

# Memo

**To:** Joe Turner, Hearing Examiner  
**From:** Robert Maul, Planning Manager  
**cc:** Gus Harb, Applicant for The Village at Camas Meadows  
**Date:** July 6, 2016  
**Re:** The Village at Camas Meadows (SUB15-04)

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On Wednesday, June 15<sup>th</sup>, 2016 the applicant had provide City Staff with a red-lined copy of the staff report (See Exhibit 37) and recommendation, dated June 7<sup>th</sup>, 2016. Staff will address the applicant's red-line comments herein.

- 1) On page 4, fourth paragraph down the applicant added language discussing water tie provisions. Staff can support the changes.
- 2) On page 4, sixth paragraph down the applicant provides some clarifying language. Staff generally agrees and suggests the following language:

“Historic stormwater flows from this site generally flow to the north and east into the existing ~~three~~ wetlands located north of the subject property. The ~~two~~ wetlands discharge northerly and are contiguous as a wetland that extends offsite northerly to Lacamas Lake/ Lacamas Creek. The developer of this project has been working with the development team of the Parklands at Camas Meadows project located north of the NW Camas Meadows Drive extension. Their combined plan is to continue to release stormwater flows from both developments into the wetlands after providing water quality treatment. The released stormwater will then sheet flow north through the wetlands to the lake.”

- 3) On page 5 first paragraph. The applicant is proposing some additional clarifying language. Because this site is looking to co-locate stormwater facilities with the Parklands at Camas Meadows project staff would support changing the paragraph to match the same conditions for the Parklands, which reads as follows:

~~The applicant will be conditioned to provide an acceptable manmade conveyance system that delivers treated stormwater flows to the ordinary high water line of Lacamas Lake, provide an acceptable regional stormwater detention facility as allowed in CMC 17.19.040 (C, 3a) or provide a separate~~

on-site detention facility to serve the subject property, or that the proposed discharge can appropriately satisfy the Minimum Requirement #8 Wetlands Protection

“The applicant shall be conditioned to demonstrate to the satisfaction of the city that the proposed direct release meets the criteria of 2.5.7 of the 2012 SMMWW or provide an acceptable alternative regional stormwater treatment and flow control system as allowed in CMC 17.19.040 (C, 3a) that will serve both this project and the Parklands at Camas Meadows development north of the site, or provide a separate on-site stormwater treatment and flow control system to serve only the subject property.”

- 4) On page 5, third paragraph. Staff is generally in support of the proposed changes with the following addition:

“The applicant is proposing two separate onsite stormwater collection and conveyance systems to serve the proposed development. Storm system #1 is designed to collect and convey “dirty” stormwater from the site’s pollution generating impervious surfaces such as the roadways and parking areas. This water is conveyed to a water quality treatment swale Filterra style catch basins located in the FDT just south of the ROW line of proposed NW Camas Meadows Drive extension. ~~The treatment swale will contain amended soils that~~ Filterra catch basins will provide the required water quality treatment and phosphorous removal. Once the polluted stormwater is treated ~~in the proposed swale~~ it will be conveyed to the north where it ~~will~~ is proposed to be released to the existing wetlands located on the Parklands at Camas Meadows site.”

- 5) On page 5, fifth paragraph. The applicant proposed some modified language, which staff generally agrees to with the elimination of their last sentence. It should read as follows:

“The applicant will be conditioned to insure that stormwater runoff from the proposed lawn areas of the site shall be treated in order to provide adequate phosphorus removal along with the required basic treatment prior to release into the existing wetlands located north of this site. ~~If individual lot private systems are used, the engineering plans shall show a typical lawn treatment system plan and detail, and all such landscape treatment systems shall be in place prior to City issuing occupancy permits.~~ direct the stormwater runoff from the lots and landscaped areas into the proposed streets and/or into the proposed stormwater system #1 that will drain into a treatment swale in order to provide adequate phosphorus removal along with the required basic treatment prior to release.”

- 6) On page 6, first paragraph. The applicant proposed some modifications that staff can support.
- 7) On page 7, paragraphs 4 and a proposed new paragraph, the applicant has proposed some modifications to the language related to the SEPA conditions. While the SEPA conditions cannot be changed, staff can work to clarify the intent of the SEPA conditions with modified language for the two respective paragraphs listed.

- 8) On page 9, second paragraph. Staff supports the proposed changes.
- 9) On page 9, fourth paragraph. Staff does not support the proposed changes. Staff does still want to condition the internal circulation as listed in the staff report.
- 10) On page 16, under Special Conditions of approval the applicant is proposing to modify the conditions related to the stormwater discussion earlier in the staff report.
  - Condition number 13 – Staff supports revising the language with the exception of the word “loop” shall be revised to “extend”.
  - Condition number 14 – Staff supports revising the language with the exception of the word “loop” shall be revised to “extend”.
  - Condition number 15 – Can change to match the Parklands condition as follows:
    - “Prior to final engineering approval of any phase, the applicant shall demonstrate to the satisfaction of the city that the proposed direct release meets the criteria of 2.5.7 of the 2012 SMMWW, or provide an acceptable alternative regional stormwater treatment and flow control system as allowed in CMC 17.19.040(C, 3a) that will serve both this project and the Parklands at Camas Meadows development north of the site, or provide a separate on-site stormwater treatment and flow control system to serve only the subject property.”
  - Condition number 16 -- Can change to match the Parklands condition as follows:
    - “If direct release of stormwater flows in Lacamas Lake is approved, prior to final approval of any phase the applicant shall ensure that an adequate and acceptable perpetual stormwater easement across the Camas Meadows Golf Course is in place and recorded with Clark County.”
  - Condition number 17 -- Can change to match the Parklands condition as follows:
    - Stormwater runoff from the proposed lots and landscaped areas of the site shall be directed into the streets and/or into a stormwater treatment system that will provide adequate phosphorus removal from the yard and landscaped areas of the site prior to release into the wetlands.”
- 11) On page 17, condition number 26. Staff supports the modification of the condition.
- 12) On page 18, staff proposes to strike plat note number 8.
- 13) On page 19, the applicant proposes modifications to the SEPA conditions numbers 2, 3 and 4. The SEPA was published on May 10<sup>th</sup>, 2016 and the comment period ended on May 24<sup>th</sup>. No appeals were made for the SEPA determination. As such, they are final and cannot be modified.