

Parklands at Camas Meadows
MXPD Overlay, Master Plan & Development Agreement



February 2, 2016

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CHAPTER 1:
Parklands at Camas Meadows
MXPD Overlay
(Zone Change)

COMPREHENSIVE PLAN POLICIES

The MXPDP overlay is treated in a similar fashion as a Comp Plan amendment without all the arduous legal requirements. The reason for viewing the overlay in a similar light is due to the fact that multiple land uses are being integrated within a single site that could not occur otherwise. It's in the City's best interest to ensure that the integration occurs seamlessly and assists in implementing the community's long-term plans. The project proponent can demonstrate the community value by addressing the applicable Comprehensive Plan policies.

Primary Goal 3: To offer a harmonious blend of opportunity for living, working, recreating, and cultural activities by protecting natural amenities, and balancing development of services with growth. The Parklands Master Plan sets aside 11 acres (or just under one-third) of the site in open space including a walking trail and overlook area that connects to other City trail networks to the south. The remaining portion of the site will provide at least 90,000 square feet of business space and job opportunities as well as both executive single-family housing and luxury multi-family units. The single-family area will be the first residential development in Camas that allows for accessory dwelling units (ADUs).

Primary Goal 4: To expand the existing permanent open space network and trails system throughout the City while preserving and protecting natural features, wildlife habitat, and critical areas from incompatible land uses. The Parklands Master Plan sets aside 11 acres (or just under one-third) of the site in open space that includes a walking trail and overlook area

Land Use Objective: Create a balance between housing and employment that produces a more self-sustaining community. The proposed Master Plan includes at least 90,000 square feet of business space that is anticipated to create 300+ jobs. The development will also include 42 executive lots that will provide the opportunity for ADUs as well as 24 luxury living units above the commercial space in Building 2.

Policy LU-1: Support the continuation of a strong residential community rooted amid a blend of opportunities for commerce, industry, education, and recreation. The proposed project will provide for a mix of business, employment, and recreational opportunities. This will be the first development (outside of the downtown area) within Camas that will provide substantial employment, business, living, and recreational opportunities integrated into a single development.

Policy LU-2: Support a diverse community in an open and natural setting comprised of stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers. The proposed master plan community has the support of the adjoining neighbors. The integration of transition elements and executive residential lots provides for a buffer between existing neighborhoods and the proposed development. The project provides opportunities for large executive housing, ADUs, and smaller living units. The proposed four commercial buildings will provide opportunities for businesses and hence residents seeking local employment.

Policy LU-4. Maintain compatible use and design with surrounding built and natural environment when considering new development or redevelopment. As noted above, the proposed master plan has the support of the adjoining neighbors. The integration of transition elements and executive residential lots provides a buffer between existing neighborhoods and the proposed development.

Strategy LU-3. Support and encourage Planned Developments which can provide “cluster housing” (to protect sensitive lands), higher density, and mixed-use residential/commercial (where appropriately zoned), and where compatibility can be demonstrated. The proposed Master Plan will protect 11 acres of sensitive area. Large executive lots are placed around the sensitive area and the abutting residential neighborhood to provide a compatible buffer between the new development and existing residential area. The project also includes 24 luxury, high density living units within Commercial Building 2. Five commercial buildings are proposed that will provide at least 90,000 square feet.

Policy LU-8. Provide the opportunity for a broad range of housing choices to meet the changing needs of the community. The mix of large executive lots, ability to include ADUs, and the 24 luxury living units provides a mix of housing choices for current and future residents.

Policy LU-11. Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations. The placement of large executive lots ensures that this proposed development will be compatible with the adjacent existing neighborhood.

Strategy LU-10. Support the enhancement of Business Parks with emphasis on aesthetic and community compatibility. The proposed Master Plan will develop five commercial buildings with at least 90,000 square feet. The business park and streetscape will continue the same quality as Camas Meadows to the west. Project proponents will include CCRs for the business park to ensure consistent, compatible development.

Policy LU-13. Encourage the master planning of mixed use developments that emphasize aesthetics and community and neighborhood compatibility. As noted above, the proposed Master Plan has the support of the adjoining neighbors and provides for a high quality development that would not otherwise occur.

Housing Goal 3: To encourage a variety of residential site planning alternatives that increase housing opportunities on residential or commercial land (where appropriately zoned) in a manner that compliments or enhances the character of existing development, protects sensitive environmental features, and considers transit corridors and land use patterns. As noted above, the proposed Master Plan will protect 11 acres of sensitive area. Large executive lots are placed around the sensitive area and the abutting residential neighborhood to provide a compatible buffer between the new development and existing residential area. The project also includes 24 luxury, high density living units within Commercial Building 2. Five commercial buildings are proposed that will provide at least 90,000 square feet. Transition elements provide buffers between differing land uses. The extension of Camas Meadows Drive assists the city in

completing the highly prioritized minor arterial that is needed for long-term traffic flow of the community.

Policy HO-6. Encourage mixed-use housing opportunities in residential/commercial settings throughout the city. The proposed Master Plan provides a mix of housing opportunities throughout the development, especially within the business park that will have the MXPDP overlay.

Strategy HO-5. Ensure that a mixed-use development complements and enhances the character of the surrounding residential and commercial uses. The placement of large executive lots ensures that this proposed development will be compatible with the adjacent existing neighborhood. The business park and streetscape will continue the same quality as Camas Meadows to the west. Project proponents will include CCRs for the business park to ensure consistent, compatible development

Strategy HO-9. Encourage a variety of housing opportunities close to places of employment. The proposed Master Plan provides a variety of housing opportunities within the proposed business park as well as in close proximity to existing employment areas such as Camas Meadows, Camas' high tech center, and Columbia Tech Center in East Vancouver.

CHAPTER 2:
Parklands at Camas Meadows
MXPD Master Plan
(Approval Criteria)

PROJECT NARRATIVE

The proposed Parklands at Camas Meadows combines a 20.9-acre site parcel zoned single-family 15,000 square foot lots (R-15) with a 15.5-acre parcel zoned Business Park (BP). A feasible, high quality development can be achieved by joining the two properties into a single master plan community. Leaving the two parcels to develop separately would result in a lower quality residential neighborhood with very little market interest in the business park, as the infrastructure costs would make commercial development prohibitive.

This mixed-use master plan development proposes to subdivide the business park into five commercial buildings totaling at least 90,000 square feet of business space, 24 living units integrated into one of the commercial buildings, and 18 single-family residential lots. The R-15 property will provide another 24 single-family lots, while preserving 11 acres of natural open space and buffers. A natural surface walking trail may be constructed within the wetland buffer to provide a nature trail system for the project and the community. All single-family lots will be integrated into a single gated neighborhood providing high-end executive living. The single-family lots will have a minimum size of 15,000 square feet.

The commercial buildings will house a diversity of business operations that are anticipated to create at least 300 jobs. Building 1 has approximately 3,000 square foot floor plate with the potential for a second or third floor and a drive-thru. Building 2 is a minimum 19,000 square feet per floor, with two floors of commercial space, 24 residential living units above the commercial space. Building 3 is approximately 20,000 square feet with tuck under parking on the north side. Building 4 (areas A & B) is approximately 31,000 square feet per floor, if constructed as a single building, with the opportunity of loading bays for potential distribution center users. The applicants envision an artisan market that would occur on weekends during late Spring through early Fall.

Several new private internal roads will be constructed to serve the newly created lots. A half-width road of NW Camas Meadows Drive will be extended from the existing cul-de-sac to the eastern property line of the PP&L easement along the southern site boundary.

All lots will be connected to municipal water and sewer systems. Storm water runoff from the new impervious surface will be collected and routed to a regional storm water facility where it will be treated and released or infiltrated where possible in accordance with City standards.

The subdivision will be developed in multiple independent phases as noted on the Site Plan.

LEGAL DESCRIPTION

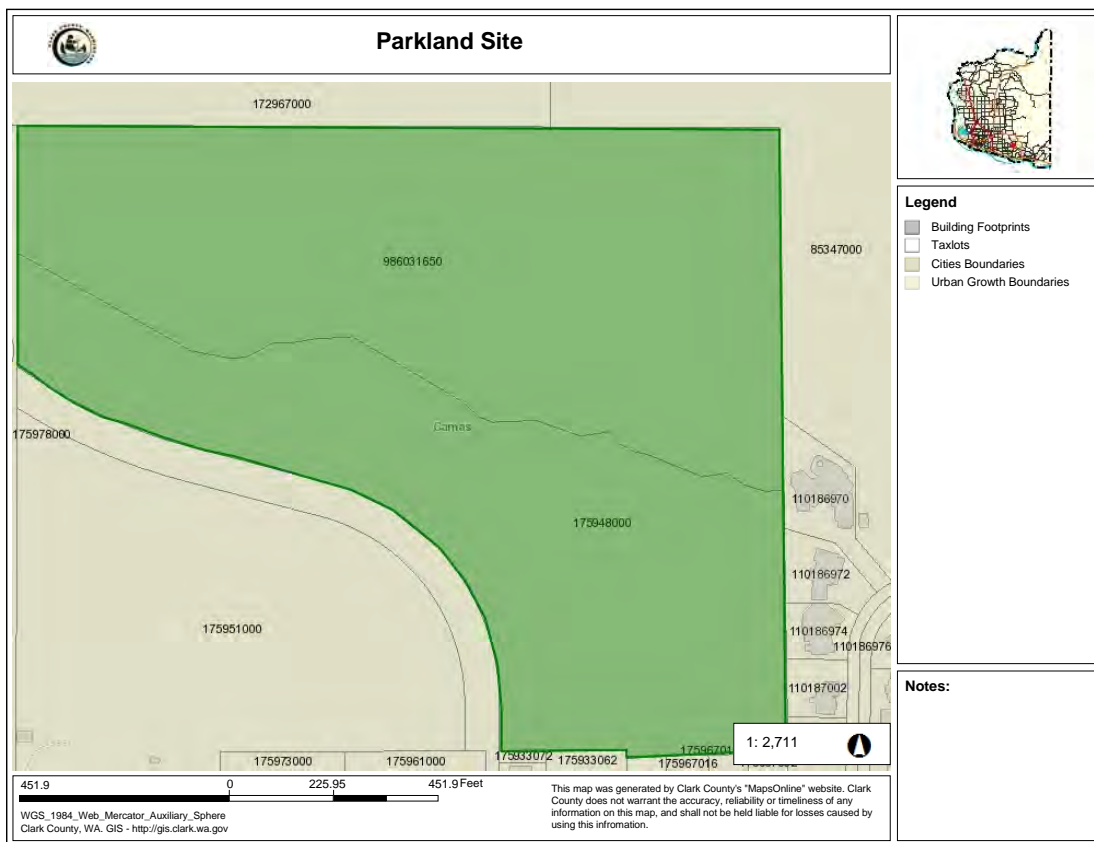
The project site is located just east of Camas Meadows Golf Course Club House and just north of Camas Meadows Drive, in Camas, Washington 98607, in the SE & SW ¼ of Sec. 28, T2N, R3E, W.M. The site is comprised of two (2) parent parcels plus the existing 74 foot wide public City ROW for Camas Meadows Drive. The abbreviated legal description for the two parcels is:

Parcel 175948-000

#21 SEC 28 T2NR3EWM 15.72A

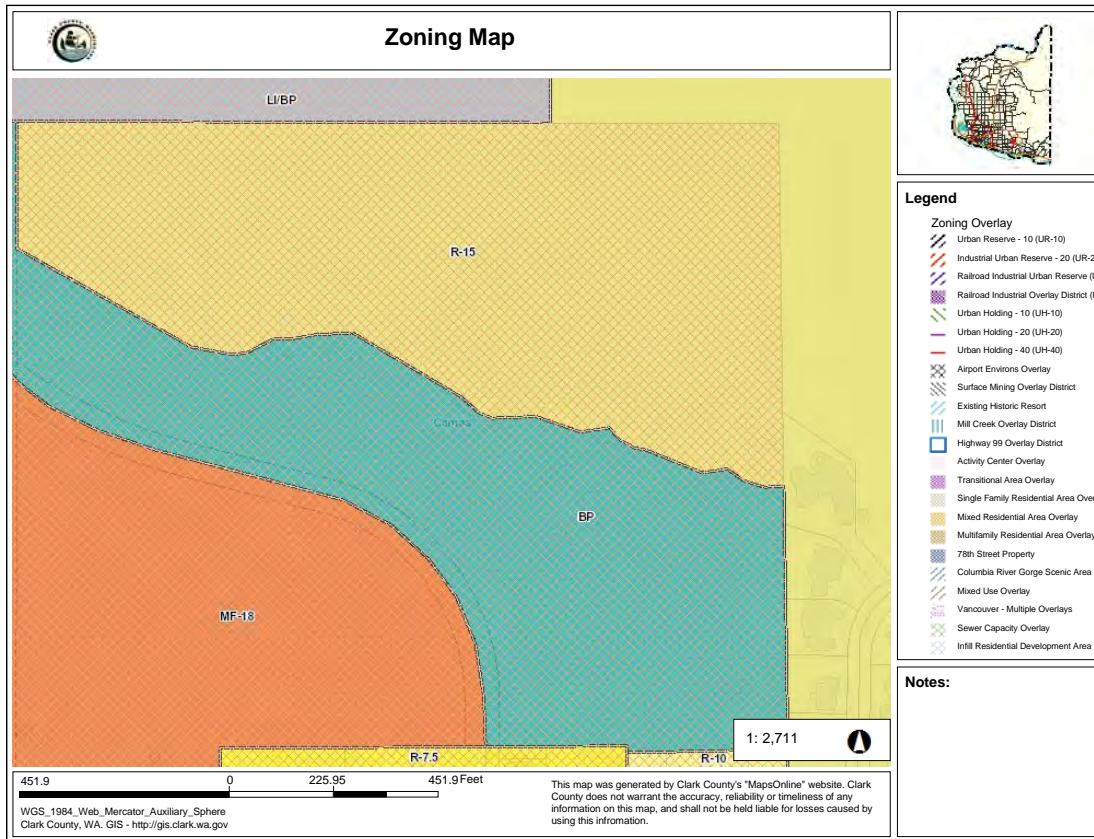
Parcel 986031-650

#68 SEC 28 T2NR3EWM 20.97A



EXISTING LAND USES & ON-SITE STRUCTURES

Neither of the two parcels have any existing structures. Tax parcel 986031-650 is zoned single-family 15,000 square foot lots (R-15). Tax parcel 175948-000 is zoned Business Park (BP).



SITE MAP SHOWING EXISTING CONDITIONS

The subject site has both topography and wetland areas that will be incorporated into the development. The BP parcel has slopes that fall 30 feet across the property with the highest point along Camas Meadows Drive extension (south property line). The slopes are not steep enough to be considered “Critical”. Nevertheless, developing commercial buildings within varying grades is financially infeasible. There is a flat 3.5 acre area in the southeast portion of the site. However this area abuts an existing residential neighborhood that could require a substantial setback to mitigate the introduction of a higher intensity use. This would likely further reduce the buildable area to less than three (3.0) acres and result in only one commercial building with no more than a 30,000 square foot floor plate. This is substantially less than the proposed plan. By approving the proposed mixed-use master plan, the new single family lots within the BP area create a transition between the new development and the existing neighborhood as well as produce the financial resources to develop the rest of the BP area into commercial buildings, thereby maximizing the job creation opportunities. At least 90,000 square feet of building space is intended under the proposed master plan.

The 20.9-acre R1-15 single-family site has an 11-acre wetland (including 50 foot buffer). A wetland determination and mitigation study has been completed by ELS for the wetland and buffers as shown on the plan. The applicant is proposing to enhance the wetland and buffer areas. Due to the level of enhancement proposed, the required buffer between the proposed development areas and the wetland itself will be 50 feet.

With more than half the parcel impacted by the wetland, the only feasible option to develop the parcel is either integrate the site with the BP parcel or develop as a smaller lot Planned Residential Development (PRD); as a PRD, the site could be developed with over 60 housing units. The applicant has chosen to proceed with maintaining large executive lots and integrate the wetland as a centerpiece into the master plan community as well as a backdrop to the business park. Without the wetland, the site could be developed with approximately 45 lots, after accounting for roads and infrastructure. The proposed master plan has 42 large executive lots.

The Existing Conditions Survey is presented on pages 13-14.

Planning Solutions completed a tree survey of both parcels identifying all trees outside of the wetland. The site has historically been apart of an archery club, where sportsmen and hunters could hone in their bow skills. The trees have always been managed (i.e. cut, thinned, etc.) by the archery club. Development of the site will require extensive grading and the placement of roads and structures that will require removal of trees within the development area. Tree replanting will occur along streetscapes, parking lots, landscaping, wetland, wetland buffer, and open space. The following map depicts the trees currently onsite and those that will be removed to accommodate the planned structures.

The Tree Survey Maps are contained on pages 15-17.

EXISTING CONDITIONS SURVEY

OF
 THE PARKLANDS AT CAMAS MEADOWS
 TAX LOTS 21 & 68
 IN THE SW 1/4 OF SECTION 28,
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS
 CLARK COUNTY, WA
 JOB NO.: 15-185
 DATA COLLECT: 06-08-15 THROUGH 07-06-15
 DRAWING DATE: 12-10-15
 SHEET 1 OF 2

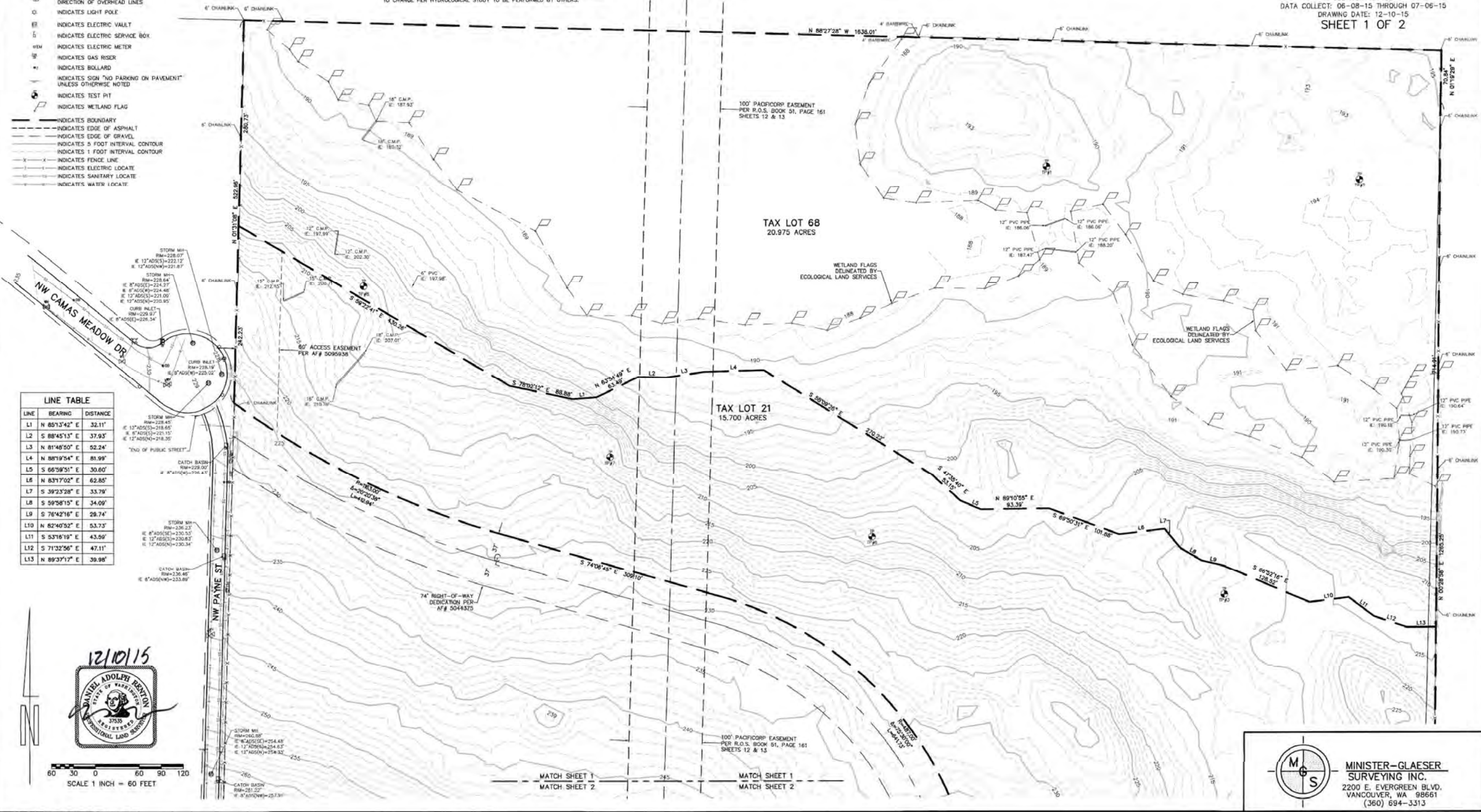
- LEGEND:**
- INDICATES WATER VALVE
 - INDICATES FIRE HYDRANT
 - INDICATES WATER METER
 - INDICATES CONTROL VALVE
 - INDICATES WATER STAND PIPE
 - INDICATES TELEPHONE PEDESTAL
 - INDICATES STORM SEWER MANHOLE
 - INDICATES CURB INLET
 - INDICATES COMBINATION CURB INLET
 - INDICATES CATCH BASIN
 - INDICATES SANITARY CLEANOUT
 - INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
 - INDICATES LIGHT POLE
 - INDICATES ELECTRIC VAULT
 - INDICATES ELECTRIC SERVICE BOX
 - INDICATES ELECTRIC METER
 - INDICATES GAS RISER
 - INDICATES BOLLARD
 - INDICATES SIGN "NO PARKING ON PAVEMENT" UNLESS OTHERWISE NOTED
 - INDICATES TEST PIT
 - INDICATES WETLAND FLAG

HORIZONTAL DATUM:
 NAD83(2011)(EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE, U.S. SURVEY FEET

VERTICAL DATUM:
 ELEVATIONS WERE ESTABLISHED USING A TRIMBLE R10 RECEIVER OPERATING IN A REAL TIME KINEMATIC MODE (RTK), RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
 ELEVATION = NAVD 88 DATUM, GEOID2AUS.

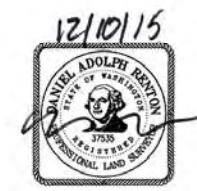
NOTES:
 A UTILITY LOCATE WAS CALLED FOR ON 12-09-14 UNDER TICKET NUMBERS 14346094 (LARKSPUR ST.) AND 14346097 (NW PAYNE ST & CAMAS MEADOW DRIVE). THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. M.G.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

PER FEMA FIRM PANEL 5301C0414D A PORTION OF THIS SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE BASE FLOOD ELEVATION MAY BE SUBJECT TO CHANGE PER HYDROLOGICAL STUDY TO BE PERFORMED BY OTHERS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°13'42" E	32.11'
L2	S 88°45'13" E	37.93'
L3	N 81°48'50" E	52.24'
L4	N 88°19'54" E	81.99'
L5	S 66°59'51" E	30.60'
L6	N 83°17'02" E	62.85'
L7	S 39°23'28" E	33.78'
L8	S 59°58'15" E	34.09'
L9	S 76°42'18" E	29.74'
L10	N 82°40'52" E	53.73'
L11	S 53°16'19" E	43.59'
L12	S 71°32'56" E	47.11'
L13	N 89°37'17" E	39.98'



SCALE 1 INCH = 60 FEET

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MATCH SHEET 1
 MATCH SHEET 2

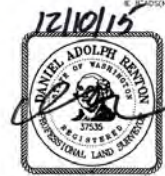
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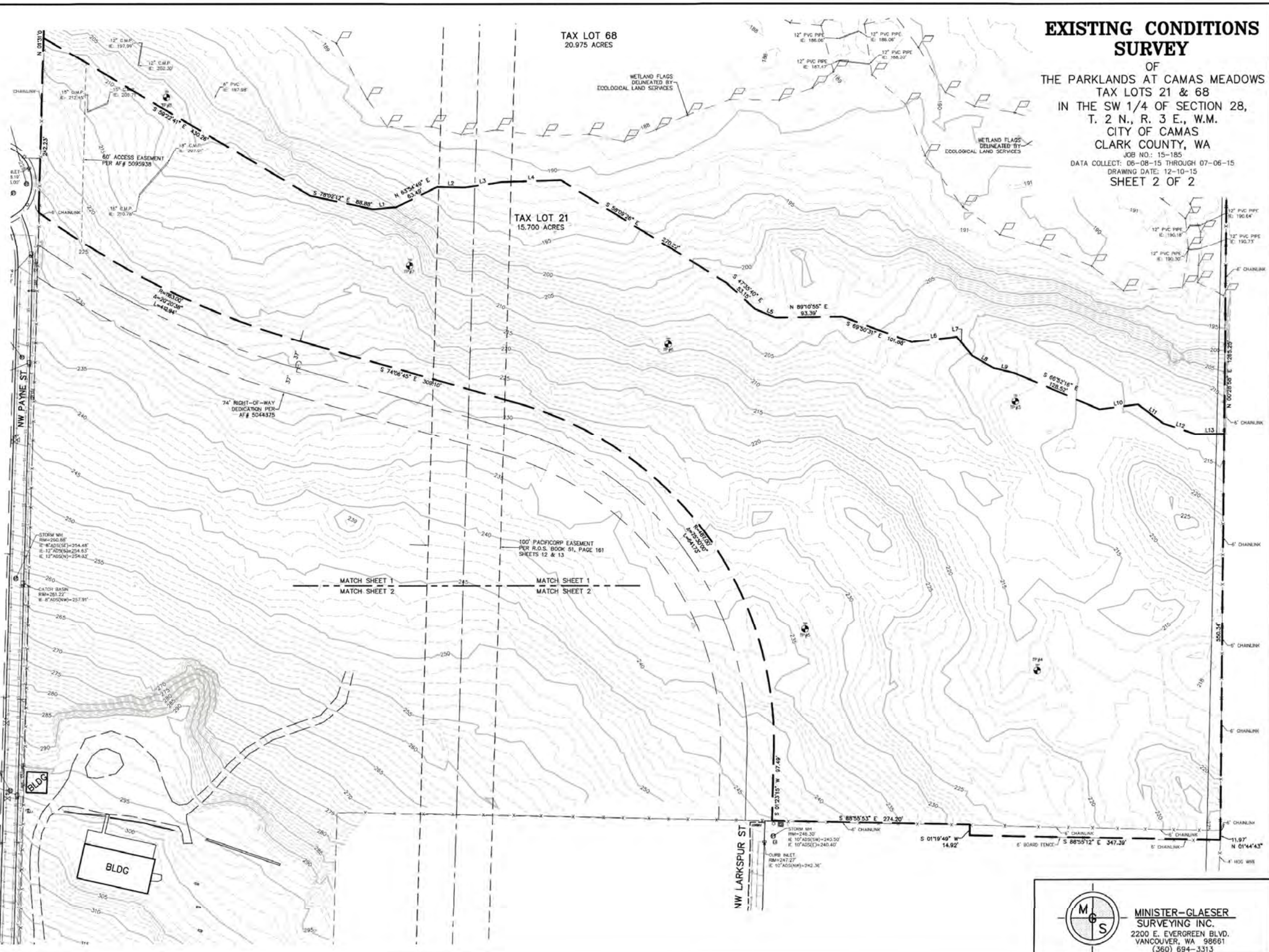
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- - - INDICATES 5 FOOT INTERVAL CONTOUR
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SCALE 1 INCH = 60 FEET



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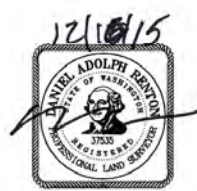
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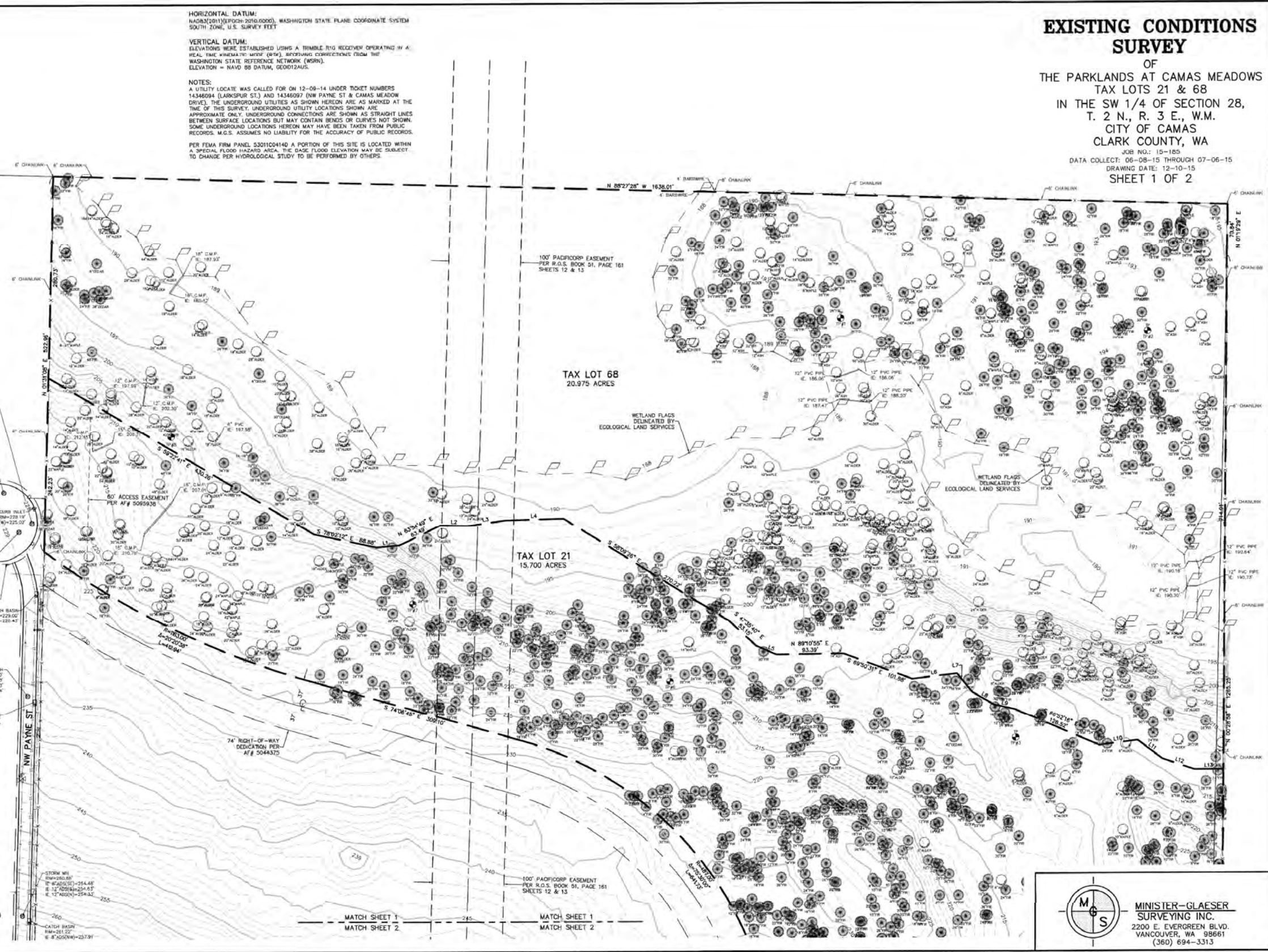
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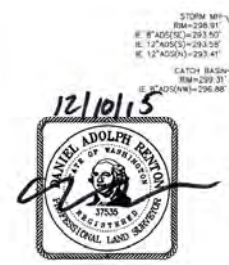
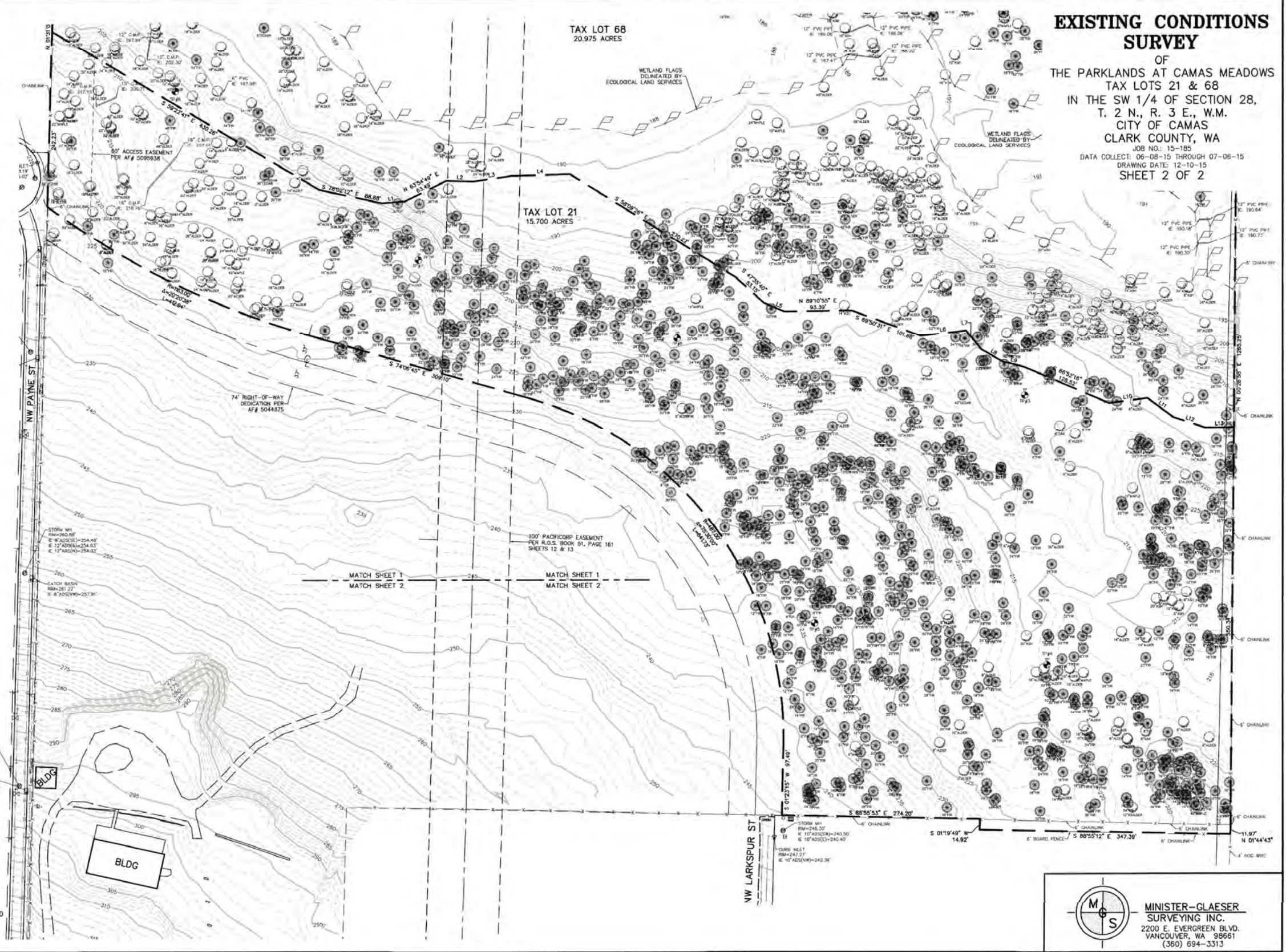
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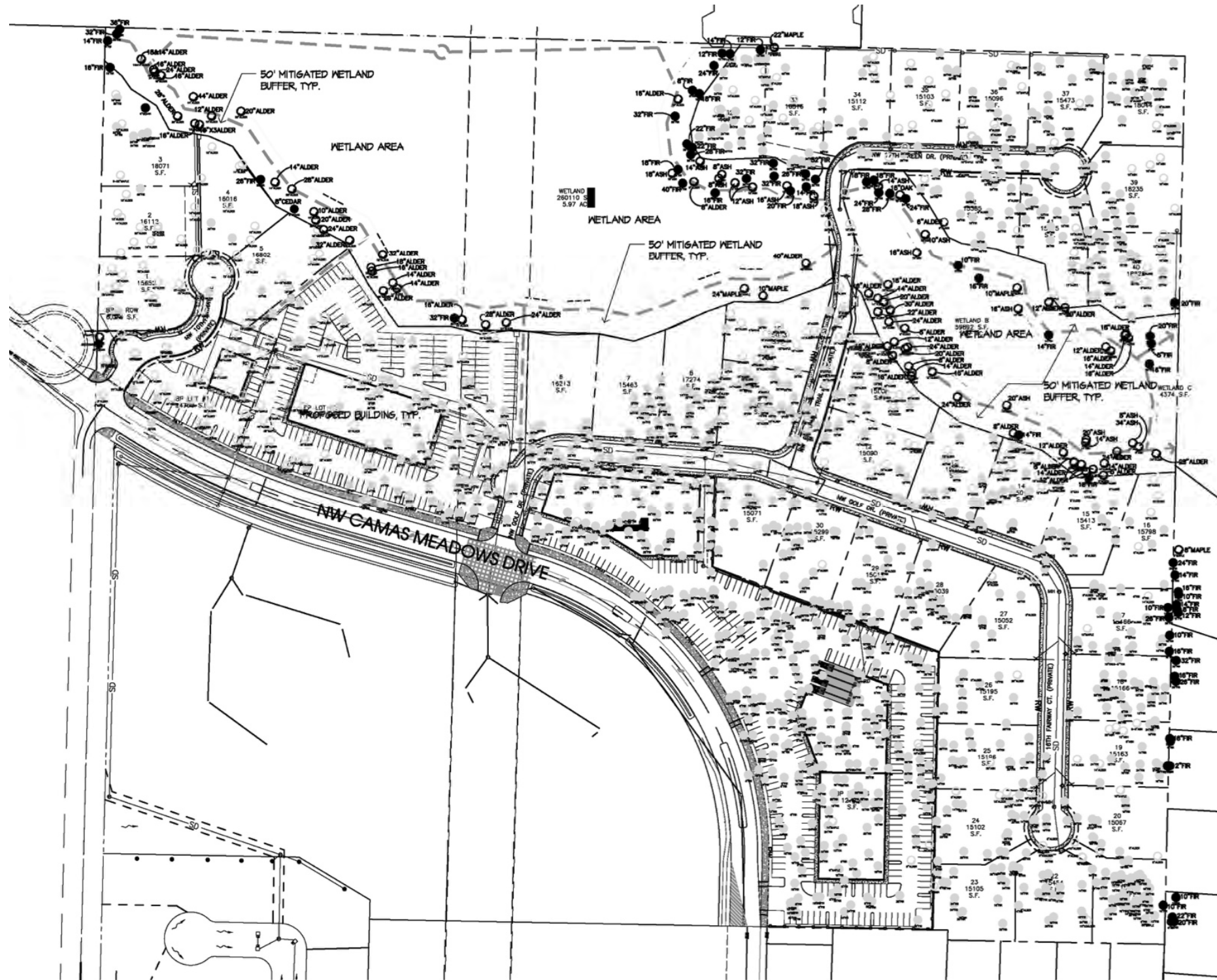
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ISSUANCE FILE: 150015000 DRAWN BY: CSA PROJECT NO: 15A



SYMBOL LEGEND	
SYMBOL	DESCRIPTION
● ○	EXISTING TREE TO BE RETAINED
○ ○	EXISTING TREE TO BE REMOVED, REFER TO TREE SURVEY FOR SPECIES AND SIZES.

TREE LOCATIONS AND SIZES HAVE BEEN OBTAINED FROM AN EXISTING CONDITIONS SURVEY PROVIDED BY M&G SURVEYING.
 SURVEYOR TO LOCATE TREES ALONG PROPERTY LINE. NO TREE WITH ANY PORTION OF THE TREE TRUNK ON NEIGHBORING PROPERTY OR OFF-SITE SHALL BE CUT DOWN WITHOUT CONSENT OF CO-TENANT NEIGHBOR.
 ALL TREES WITHIN WETLAND AREAS (NOT SHOWN) SHALL BE RETAINED.

TREE PROTECTION STANDARDS

- WHERE NOTED BELOW THE CRITICAL ROOT ZONE SHALL BE DEFINED AS A RADIUS AROUND EACH TREE EQUAL TO ONE FOOT OF RADIUS PER 1 INCH OF TREE DBH (DIA. AT BREST HEIGHT).
- PLACING MATERIALS NEAR TREES. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE PROTECTED AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT AND LOCATING BURN HOLES.
 - ATTACHMENT TO TREES DURING CONSTRUCTION. NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.
 - PROTECTIVE BARRIER BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION. THE APPLICANT:
 - SHALL ERECT AND MAINTAIN READILY VISIBLE PROTECTIVE TREE FENCING ALONG THE OUTER EDGE AND COMPLETELY SURROUNDING THE PROTECTED AREA OF ALL PROTECTED TREES OR GROUPS OF TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER APPROVED MATERIAL AND AT LEAST FOUR FEET HIGH UNLESS OTHER TYPE OF FENCING IS AUTHORIZED BY THE CITY OF CAMAS.
 - MAY BE REQUIRED TO COVER, WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD OR SIMILAR MATERIAL, THE AREAS ADJOINING THE CRITICAL ROOT ZONE OF A TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
 - SHALL PROHIBIT EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS.
 - MAY BE REQUIRED TO MINIMIZE ROOT DAMAGE BY EXCAVATING A TWO (2) FOOT DEEP TRENCH TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED.
 - SHALL MAINTAIN THE PROTECTIVE BARRIERS IN PLACE UNTIL THE CITY OF CAMAS AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
 - SHALL ENSURE THAT ANY LANDSCAPING DONE IN THE PROTECTED ZONE SUBJECT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.
 - GRADE:
 - THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE CITY OF CAMAS' AUTHORIZATION. COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPE PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE MAY BE ALLOWED. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
 - IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREE'S CRITICAL ROOT ZONE, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
 - THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE RETAINED.
 - TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED.
 - TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME. TO CONTROL EROSION, SHRUBS, GROUND COVER AND STUMPS SHALL BE MAINTAINED ON THE INDIVIDUAL LOTS, WHERE FEASIBLE. WHERE NOT FEASIBLE APPROPRIATE EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED.
 - DIRECTIONAL FELLING. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREE DESIGNATED FOR RETENTION.
 - AS RESULT OF FURTHER REVIEW, SOME EXISTING TREES MARKED FOR PRESERVATION MAY NEED TO BE REMOVED TO ACCOMMODATE FINAL GRADING PLANS AND STORMWATER FACILITIES. IN THE EVENT IT BECOMES NECESSARY TO REMOVE A TREE THAT IS PROPOSED TO BE RETAINED, APPROVAL SHALL BE OBTAINED FROM THE CITY OF CAMAS AND ADDITIONAL MITIGATION TREES MAY BE REQUIRED.

TREE PRESERVATION NARRATIVE

ALL TREES WITHIN THE WETLAND & WETLAND BUFFER AREAS AS WELL AS THE PROJECT PERIMETER ARE PROPOSED TO BE RETAINED.
 TREES ARE PROPOSED TO BE REMOVED CONFLICT WITH STREET IMPROVEMENTS, SITE GRADING, UTILITIES, AND BUILDING ENVELOPES.

PROPOSED LAND USES & STRUCTURES

This master plan proposes 42 large single family lots developed in 3 phases, four industrial/commercial buildings totaling at least 50,400 square feet, a 39,600 square foot commercial building with 24 living units above. The following map depicts the single family area versus mixed-use business park.



The following map depicts approximate locations (or building envelopes) for the business park and single family structures. Note: the 24 mixed-use living units are incorporated into Building #2 of the business park.



PROPOSED RESIDENTIAL UNITS & DEVELOPMENT STANDARDS

The master plan community will implement the following development standards that provide for flexibility in creating a high quality design. As noted in earlier sections, the master plan includes 42 executive single-family lots, 24 mixed-use living units on upper stories of Building #2, and at least 90,000 square feet of business space.

Development Standard	Single Family (R1-15)	Single Family (BP)	Non-Single Family (BP)
A. New Lot Dimensions			
Minimum lot size (square feet)	15,000	15,000	8,000
Maximum lot size (square feet)	Note 1	Note 1	Note 1
Minimum lot width (feet)	80	80	80
Minimum lot depth (feet)	90	90	100
Maximum building lot coverage ²	50% 60% with ADU	50% 60% with ADU	50%
Maximum building height (feet)	35	35	100
B. Setbacks			
Minimum front yard (feet)	25	25	15 ⁴
Minimum side yard and corner lot rear yard (feet)	10 5 (ADU or accessory buildings)	10 5 (ADU and accessory buildings)	15 ⁴
Minimum side yard flanking a street (feet)	10	10	10 ⁴
Minimum rear yard (feet)	25 5 (ADU or accessory buildings)	25 5 (ADU or accessory buildings)	50 ³
Minimum lot frontage or access easement on a cul-de-sac or curve (feet)	40 ⁵	40 ⁵	N/A
Minimum flag lot width	20	20	N/A

- Note 1: No Limitation.
- Note 2: Includes all covered buildings and structures accepting there from accessory dwelling units (ADU's).
- Note 3: Maybe reduced to ten feet if a transition element is utilized that includes natural vegetation for screening.
- Note 4: Right of way to building face. Parking areas can be setback five feet from property line, per the landscaping plan contained within the approved master plan.
- Note 5: Access to two lots or less may be designed and established as an easement rather than a tract.

The following are a list of permitted uses within the MXPDP Employment area. Similar uses are permitted in the zone district at the discretion of the community development director. Unless otherwise listed or permitted as a similar use, a use shall be prohibited or subject to amendment of the Development Agreement.

Uses
Antique shop
Appliance sales and service
Bakery (wholesale)
Bakery (retail)
Banks, savings and loan
Barber and beauty shops
Book store
Bowling alley/billiards
Building, hardware and garden supply store
Cabinet and carpentry shop
Candy; confectionery store
Cart vendors
Clothing store
Coffee shop, cafe or kiosk
Convention center
Day care center
Day care
Delicatessen (deli)
Department store
Electric vehicle battery charging station and rapid charging stations
Equipment rental
Event center
Fitness center/sports club
Funeral home/crematorium
Florist shop
Food delivery business
Furniture store

Uses
Grocery, neighborhood, small or large scale
Hospital, emergency care
Hotel, motel
Laundry/dry cleaning (retail)
Laundry (self-serve)
Liquor store
Machine shop
Medical or dental clinics (outpatient)
Nursery, plant
Nursing, rest, convalescent, retirement home, memory care, assisted living
Office supply store
Pawnshop
Parcel freight depots
Pet shops
Pharmacy
Photographic/electronics store
Printing, binding, blue printing
Professional or Business office(s)
Public agency
Recycling collection point
Research facility
Restaurant
Restaurant, fast food
Roadside produce stand
Second-hand/consignment store
Shoe repair and sales
Specialty goods production (e.g. brew pub; does not include marijuana).
Taverns, pubs, bars
Theater, except drive-in
Veterinary clinic

Uses
Warehousing, bulk retail
Manufacturing and/or processing of the following:
Cotton, wool, other fibrous material
Food production or treatment
Foundry
Furniture manufacturing
Metal fabrication and assembly
Signs or other advertising structures (Billboards prohibited)
Electronic equipment
Industrial Uses:
High-tech industry
Manufacturing of miscellaneous goods (e.g. medical, musical instruments, toys, vehicle parts)
Optical goods
Packaging of prepared materials
Scientific and precision instruments
Recreational or Organizational Uses:
Auditorium
Community club
Church
Golf course/driving range
Library
Open space
Park or playground
Sports fields
Trails
Educational Uses:
College/university
Junior or senior high school
Trade, technical or business college
Residential flats, apartments or condos (up to 24 units on third floor and above of Building #2 only; bottom two floors

Uses
commercial or light industrial employment uses only)
Electrical vehicle infrastructure
Facilities, minor public
Temporary Uses (as per Camas Municipal Code)

REQUIRED DEVELOPMENT PHASES

Only the single family residential shall be required to build structures in phases. The applicant will have the ability to install roads, utilities, etc. as one complete project, provided a grading plan is submitted in advance to the City. The lots within the existing R-15 area shall be released upon subdivision approval. The ten (10) lots within Phase 2 shall be released upon the business park being graded, platted and ready for a prospective user to submit for site plan review. The final eight (8) lots within Phase 3 shall be released once building permit is acquired on either business park Building 2, 3, 4 (4A), or 5 (4B). The following map delineates each phase of the single-family development:



STREETS, TRAILS, COMMON AREAS & PARKING SITE PLAN

The following map delineates the location of all areas to be conveyed, dedicated, or maintained as public vs. private including streets, utilities, parking areas, pedestrian walkways/trails, open space/natural areas, wetlands (including buffer), and landscaping.

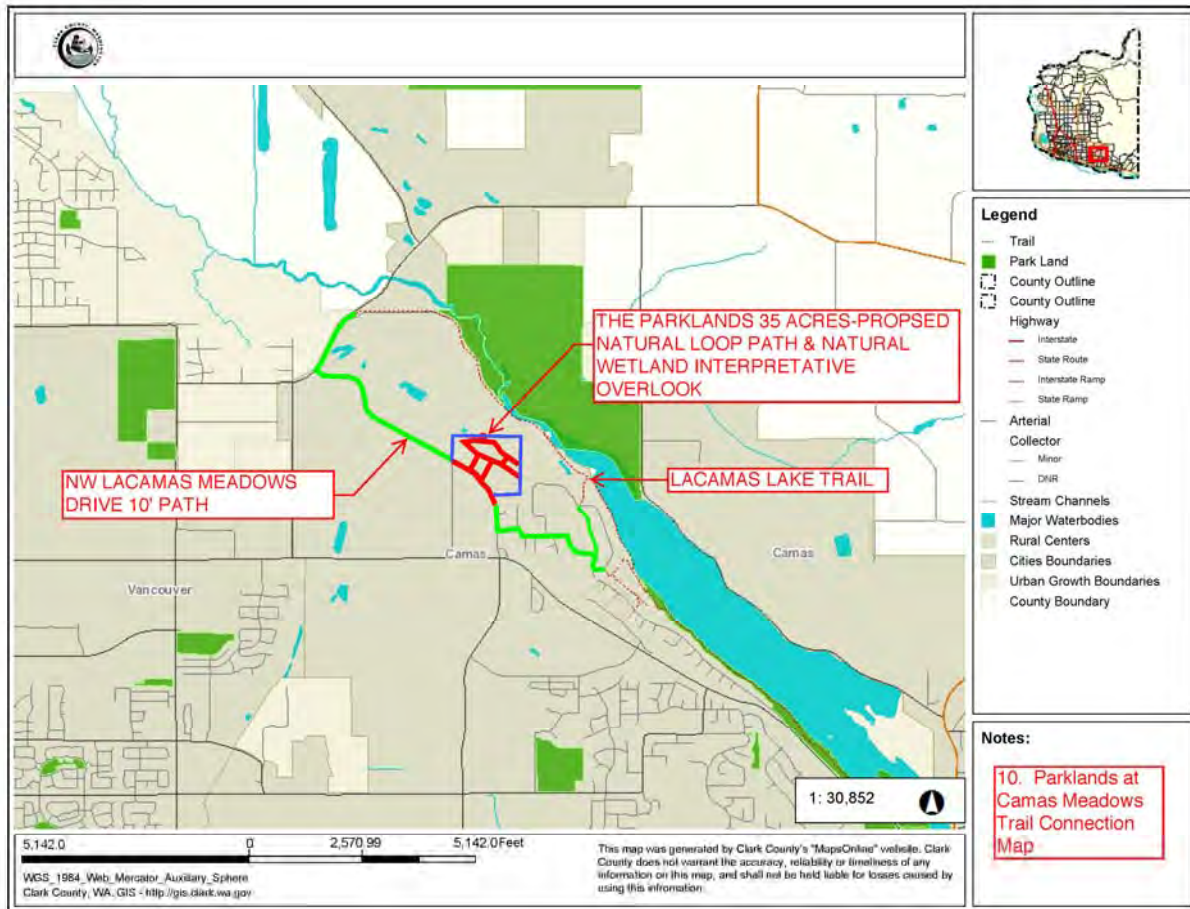




MXPD OVERLAY, MASTER PLAN & DEVELOPMENT AGREEMENT
 Parklands at Camas Meadows, LLC Page - 28

MAP OF OPEN SPACE NETWORK

The following map depicts the connectivity of the open space and 3.5 acre trail network with existing set aside network. The purpose is to show how the master plan community fits within the context of the larger Camas Area.



LANDSCAPING PLAN

The following landscaping plan is drawn to scale and demonstrates compliance with CMC Chapter 18.13. The landscape plan provides a rendering of the proposed streetscape along the extension of Camas Meadows Drive, landscaping to occur along all streets, within designated parking areas, and transition element areas. Also provided is a rendering of the proposed transition element.





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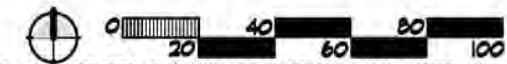


The Archery @ Camas Meadows

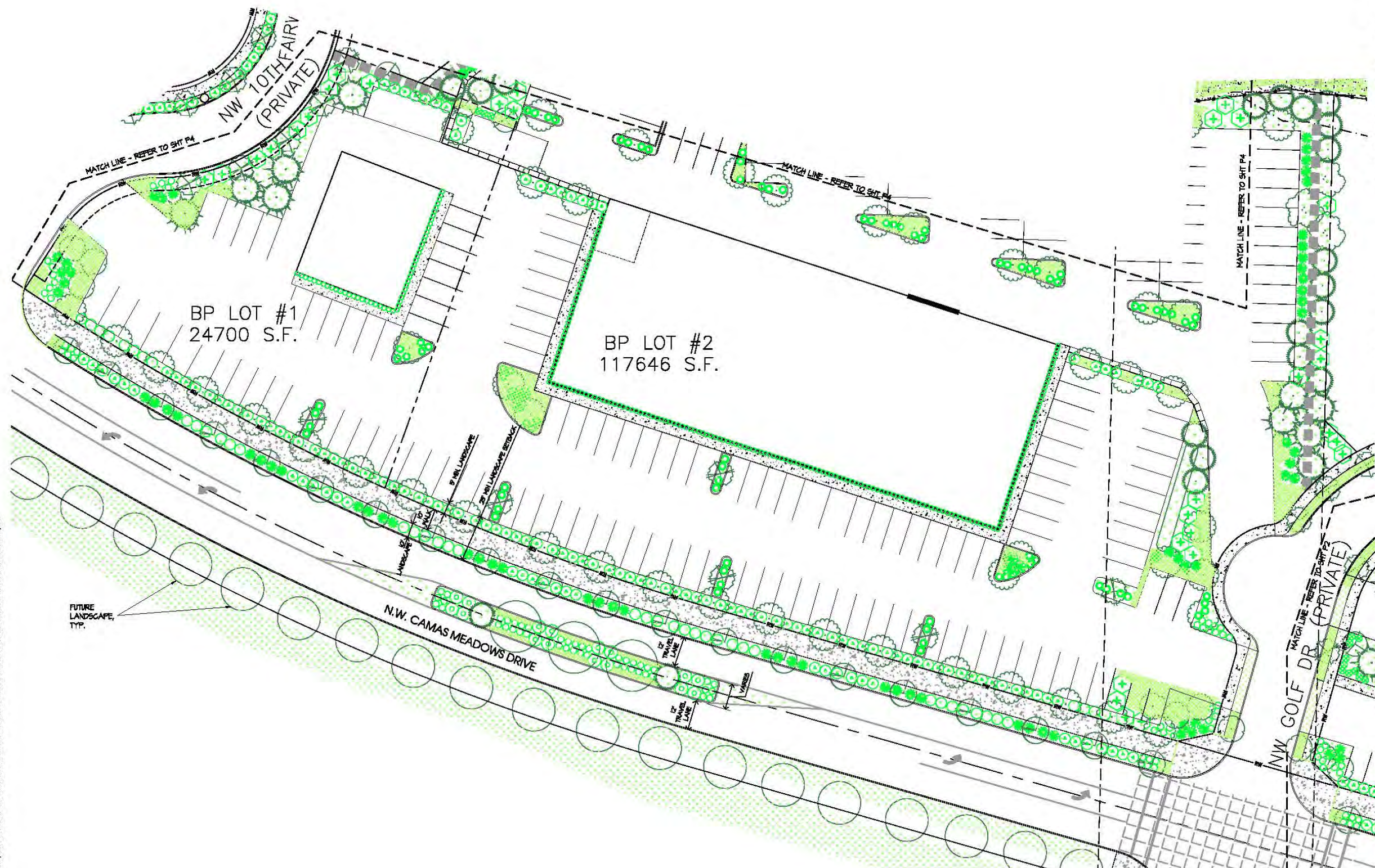
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 Camas, Washington

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REFER TO SHEET P1 FOR LANDSCAPE LEGEND



SHEET #
P4
 SHEET 4 OF 5



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 Camas, Washington

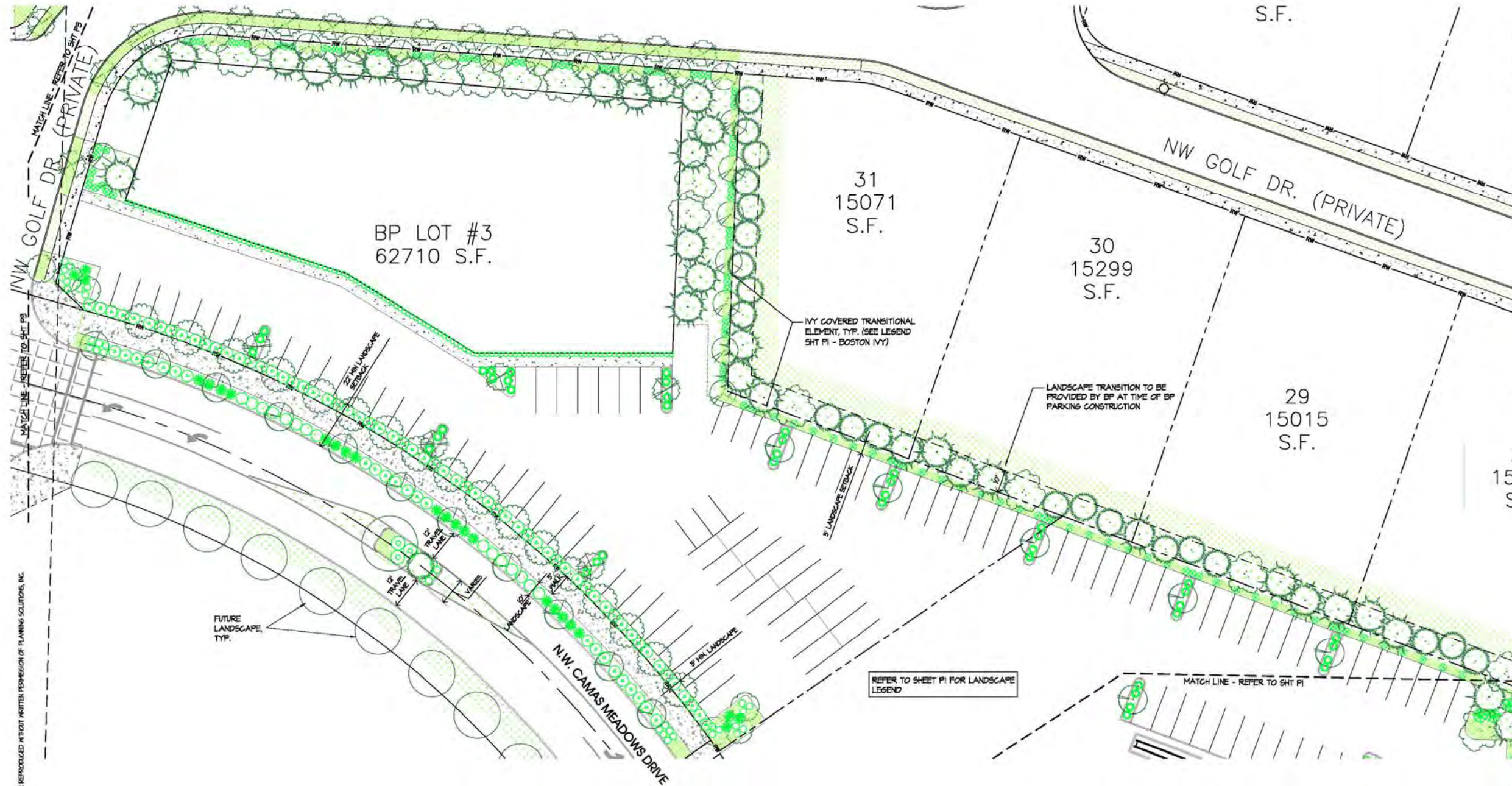
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SHEET NAME:
LANDSCAPE PLAN

SHEET #:
P3
 SHEET 3 OF 5

REFER TO SHEET P1 FOR LANDSCAPE LEGEND





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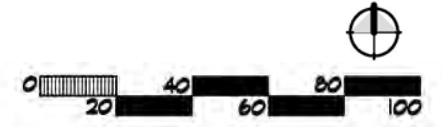
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 EXPIRES ON 02/28/2017

The Archery @ Camas Meadows
 NW Camas Meadows Drive
 Camas, Washington

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SHEET # **P2**
 OF 5



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CHAPTER 3:
Parklands at Camas Meadows
MXPD Master Plan
(Development Agreement)

After recording, return to:

Aaron Barr
Parklands at Camas Meadows
1903 SE 12th Ave
Camas, WA 98607

Space Above for Recording Information Only

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is made and entered into by and between the CITY OF CAMAS, a Washington Municipal Corporation (hereinafter referred to as the “City”) and Parklands at Camas Meadows, LLC (hereinafter referred to as the “Owner”) (and collectively referred to as “Parties”).

RECITALS

WHEREAS, Owner owns or controls certain real property that is located within the City’s municipal boundary and that is more fully described within the Master Plan and attached Exhibit “A”, (hereinafter referred to as the “Property”); and,

WHEREAS, the City and the Owner recognize this area will develop with multiple uses and wish to provide predictability about the development standards that will apply to the Property over the course of its full development in order to increase efficient use of urban services and land; provide compatibility amongst the various phases of the Property as they develop; and,

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and,

WHEREAS, the City has established a Mixed Use Planned Development Overlay Zone (hereinafter referred to as “MXPD”) applicable to a portion of the property; and,

WHEREAS, development of land under the MXPD requires approval of a Master Plan and Development Agreement; and

WHEREAS, the Washington State Legislature has authorized the execution of Development Agreements between local governments and a person having ownership or control of real property within its jurisdiction pursuant to RCW 36.70B.170(1); and,

WHEREAS, pursuant to RCW 36.70B.170, a Development Agreement may set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement; which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW; and

WHEREAS, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning that would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements; and

WHEREAS, for the purposes of this Agreement, “Development Standards” includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3); and,

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Agreement is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210. It shall become a contract between the Owner and the City upon its approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170; and upon execution by all parties.

Section 2. Term of Amendment. This Agreement shall commence upon the Effective Date, and shall be valid for a period of Ten (10) years; unless extended or terminated by mutual consent of the Parties; provided however, if this Agreement or any initial land use applications related to the Property and filed within one year of the effective date of this Agreement, are appealed, the term of this Amendment shall be tolled for the time during which the appeal is pending or 18 months, whichever is less. The “Effective Date” shall be the date of recording, which shall occur within thirty days of the date of the adopting Resolution.

Section 3. Vesting. Any land use applications submitted with respect to the Property during the term of this Amendment, shall be vested to: (1) the following zoning, land use regulations and Development Standards in effect on the effective date of this Agreement (through Ordinance 15-017), unless otherwise provided for in this Agreement through Exhibit “B” Dimensional Standards or Exhibit “C” MXPDP Employment Uses.: CMC title 16.01-16.21; CMC 16.31; CMC Title 17 and CMC Title 18. Any land use approvals affecting the Property issued after the effective date of this Agreement shall remain in effect during the term of this Agreement; provided however, that preliminary plat approvals shall be valid for a period of seven years from the date of the approval, regardless of whether the end of such seven years occurs during or after the term of this Agreement. The vesting provided for under this Agreement shall not apply to System Development Charges, Impact Fees or application or review fees. A number of studies have been completed that aided in the master plan as well as subdivision application already submitted to the city. Those studies include:

Phase 1 Environmental Site Assessment, Columbia West Engineering, Inc., August 31, 2015

Existing Conditions & Boundary Survey – without Trees (Sheets 1 and 2), Minister-Glaeser Surveying, Inc., June 25, 2015.

Existing Conditions & Boundary Survey – with Trees (Sheets 1 and 2), Minister-Glaeser Surveying, Inc., June 25, 2015.

City of Camas Archaeological Predetermination Survey of 542 NW 218th Ave, Camas, Washington, Applied Archaeological Research, Inc., March 17, 2015.

Parklands Executive Residential Subdivision And Parklands Business Park: Preliminary Stormwater Design Report (TIR), Kessi Consulting, January 24, 2016.

Parklands at Camas Meadows Traffic Impact Study, H. Lee & Associates, November 18, 2015

Wetland Delineation Report for Parklands at Camas Meadows Camas (Final Report), Washington, Ecological Land Services, Inc., December 15, 2015.

Geotechnical Site Investigation Parklands at Camas Meadows Camas, Washington, Columbia West Engineering, Inc., June 23, 2015.

The City recognizes these documents and agrees to vest any applicable rights contained therein.

Section 4. Master Plan. Parties agree to incorporate by reference The Parklands at Camas Meadows Master Plan (Master Plan) dated *January 14, 2016* as the Master Plan for development of the Property. The Master Plan provides the Parties with predictability regarding the future development of the Property. Dimensional standards that the Owner may utilize for development under the Master Plan are provided for in Exhibit “B”. Owner agrees to make best efforts to obtain permits and construct a natural loop path and wetland interpretive overlook within a public access easement, to be maintained by the Owner consistent with the Master Plan. The trail and overlook will be constructed concurrent with the subdivision improvements for the initial phase. Consistent with Camas Municipal Code (CMC) 18.09.060 D. the lot size, width, depth and setback standards applicable to the R-15 portion of the site as shown on Exhibit “B” are herein negotiated consistent with the preservation of open space and trail development. The property may be developed with a maximum 42 single family lots, maximum 24 residential units in Building 2 of the business park, and a minimum of 90,000 square feet of business park building space.

Section 4.1 SEPA. The City issued a SEPA determination of nonsignificance regarding this Agreement and the Master Plan (SEPA 15-14). Impacts that are identified at future stages of the development that have been previously analyzed through this SEPA process, shall not be re-analyzed; provided the future identified adverse impacts are substantially similar to and of the same or less intensity as those previously analyzed under this or other SEPA processes. Nothing in this Section shall preclude the City from requesting information on the potential adverse environmental impacts associated with a substantial change in the master plan that have not been previously analyzed as required under the State Environmental Policy Act.

Section 4.2 Flood Plain & Floodways. The Property includes land designated by the National Flood Insurance Programs (NFIP), Map Number 53011C0414D, with an effective date of September 5, 2012, as a Special Flood Hazard Area Subject To Inundation by the 1% Annual Chance Flood (Zone AE). Parties recognize the area under Zone AE are “frequently flooded areas” as defined in the Camas Municipal Code and as such no lot or portion of a newly created lot will be proposed, designed or platted to include any portion of the site Zoned AE under the aforementioned NFIP Map. All portions of the Property Zoned AE shall be placed in an Open Space tract at the time of plat approval.

Section 4.3 Transportation. H. Lee & Associates (hereafter referred to as HLA) and the City have analyzed the transportation impacts of the full development of the Property as depicted in the Master Plan. The attached analysis includes consideration of the transportation impacts of 42 single family lots, 24 living units in Building 2 of the business park, and a minimum of 90,000 square feet of business park space. The Property at full development will increase the existing number of PM peak hour trips on the transportation system by 191 trips. Based upon HLA’s and the City’s analysis, the future development of the Property (Preliminary Plat approval) shall not require any mitigation measures. The Property shall be vested during the term of this Agreement with 191 PM peak hour trips and no additional off site transportation mitigation or analysis will be required during the term of this Agreement; provided however, that in the event the Owner proposes uses or intensities of uses that would cause the total number of PM Peak trips to exceed the number of trips analyzed as part of this Agreement, then the City may require additional transportation analysis and

lawful mitigation. Parties agree development of the Master Plan will necessitate/require a half width improvement of Camas Meadows Drive along the full frontage of the Project. Design and construction of Camas Meadows Drive improvements are Traffic Impact Fee creditable under the Camas Municipal Code. Parties recognize the Owner may wish to coordinate construction of Camas Meadows Drive with the neighboring property in order to provide a full width improvement and provide for efficiencies in design and construction costs. City will utilize best efforts in providing for the timing of improvements generally consistent with transportation improvement phasing plan incorporated in the Master Plan.

Section 4.4 Streetscape. Owner agrees to incorporate into its development application submittal package streetscape standards for primary streets within the Property addressing street specifications, tree spacing and species, sidewalk separation, trash receptacles, benches and other street amenities that will create an inviting, safe passage for not only vehicular but pedestrian traffic. Streetscape standards will be consistent with the streetscape standards identified in the Master Plan. The Business Park Owners are responsible to privately maintain all of the public streetscape and vegetation along their half street frontage of Camas Meadows Drive, including the pedestrian path and street center planter strips.

Section 5. Remedies. Should a disagreement arise between the City and Developer regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 6. Performance. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 7. Venue. This Agreement shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 8. Severability. If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 9. Inconsistencies. If any provisions of the Camas Municipal Code or Master Plan are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

Section 10. Binding on Successors and Recording. The rights and obligations created by this Agreement are assignable and shall be binding upon and inure to the benefit of Owner, the City, and their respective heirs, successors and assigns. Only Owner and the City or their assigns shall have

the right to enforce the terms of this Amendment. This Agreement shall be recorded against the real property indicated in the Master Plan with the Clark County Auditor.

Section 11. Recitals. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

Section 12. Amendments. This Agreement may only be amended by mutual agreement of the parties. While nothing contained herein shall be construed to obligate either party to amend the Master Plan, it is recognized that future evolution of the City may warrant consideration of such issues. The City reserves authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

IN WITNESS WHEREOF, the parties hereto have caused this to be executed as of the dates set forth below:

CITY OF CAMAS

PARKLANDS @ CAMAS MEADOWS, LLC

By _____
Title _____

By _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of Parklands @ Camas Meadows, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2015.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2016.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expire

EXHIBIT A: PROPERTY DESCRIPTION

The project site is located just east of Camas Meadows Golf Course Club House and just north of Camas Meadows Drive, in Camas, Washington 98607, in the SE & SW $\frac{1}{4}$ of Sec. 28, T2N, R3E, W.M. The site is comprised of two (2) parent parcels plus the existing 74 foot wide public City ROW for Camas Meadows Drive. The abbreviated legal description for the two parcels is:

Parcel 175948-000

#21 SEC 28 T2NR3EWM 15.72A

Parcel 986031-650

#68 SEC 28 T2NR3EWM 20.97A

EXHIBIT "B" DIMENSIONAL STANDARDS

The master plan community will implement the following development standards that provide for flexibility in creating a high quality design. The master plan includes 42 executive single-family lots, 24 mixed-use living units on upper stories of Building #2, and at least 90,000 square feet of business space.

Development Standard	Single Family (R1-15)	Single Family (BP)	Non-Single Family (BP)
A. New Lot Dimensions			
Minimum lot size (square feet)	15,000	15,000	8,000
Maximum lot size (square feet)	Note 1	Note 1	Note 1
Minimum lot width (feet)	80	80	80
Minimum lot depth (feet)	90	90	100
Maximum building lot coverage ²	50% 60% with ADU	50% 60% with ADU	50%
Maximum building height (feet)	35	35	100
B. Setbacks			
Minimum front yard (feet)	25	25	15 ⁴
Minimum side yard and corner lot rear yard (feet)	10 5 (ADU or accessory buildings)	10 5 (ADU and accessory buildings)	15 ⁴
Minimum side yard flanking a street (feet)	10	10	10 ⁴
Minimum rear yard (feet)	25 5 (ADU or accessory buildings)	25 5 (ADU or accessory buildings)	50 ³
Minimum lot frontage or access easement on a cul-de-sac or curve (feet)	40 ⁵	40 ⁵	N/A
Minimum flag lot width	20	20	N/A

Note 1: No Limitation.

Note 2: Includes all covered buildings and structures accepting there from accessory dwelling units (ADU's).

Note 3: Maybe reduced to ten feet if a transition element is utilized that includes natural vegetation for screening.

Note 4: Right of way to building face. Parking areas can be setback five feet from property line, per the landscaping plan contained within the approved master plan.

Note 5: Access to two lots or less may be designed and established as an easement rather than a tract.

EXHIBIT "C" MXPD EMPLOYMENT USES

The following are a list of permitted uses within the MXPD Employment area. Similar uses are permitted in the zone district at the discretion of the community development director. Unless otherwise listed or permitted as a similar use, a use shall be prohibited or subject to amendment of the Development Agreement.

Uses
Antique shop
Appliance sales and service
Bakery (wholesale)
Bakery (retail)
Banks, savings and loan
Barber and beauty shops
Book store
Bowling alley/billiards
Building, hardware and garden supply store
Cabinet and carpentry shop
Candy; confectionery store
Cart vendors
Clothing store
Coffee shop, cafe or kiosk
Convention center
Day care center
Day care
Delicatessen (deli)
Department store
Electric vehicle battery charging station and rapid charging stations
Equipment rental
Event center
Fitness center/sports club
Funeral home/crematorium
Florist shop
Food delivery business
Furniture store

Uses
Grocery, neighborhood, small or large scale
Hospital, emergency care
Hotel, motel
Laundry/dry cleaning (retail)
Laundry (self-serve)
Liquor store
Machine shop
Medical or dental clinics (outpatient)
Nursery, plant
Nursing, rest, convalescent, retirement home, memory care, assisted living
Office supply store
Pawnshop
Parcel freight depots
Pet shops
Pharmacy
Photographic/electronics store
Printing, binding, blue printing
Professional or Business office(s)
Public agency
Recycling collection point
Research facility
Restaurant
Restaurant, fast food
Roadside produce stand
Second-hand/consignment store
Shoe repair and sales
Specialty goods production (e.g. brew pub; does not include marijuana).
Taverns, pubs, bars
Theater, except drive-in
Veterinary clinic
Warehousing, bulk retail
Manufacturing and/or processing of the following:

Uses
Cotton, wool, other fibrous material
Food production or treatment
Foundry
Furniture manufacturing
Metal fabrication and assembly
Signs or other advertising structures (Billboards prohibited)
Electronic equipment
Industrial Uses:
High-tech industry
Manufacturing of miscellaneous goods (e.g. medical, musical instruments, toys, vehicle parts)
Optical goods
Packaging of prepared materials
Scientific and precision instruments
Recreational or Organizational Uses:
Auditorium
Community club
Church
Golf course/driving range
Library
Open space
Park or playground
Sports fields
Trails
Educational Uses:
College/university
Junior or senior high school
Trade, technical or business college
Residential flats, apartments or condos (up to 24 units on third floor and above of Building #2 only; bottom two floors commercial or light industrial employment uses only)
Electrical vehicle infrastructure
Facilities, minor public
Temporary Uses (as per Camas Municipal Code)