

May 23, 2025

WEST MAPLE RIDGE  
PROJECT NARRATIVE  
PRELIMINARY PLAT APPLICATION

**Project Summary:**

The West Maple Ridge Development is a planned residential neighborhood located on approximately 28.93-acres in Everson, Washington. At full buildout this neighborhood will consist of up to 98 residential units. The property is situated within the Residential 7500 sub-zone. It is intended to develop the project in four phases. A schematic of these phases, including information on number of lots, lot sizes and other information is included in Figure 1 at the end of this narrative.

One Subdivision Variance approval is also requested:

1. A change to EMC 18.16.020.C Maximum block length,

Additional detail for the above request is provided later in this narrative, and within appropriate application materials.

**Location:**

The West Maple Ridge project site is located on tax parcels 400336 205090 0000, 400336 321118 0000, 400336 309118 0000 and 400336 307090 0000, making up a portion of the southwest quarter of Section 36, Township 40, Range 3. The property is located north of Everson Goshen Road, between Nighthawk Way to the west and Sable Drive to the east, in Everson, Washington.

**Existing Conditions:**

The property is primarily undeveloped, with two existing homes and outbuildings, and is situated within the Residential 7500 sub-zone

The site is relatively flat with some modest undulation. Vegetation on the site is limited to grasses and just a handful of evergreen trees. The property is bordered by vacant agricultural land to the north and west, and residential development to the south and east.

A wetland delineation has been performed for the site. The report by Miller Environmental Services, entitled "*Critical Areas Report: Wetlands and Habitat Conservation Areas for Plat of West Maple Ridge*", dated May 20, 2025 is included in the application materials. During field investigations, one wetland (Category IV) was found on the project site. That wetland area is described as follows:

Wetland A – Paulustrine, emergent, depressional wetland located within a depression on the western portion of the property. The wetland is dominated by herbaceous plant species, including bentgrass and reed canarygrass. The wetland is located within a closed basin that may receive water from surrounding upland areas, and appears

influenced by groundwater. The wetland has been classified as Category IV, with a Low (3) Habitat Function Score. The wetland area is subject to a 50-foot buffer per Everson code.

A soils analysis and report has also been completed for the site. This report by GeoTest Services, entitled “*Geotechnical Engineering Report – 2025 Update*”, dated May 1, 2025 is included in the application materials. The purpose of this analysis was to determine suitability of the soils for residential development, and determine the wet season groundwater depth in order to determine the feasibility of stormwater infiltration for the site.

### **Project Proposal:**

The West Maple Ridge project proposes residential development on the 28.93-acre site, in four phases (See attached Figure 1).

With regard to density, maximum density for this project, within the Residential 7500 sub zone, is 148 lots (28.93 acres x 443,560 sf/acre / 8,500 sf (zone minimum)).. For this project, a total maximum number of units proposed is 98, representing 3.4 units per acre (98 units/28.93 acres), falling below the allowed maximum. The proposed density and layout are consistent with the current zoning and City of Everson development regulations.

As stated above, it is intended to develop the project in four phases. See Figure 1 for more details.

### **Summary of Proposal:**

The project as proposed includes:

- Standard Residential Lots: 98 lots on 21.29 acres (73.6% of site)
- Right-of-Way Dedication: 6.17-acres (21.3% of site)
- Open Space Area: 1.46 acres (5.1% of site)
- Impervious Surface: Amount of impervious surface at project completion is estimated to be between 13.0 and 14.5-acres (45-50% of site)
- Stormwater: Roadway and driveway runoff will primarily be collected for treatment and infiltration within roadside facilities. Areas not conducive to infiltration will be routed to treatment/detention pond(s), then dispersed off-site. Rooftop runoff will be dispersed with splash blocks, and infiltrated on each lot.
- Utilities: Water and sewer service will be provided by the City of Everson. Electrical service will be provided by PSE. Telecommunications service will be provided by a private utility.
- Critical Areas: One Category IV wetland exists on the site, comprising 2.52 acres (8.7%) of the site (inclusive of (averaged) buffers). A Wetland Delineation and Habitat Conservation Area Report is provided with the application materials. No direct impacts to any critical areas are proposed. Buffers will be encroached upon, with buffer averaging, and buffer planting mitigation proposed, all in

conformance with Everson requirements. A Critical Areas Mitigation plan is provided with the application materials. .

### **Land Use Elements:**

As mentioned above, the property is currently zoned Residential-7500 Subzone. It is intended to develop the project as a Preliminary/Final Plat under the provisions of EMC 18.16.025 – Lot-averaged subdivision. Care has been taken to configure the plat to accommodate the various dimensional standards outlined in the Everson Municipal Code, however, due to geometric constraints, State Highway access constraints, and a desire to make as efficient use of the property as possible, a subdivision variance for Block Length is being requested

### **Variance Request No. 1: Maximum Block Length**

A subdivision variance is requested to EMC18.16.020.C, to allow an increase of the maximum block length from 660 feet to up to 900 feet.

#### *EMC 18.16.020 Lot and Block Design*

*C. Block Design. The maximum length of a block shall be 660 feet. The maximum width shall be 500 feet. Where blocks exceed 500 feet in length, pedestrian easements may be required if deemed necessary.*

Requested variance: Increase the maximum block length from 660 feet to up to 900 feet.

The proposed West Maple Ridge Preliminary Plat is an unusually shaped, triangular piece of property with a pan handle to the north, and a low area that cannot be developed near the west portion of the property. Two access points to Everson Goshen Road are proposed, however the shape of the property does not allow a second access at the north end of the pan handle. No other viable options other than the two proposed connections exist. Because of the property shape and constraints from the State Highway, an increased block length provides the only true opportunity to take full advantage of the available project density. The block length proposed between the two access points is approximately 900 feet in an east/west alignment. Also, due to the pan handle to the north, "Farm Lane" is proposed to be approximately 890 feet in length in a north/south orientation terminating in a cul-de-sac.

It is also noted that the project is creating a new east/west alignment that can be extended further to the west to support future development, and in addition provides a second access to the undeveloped property to the north to allow for two access points should that parcel be developed in the future.

### **Improvement Plan:**

#### **Access:**

Existing ROW currently provides access to the site from Everson Goshen Road to the south. Construction of new streets is proposed, providing connection to Everson

Goshen Road at two locations. The primary access point will be in the central portion of the project, to be constructed with Phase 1. This lies directly across from an existing access point for properties lying south of Everson Goshen Road. During this first phase, a second, emergency access only lane, will be provided toward the east. This will be in the vicinity of the existing driveway serving the two existing homes at the far east side of the property (within Phase 4). Phase 2 (west of Phase 1) will bring a full second access to the site, situated directly across from Night Hawk Way, south of Everson Goshen Road. This second access will allow the elimination of the emergency only access developed with Phase 1, and will also provide opportunity to consolidate the farm access serving the parcel north of West Maple Ridge. It is noted that the distance between the primary access and the emergency only access to the east, as well as the full secondary access to the west meet standards for both sight distance and intersection spacing.

Water:

Potable water service to the project will be via existing, and possibly new, mains along Everson Goshen Road. Specific improvements required for water frontage improvements will be coordinated with the Everson Public Works Department. New eight-inch mains will be installed in each of the proposed internal roads, with extensions stubbed to adjacent properties at proposed road stubs. Individual water service lines will be extended from the new mains to each lot.

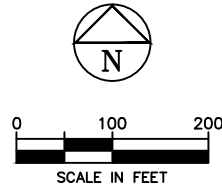
Sewer:

Gravity sewer will be extended from the existing pump station in Maple Ridge, then run west and south into the project. The bulk of the project will be served with this gravity system, west to the far west side of the project. While gravity service may be extended to the southwest portion of the project, an alternative exists whereby the eight lots in Phase 2 may be served by E/One grinder units, with discharge into the gravity system. This alternative is currently being discussed with Everson Public Works as a means to keep the remainder portion of the gravity system higher in elevation where there will be less potential for groundwater intrusion. Final details of the sewer system will be worked out with the Everson Public Works Department during the design process.

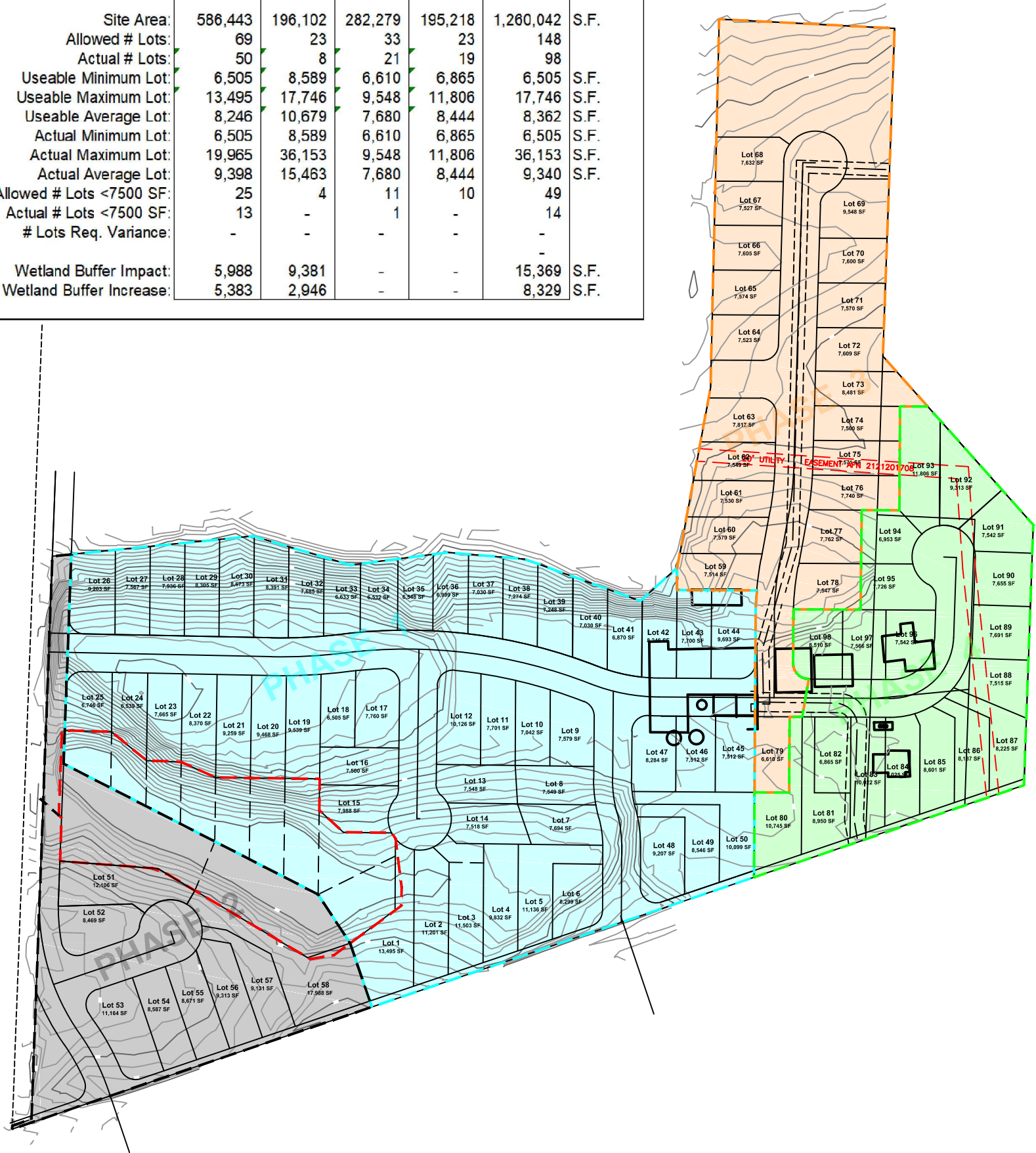
Storm Drainage:

Geotechnical analysis has been performed on the site, with results indicating that stormwater infiltration is feasible for the bulk of the project. Stormwater infiltration facilities that capture runoff from the pollution generating surfaces (streets and driveways) from much of the site will be constructed along the street corridors. For those areas not suitable for infiltration, a stormwater treatment/detention pond will be constructed, with runoff from the pond dispersed off-site. Runoff generated from building roofs and on-lot, non-pollution generating surfaces will be infiltrated on each individual lot. All stormwater facilities will be designed and constructed to meet the current edition of the Washington State Department of Ecology Stormwater Management Manual for Western Washington, as required by Everson Code.

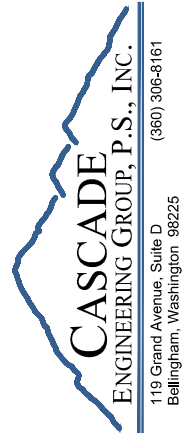
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|                          | Phase 1 | Phase 2 | Phase 3 | Phase 4 | Total     |      |
|--------------------------|---------|---------|---------|---------|-----------|------|
| Site Area:               | 586,443 | 196,102 | 282,279 | 195,218 | 1,260,042 | S.F. |
| Allowed # Lots:          | 69      | 23      | 33      | 23      | 148       |      |
| Actual # Lots:           | 50      | 8       | 21      | 19      | 98        |      |
| Useable Minimum Lot:     | 6,505   | 8,589   | 6,610   | 6,865   | 6,505     | S.F. |
| Useable Maximum Lot:     | 13,495  | 17,746  | 9,548   | 11,806  | 17,746    | S.F. |
| Useable Average Lot:     | 8,246   | 10,679  | 7,680   | 8,444   | 8,362     | S.F. |
| Actual Minimum Lot:      | 6,505   | 8,589   | 6,610   | 6,865   | 6,505     | S.F. |
| Actual Maximum Lot:      | 19,965  | 36,153  | 9,548   | 11,806  | 36,153    | S.F. |
| Actual Average Lot:      | 9,398   | 15,463  | 7,680   | 8,444   | 9,340     | S.F. |
| Allowed # Lots <7500 SF: | 25      | 4       | 11      | 10      | 49        |      |
| Actual # Lots <7500 SF:  | 13      | -       | 1       | -       | 14        |      |
| # Lots Req. Variance:    | -       | -       | -       | -       | -         |      |
| Wetland Buffer Impact:   | 5,988   | 9,381   | -       | -       | 15,369    | S.F. |
| Wetland Buffer Increase: | 5,383   | 2,946   | -       | -       | 8,329     | S.F. |



EVERSON, WASHINGTON  
PLAT OF WEST MAPLE RIDGE  
SITE PHASING PLAN



REVISIONS      DATE

DATE: 05/23/2025  
DESIGN:  
DRAWN:  
CHECKED:  
SCALE: AS SHOWN  
PROJECT NUMBER:  
HOKS0001  
DRAWING FILE:

SHEET NO.  
Fig. 1  
OF 1