

Detached garages and ADU's are not proposed with this application.

9. *Cottage developments shall provide common open space at a minimum rate of four hundred (400) square feet per cottage.*
10. *Common open space shall be located with cottages abutting on at least two (2) sides and abutting a minimum of fifty percent (50%) of the cottages in the cluster.*

The applicant's revised plan (Exhibit 39) indicates one (1) common open space area that meets minimum standards (abutting lots 1-7). The plan set indicates approximately 3,685 square feet of common open space exceeding the minimum area requirements.

Except for Tract 1, the cottages abut the common open spaces on at least two (2) sides and at least a minimum of 50% of the cottages in each cluster. The common open space in Tract 1 has cottages on only on side; however, because the amount of common open space provided in the development will be met without counting Tract 1, staff finds the provision of common open spaces as a whole for the development is met.

11. *Each cottage shall have a minimum of two hundred (200) square feet of private open space. Private open space shall be adjacent to each dwelling unit for the exclusive use of the residents of that cottage. The space shall be usable (not encumbered by steep slopes or other physical limitations) and oriented toward the common open space as much as possible, with no dimension less than ten (10) feet.*

The applicants plan indicates that each cottage is proposed with 300 square feet of private open space that meets this criterion. Lots 7-9 are not oriented toward the common open space but lots 1-6 are. Even though not all the private open spaces are not oriented toward the common open space, the majority of the open spaces are.

Finding 3 – Building Design Standards, 40.260.073.D

The following specialized building design standards apply to all cottage developments.

1. *Cottages shall have a minimum of one hundred fifty (150) and a maximum of sixteen hundred (1,600) square feet gross floor area. The maximum floor area allowed on the ground or main floor shall be twelve hundred (1,200) square feet.*

The development proposes one cottage style. Detailed floor plans were provided, (Exhibit 43b), with conceptual footprints that match the site plan. Architectural drawings show a ground floor of 557 square feet (excluding a 215 square foot garage) and a second floor of area of 873 square feet, which meets the above criteria. Changes to the proposed cottage structures may require additional review. (See Conditions A-1.b, D-6.i and E-1)

2. *Cottages located adjacent to a street shall provide a covered entry feature with minimum dimensions of six (6) feet by six (6) feet facing the street.*

Architectural and site plans indicate covered entry for each dwelling that is adjacent to a street, meeting these criteria.

- services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."
- c. Driveways: "No direct access is allowed onto the following streets: NE 99th Street."
 - d. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.350."
 - e. Privately Owned Stormwater Facilities: "The following party(s) is responsible for long-term maintenance of the privately owned stormwater facilities: _____."
 - f. Sight Distance: "All sight distance triangles shall be maintained."
 - g. Roof and Crawl Space Drains: "Roof and crawl space drains shall be installed in accordance with the approved As-Built plans, unless a revised plan is approved by the county. These stormwater systems will be owned and maintained by the property owner on whose lot the stormwater system is located."
 - h. Parking: "Garages have been used to meet minimum parking standards for narrow lot development; therefore, garages shall be reserved for parking purposes."
 - i. Housing Design Standards: "All cottage lots shall meet the following design standards: Cottages shall have a minimum and maximum square footage of 150 and 1,600 square feet of gross floor area respectively, with a maximum ground floor square footage of 1,200 square feet (excluding the garage); Cottages located adjacent to a street shall provide a covered entry feature facing the street, with minimum dimensions of six feet by six feet; Cottage facades facing the common open space or a common pathway shall feature a roofed porch at least eighty square feet in size with a minimum dimension of eight feet on any side; Maximum cottage height shall be 25 feet, and 18 feet for accessory structures; All portions of roof over 18 feet in height must be pitched with a minimum slope of six to twelve (6:12); and, Cottages and accessory buildings within a particular cluster shall be designed within the same "family" of architectural styles per CCC 40.260.073(C) and (D)." (See Land Use Finding 3)
 - j. Archaeological – "If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."
 - k. Impact Fees – "In accordance with CCC 40.610, impact fees for each dwelling in this subdivision shall be assessed for impacts on schools, parks and transportation facilities based for the following districts: Battle Ground School District (SIF), Park District #8 (PIF), and Hazel Dell Sub-area (TIF). As found in CCC40.610.040, impact fees are calculated using the rates in effect at the time of building permit issuance."