

Project Overview

The proposed Parklands At Camas Meadows combines a 20.9-acre parcel zoned R-15 with a 15.5 acre parcel zoned Business Park – BP. This mixed-use project proposes to subdivide the two properties into four commercial buildings totaling up to 140,000 square feet of business space, 42 single-family residential lots, and the potential for six Live-Work Style units. Due to the presence of wetlands, the subdivision proposes to apply the density transfer standards allowed by CMC 18.09.060(C). The commercial buildings will house a diversity of business operations that will create up to 300 jobs. For all of the larger detached single family lots, the average lot size will be greater than 15,000 square feet. The subdivision will create over 8 acres of preserved wetland plus more than 3 acres of wetland buffer open space. A natural surface walking trail will be constructed within the wetland buffer to provide a nature trail system for the project and the local area. Several new private internal roads will be constructed to serve the newly created lots. A minimum half-width road of NW Camas Meadows Drive will be constructed along the southern site boundary. A portion of an existing right-of-way of NW Camas Meadows Drive will need to be constructed to provide an access connection to the subdivision and BP prior to final plat. All lots will be connected to municipal water and sewer systems. Stormwater runoff from private roads generated by the new impervious surface will be collected and routed to a private stormwater facilities where it will be treated, detained and released or infiltrated where possible in accordance with City standards. A homeowners' association will be created for the maintenance of the private open space, trails and private stormwater facilities. Surface water from public roads, will most likely be routed to public stormwater facilities for treatment and conveyance. The subdivision will be developed in multiple independent phases as noted on the Prelim Plat and Site Plan.

Development Agreement

Parklands at Camas Meadows is subject to a Development Agreement (DA) due to the fact that the project is making use of Camas' Mixed-Use Planned Development (MXPD) code. Camas' Community Development Director has indicated that the DA will be constructed during the approval process. The DA will identify the development standards and conditions of approval for the entire site. The DA will also delineate, where appropriate, mutual benefits accruing to the applicant and City.

Open Space and Trail System

A four to six-foot wide natural surface trail will be constructed within an enhanced wetland buffer. The trail and the preserved wetland buffer will be protected and maintained under a conservation covenant dedicated to and maintained by a homeowners' association. The project also hopes to connect the trail to the public trail system where possible. If permitted by the City, any off-site connections may require obtaining and construction of missing trail segments by the City of Camas to connect this subdivision.

Existing Site Conditions

The project site is located north of future Camas Meadows Drive in, Camas, Washington, site is currently comprised of two parent parcels totaling approximately 35 acres. There are no existing residences on the site. The site contains slopes ranging from level to greater than 15%.

The portion of the site proposed for development is generally from 5% to 10% slope. The wetland areas will be preserved as open space. The site is partially treed, mostly in the wetland area that will be preserved as open space. There are three low functionality wetlands on site, classified as City of Camas Category 3 and Category 4. Soils on site are Hesson clay loam (HcE, 40%, HcD, 33%, HcF, 27%). A change in grade top of slope transects the site from northwest to southeast. Surrounding land uses are residential parcels and golf course. Access to the site is provided by Camas Meadows Drive, a public street.

Approval Criteria

Subdivisions in the City of Camas are regulated by Title 17 of the Camas Municipal Code (CMC). CMC 17.11.030(D) contains the criteria for preliminary plat approval. The approval criteria are listed below (*in italics*) along with a brief statement of how the proposed subdivision can comply.

The planning commission recommendation and city council approval on an application for preliminary plat approval shall be based on the following criteria:

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;

The proposed subdivision is in conformance with all adopted City plans. The proposal complies with the applicable standards contained in the Camas Municipal Code, including use and density standards applicable to the R-15 zone.

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;

The proposed subdivision will construct all the improvements necessary to connect the newly created lots to the municipal water and sanitary sewer systems. Storm drainage will be provided via private, on-site facilities, in accordance with City standards. Erosion control Best Management Practices will be used to minimize erosion potential during construction. All improvements will be consistent with the Camas Design Standard Manual.

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 Standard Manual and other state adopted standards and plans;

The proposed subdivision proposes to construct several internal streets. All utilities will be provided to the newly created lots. Street lighting and street trees will be provided

as required by the Camas Municipal Code. All construction will meet applicable standards.

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

Public right-of-way will be dedicated for the proposed internal streets. Easements will be established where necessary to provide vehicle access to individual lots and for pedestrian access to the open space and trail. Standard easements for utilities will also be established.

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 developer's 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;

All proposed lots have been designed to meet the dimensional standards contained in the Camas Municipal Code, with the application of the density transfer standards. Corner lots, lots encumbered by easements, and pie-shaped lots have all been designed

in a way that provides a suitable building envelope for single-family homes, consistent with the R-15 zone.

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

The discussion below details how the proposal complies with all applicable requirements contained in the Camas Municipal Code.

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

The proposed subdivision will construct internal streets that will provide adequate circulation within the subdivision and adequate access to individual lots. Traffic impacts identified in the traffic study shall be mitigated with appropriate mitigation measures.

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

The open space, pedestrian trail and stormwater facilities are all proposed to be private. A homeowners' association will be established to maintain these facilities.

9. Appropriate provisions, in accordance with RCW 58.17.110, are 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;

The proposed subdivision complies with all applicable regulations that are intended to promote the public health, safety and general welfare. The subdivision is proposing to preserve 11.33 acres of open space. Storm drainage will be managed in accordance with applicable City regulations. Streets will be constructed in accordance with City standards in order to provide circulation within the project and to provide access to individual lots. There are no transit stops or routes within ¼ mile of project site; however, transit is available in the Camas city center. Improvements will be constructed to connect all lots to municipal water and sanitary sewer systems. Applicable park impact fees will be paid. This development will be subject to school impact fees.

Students in this area are bussed to school. Sidewalks will be constructed to provide safe walking conditions within the subdivision. Refer to project summary below.

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.

RCW 36.70B intends to establish a consistent framework within which municipalities review proposals for conformance with applicable regulations. The regulations relating to land uses and intensity, infrastructure, and character of development are intended to ensure that any proposal meets the intent of local comprehensive plans, State-mandated regulations and environmental laws. The proposed subdivision has been designed to meet all applicable local standards and therefore should be considered to comply with all Statewide planning and environmental laws and goals.

A subdivider may choose to develop and record a subdivision in phases. CMC 17.11.040 contains approval criteria for proposed phasing plans:

A. The phasing plan includes all land contained within the approved preliminary plat, including areas where off-site improvements are being made.

The proposed phasing plan does incorporate all land within the proposed preliminary plat as well as any necessary off-site improvements.

B. The sequence and timing of development is identified on a map.

The preliminary plat and preliminary site plan identifies multiple independent phases that can be developed concurrently or separately depending on market conditions.

C. Each phase shall consist of a contiguous group of lots that meets all pertinent development standards on its own. The phase cannot rely on future phases for meeting any city codes with the exception of storm drainage facilities. Storm drainage must be adequate for each phase, and the stormwater plan must adequately meet the needs of the entire development. Storm drainage facility must be included in the first phase.

Each proposed phase consists of a contiguous group of lots, each group having all the necessary improvements required by City regulations. Storm drainage, water and sanitary facilities will be in place prior to recordation of initial phase. Each phase will be able to meet all applicable development standards on its own.

D. Each phase provides adequate circulation and utilities. Public works has determined that all street and other public improvements, including but not limited to erosion

control improvements, are assured. Deferment of some improvements may be allowed pursuant to CMC Chapter 17.21.

Each phase will have all necessary infrastructure to ensure that each phase can function as an independent development, meeting all applicable development standards. Erosion control standards will be met with the construction of each phase.

E. As phases are completed, any changes to the phasing plan, shall be approved by the city council. If in the opinion of the planning manager, the changes are significant, the city planning manager may request a formal replat submittal to be reviewed by city council.

If any significant changes are proposed, they will obtain approval from the city council.

F. Specific improvements necessary for the entire development may be required to be completed with the first phase, regardless of phase design or completion schedule of future phases, i.e., storm pond must be completed prior to obtaining substantially complete for the first phase regardless of area where storm pond is located.

Each phase will have all necessary infrastructure to ensure that each phase can function as an independent development, meeting all applicable development standards. In this way, if a subsequent phase is not completed, the initial phase will still meet all applicable development standards.

Applicable City Ordinances

The following discussion outlines how the proposed subdivision complies with all the applicable standards contained in the Camas Municipal Code.

18.07.040 Table 2- Residential and multifamily land uses

The uses proposed for this subdivision (single-family detached homes, open space and trails) are permitted uses in the residential zones.

18.09 R1 Density and Dimensions

CMC 18.09.060(C) allows developments in residential zones to transfer density from areas on site that are identified as sensitive lands or are set aside as open space. The density that may be transferred is outlined in CMC 18.09.070 Table 1. CMC 18.09.080 allows lot sizes and

setbacks to be reduced by up to 30%. The in-process DA will outline any dimensional and code variations and changes.

17.19 Design and Improvement Standards

17.19.030(D)(2): Every lot within the subdivision will have 20' of frontage on a public or private road or will be provided with access via an easement.

17.19.030(D)(5): All access easements will be at least 20 feet wide and will serve no more than two lots.

17.19.030(E)(4): A natural surface trail will be constructed within an preserved wetland buffer. The trail and the enhanced wetland buffer under a conservation covenant will be dedicated to and maintained by a homeowners' association.

17.19.030(F)(1): Street trees shall be planted at a rate of one tree per lot.

17.19.030(F)(4): Storm drainage facilities shall be landscaped in accordance with the Camas Design Standards Manual.

Table 17.19-2: Subject to Engineering Department approval, neighborhood streets may be constructed with a 28-foot paved width, with parking restricted to one side only, within a 48-foot private right-of-way, provided that residences using this street are constructed with automatic fire sprinkler systems. This development is proposing to construct the internal streets to this standard.

17.19.040(B)(13): Sidewalks are proposed on both or one sides of all proposed internal roads.

17.19.040(C)(2): Sanitary sewer service will be provided to all lots.

17.19.040(C)(3): Stormwater will be treated, detained and released in accordance with the City's officially adopted stormwater standards as well as the applicable standards set forth in the stormwater management for Puget Sound Basin manual. All stormwater facilities will be

maintained by a homeowners' association. A Preliminary Stormwater Technical Information Report (TIR) has been prepared and is included with the preliminary plat application.

17.19.040(C)(4): Municipal water service will be provided to all lots. Fire hydrants will be installed and spaced according to City standards and the Uniform Fire Code. Residences within the subdivision will be constructed with automatic fire sprinkler systems.

18.31.100: A wetland/habitat assessment has been conducted for this site and is included with the preliminary plat application.

18.31 Sensitive Areas and Open Space

18.31.050:

A wetland delineation has been conducted for this site and is included with the preliminary plat application.

To help provide additional voluntary mitigation for the wetlands relocation, a natural surface trail will be constructed within an preserved wetland buffer. The project proposes to connect the trail to Camas Meadows Drive. The trail and the preserved wetland buffer will be dedicated to and maintained by a homeowners' association.

16.05 Archaeological Resource Preservation

An archaeological predetermination survey has been for this application and is included with the preliminary plat application. No significant resources were found and no further action was recommended.

16.90 Geologically Hazardous Areas

Geodesign Inc. has conducted a geotechnical site investigation for this site in accordance with CMC 16.90. The results of this investigation are contained in a report, that is included with the preliminary plat application. The report summarizes the initial geotechnical findings regarding subsurface conditions and stability of the project site and provides conceptual recommendations to enable a residential development. The geotechnical report recommends continuing geotechnical work to aid in the development of final design mitigation schemes.

Recommendations contained in the report relating to construction of this subdivision will be followed.

18.11 Parking

Each home will have two to four off-street parking spaces located in the driveways and/or garages.

Other Issues

Project Phasing

The site is planned to be divided into multiple phases as noted on the Subdivision and Site Plan. Due to the size and scope of the project and issues that will be completed, the phasing allows for efficient construction, geotechnical mitigation, and final platting consideration.

Phases may be constructed concurrently depending on the scale and timing of the construction.

Project Summary

The following facilities are adequate to serve the proposed subdivision before or concurrent with development of the preliminary plat:

1. *Public and private streets and roads*

Several new internal streets will be constructed within the site boundary. The internal streets will be paved, 20 to 28 feet wide, with curb & gutter and five-foot detached or attached sidewalks on one or both sides, within a 30 to 48-foot public right-of-way. Parking will be restricted to one side only on to no parking on both sides of the section less than 28 feet wide.

2. *Open spaces, parks, and recreation*

This development proposes to create 11.33 acres of open space. The open space will contain a natural surface trail. The open space and trail will be maintained by a homeowners' association.

3. *Drainage*

Stormwater runoff will be collected and conveyed to on-site facilities and will be treated, detained and released in accordance with City standards. The private stormwater facilities will be maintained by a homeowners' association.

4. *Access to mass transit where there is or will be such transit*

There are no transit routes or stops within ¼ mile of the site, although C-Tran bus service is available in the Camas city center.

5. *Potable water supplies*

This development will construct all the improvements necessary to connect all lots to the municipal water system. Any existing wells on site will be properly abandoned.

6. *Sanitary waste collection and treatment*

This development will construct all the improvements necessary to connect all lots to the

municipal sanitary sewer system. Any existing septic systems on site will be properly abandoned.

7. Schools and educational services

The following are the schools that will serve the future residential homes:

Elementary: Grass Valley

Junior High: Skyridge Middle School

Senior High: Camas

Impact fees will be paid as required.

8. Pedestrian facilities, particularly for students who only walk to and from school

Sidewalks will be constructed along both sides of all internal streets and along the west side of the half-width road. Students in this area are bussed to school.

9. Fire prevention services

All proposed streets will meet fire marshal standards for width. Homes within this development are proposed to be constructed with automatic fire sprinkler systems. Fire hydrants will be provided within this development at the spacing required by City standards and the Uniform Fire Code.

Conclusion

The proposed Parklands Subdivision and Site Plan with in-process Development Agreement will meet or exceed all of the standards contained in the City of Camas land use ordinance, Title 17, with approval of the requested road modification. The proposed development satisfies the approval criteria contained in Title 17 as well as RCW 58.17. The preliminary plat application materials submitted for review will demonstrate that adequate provisions can be made for the public health, safety and general welfare, and for open spaces, drainage ways, streets, roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and that the platting of the proposed subdivision will serve the public use and interest.