

EXHIBIT A

Legal Description

EXHIBIT A

LEGAL DESCRIPTION FOR
BELZ PLACE – PHASE 1
PERIMETER

March 9, 2016

That portion of the South half of the Southwest quarter of Section 3, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, along the North line of the South half of said Southwest quarter, a distance of 1166.47 feet to the TRUE POINT OF BEGINNING;

THENCE North 88° 48' 14" West, continuing along the North line of the South half of said Section 3, a distance of 315.72 feet to the Northwest corner of Parcel II of that parcel of land conveyed to Charles R. Tidland and Roberta J. Tidland, husband and wife, by deed recorded under Auditor's file Number G718009, records of Clark County, Washington;

THENCE South 01° 51' 49" West, along the West line of said Tidland parcel, a distance of 598.90 feet to the Southwest corner of Parcel A of City of Camas Boundary Line Adjustment BLA15-03 recorded under Auditor's File Number 5194014, records of Clark County, Washington;

THENCE the following five courses and distances along the Southerly and East lines of said Parcel A;

THENCE South 68° 30' 51" East, a distance of 238.26 feet;

THENCE South 25° 44' 04" East, a distance of 411.00 feet;

THENCE South 60° 35' 16" East, a distance of 580.69 feet;

THENCE South 88° 58' 07" East, a distance of 555.22 feet to the Southeast corner of said Parcel A;

THENCE North 01° 44' 39" East, along the East line of said Parcel A, a distance of 61.37 feet;

THENCE North 38° 22' 53" West, leaving the East line of said Parcel A, a distance of 86.64 feet;

THENCE North 52° 48' 00" West, a distance of 95.42 feet to a point on a 52.52 foot radius non-tangent curve to the right;

THENCE along said 52.52 foot radius non-tangent curve to the right (the long chord of which bears South 86° 08' 24" West, a distance of 48.23 feet), an arc distance of 50.10 feet;

THENCE North 66° 31' 54" West, a distance of 142.96 feet;

THENCE South 67° 47' 54" West, a distance of 28.11 feet;

THENCE South 45° 44' 11" West, a distance of 31.00 feet;

THENCE South 59° 07' 54" West, a distance of 48.80 feet to a point on a 50.00 foot radius curve to the right;

THENCE along said 50.00 foot radius curve to the right (the long chord of which bears North 85° 02' 22" West, a distance of 58.54 feet), an arc distance of 62.53 feet;

THENCE North 49° 12' 38" West, a distance of 24.21 feet;

THENCE North 29° 24' 44" East, a distance of 22.94 feet;

THENCE North 60° 35' 16" West, a distance of 446.94 feet;

THENCE North 31° 45' 58" West, a distance of 49.51 feet;

THENCE North 26° 07' 58" West, a distance of 48.47 feet;

THENCE North 03° 36' 14" East, a distance of 32.73 feet;

THENCE North 25° 44' 04" West, a distance of 129.99 feet;

THENCE North 64° 15' 56" East, a distance of 114.18 feet;

THENCE North 25° 44' 04" West, a distance of 116.85 feet;

THENCE North 73° 33' 11" East, a distance of 83.28 feet;

THENCE North 13° 09' 37" West, a distance of 121.16 feet;

THENCE North 01° 11' 46" East, a distance of 93.45 feet;

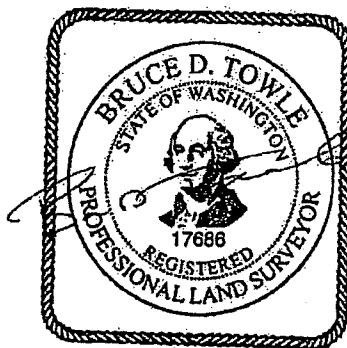
THENCE North 88° 48' 14" West, a distance of 250.00 feet;

THENCE North 01° 11' 46" East, a distance of 167.91 feet;

THENCE North 88° 48' 14" West, a distance of 34.26 feet to a point which bears South 01° 11' 46" West, a distance of 102.00 feet, from the TRUE POINT OF BEGINNING;

THENCE North 01° 11' 46" East, a distance of 102.00 feet to the TRUE POINT OF BEGINNING.

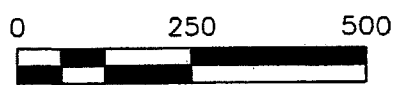
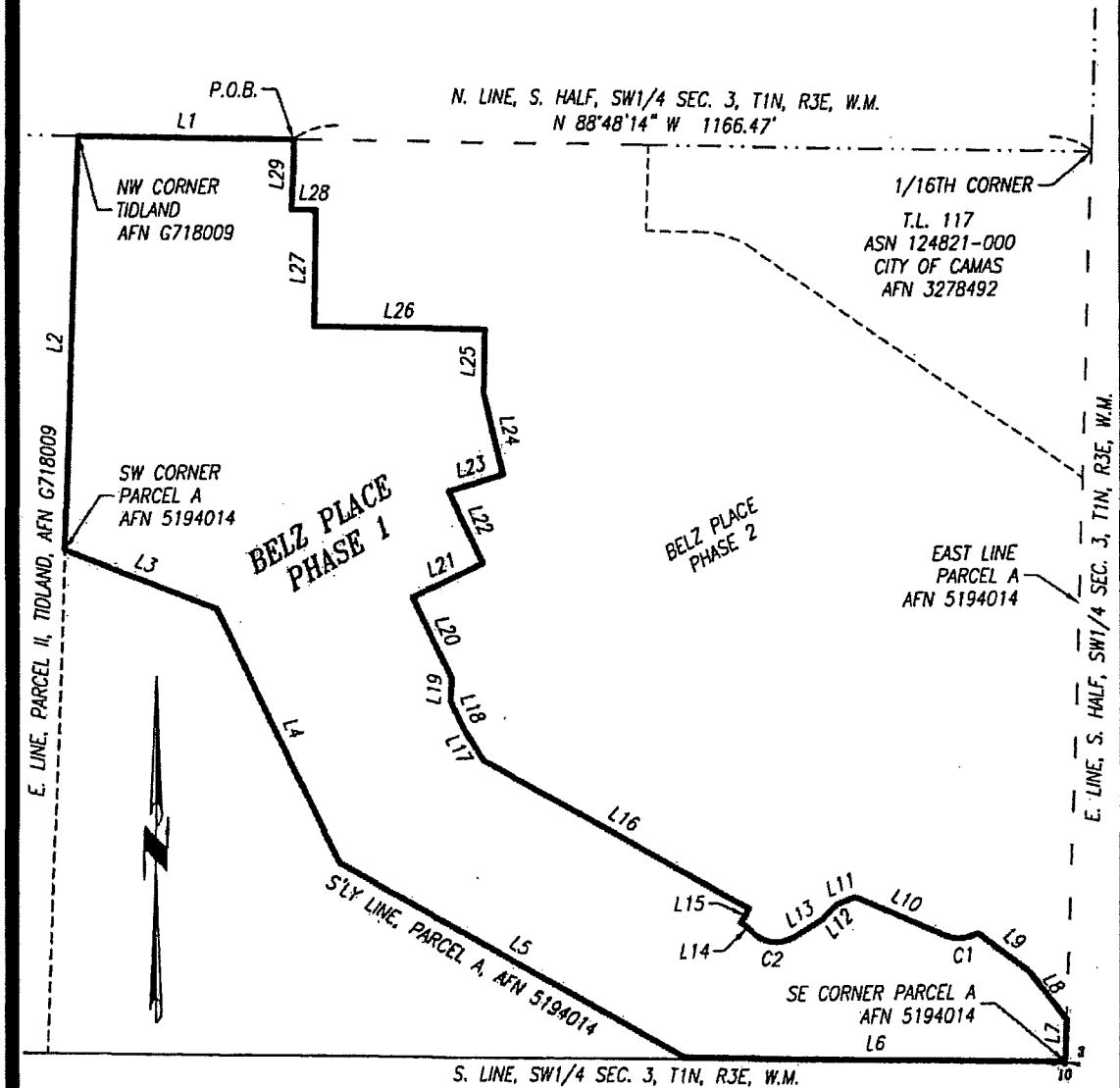
Contains 620,985 Square Feet, more or less.



319116

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 1**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-695-1385
1-503-289-9936

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 1**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°48'14" W	315.72'
L2	S 01°51'49" W	598.90'
L3	S 68°30'51" E	238.26'
L4	S 25°44'04" E	411.00'
L5	S 60°35'16" E	580.69'
L6	S 88°58'07" E	555.22'
L7	N 01°44'39" E	61.37'
L8	N 38°22'53" W	86.64'
L9	N 52°48'00" W	95.42'
L10	N 66°31'54" W	142.96'
L11	S 67°47'54" W	28.11'
L12	S 45°44'11" W	31.00'
L13	S 59°07'54" W	48.80'
L14	N 49°12'38" W	24.21'
L15	N 29°24'44" E	22.94'
L16	N 60°35'16" W	446.94'
L17	N 31°45'58" W	49.51'
L18	N 26°07'58" W	48.47'
L19	N 03°36'14" E	32.73'
L20	N 25°44'04" W	129.99'
L21	N 64°15'56" E	114.18'
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L24	N 13°09'37" W	121.16'
L25	N 01°11'46" E	93.45'
L26	N 88°48'14" W	250.00'
L27	N 01°11'46" E	167.91'
L28	N 88°48'14" W	34.26'
L29	N 01°11'46" E	102.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	54°39'24"	52.52'	50.10'	S 86°08'24" W	48.23'
C2	71°39'28"	50.00'	62.53'	N 85°02'22" W	58.54'

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-695-1385
1-503-289-9936

LEGAL DESCRIPTION FOR
BELZ PLACE – PHASE 2 (DEVELOPMENT AGREEMENT)
PERIMETER

March 9, 2016

That portion of the South half of the Southwest quarter of Section 3, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, along the North line of the South half of said Southwest quarter, a distance of 1166.47 feet to the TRUE POINT OF BEGINNING;

THENCE South 01° 11' 46" West, a distance of 102.00 feet;

THENCE South 88° 48' 14" East, a distance of 34.26 feet;

THENCE South 01° 11' 46" West, a distance of 167.91 feet;

THENCE South 88° 48' 14" East, a distance of 250.00 feet;

THENCE South 01° 11' 46" West, a distance of 93.45 feet;

THENCE South 13° 09' 37" East, a distance of 121.16 feet;

THENCE South 73° 33' 11" West, a distance of 83.28 feet;

THENCE South 25° 44' 04" East, a distance of 116.85 feet;

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THENCE South 25° 44' 04" East, a distance of 129.99 feet;

THENCE South 03° 36' 14" West, a distance of 32.73 feet;

THENCE South 26° 07' 58" East, a distance of 48.47 feet;

THENCE South 31° 45' 58" East, a distance of 49.51 feet;

THENCE South 60° 35' 16" East, a distance of 446.94 feet;

THENCE South 29° 24' 44" West, a distance of 22.94 feet;

THENCE South 49° 12' 38" East, a distance of 24.21 feet to a point on a 50.00 foot radius curve to the left;

THENCE along said 50.00 foot radius curve to the left (the long chord of which bears South 85° 02' 22" East, a distance of 58.54 feet), an arc distance of 62.53 feet;

THENCE North 59° 07' 54" East, a distance of 48.80 feet;

THENCE North 45° 44' 11" East, a distance of 31.00 feet;

THENCE North 67° 47' 54" East, a distance of 28.11 feet;

THENCE South 66° 31' 54" East, a distance of 142.96 feet to a point on a 52.52 foot radius curve to the left;

THENCE along said 52.52 foot radius curve to the left (the long chord of which bears North 86° 08' 24" East, a distance of 48.23 feet), an arc distance of 50.10 feet;

THENCE South 52° 48' 00" East, a distance of 95.42 feet;

THENCE South 38° 22' 53" East, a distance of 86.64 feet to the East line of Parcel A of that City of Camas Boundary Line Adjustment BLA15-03 recorded under Auditor's File Number 5194014; records of Clark County, Washington, said point bears North 01° 44' 39" East, along said East line, a distance of 61.37 feet from the Southeast corner thereof;

THENCE North 01° 44' 39" East, along said East line, a distance of 786.21 feet to the North line of that public right-of-way conveyed to the City of Camas by deed recorded under Auditor's File Number 3278493, records of Clark County, Washington;

THENCE North 55° 09' 26" West, along said North right-of-way line, a distance of 589.35 feet to a point on a 130.00 foot radius curve to the left;

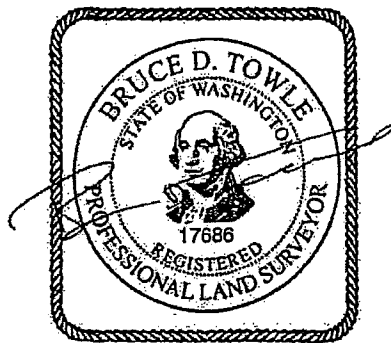
THENCE continuing along said North right-of-way line and along said 130.00 foot radius curve to the left (the long chord of which bears North 71° 58' 50" West, a distance of 75.25 feet), an arc distance of 76.34 feet to a point 125.00 feet South of, when measured at right angles to, the North line of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, continuing along said North right-of-way line parallel with the North line of the South half of said Southwest quarter, a distance of 80.12 feet to the Southwest corner of that parcel of land conveyed to the City of Camas by deed recorded under Auditor's File Number 3278492, records of Clark County, Washington;

THENCE North 01° 11' 46" East, along the West line of said City of Camas parcel, a distance of 125.00 feet to the North line of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, along the North line of the South half of said Southwest quarter, a distance of 519.17 feet to the TRUE POINT OF BEGINNING.

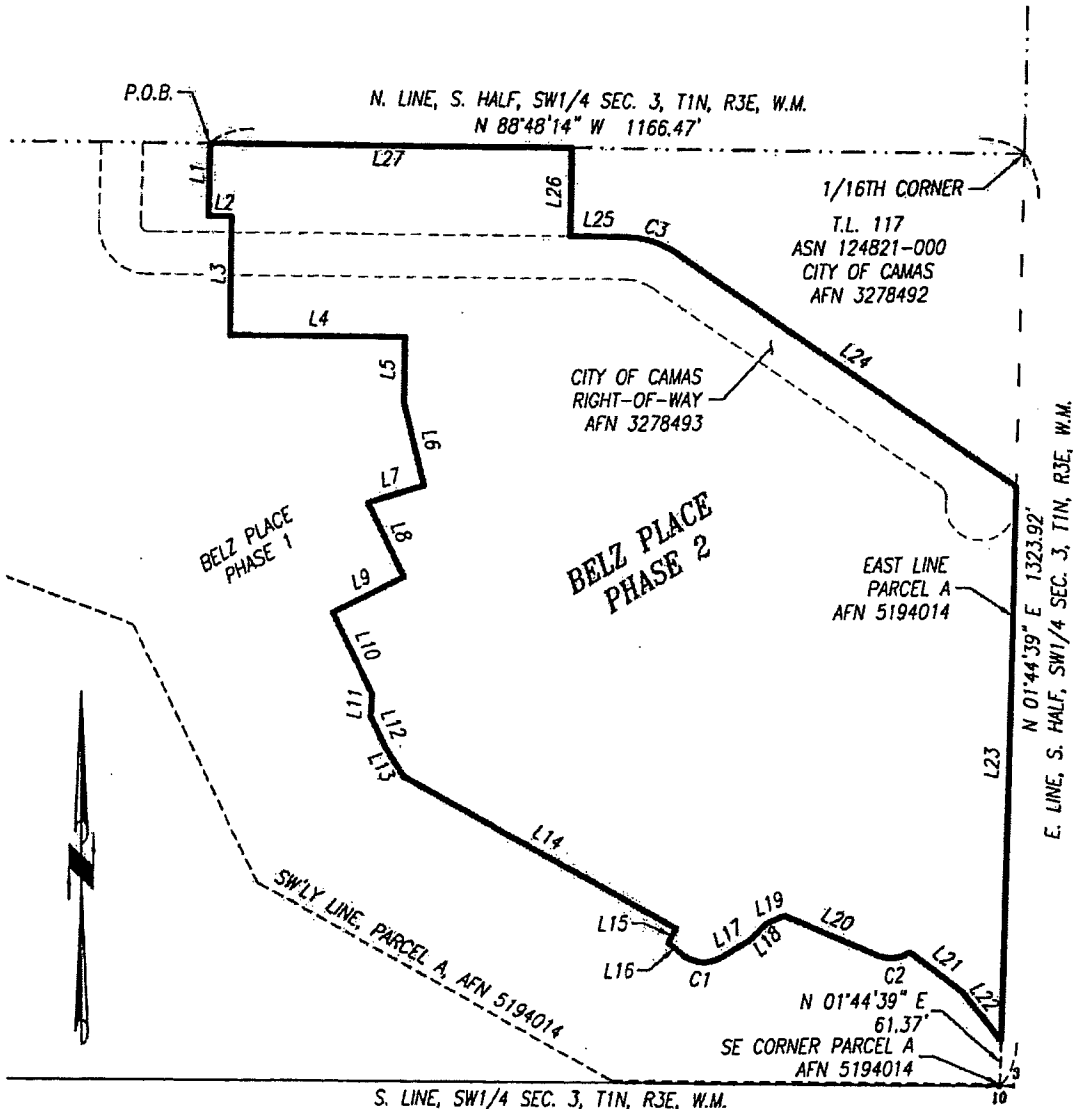
Contains 19.67 Acres, more or less.



3/9/16

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 2**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-695-1385
1-503-289-9936

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 2**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA

LINE TABLE		
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L21	S 52°48'00" E	95.42'
L22	S 38°22'53" E	86.64'
L23	N 01°44'39" E	786.21'
L24	N 55°09'26" W	589.35'
L25	N 88°48'14" W	80.12'
L26	N 01°11'46" E	125.00'
L27	N 88°48'14" W	519.17'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	71°39'28"	50.00'	62.53'	S 85°02'22" E	58.54'
C2	54°39'24"	52.52'	50.10'	N 86°08'24" E	48.23'
C3	33°38'48"	130.00'	76.34'	N 71°58'50" W	75.25'

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-695-1385
1-503-289-9936

EXHIBIT B

2006 Approval



CITY OF CAMAS
616 Northeast Fourth Avenue
P.O. Box 1055
Camas, Washington 98607
<http://www.ci.camass.wa.us>

EXHIBIT B

STAFF REPORT
Belz Place Subdivision Application
File No. SUB #05-14
Staff Report Date: June 19, 2006

PROPOSAL: The applicant is proposing to subdivide approximately 36.9 acres in the R-10 zone into 107 lots for single-family homes.

TO: Joe Turner, Hearings Examiner

FROM: **STAFF**

HEARING DATE: July 27, 2006

LOCATION: Parcel # 124731-000 and 124784-000

OWNER / APPLICANT: C. B. I. LLC.
1514 NW Ostenson Canyon Road
Camas, WA 98607

CONTACT: Zack Goldfinch- Olson Engineering, Inc.
1111 Broadway
Vancouver, WA 98660

Application Submitted: **11/08/05**
Notice of Development Sign: **04/13/06**
Application Complete: **05/06/06**
SEPA Determination: MDNS Comment period ended: **05/30/06**
Notice of Application and SEPA: Mailed: (property owners within 300 feet of the site) **5/12/2006**
Published (Post Record): **05/16/2006**
Notice of Public Hearing: Mailed: (property owners within 300 feet of the site) **06/09/2006**
Published (Post Record) **06/13/2006 and 06/20/2006**

APPLICABLE LAW: The application was submitted on November 8th, 2005 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 17; Subdivisions; Title 18; Chapter 18.09 Density and Development, Chapter 18.07 Use Authorization, Chapter 18.31 Sensitive Areas and Open Space, Chapter 3.88 (Impact Fees), Title 16; Chapters 16.16 (SEPA), 16.05 (Archaeological Resources).

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I. BACKGROUND

Zoning: R-10

Proposed Lots:

- 107 lots- detached single family
- Range of lot sizes 6338 – 15,006 SF
- Average lot size: 8,489 SF

Acreages/Areas:

- Total site area: 36.9 acres
- Open Spaces: 7.93 acres

This Staff Report is formatted to include the applicable criteria, applicant's responses to the criteria, followed by staff comments or analysis supporting, clarifying, or presenting alternative findings or conclusions. The Hearings Examiner recommendation and approval on an application for preliminary plat approval shall be based on the following criteria:

II. SUBDIVISION APPROVAL CRITERIA AND ANALYSIS CMC 17.11.030(D)

1. The proposed subdivision is in conformance with the Camas Comprehensive Plan, Parks and Open Space Comprehensive Plan, Neighborhood Traffic Management Plan, and any other City adopted plans.

Applicant Response: Tab 4 (Received June 7, 2006), Item 1

Staff Comment: The Neighborhood Traffic Management (NTM) Plan of March 2001 recommends that new developments incorporate traffic calming measures in their design. The applicant is not proposing any traffic calming measures other than some of the internal streets are configured with a 28 foot paved width which is in accordance with the requirements of the City's NTM plan for acceptable traffic calming measures. Staff would note that appropriately sized traffic circles or other acceptable traffic calming measures may alter adjacent lot dimensions, lot access and or right-of-way widths and alignments slightly but appear to be feasible without creating substandard lots or a reduction in total lot count. The applicant should be required to incorporate traffic calming features in a number and location acceptable to the City prior to final engineering plan approval.

The applicant provided a preliminary layout of Lots 62, 63 and Tract "D" (dated June 2006). They proposed a **unique amenity** for this subdivision, which is to set aside Tract D as an area for a tot lot, pool and pool house to provide additional recreational opportunities for the future residents of the development. The applicant also proposes several locations for trails. The development of parks within a residential zone is a conditional use and is subject to design review approval. Staff is amenable to the proposed conditional use of Tract "D" and would recommend that the applicant be allowed to submit for design review and site plan approval prior to final plat approval. The completion of the improvements should occur prior to final acceptance of Phase I.

A note on the preliminary plat that was received on June 6, 2006, states, "There are no proposed park or open space features". This statement is obviously an error given the proposed 7.93 acres of open space. The applicant should correct this error at final engineering.

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

Applicants Response: Tab 4 (Received June 7, 2006), Item 2

Staff Comment: Staff agrees that adequate provisions for water, storm drainage, erosion control,

and sanitary sewage disposal have been provided for and/or are feasible as proposed. Staff would note that the applicant is proposing a long offsite extension of a conventional gravity sewer main with connection on NW 18th Loop

3. Provisions have been made for road, utilities, street lighting, street trees and other improvements that are consistent with the Six-Year Street Plan, the Camas Design Standards Manual and other State adopted standards and plans;

Applicant Response: Tab 4 (Received June 7, 2006), Item 3

Staff Comment: The applicant has generally made provisions for adequate roads, utilities, street lighting and other improvements consistent with the adopted standards. Staff would note one minor inconsistency with the proposed typical street sections that include a 4' planter strip and a 3' clear area behind the sidewalk. This configuration will only provide a clear planting area of 3.5' in width for street trees in the planter strip due to the width of the curb. The City's street tree planting requirements are a minimum of 2' of clearance from all concrete surfaces for street trees. The applicant should be required to revise the typical street sections to include a minimum 5' planter strip (4.5' clearance) with a 2' clear area behind the sidewalk.

The applicant's narrative discusses the City's dedication of 23' of City owned property along the Ostenson Canyon Park property frontage to complete the proposed full width street improvements to NW Tidland Parkway. The applicant's narrative is not as specific regarding whose responsibility the installation and construction of the full width street improvements. Staff would recommend the applicant be responsible for the installation and construction of the full width street improvements on NW Tidland Parkway along the entire frontage of the Ostenson Canyon Park property frontage. The city would also like to encourage the applicant to expand Phase I to include more initial construction of Tidland Parkway. This road will serve as the main connector to new ball fields that will be constructed adjacent to the site.

The applicant has not submitted a specific landscaping plan that identifies the proposed tree species to be located within the proposed street rights of way, landscaping of Tract D, model home/sales office, and stormwater facility landscaping. Staff would recommend that prior to final engineering approval the applicant submit a landscape plan for the stormwater detention facility, Tract D, and the model home/sales office.

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

Applicant Response: Tab 4 (Received June 7, 2006), Item 4

Staff Comment: Staff agrees the applicant has made adequate provisions for dedications, easements, and reservations.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use. In addition to meeting the minimum lot size density requirement, each residential lot must provide a building envelope that allows a building that at least conforms to the developers own building restrictions (CC and R's). Therefore corner lots, lots with easements, or lots with environmental constraints may have to be larger than other lots in the subdivision;

Applicant Response Tab 4 (Received June 7, 2006), Item 5

Staff Comment: The applicant has proposed lots that comply with setbacks of 20-foot (front), 5-foot (sides) and 25-foot (front) and has not requested any exceptions from these standards.

The design of lots with this proposal needs some revision to be in full compliance with §17.19.040(D) to include adjustments to side lot lines and lots with double frontage. Side lot lines of lots numbered 45, 46, 47, 72, 73, 92, 93, and 94 do not run at right angles to the curving roadway. These lots lines should be adjusted at final engineering.

Lots numbered 7 and 8 are double frontage lots and according to code, double frontage lots are to be avoided. Compounding the issue, Lot 7 is also a corner lot and has a smaller building envelope in comparison to adjacent lots and will be restricted from building privacy fencing. Staff notes that lot 7 has adequate space to site a 40' x 40' building envelope, consistent with code. In addition, the adjacent lots are of similar size to the proposed lots, and for that reason, staff would not expect this diversion from code to negatively impact the existing neighbors. However, to avoid potential future confusion with setbacks at Lot 7, the applicant should provide a note on the final plat that states that established setbacks of an approved plat shall govern individual lot construction and state that the both lots shall access from NW Tidland Parkway.

6. The subdivision complies with the relevant requirements of the Camas subdivision and zoning codes, and all other relevant local regulations;

Applicant Response: Tab 4 (Received June 7, 2006), Item 6

Staff Comment: See staff comments under Item 5,

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

Applicant Response: Tab 4 (Received June 7, 2006), Item 7

Staff Comment: Staff agrees that adequate provisions have been made to address the impacts identified in the transportation impact study.

8. Appropriate provisions for maintenance of privately owned common facilities have been made;

Applicant Response Tab 4 (Received June 7, 2006), Item 8

Staff Comment: Staff agrees that appropriate provisions for the maintenance of privately owned facilities have been made.

9. Appropriate provisions, in accordance with RCW 58.17.110, is made for: (a) The public health, safety, and general welfare and for such open spaces, drainage ways, streets, or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) The public use and interest will be served by the platting of such subdivision and dedication.

Applicant Response: Tab 4 (Received June 7, 2006), Item 9

Staff Comments: Staff concurs.

10. The application and plans shall be consistent with the applicable regulations of the adopted comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030.

Applicant Response: Tab 4 (Received June 7, 2006), Item 10

Staff Comments: Staff concurs.

III. STORMWATER EXCEPTION REQUEST – CRITERIA CMC 17.23.010(A)

(a) An exception shall not be granted unless there are special physical circumstances or conditions affecting the property, such that the strict application of the provisions of this code would deprive the applicant of the reasonable use of development of his land; (b) the exception is necessary to insure such property rights and privileges as are enjoyed by other properties in the vicinity and under similar circumstances; (c) and the granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity.

Applicant Response: Letter dated April 12, 2006, “Belz Place – request for Offsite Stormwater Facility”

Staff Comment In general, staff finds this exception acceptable to the City. The enhanced landscaping to include a trail, are in the best interest of the community at large. Staff would suggest that the applicant provide a final landscaping plan for all tracts to include, Tract A with final engineering. The landscape plan should include type and location of plants, appropriate watering system to assure landscaping success and bonding in the amount of 200% of the engineering cost estimate for installation.

IV PUBLIC COMMENTS

As of the writing of this report, no public comments were received.

V. RECOMMENDATION

Staff recommends consolidated approval of the preliminary plat and conditional uses of Tract “D” and of Lots 62 and 63, with the following conditions:

VI. STANDARD CONDITIONS OF APPROVAL

1. Stormwater treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer’s estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.

Exhibit B - Page 6 of 11

7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.'s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.'s for maintenance of the stormwater detention and treatment facilities and any storm drainage system or easements outside the City's right of way (if applicable).
8. Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.
9. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.
10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.

VI. SPECIAL CONDITIONS OF APPROVAL

Planning

1. Prior to the removal of trees, a forest practice permit shall be required. The applicant shall supply a copy of said permit with final engineering.
2. Consistent with SEPA mitigation measures, the applicant shall install 4'-high temporary construction fencing at perimeter of Tract C, prior to any earth moving activity.
3. Consistent with SEPA mitigation measures, the applicant shall install a minimum of 4'-high continuous, permanent fencing along the boundary of Tract C prior to final plat approval. Maintenance of this fencing shall be the responsibility of the homeowners association and shall be included in the HOA CC&R's.
4. The applicant shall provide a final landscaping plan for Tracts A and B, to be approved by staff during final engineering approval. The landscape plan shall include type and location of plants, and appropriate watering system to assure landscaping success. Landscaping of common areas shall be installed prior to substantial completion.
5. Pursuant to §17.19.040(D) side lot lines of lots numbered 45, 46, 47, 72, 73, 92, 93, and 94 shall run at right angles to the roadway. These lots lines shall be adjusted at final engineering.
6. A design review permit shall be required for Tract "D" per §18.19 CMC.

Engineering

1. The applicant shall incorporate traffic calming features in a number and location acceptable to the City prior to final engineering plan approval.
2. The applicant shall submit plans for the development of Tract D and trails as proposed and complete the proposed improvements prior to final acceptance of Phase I.
3. The applicant shall revise the proposed typical street sections to include a minimum 5' planter strip (4.5' clearance) with a 2' clear area behind the sidewalk.
4. The applicant shall complete the installation and construction of the full width street improvements on NW Tidland Parkway along the entire frontage of the Ostenson Canyon Park property frontage.

5. Prior to final engineering approval the applicant shall submit a landscape plan for the stormwater detention facility, Tract D, model home/sales office, the proposed street tree planting and the wetland mitigation/enhancement work.
6. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.
7. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor. The City reserves the right to tap the bond to recover costs associated with enforcing, removing or rectifying any unauthorized dumping, filling or grading.
8. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7 AM to 7 PM Monday through Friday and 9 AM to 5 PM on Saturdays, excluding City observed holidays. Additionally this limitation shall apply to equipment maintenance vehicles.
9. A note shall be added to the final plat stating that each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.

VII. SEPA CONDITIONS (Comment period ended without appeal)

State Environmental Policy Act (SEPA MDNS, File SC-05-06-10) Mitigation Measures

1. An Erosion Control Plan consistent with City requirements to include compliance with the Stormwater Management Manual for Western Washington, February 2005 shall be prepared and submitted for review and approval, and implemented prior to any earth disturbing activities. Additional erosion control measures shall be implemented consistent with best available practices as necessary to control erosion. From May 1 to September 30, no soils should remain exposed and unworked for more than 7 days. Soil stabilization measures should be appropriate for the time of year, site conditions, estimated duration of use, and potential water quality impacts that stabilization agents may have on downstream waters.
2. Grading and all other earthwork to occur during periods of extended dry weather or as advised by Geocon Northwest, Inc. (September, 2005).
3. Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.
4. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual or as revised. Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge.
5. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (or as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.
6. The Revised Wetland and Buffer Mitigation Plan, as prepared by the Resource Company (dated March 1, 2006) shall be implemented as proposed. To include the following: (1)

Exhibit B - Page 8 of 11

The applicant shall be required to install temporary, construction, fencing around the sensitive areas prior to earth disturbing activities; (2) Permanent signage shall be installed that reads "Wetland buffer – Please leave in a natural state." These signs shall be posted every 100 feet or at least one per lot, which ever is less; and (3) Permanent and continuous fencing shall be installed at the rear of lots adjacent to Tract "C", which includes Lots numbered 74 – 103, Tract D and Lot 106.

Installation of fencing shall be constructed in a manner as to minimize habitat impacts.

7. Wetland mitigation shall be installed and shall require financial surety of 105% of the total cost of the initial installation to ensure mitigation success. Initial installation and financial surety shall be in place prior to substantial development of any phase. The monitoring and financial surety program will run a period of 5 years with annual submittal of monitoring reports required.

8. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Friday; 8:00 a.m. to 5:00 p.m. on Saturday, excluding city observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days.

9. The applicant shall secure all required local, state, or federal permits prior to construction of improvements.

- The delineated wetland buffer extends into lots 74 – 80, 84 - 88, 92 - 94, and 103 (See Figure 4, Revised Wetland Mitigation Plan). In compliance with codes, the applicant has proposed to retain all significant trees within the wetland tract and wetland buffer. The submitted Tree Plan indicates that several of the trees to be retained are located within individual lots (See Tree Plan, sheet 3, dated April 2006).

In an effort to ensure significant protected trees have a reasonable chance of survival the following additional measures shall be employed prior to and during the development process:

- Provide temporary, construction fencing around the drip lines of trees that are adjacent to or within individual lots. The temporary fencing shall be in place prior to any earthwork activities and remain in place through home construction.
- Final grading and site plans shall include the location of protected trees and shall be consistent with the intent to retain these significant trees.
- The applicant shall provide financial surety for the retainage of significant trees in an amount of 105% the replacement cost which shall include installation, monitoring and maintenance for a period of five years. Financial surety may be released upon substantial completion of the development.
- Significant trees identified for protection shall not be removed without prior written approval from the City and upon submittal of a certified arborist's recommendation.

VIII. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. FINDINGS OF FACT

1. The review and decision of the city shall be in accordance with the provisions of CMC 18.55.
2. Type III applications require that an eight-foot by four-foot sign is posted on the property pursuant to CMC 18.55.120. The site signage was posted on April 13, 2006.
3. Approval criteria for a subdivision are contained in §17.11.030 (D) CMC. The applicant responded to all ten criteria behind tab number 4 of their application and staff

Exhibit B - Page 9 of 11

responded to those responses throughout the preceding staff report.

4. The Camas Municipal Code requires compliance with the requirements of Title 18, in particular the density and dimensions of the underlying zone and sensitive areas requirements. The applicant has proposed 107 lots at a density of 3.6 units per acre. The maximum units per acre in the R-10 zone is 4.3 units per acre.
5. The Camas Municipal Code requires compliance with all applicable design and development standards contained in §17.19 CMC which requires the demonstration of the availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for the applicable regulations.
6. The sales offices as proposed at Lots 62 and 63 are temporary uses that require a conditional use permit according to §18.07.040CMC.
7. The development of Tract "D" as recreational open space is defined as a conditional use and is subject to Design Review according to §18.07.040CMC.
8. The applicant has requested consolidated review of the preliminary plat and both conditional uses pursuant to §18.55 CMC.

B. CONCLUSIONS OF LAW

1. As verified by staff with a letter dated May 5, 2006, the applicant provided the required information and signage in compliance with CMC18.55
2. As conditioned, the application meets the criteria necessary for approval of a subdivision pursuant with §17.11.030 (D CMC).
3. As conditioned, the application is consistent with §17.19 CMC, having proposed adequate public road, utilities and other improvements to serve the site at the time development is to occur.
4. As proposed, the preliminary plat meets the R-10 zoning requirements with lots that comply with the dimensions of §18.09.040 Table 2 CMC.
5. Subject to Design Review §18.19 CMC, Tract "D" shall provide additional recreational amenities to the development to include a tot lot, pool and pool house.

IX. PLAT NOTES

The following notes shall be added to the final plat:

1. A homeowners association will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.
2. No further short platting or subdividing will be permitted once the final plat has been recorded.
3. A final occupancy permit will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.
4. The lots in this subdivision are subject to traffic impact fees, fire impact fees, school impact fees, and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.
5. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures accessed off streets with a 52' ROW and a 28' paved street width.
6. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Public Works Department and OAHF.
7. All tracts to be owned and maintained by the Homeowners Association.
8. Tract "C" contains sensitive lands and associated buffers. No structures, including fences are to be built within sensitive lands or its buffer.

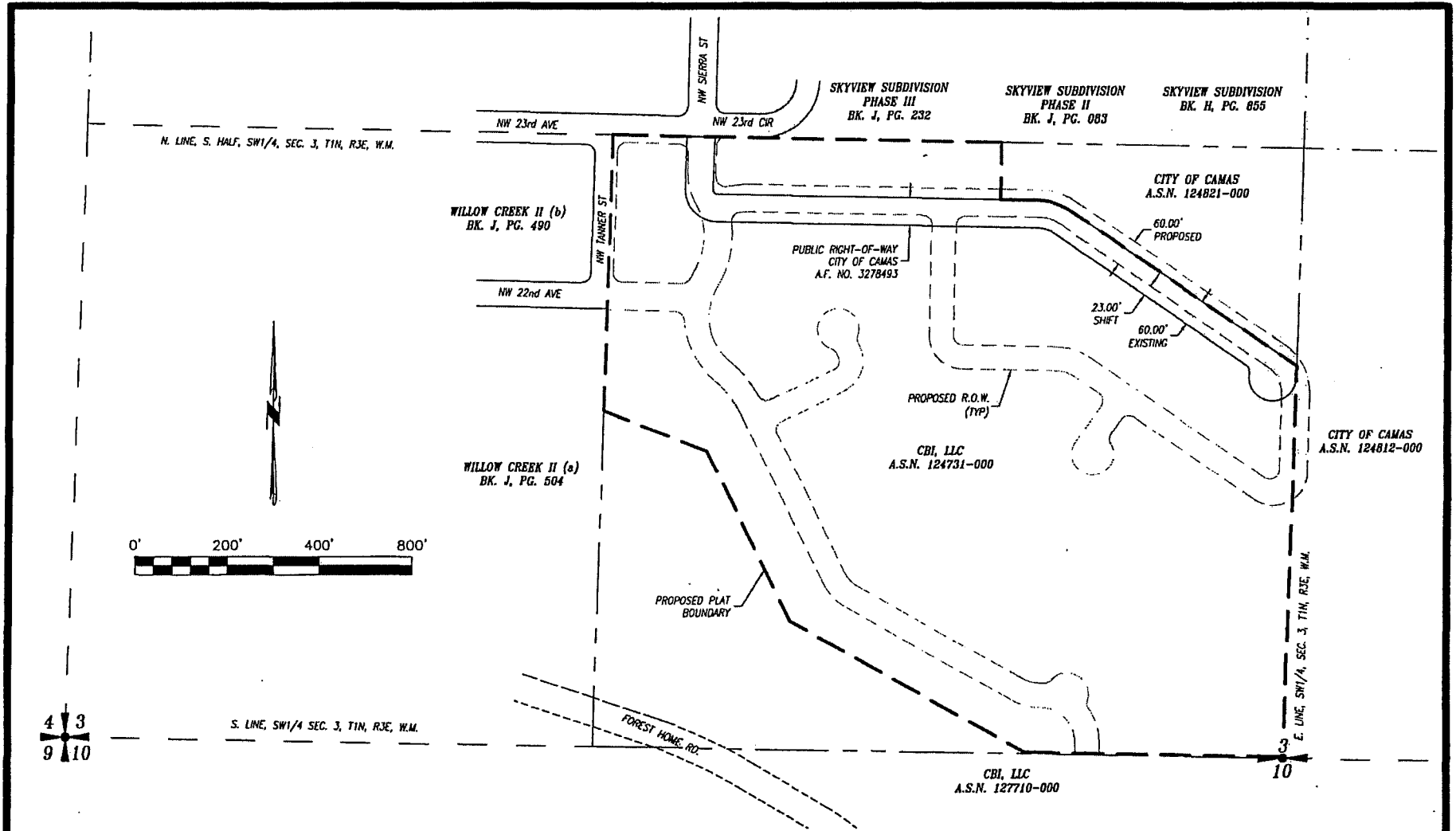
Exhibit B - Page 10 of 11

9. Tract "C" shall remain in its natural state. Modifications to the area may be allowed pursuant to §16.50.120 (B.5) CMC and with approval from the Community Development Director.
10. Developers of Lot 7, a peninsula-configured lot, shall be made aware of additional land use restrictions for building of fencing, retaining walls and accessory structures as provided in §18.17 CMC – Supplemental Development Standards. The front of this lot shall be along NW Tidland Parkway.

EXHIBIT C

Right-of-Way

EXHIBIT C



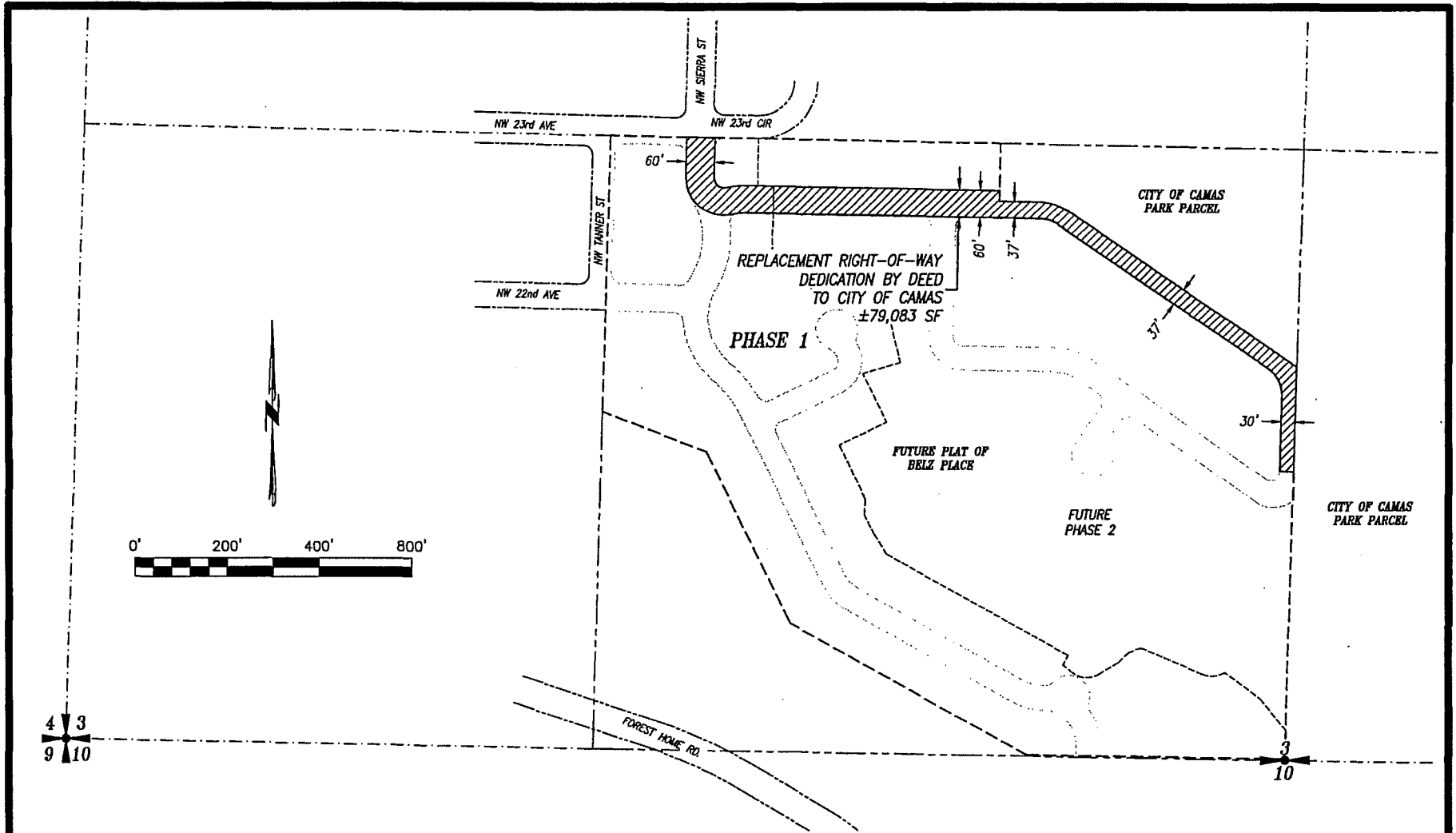
4 3
9 10

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9936

EXHIBIT SKETCH OF EXISTING AND PROPOSED RIGHT-OF-WAY
BELZ PLACE
SECTIONS 3 & 10, TOWNSHIP 1 NORTH, RANGE 3 EAST, W.M., CITY OF CAMAS, WA

DESIGN BY: T.D.H.	SCALE: 1"=200'	SHEET
DRAWN BY: T.D.H.	DATE: 03/18/13	1 of 1
CHECKED BY: K.F.S.	JOB NO: 6382.01.01	

EXHIBIT C



OLSON LAND SURVEYORS
ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
 360-695-1385
 503-289-8936

EXHIBIT SKETCH OF REPLACEMENT RIGHT-OF-WAY DEDICATION TO CITY OF CAMAS
BELZ PLACE
 SECTIONS 3 & 10, TOWNSHIP 1 NORTH, RANGE 3 EAST, W.M., CITY OF CAMAS, WA

DESIGN BY: T.D.H.	SCALE: 1"=200'	SHEET
DRAWN BY: T.D.H.	DATE: 08/11/15	2 of 2
CHECKED BY: K.F.S.	JOB NO.: 6302.01.01	

EXHIBIT D

Park Improvements

ROMTEC
PLAN SET NO
17747

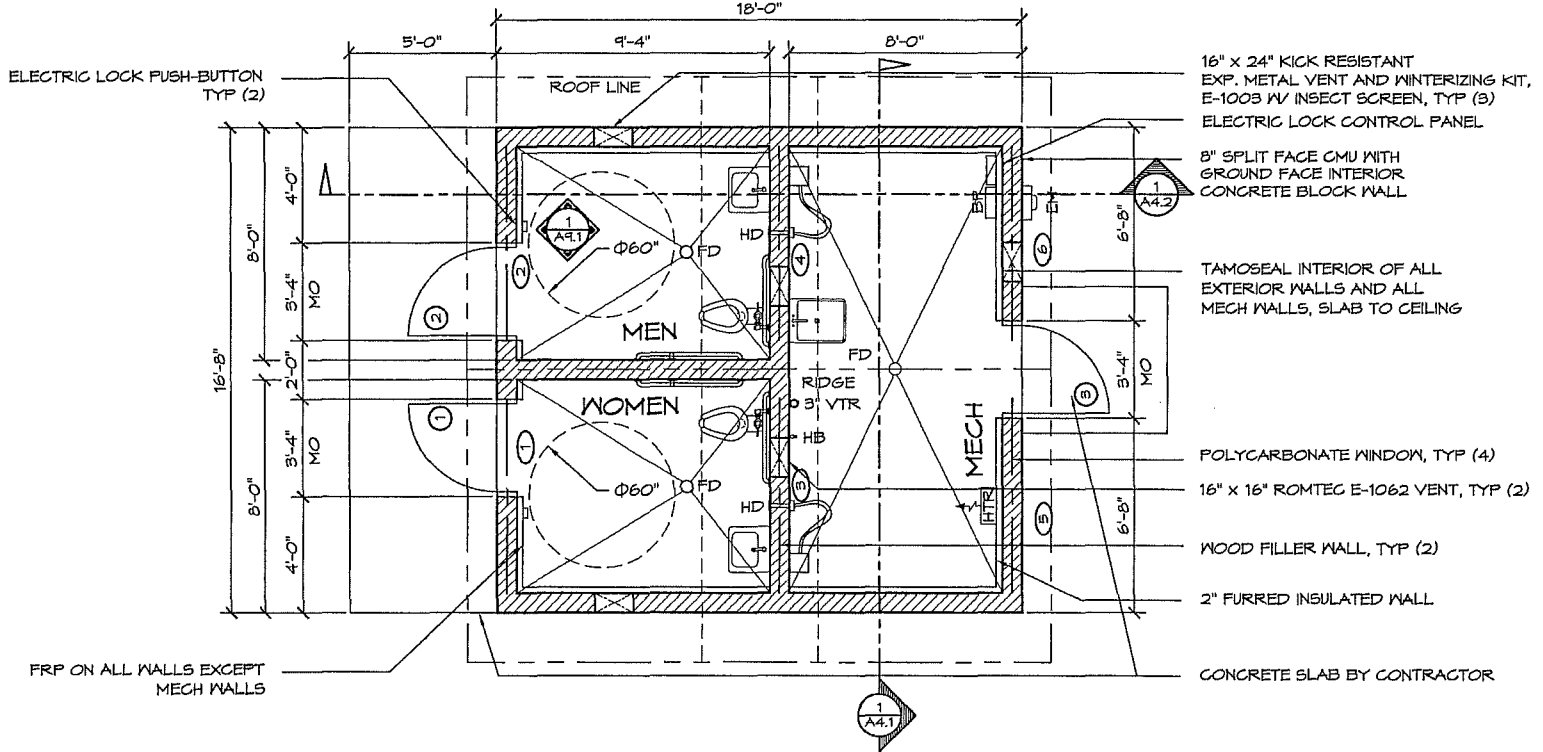
2024 - SIERRA II RESTROOM W/ 8' STORAGE/MECHANICAL ROOM

GOOT PARK
CAMAS, WASHINGTON

DRAFT
NOT FOR
CONSTRUCTION

WALL TYPE SCHEDULE

 8" DRY STACK CMU WALL REINFORCED & GROUT FILLED



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH

NOTE:
FIXTURES AND ACCESSORIES
ARE DIMENSIONED ON SHT A4.1

PRELIMINARY

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PROJECT: SIERRA II RESTROOM W/ MECH/STORAGE
GOOT PARK
CAMAS, WASHINGTON
SHEET TITLE: FLOOR PLAN

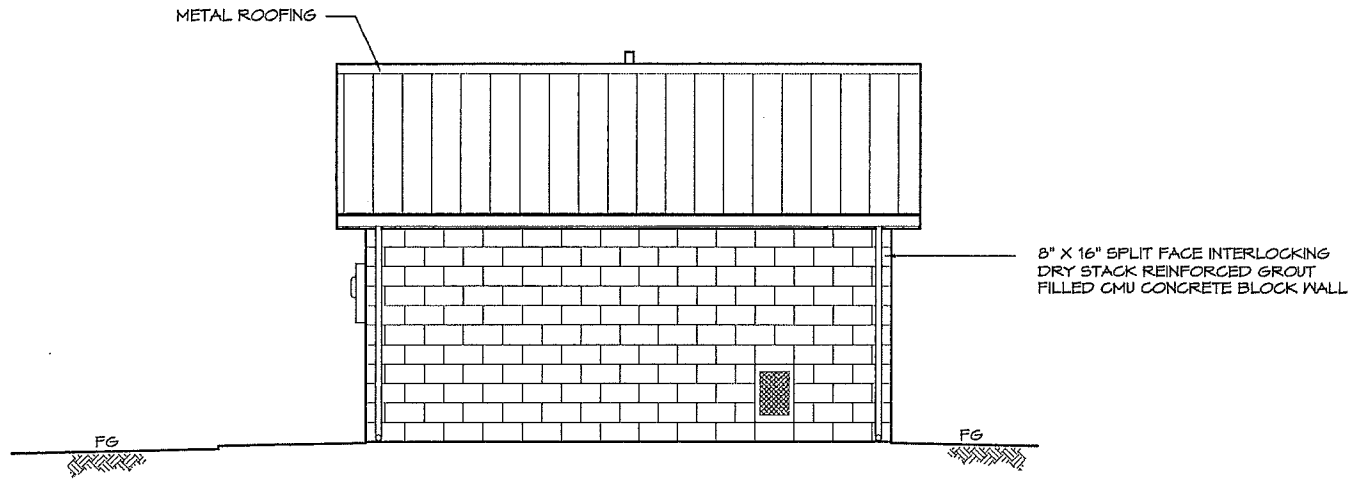
DATE: 01/13/09
REVISIONS
REV. DATE BY
DRAWN BY: CK

HCE ARCHITECTS & ENGINEERS SURVEYORS & PLANNERS
1013 Third Avenue, Suite 1000, Portland, Oregon 97227
503.233.4444
www.hce.com

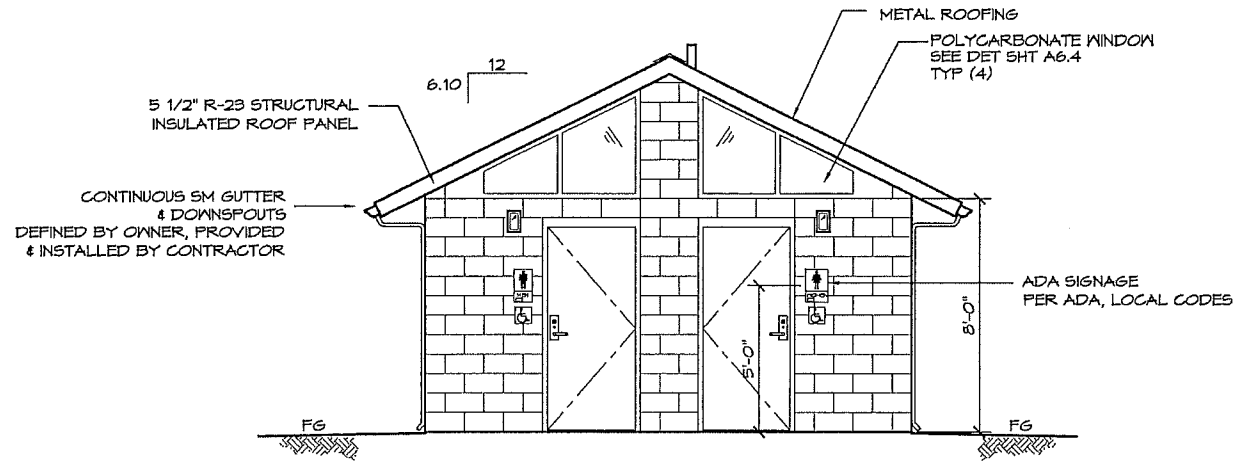
ROMTEC
1650 WEST TANK ROAD, ORREBORO, OREGON
97147-3281 FAX (503) 662-2242

SHEET NO. A2.1

DRAFT
NOT FOR
CONSTRUCTION



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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377 N.W. 2nd Avenue, Suite 1117, Dania Beach, FL 33019
Tel: 954.944.8888 Fax: 954.944.8889

ROMTEC
MANUFACTURING DIVISION
2011 W. 12th St., Pompano Beach, FL 33062

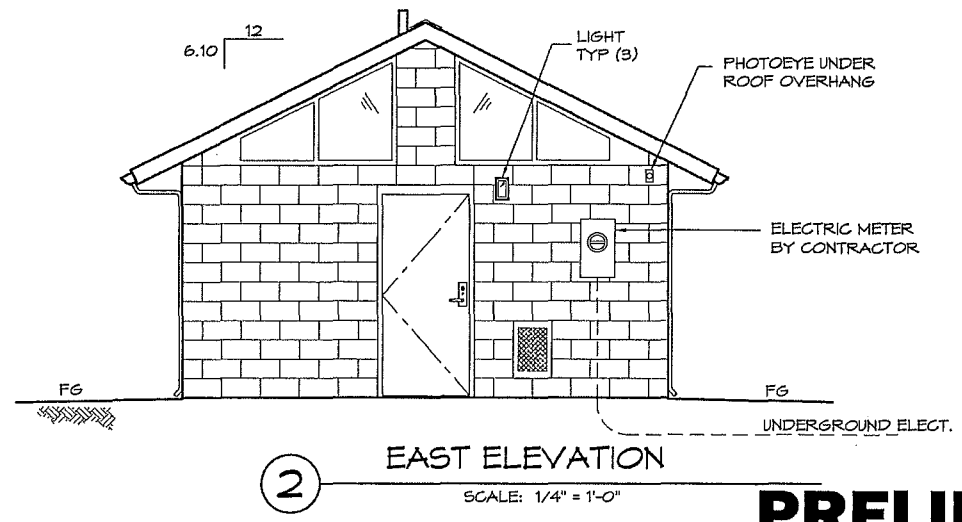
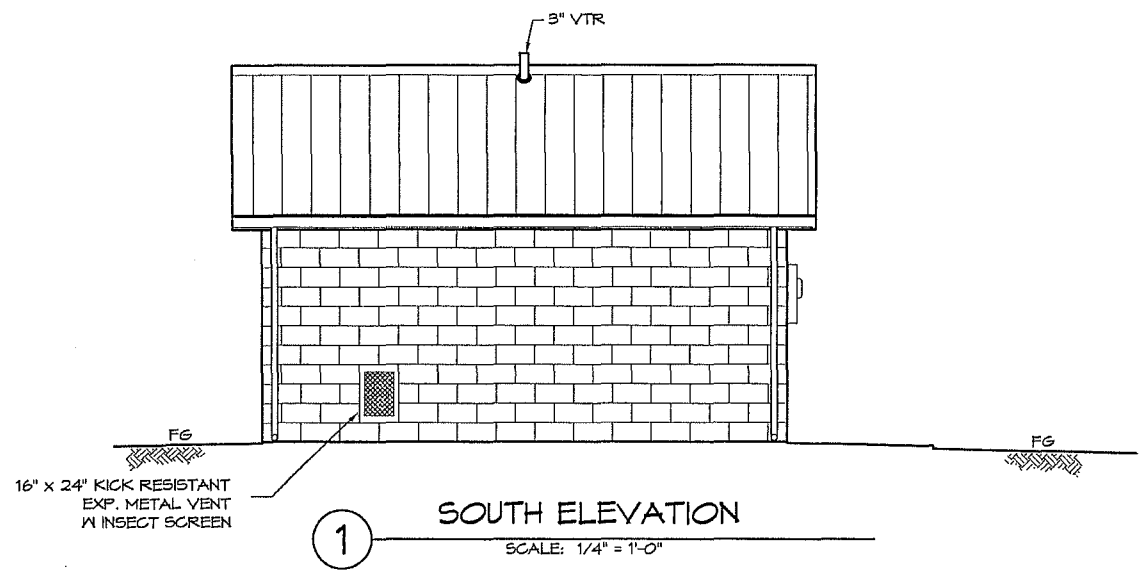
PROJECT: SIERRA II RESTROOM W/ MECH/STORAGE
GOOT PARK
CAMAS, WASHINGTON
SHEET TITLE: EXTERIOR ELEVATIONS

PLAN SET#	17747	
DATE:	01/18/10	
REVISIONS		
REV.	DATE	BY
DRAWN BY:	SK	

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SHEET NO. A3.1

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CONSTRUCTION



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HCE ARCHITECTS, ENGINEERS & PLANNERS SURVEYORS & PLANNERS INC.

ROMTEC

PROJECT: SIERRA II RESTROOM / V MECH/STORAGE
 GOOT PARK
 CAMAS, WASHINGTON
 SHEET TITLE: EXTERIOR ELEVATIONS
 PLAN SET# 17747
 DATE: 07/13/09
 REVISIONS
 REV. DATE BY
 DRAWN BY: EK

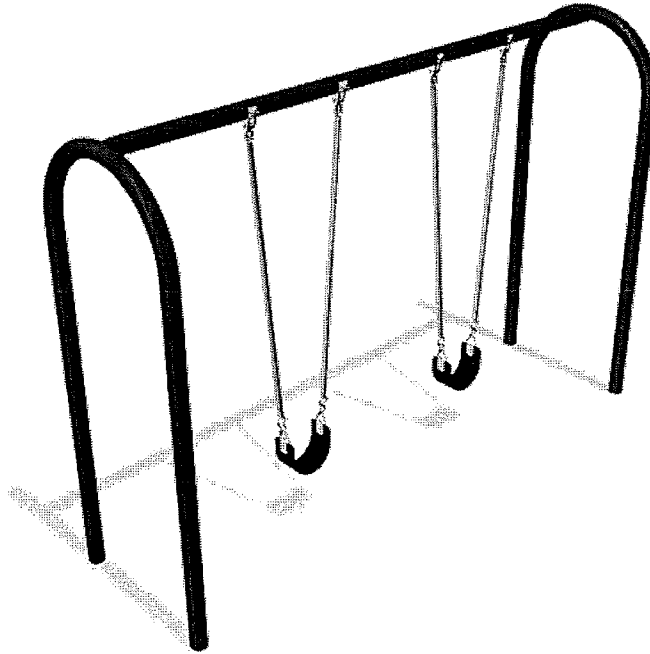
PRELIMINARY

SHEET NO. A3.2

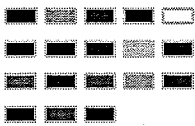


A PLAYCORE Company

PRIMETIME SWING



Metal



Model: 12583
Age Groups:

Features and Benefits



EXHIBIT E

Lot Standards

EXHIBIT E

	APPLICABLE D.A. STANDARDS
Maximum density (dwelling units/gross acre)	Lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2, in addition to standards set forth herein
Maximum building height (feet)	Standard code provisions; as modified by D.A. Section 9 regarding allowable number of stories (<i>Footnote 1 below</i>)
Minimum front yard (feet)	14
Minimum rear yard (feet)	17.5
Minimum side yard on corner lot (feet)	18

FN 1: Height and Stories of Adjacent Homes in Row. No more than two immediately adjacent homes with front-yards on a common street shall be two (2) or more stories in height; a home of less than two (2) stories shall separate each set of two immediately adjacent homes with front-yards on a common street; PROVIDED, that a home of one and one-half story (1 ½) story shall not constitute a two (2) story home



EXHIBIT F

Pahlisch Homes Belz Place 1.5 Story Exhibit

