER RUNOFF Increased stormwater runoff from new impervious surfaces on the site will occur. The applicant indicates that stormwater runoff generated by the proposed development will be directed to a wet pond for treatment and detention. An existing wetland will receive treated runoff. The storm system will be privately owned and maintained. Runoff from detainment system will be done in accordance with the City of Battle Ground code. **The applicant shall, prior to the issuance of engineering approval, submit a stormwater engineering plan and TIR prepared and stamped by a professional engineer that identifies how on-site stormwater treatment and detention will occur and comply**	

with the applicable standards within BGMC 18.250 for stormwater. The applicant shall, prior to the site disturbing activity, install silt fence, and any other necessary erosion control measures.

7. ENVIRONMENTAL HEALTH
Noise impacts are anticipated from construction activities. **Applicant shall limit construction hour's per BGMC, which states construction activity for commercial development may occur from 7 am to 9 pm Monday through Friday, 8 am to 9 pm on weekends.**

13. HISTORIC AND CULTURAL PRESERVATION
An archeological assessment and report were completed in October of 2018. No historical, archeological, or cultural resources were found to exist on site.

If any cultural resources are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation (OAHP) in Olympia and the City of Battle Ground Planning Department must be notified. Failure to comply with these State requirements may constitute a Class C felony, subject to imprisonment and/or fines.

All other environmental impacts identified in the SEPA checklist can be fully mitigated by adhering to the City's code, as conditioned for in this report.

DECISION:
As part of this land use decision, a Final Determination of Mitigated Non-significance (MDNS) is issued pursuant to WAC 197-11-350. This determination was made utilizing the provisions of WAC 197-11-355, which authorizes an optional process for SEPA with a 14-day comment period to allow for public comments on the determination.

18.250 Stormwater Control and Drainage	**Compliance:** Conditionally

Finding: Based upon the amount of new impervious surface being generated, the proposed project meets the threshold limits of Minimum Requirements #1-9.

The applicant shall submit final engineering plans and a hydrology report that addresses the requirements as outlined in Section 4-7 of the City of Battle Ground's Stormwater Design and Construction Requirements manual.

The applicant has submitted a preliminary stormwater plan and preliminary hydrology report for review. It appears that the layout shown on the preliminary plans/report is adequate for the project.

LID BMPs shall be used as applicable per BGMC 18.250.130, 18.250.170 and 18.250.200. Depending on which requirement is chosen by the applicant, LID Performance Standard or List #2, *BMP T5.13 Post Construction Soil Quality and Depth* may be required for this project.

Generally, stormwater facilities built for single-family residential subdivisions are publicly owned and maintained. However, for this project, as the internal street is to be private the facility will be privately owned and maintained. Additionally, as the stormwater facility will treat a mixture of public and private runoff it will be privately owned and maintained per BGMC 18.250.300(E).

The final plat shall include a note specifying the party(s) responsible for long-term maintenance of the

stormwater facilities per BGMC 18.250.310(B)(1).

Per BGMC 18.250.310(B)(2), a maintenance covenant is required for facilities that will be maintained by private parties. The covenant shall include an agreement to transfer maintenance responsibilities to future occupants/owners. Prior to engineering acceptance, the covenant shall be recorded.

Per BGMC 18.250.320(C) a covenant for access and inspection of the facility shall be dedicated to the City.

The preliminary plat complies with all other criteria listed in BGMC 18.250. The final engineering plans and final plat shall comply with these criteria at the time of approval or recording.

It should be noted that final engineering plans for stormwater control and drainage shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

18.255 Erosion Control	**Compliance:** Conditionally

Finding: The applicant's engineer will need to provide erosion control plans meeting the requirements of BGMC 18.255. These plans will be required to incorporate all of the applicable elements required in BGMC 18.255.060 through BGMC 18.255.090. The plans will provide for erosion control around delineated wetland buffers, if applicable, which shall be flagged prior to construction.

The final grading and erosion control plans shall be in conformance with applicable City standards including the City's Standard Construction Details.

The contractor will be required to provide evidence that an individual on-site has successfully completed formal training in erosion and sediment control by a recognized organization acceptable to the City per BGMC 18.255.100. This must be submitted prior to construction.

It should be noted that final engineering plans for grading and erosion control shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

18.260 General Provisions	

Findings: A category II wetland, category III wetland, and several Oregon White Oaks have been identified on site. The applicant is required to meet this section of the code.

18.260.115 General Approval Criteria	**Compliance:** Yes

Finding: Applicant submitted a Critical Areas Report that demonstrates avoidance and no net loss in addition to other applicable criteria referenced in this section. The applicants have designed their project along the northern portion of the property avoiding the larger type II wetland to the south. In order to provide for the development, SW 5th street needs to be extended into the site and will create an unavoidable impact to the smaller type III wetland.

18.260.130 Mitigation Plan Requirements	**Compliance:** Conditionally

Prior to engineering approval, the applicant shall work with the Army Corps of Engineers and the State Department of Ecology in finalizing the Wetland Delineation and Mitigation Plan.

18.270 Wetlands	

Findings: Ecological Land Services, Inc. delineated two wetlands on site. Wetland A is 11.5 acres and identified as a category II wetland. Wetland B is 0.05 acres and is identified as a category III wetland.

18.270.050 Standard Requirements	**Compliance:** Conditionally
A permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedge row, fencing made only of wood, or other prominent physical marking approved by the director. In addition, signs measuring no more than six square feet in area and no shorter than four feet nor higher than six feet shall be posted at an interval of one per lot or every one hundred feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer as approved by the director, and worded substantially as follows: "—Wetland Buffer— Please retain in a natural state BGMC 18.270.050" The signage and fencing shall be installed prior to any land alteration or construction. The critical areas tracts shall be maintained and owned by either the developer or HOA.	
18.270.070 Standards—Buffer Activities	**Compliance:** Conditionally
The preliminary plat shows a portion of the parking area and some lots within the wetland buffer. Pursuant to 18.270.070 these are not authorized and will need to be mitigated for. See mitigation section below.	
18.270.090 Buffer Requirements	**Compliance:** Conditionally
Ecological Land Services has identified a Category II wetland with a habitat score of 5 points and a proposed high land use intensity. Pursuant to the Critical Areas Report, Wetland A requires a 100-foot buffer. Ecological Land Services also identified a Category III wetland with a habitat score of 4 points and a proposed high land use intensity. Per Table 18.270.090-5, Wetland B requires an 80-foot buffer.	
18.270.115-120 Wetland Compensatory Mitigation	**Compliance:** Conditionally
The applicant proposes the following for wetland mitigation: • To mitigate for direct wetland impacts to Wetland B, credits will be purchased at either Remy Mitigation Bank or East Fork Lewis Mitigation Bank. • To mitigate indirect wetland impacts to Wetland A, credits will be purchased at a 0.5 multiplier at either Remy Mitigation Bank or East Fork Lewis Mitigation Bank. **Findings:** Prior to engineering approval, the applicant shall work with the Army Corps of Engineers and the State Department of Ecology in finalizing the Wetland Delineation and Mitigation Plan. Applicant is required to provide evidence of credits prior to final plat approval, if applicable.	
18.280 Fish and Wildlife Habitat Conservation Areas	
Oregon White Oaks have been identified on site and the applicant is required to meet this section of the code.	
18.280.040 Fish and Wildlife Habitat Designations	**Compliance:** Conditionally
Findings: 33 Oregon White Oak have been identified for removal on this site. The applicant is proposing to mitigate by planting 66 Oregon White Oak at a ratio of 2:1 as referenced in this section. Because the Oregon White Oaks are part of a larger canopy, additional mitigation may be required. A	

condition that the applicant should amend their mitigation proposal by assuring no net loss in habitat protection pursuant to 18.280.030 and coordinate with Washington Fish and Wildlife on final mitigation plan prior to engineering approval.

18.280.100 Enhancement and Mitigation	**Compliance:** Conditionally

The applicant proposes the following for Oregon White Oak removal mitigation:

- To mitigate oak removals in the northwest corner of the site, oaks with 2" caliper or greater will be planted at a 2:1 ratio in the central upland portion of the site.

Findings: The applicant shall coordinate with the Washington Department of Fish and Wildlife on the final mitigation plan for the impact to the Oregon White Oak canopy. Evidence of new tree plantings shall be provided prior to final plat approval.

B.	**Service Development Charges, Impact Fees, Credits**
Fees will be calculated at the time of building permit issuance based on the adopted Fee Schedule at that time. This project doesn't address any creditable capital infrastructure therefore no credits are available for this project.	

C.	**Public/Agency Comments**
1	**Kevin Jolma – Battle Ground Public Schools** – letter received November 29, 2018
This letter outlines the various ways this development would impact the school district in respect to the additional students that would reside in the development. The letter discusses the school district's plans to serve the students and states that school impact fees will be collected to help off-set the cost associated with serving the additional students.	
2	**Drake Amundson – Clark County Public Health –** e-mail received December 4, 2018
E-mail stated Clark County Public Health did not have any comments.	
3	**Department of Ecology –** e-mail received December 5, 2018
Ecology will be conducting a site visit to verify wetland boundaries and ratings. The agency is would with Ecological Land Services and the Corps of Engineers to meet at the site. **The applicant shall work with the Army Corps of Engineers and the State Department of Ecology in finalizing the Wetland Delineation and Mitigation Plan.** The attached letter also referenced water quality standards. **The project is conditioned to coordinate with Ecology on any necessary review and approvals.**	
	Comments Received after Deadline
1	**Curtis Hesse – Public –** Letter Received December 13, 2018
The letter addresses vehicular congestion and provides photos of on-street parking. Staff met with Mr. Hesse to discuss his concerns and included this letter as an attachment.	
2	**Curtis Hesse – Public –** Letter Received December 13, 2018
The letter, written in 2017, addresses traffic and safety concerns. Staff met with Mr. Hesse to discuss his concerns and included this letter as an attachment.	
3	**Julie Grobelny – Department of Fish & Wildlife –** e-mail correspondence December 12, 2018

E-mail correspondence addresses questions about mitigation plans, creating a covenant, and Oregon White Oak canopy. Staff discussed these questions with WDFW and included the e-mail as an attachment. A condition is warranted for the applicant to coordinate final oak mitigation with WDFW.

III. RECOMMENDATION

Staff recommends Preliminary Subdivision and Final SEPA Review approval. Based upon the findings and conclusions herein, the criteria for approval have been satisfactorily met, or shall be met with the conditions of approval, and no significant adverse impacts have been identified.

CONDITIONS OF APPROVAL

A. <u>Prior to Engineering Approval:</u>

1. Submit final engineering plans, for review and approval by staff, pertaining to transportation, sewer, water, grading, erosion control, stormwater, driveways, street lighting, and landscaping prepared and stamped by a registered engineer in the state of Washington.
2. Submit final engineering plans:
    a. Showing adequate half-street improvements, based on pavement testing, for SW 15th Avenue, a "neighborhood Collector", including sidewalk, planter strip, curb/gutter and asphalt.
    b. Showing full width improvements to SW 5th Street, a private street, to "Local A" standards, including sidewalk, planter strip, curb & gutter and asphalt.
    c. Containing a combined landscaping and driveway plan.
    d. Showing sight distance and vision clearance triangles.
    e. Containing a signing and striping plan.
    f. Containing a street lighting plan having LED acorn units for SW 15th Avenue meeting IES RP-8-00 standards.
    g. Showing traffic calming devices on all public streets.
    h. Showing driveways that meet the requirements of BGMC 12.116.243
    i. Showing traffic mitigation measures at SW Eaton Boulevard & SR 503, NW Onsdorff Boulevard & SR 503 and East Main Street & Grace Avenue or indicating that mitigation fees will be paid in lieu of the improvements.
    j. Showing an 8-inch water throughout the subdivision and extended to extreme property lines.
    k. Showing water line in SW 15th Avenue being extended to southern property line.
    l. Showing each residential lot having its own individual water service
    m. Showing water meter size.
    n. Showing an 8-inch gravity sewer line throughout the subdivision and extending to extreme property lines.
    o. Showing each residential lot having its own individual sanitary lateral.
    p. Showing fire hydrants meeting spacing requirements throughout the subdivision.
    q. Showing a stormwater facility that meets the requirements of BGMC 18.250.
    r. Showing grading and erosion control in conformance with applicable city standards and standard construction details.
    s. Identification of no parking signage or striping along south side of SW 5th Street

between lots 1 and 9.

t. Identification of no parking signage or striping at the fire access turnaround and along the north side of SW 5th Street between lots 11 and 14.

3. Provide a revised traffic study that incorporates City of Battle Ground crash data.
4. Provide a photometric plan for all access points, intersections, frontage roads out to centerline, and any existing lights to ensure that proposed lights meet IES RP-8-00 standards.
5. Submit a hydrology report that addresses all requirements found in BGMC 18.250.
6. Submit a SWPPP that meets the requirements of BGMC 18.250.050(B).
7. Submit a construction cost estimate for required public and applicable private improvements for review and approval by the City Engineering Department.
8. Following the City Engineer's acceptance and approval of the construction cost estimate, pay the required engineering plan review and construction inspection fee that is two (2) percent of the estimated costs of construction minus the $500.00 due at engineering plan submittal.
9. The applicant shall revise the site plan to show applicable on-street parallel parking stalls to be 22' in length and no more than five stalls in each area. If the applicant cannot comply with the 5-stall standard with the revised site plan, then the applicant shall provide a written memo stating why this is not feasible.
10. The applicant shall work with the Army Corps of Engineers and the State Department of Ecology in finalizing the Wetland Delineation and Mitigation Plan.
11. Amend mitigation proposal by assuring no net loss in oak habitat protection pursuant to 18.280.030 and coordinate with Washington Department of Fish and Wildlife on a final mitigation plan.
12. Pursuant to 18.270.050, signage and fencing shall be installed prior to any land alteration and construction.

B. <u>Prior to Final Plat Approval:</u>

1. Construct all required public improvements and gain engineering acceptance or provide appropriate bonding.
2. Construct the mitigation measures for the failing intersection of SW Eaton Boulevard & SR 503 (original mitigation) or pay the mitigation fee of $7,666.65.
3. Construct the mitigation measures for the failing intersection of NW Onsdorff Boulevard & SR 503 or pay the mitigation fees of $4,576.23.
4. Construct the mitigation measures for the failing intersection of East Main Street & Grace Avenue or pay the mitigation fees of $1,721.77.
5. Submit a final plat:
   a. That shows easements for public utilities not located in the right-of-way.
   b. With the following note: "No fences are allowed in the sight distance triangle."
   c. With the following note: "All utilities are to be located outside of the sidewalk section and to be underground where possible."
   d. With the following note: "The City of Battle Ground has no responsibility to improve or maintain the private streets contained within, or private streets providing access to, the property designed in this development."
   e. With a note describing the maintenance responsibilities of each lot owner for the private street.
   f. With a note specifying the party/s responsible for long-term maintenance of

stormwater facility.

g. That shows where any control monuments have been placed.
h. That shows the dedication of any public roads or alleys.
i. The final plat shall state that the homeowner's association shall maintain common parking areas.
j. Add a note whether the critical areas tracts are maintained and owned by either the developer or HOA.

6. Provide certification that private streets were built per BGMC 12.116.140.
7. Submit a private maintenance agreement for private streets.
8. Submit recorded sewer and water easements after being reviewed by City Engineering Staff.
9. Submit a two-year stormwater maintenance contract for review and/or approval.
10. If LID improvements are incorporated into the project, provide appropriate stormwater covenants.
11. Evidence of wetland mitigation credits shall be provided to the City prior to final plat approval.
12. Submit Oregon White Oak planting and mitigation plan.

C. <u>Prior to Engineering Acceptance:</u>

1. Construct all public improvements, if applicable, and go on a walkthrough with City of Battle Ground Engineering Staff and correct any deficiencies as determined by City staff.
2. Submit a letter showing that fire flow requirements per BGMC 15.105.180 and 15.105.190 can be met.
3. Submit to the City of Battle Ground a two-year/20-percent maintenance bond for all completed and accepted public improvements.
4. Submit to the City of Battle Ground a recorded Stormwater Facility Covenant for review and/or approval.
5. Submit to the City of Battle Ground a signed Bill of Sale for sanitary sewer and water systems.
6. Submit complete sets of as-built drawings for all required public improvements for streets and roads, stormwater drainage and control, sanitary sewer and water services, as applicable prior to the issuance of the occupancy permit for review and approval by the Engineering Department. Upon acceptance by the Engineering Department, submit prior to the issuance of the occupancy permit, one (1) Mylar set, two (2) 11x17 paper sets of As-Built record drawings and one (1) 3.5-inch disk (s) or compact disc version of the as-built drawings in AutoCAD, PDF, and TIF formats.

D. <u>Prior to Construction of the Site:</u>

1. Receive signed and approved engineering plans from the City of Battle Ground.
2. Receive an approved ROW permit from the City of Battle Ground.
3. Submit a surety bond meeting the requirements of BGMC 12.118.110.
4. Submit a Certificate of Liability Insurance meeting the requirements of BGMC 12.118.120.
5. Erect and conduct erosion control measures consistent with the approved Erosion Control Plan and City of Battle Ground erosion control standards.
6. Submit evidence that an individual on-site has successfully completed formal training in erosion and sediment control by a recognized organization acceptable to the City.
7. Conduct a pre-construction conference with City engineering and planning staff. Contact

the Engineering Department, (360) 342-5070, to schedule an appointment.

E. Prior to Creation of Impervious Surface:

1. Except roofs, the stormwater treatment and control facilities shall be installed in accordance with the approved final engineered plans and in accordance with the City of Battle Ground stormwater regulations.

F. Prior to Building Construction:

1. Acquire the required Building permits as outlined in Title 15 above.
2. Provide documentation that the required fire hydrant has been installed, tested, and approved in accordance with City of Battle Ground engineering standards.
3. Add a note on the final plat stating that all new structures shall conform to the setbacks and building heights of the R16 zoning district.

G. Prior to Certificate of Occupancy:

1. Complete all building permit requirements of the City of Battle Ground Building Division.

H. Other

1. If any cultural resources are discovered in the course of undertaking the development activity, the State of Office of Historic Preservation and Archaeology and the City of Battle Ground Planning Department must be notified.
2. Adhere to all recommendations in the final *Critical Areas Assessment and Mitigation Plan* agreed upon with Department of Ecology and Army Corps of Eingeers.
3. Coordinate any water quality recommendations in reference to Ecology's December 5, 2018 letter.
4. Staff requests a name change due to an already existing BG Village.
5. A copy of the recorded boundary line adjustment shall be submitted to the City of Battle Ground Community Development Department within 30 calendar days of the recording date.
6. Applicant shall limit construction hour's per BGMC, which states construction activity for commercial development may occur from 7 am to 9 pm Monday through Friday, 8 am to 9 pm on weekends.
7. All future homes to comply with the requirements of BGMC 17.106.040 at building permit issuance.

IV. EXHIBITS

Because of the size of the exhibits, they are not included with this report, but listed below. The documents are available for review at the Planning Department, 109 SW 1st Street, Suite 127, Battle Ground, WA, 98604.

EXHIBIT #	DESCRIPTION	
A	Staff Report and Recommendation for BG Village Subdivision dated December 20, 2018	
1	Application (Subdivision, BLA, SEPA, Critical Areas)	These Exhibits are contained in the Applicant's Submittal Packet
2	Applicant's Narrative	
3	SEPA Checklist	
4	Reduced Development Plans	
5	Boundary Line Adjustment Plan	
6	Deed History	
7	Traffic Study, October 16, 2018	
8	Stormwater Technical Information Report, October, 2018	
9	Geotechnical Report (included with Stormwater TIR), October, 2018	
10	Archaeological Site Investigation	
11	Critical Area Analysis and Mitigation Plan dated October, 2018	
12	Technical Memorandum – SR 503 at SW Eaton Boulevard dated December 7, 2018	
13	Letter from Battle Ground Public Schools received November 29, 2018	
14	E-mail from Clark County Public Health received December 4, 2018	
15	Letter from the State Department of Ecology received December 5, 2018	
16	Letter and photos from Curtis Hesse received December 13, 2018	
17	Second letter from Curtis Hesse received December 13, 2018	
18	E-mail correspondence with Department of Fish and Wildlife dated December 18, 2018	
19	Working Exhibit List dated December 20, 2018	

V. APPEAL

The Decision of the Hearings Examiner is appealable to the Washington Superior Court per RCW 36.70C.

VI. PRELIMINARY PLAT

