



STAFF REPORT FINAL PLAT FOR GREEN MOUNTAIN ESTATES PHASE 1

FILE NO. FP18-05

Associated File Numbers: SUB15-02; SEPA15-05; BLA17-05; MinMod17-06; and FP18-09 (Phase 2)

TO: Mayor Turk
City Council

FROM: Sarah Fox, Senior Planner
Anita Ashton, Engineering Project Manager

DATE: January 29, 2019

LOCATION: The development is located along NE 28th Street, east of NE Goodwin Road (no site address). Tax parcel 986046-873

OWNER: Green Mountain Estates Development LLC
604 W Evergreen Blvd.
Vancouver, WA 98660

APPLICABLE LAW: The application was submitted August 2, 2018, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION	
Zone: R-6 (<i>subsequent phases include R-10 zone</i>)	
Total Area: 8.64 acres	Recreational open space: Adjacent trail to the west 0.05 acres
Lots: 35 single-family lots	Storm Pond: Tract A 24,683 sq. ft.
Critical Areas: Tract F 0.06 acres	

SUMMARY

Green Mountain Estates Subdivision includes 346 single family lots on 98.37 acres, which received preliminary plat approval on June 24, 2016, as a five-phase development. A minor modification (File #MinMod17-06) was approved to allow two additional phases. **Phase 1 includes 35 lots.**

This staff report addresses the requirements for final plat approval for Phase 1.

Conditions of Approval for SUB15-02	FINDINGS
Engineering Division	
1. Prior to final engineering plan approval for any phase that includes segments of Road A and/or Road D, the applicant shall include and install acceptable traffic calming elements in the number, type and location deemed necessary by the City Engineer.	Roads “A” and “D” are subsequent phases.
2. Prior to final plat approval for any phase, if not already completed by others, the applicant shall be conditioned to install a 12-inch diameter waterline on Goodwin Road from Lacamas Creek to Ingle Road.	Installed by others
3. Prior to final plat approval for any lots abutting NE 28 th Street, the applicant shall be conditioned to design and construct the 24-inch diameter transmission main in Goodwin Road/NE 28th Street (T-7) per the Camas Water System Plan. Construction of the transmission main shall be completed prior to final plat approval of the phase(s) the main is located in, or adjacent to.	Water main designed and constructed
4. Prior to final plat approval of any phase that includes a lot sited above the 370-foot elevation, the applicant shall be conditioned to construct a booster pump station to meet minimum domestic and fire flow requirements.	Not applicable to Phase 1
5. Existing water wells and on-site septic systems shall be properly abandoned in accordance with State and County guidelines prior to final plat approval for the particular phase that it will be located in. Additionally, any water rights associated with the abandoned water wells shall be transferred to the City.	No wells or septic systems on site
6. Prior to final engineering plan approval for any phase, the applicant shall provide enhanced landscaping, screening and fencing acceptable to the city for the detention/wetpond facility in the southern portion of Tract D, the large detention facility located in the northwest corner of Tract D and the detention facility proposed in Tract A.	Tract A storm pond is the only applicable portion of this condition. Fencing is installed and enhanced landscaping.
7. Prior to final engineering plan approval, the applicant shall design the proposed stormwater detention facility located in the northeastern portion of Tract D to meet the minimum 30-foot setback requirement of CMC 17.19.030 (F6).	Located in Phase 2
8. Prior to final engineering approval, the applicant shall place the stormwater facilities in separate tracts from critical areas, and provide fencing around the perimeter of each facility. Fencing shall be installed as part of the construction of the facility.	In compliance
9. Prior to building permit issuance, the Applicant is conditioned to provide a proportionate share payment of the NUGA-STs necessary to serve the site.	The proportionate share is still being determined and will be noted on the plat.
10. Prior to final engineering plan approval, the Applicant is conditioned to provide calculations confirming the off-site gravity sewer facilities on NE 28th Street and Goodwin Road from the easterly edge of the subdivision to Pump Station No. 1 are sized appropriately to serve properties upstream and downstream of the Applicant’s subdivision. Prior to final plat approval of any phase, the Applicant shall be required to construct all on- and off-site sanitary sewer improvements necessary to serve that phase.	In compliance

11. The applicant intends (but is not required) to construct interim sewer improvements to provide service to the Property until such time that the city completes Phase B permanent improvements ("Phase A Interim Improvements"). The approximate capacity of the Phase A Interim Improvements is 350 Equivalent Residential Dwelling Units ("ERUs"), of which 201 ERUs are vested to the Green Mountain PRD development. The City agrees that the Owner may enter into a Latecomers to utilize the remaining actual capacity above 201 ERUs until such time that the permanent Phase B improvements are completed... (Shortened for brevity. Refer to decision for full text of this condition.)	In compliance with sewer system design and construction.
12. Prior to Final Plat Approval, the Applicant is conditioned to dedicate right-of-way (ROW) along NE 28th Street of sufficient width to provide for a minimum 37 foot half-width right-of-way.	Constructed as required. Dedication noted on the plat.
13. Final platting of an accumulation of more than 200 lots shall not occur until such time as a left turn refuge is installed on NE Goodwin Road/NE 28th Street east of NE Ingle Road.	Installed left turn lane as required.
14. Prior to final acceptance of any phase, the applicant is conditioned to install eastbound left turn lanes in NE 28th Street	In compliance
15. Half width street improvements across the applicant's entire frontage on NE 28th Street shall be completed prior to final platting of an accumulation of 150 lots or more.	Improvements complete for entire frontage in advance of 150 lots
16. The applicant shall provide a minimum of 69 off-street parking spots located in a common tract maintained by the HOA at locations acceptable to the city.	Tract G provides off-street parking for Phase 1
17. The applicant shall pave the entire width of Joint Access Tract E (20 feet of paved width on the north-south section and 25-feet of paved width on the east-west section) and shall install residential fire sprinklers systems in accordance with the requirements of NFPA 13D or 13R in all lots accessed by this tract and shall install an acceptable address monument signage where Tract E leaves the public street.	Current Tract B (former Tract E) paving is installed. <i>Condition #52 requires sign installation due at final plat.</i>
18. Lots 7 & 8 shall be rear-loaded lots and prohibited from accessing Road K*.	Road "K" is now Juniper Street. Plat complies, as lots will be accessed from (current) Tract C.
19. The applicant shall pave the entire 20-foot width of Joint Access Tract F and shall install residential fire sprinkler systems in accordance with the requirement of NFPA 13D or 13R in lots 5, 6, 7 and 8 that are accessed by Tract F and shall install acceptable address monument signage where Tract F leaves the public street.	Current Tract C (former Tract F) is paved as required.
20. Prior to final engineering plan approval for any phase the applicant is conditioned to complete a landscaping plan that details the location, number, plant species proposed, planting notes, fencing notes and associated details.	Landscaping plan was approved with construction plans

* Road "K" is now **North Juniper Street**

<p>21. Prior to final plat approval of any phase, the applicant shall identify an appropriate lot(s) or approved tract for the developer funded water booster station identified in the city's June, 2010 Water System Plan at Chapter 8 to serve lots located above an elevation of 370 feet.</p> <p>a. Should it later be determined that a water booster station has previously been installed by other developers or is no longer needed to provide adequate domestic and fire flows to lots above the 370 foot elevation, this area could be converted back to a residential lot.</p> <p>b. The booster station shall require Site Plan and Design Review permits. The design of the booster station shall be similar to that of the adjacent residential structures in style (exterior materials, roofing, roof pitch, windows) and landscaping.</p> <p>c. Any tract needed for the booster station shall not reduce the available open space on the site.</p>	<p>Not necessary for current phase. Also not necessary for Phases 2 and 3.</p>
<p>22. Prior to construction of the 181st house, or upon documented failure of the Goodwin and Ingle intersection based on GML's monitoring, whichever is earlier, the applicant shall identify, design and construct corrective measures to mitigate the following intersections to Level of Service (LOS) D or better and receive concurrence from the City of Camas and Clark County, as applicable:</p> <p>a. NE Goodwin & Camas Meadows Drive</p> <p>b. NE Goodwin & Alexandra Lane</p> <p>c. NE 28th Street & NE 232nd Avenue</p>	<p>Not applicable until subsequent phases. The first phase has only 35 lots</p>
<p>23. The traffic signal at NE Goodwin Road and NE Ingle Road shall be installed prior to construction of the 181st lot. If at any time monitoring of the intersection indicates that signal warrants are met prior to the construction of the 181st house, the applicant shall construct the signal at that time.</p>	<p>Not applicable until subsequent phases. The first phase has only 35 lots</p>
<p>24. The applicant shall pay to the City of Vancouver a proportionate share contribution towards the construction of a northbound right turn lane on NE 192nd Avenue and a westbound right turn lane on 13th Avenue. The timing of payments shall be determined with the City of Vancouver prior to final plat approval of any phase.</p>	<p>See plat note 6</p>
<p>25. Prior to final engineering the City and the applicant will determine the sizing and location of water facilities and any needed land for dedication for a reservoir.</p>	<p>No reservoir will be sited within this development.</p>
<p>26. Five (5) phases are approved with this decision. Modifications to the phasing plan will require approval of a modification pursuant to CMC§18.55.270-Plat amendments and plat alterations.</p>	<p>Minor modification was submitted and approved for seven phases. Refer to conditions of approval for MinMod17-06 (below)</p>
<p>27. The applicant shall revise the preliminary plat to ensure that side lot lines are at right angles to the street (or radial to a curve) as practical per CMC§17.19.030 (D)(2) and (3).</p>	<p>In compliance for Phase 1</p>
<p>28. The applicant will revise lot areas to meet the dimensional requirements of the respective zoning unless specifically modified in these conditions. An exception is not granted to exceed the dimensional standards of the zone for Lots 110 to 115, or Lots 44 to 56. Lot 26 shall be modified to provide 7,200 square feet of area as required by CMC 17.19.040.B(10)(c)</p>	<p>None of the identified lots are in Phase 1</p>

<p>29. Proposed Lot 25 has an existing home that will remain. The lot exceeds the dimensional standards for the R-6 zone, which is permitted, as it is consistent with CMC§18.09.040, Table 2, Note 4.</p> <p>a. Any future division of Lot 25, five years after final platting, will comply with R-6 zoning.</p> <p>b. Setbacks from NE 28th Street and to the lots west of Lot 25 will be a minimum of 20-feet.</p> <p>c. Future homes will be oriented with fronts toward NE 28th Street if lot(s) are adjacent.</p>	<p>Lots 25 and 26 are now Phase 7 and will be accessed from North 86th Circle.</p>
<p>30. The applicant shall revise and remove double-frontage lots throughout the subdivision, specifically Lots 28, 29, and Lots 218 to 226. The city will accept the revisions as suggested in this report, or a substantially similar remedy. Revisions must be approved by the City prior to engineering construction plan approval of first phase.</p>	<p>In compliance.</p> <p>Lots 28 and 29 are now Lots 26 and 27.</p>
<p>31. A single sales office in a model home for purposes of selling lots within the development may be located within each phase, and remain until 50% of lots are sold in that phase or two years after Certificate of Occupancy is issued for the model home or trailer, whichever is less. After such time, the sales office in the home or the trailer must be removed.</p>	<p>Will comply throughout buildout of the subdivision</p>
<p>32. If a sales office is proposed in a trailer, then a site plan must be approved by the City, including landscaping along the street frontage and base of trailer, and off-street parking per CMC 18.11 Parking.</p>	<p>Will comply</p>
<p>33. The applicant shall construct a permanent physical barrier consisting of a six-foot high fence that adequately prevents human entry into the Clark County owned conservations lands and priority habitat areas known as Green Mountain along the entire north side of the Green Mountain Estates Subdivision. Gate or openings may be provided at approved public access points, i.e., the vehicle access at the northeast corner of the site and approved public trails. The fence shall be constructed prior to occupancy of individual home sites. Entrance into Clark County's conservation lands from individual lots shall be strictly prohibited without first obtaining an access agreement from Clark County.</p>	<p>Applicable to subsequent phases</p>
<p>34. Signs shall be posted and maintained along Clark County's conservation lands property boundary at an interval of one (1) per lot and shall read substantially as follows: "Conservation Area - Please retain in a natural state."</p>	<p>Applicable to subsequent phases</p>
<p>35. Wetlands, streams and associated buffers shall be clearly marked on the final plat.</p>	<p>Wetland area is adjacent to Phase 1 and is noted as required.</p>
<p>36. Tree retention zones within Tracts I and J shall be clearly marked on the final plat. Tree topping is not permitted, nor removal of more than 20 percent of a tree's canopy. A note to this effect shall be added to the plat.</p>	<p>Applicable to subsequent phases</p>
<p>37. The location of the T-29 trail shall be clearly labeled on the final plat.</p>	<p>The southern end of the T-29 trail is located to the west of the property, and labeled on the plat.</p>
<p>38. Prior to final plat approval of any phase, the applicant shall provide a copy of the private covenants intended to be recorded with the plat, which will include provisions for maintenance of all required improvements, such as storm or sewage facilities, open space areas, access tracts, private parking enforcement provisions acceptable to the fire marshal, etc.</p>	<p>Submitted as required</p>

39. The applicant shall provide access acceptable to the city for maintenance of all tracts included in the final plat. Access could include a road, access tract, or recorded agreement with owners to the south. Annual maintenance of all tracts shall be included with the HOA CC&R's, for removal of invasive species.	In compliance
40. The final tree mitigation plan shall include the dimensions of all Oregon White Oak trees (retained and removed) and an analysis of the health of the trees.	Applicant proposed planting a tree in every backyard as mitigation. A note on the plat includes this provision. Tract D contains one of the <u>protected</u> Oregon White Oaks of the development.
41. Oregon White Oak mitigation trees must be planted every 10 feet from each other, which will be shown on mitigation construction plans.	No Oregon White Oak mitigation this phase.
42. The applicant shall record an avigation (aviation) easement that runs with the property, which provides a right-of-way for the unrestricted passage and flight of aircraft above 500- feet ground level.	Refer to Plat Note #10
43. The applicant shall install uniform, continuous fencing at the rear of Lots 139-148 (abutting lots in the Country Estates development) prior to issuance of a certificate of occupancy for the first home in this series. 44. The applicant shall analyze the health of the trees within 10 feet of the rear of Lots 139-150. If trees are deemed healthy by the project's arborist, and the trees will not be impacted by site grading, then the trees will not be removed. Trees shall remain within subject lots until occupancy.	Applicable to subsequent phases
45. Low Flow Life Safety Residential Fire Sprinklers (NFPA 13D) required in all new dwellings served by dead end roads longer than 400 feet. CMC (Camas Municipal Code) 17.19.040.14, CMC 17.19.030.D.5.d	Will comply at time of building permit issuance
46. Low Flow Life Safety Residential Fire Sprinklers are required where structure(s) are accessed by a flag lot, access tract, or private road. CMC 17.19.030.D.5.c, 17.19.040.A.7	Will comply at time of building permit issuance
47. Low Flow Life Safety Residential Fire Sprinklers that comply with 13D or 13R are required in all buildings abutting a street designed and constructed with less than 36 feet of pavement width. CMC Table 17.19.040-2	Will comply at time of building permit issuance
48. If a lot is not required to have residential sprinklers, any new single-family residence or duplex to be used as a model home or home sales office shall have Low Flow Life Safety Residential Fire Sprinklers installed. CMC 15.17.050	Will comply at time of building permit issuance
49. The distance from a required fire hydrant may be doubled when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. CMC 17.19.040.C.4.a.	Standard 500-foot spacing has been met.
50. Establishing Hydrant Flow Tests per NFPA 24 (National Fire Protection Association) utilizing a Washington State Licensed Fire Sprinkler Contractor may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. 17.15.030.D.C	Flow tests required for fire hydrants
51. Low Flow Life Safety Residential Fire Sprinklers are required where minimum hydrant water flow from the closest hydrant is not met. CMC 17.19.040.C.4.a, CMC 15.04.010.D (IFC Appendix B, Fire Flow) A Washington State Licensed Fire Sprinkler Contractor meeting NFPA 24 Fire Flow guidelines may be hired to establish the	Will comply with each building permit

gallons per minute (fire flow). A permit is required with the fire marshal's office prior to the flow test.	
52. An approved address sign, in accordance with the Camas Municipal Code, must be posted for each residence where the flag lot leaves the public road or access tract prior to final plat approval of each phase. CMC 17.19.030.D.5.d	Tract B, C and E have address signs as required
53. When access grades exceed those specified in CMC 17.19.040.12.b, Low Flow Life Safety Residential Fire Sprinklers are required to be installed. CMC 17.19.040.12.b.iii.	Not applicable for this phase
54. Underground oil tank removal requires a permit with the fire marshal's office following IFC (International Fire Code) 3404.2.14	None found
55. Any existing structures that are scheduled to be torn down may be considered for fire department training.	Note, not a condition
56. Any blasting that may be needed for this location is required to follow the CMC Blasting Code and requires a permit with the fire marshal's office. CMC 15.40	Note, not a condition
57. Any gates serving two or more homes is required to follow the gate code CMC 12.36	No gates are proposed
58. Gated access to two or more homes is required to have Low Flow Life Safety Residential Fire Sprinklers installed CMC 12.36.040.J	No gates are proposed
59. Private Streets require a plan for access obstruction per CMC, 17.19.040.A.9	Plan included within CC&R.s states that vehicles will be towed.
60. All new street signage shall include the hundred block designation.	Will not be required for this phase.
Conditions of Approval SEPA 15-05	
1. Mass grading shall occur only during periods of extended dry weather.	In compliance
2. The contractor shall provide a plan acceptable to the city for controlling dust (i.e.: the use of watering trucks). On windy days where dust is impacting adjacent properties, the project will be shut down until proper mitigation is in place. The contractor will be responsible for all off site impacts resulting from lack of dust control.	In compliance
<p>3. A Final Wetland Mitigation Plan shall be submitted prior to Engineering approval of site construction drawings, and is not waived. The final plan shall include the minimum requirements of CMC§16.53.050(E)(3), which includes (not limited to): Detailed construction drawings of plant types, sizes and locations; Monitoring plans; Contingency plans; and cost estimates for required Financial Assurances (subsection J).</p> <p>4. The impacts to Category IV wetlands shall be mitigated on site at a ratio of 6:1 for enhancement.</p> <p>5. Mitigation shall be installed within six months of impacts, or prior to final acceptance, whichever is lesser.</p> <p>6. Wetland areas (wetland and buffer) shall be demarcated adjacent to lot boundaries with a minimum of 4-foot high, continuous, permanent fencing.</p> <p>7. The demarcation of wetland area boundaries adjacent to roadways or other tracts may consist of logs, hedge row, permanent fencing or logs.</p> <p>8. Permanent signage as required by CMC§16.53.040(C)(2) shall be installed prior to Final Acceptance of any phase.</p>	<p>Tract F contains wetland buffer areas. Other wetland areas are adjacent and to the north in Phase 2.</p> <p>Fencing and signage per #6 are bonded as required</p> <p>Conditions are applicable to subsequent phases.</p>

<p>9. Trees that are proposed for retention per Tree Evaluation Report (December 22, 2015) shall be retained. The following trees and or groupings were identified:</p> <ul style="list-style-type: none"> • Walnut tree in SW portion of Tract D (adjacent storm pond) • Oak tree in Tract in Tract G that is adjacent to NE 28th Street • Oak tree in Tract I, northwest of proposed Lot 92 • Tract I, retention group of two fir trees and 14 deciduous • Tract J, retention group of 37 fir trees and 56 deciduous <p>10. Trees that are intended to be retained will be located and noted on final plat drawings.</p> <p>11. Removal of retained trees will require approval from the city's Planning Department, through submittal of a Vegetation Removal Permit. Approval will require that the tree be considered hazardous by a licensed arborist, who is not employed by the company proposing to remove the tree. This provision will be noted on the final plat. Mitigation for loss of retained tree is required per Measure #18.</p> <p>12. Tree protection fencing shall be installed around the drip line of trees to be retained, prior to any earth moving activities on site. Protection fencing shall remain in good condition until final plat approval.</p>	<p>Tract G (now Tract D) contains retained and protected White Oak as required.</p> <p>Final plat noted the location of protected tree as required.</p>
<p>13. Mitigation for the removal of Oregon White Oaks shall be a minimum of 2" caliper, at a 6:1 ratio, planted in Tracts D or C prior to final plat approval of any phase. Locations shall be noted on the plat and protected during construction as described in this section. Applicant shall provide a Final Tree Mitigation Plan to include final count of Oregon White Oak removal, and the required mitigation measures.</p>	<p>No removal is proposed for this phase.</p>
<p>14. Oregon White Oak Mitigation area(s) will be posted with a small, permanent sign to be approved by the city, and installed prior to final plat approval.</p>	<p>No Oregon White Oaks were removed with this phase.</p>
<p>15. Mitigation as proposed on page 6 of the Tree Evaluation Report, shall include one tree in the backyard of every lot (minimum 2" caliper) and shall be planted prior to issuance of Occupancy Permit.</p>	<p>Plat Note 13.</p> <p>Property owners must comply with building permit issuance.</p>
<p>16. One street tree and one backyard tree shall be maintained in good health for each lot, and replaced only when hazardous. This provision shall be on the final plat.</p>	<p>Refer to Plat Note 13</p>
<p>17. The application included additional street trees along stretches of roadways that front open spaces and storm ponds. These trees shall be installed as proposed, prior to final plat approval of each phase.</p>	<p>In compliance for Phase 1</p>
<p>18. The applicant shall provide financial surety for the retained Walnut and Oak trees in an amount of 105% the replacement cost. Cost estimate shall include installation, monitoring and maintenance for a period of five years. Replacement trees shall be a minimum of 2" caliper and in a quantity that is equivalent to the caliper inch of tree lost (e.g. 12" caliper tree will require six replacement trees at 2" caliper).</p>	<p>Financial surety for White Oak in Tract D has <u>not</u> been provided to date.</p>
<p>19. Lots adjacent to open space tracts shall maintain fencing along the side and/or rear lot lines that abut the open spaces. Fencing must be a minimum of 4-feet high, permanent, continuous, and be maintained in good condition.</p>	<p>Refer to Plat Note 14</p> <p>Applicable to Lots 25 -27; 31-35</p>
<p>20. Properties that abut the northern property line with forest land shall maintain a minimum 6-foot high fence.</p>	<p>Fencing is applicable to subsequent phases.</p>

21. The property abuts a forest managed by Clark County. A note on the plat shall inform homeowners of the potential for tree harvesting, replanting, and other active forest management practices, along with a variety of recreational activities such as horse riding, hiking, and bike riding.	Plat notes 8 or 9 comply with this provision.
22. Small (2' x 2') signs shall be posted at the back of each lot (on the fence or free-standing) to alert homeowners of forest management practices and recreational uses.	Signage is applicable to subsequent phases.
23. Prior to final acceptance of each phase, an address monument (as approved by the City) shall be installed at the entrance of all joint access easements and flag lots of that phase.	In compliance.
24. The developer will incorporate feasible sustainable and low-impact development methods and techniques for individual lot construction.	Statement, not a condition of approval.
25. Buildings will be oriented to the public streets (not private access tracts) and provide pedestrian access from buildings to sidewalks. 26. Building permit submittals for each phase will include a master plan set which includes the facades, colors, and materials for each lot, to demonstrate the unique character of a series of lots. The master set for each phase will be approved by the city. "Unique" generally means that there is a difference in roof pitch, exterior materials, stoops or porches, columns or bay windows, or other such distinctions between houses. The intent is to provide different architectural styles and avoid monotony.	Refer to Plat Notes 15 and 16. Will comply with building permit review and issuance.
27. South of Road H, the T-29 trail shall be a minimum of 6-feet width and paved. North of Road H, the T-29 trail must be 6-foot minimum width and paved or with crushed aggregate.	Phase 1 includes the south portion of the T-29 trail. It will be paved for 6 feet, then transitions to 10 feet north of North Hargrave Street.
28. Signs, as approved by the city, shall be installed at each end of the trail segments where the trail intersects with a road. Signs shall be installed prior to final acceptance of each phase (with a trail segment).	Will comply.
29. The applicant shall provide the city with a copy of the excavation permit from DAHP prior to any earth disturbing activities. 30. An archaeologist will be on site and monitor all ground disturbing activities at the location of the documented archaeological resources.	Provided prior to excavation as required. Monitoring was conducted.
31. A monitoring plan shall be prepared and approved by the City and DAHP prior to site work. The monitoring plan will include photographs and examples of potential artifacts that could be encountered on the site. A copy of the monitoring plan will be on site at all times with the project superintendent.	Complied as required.
32. Lots 7 and 8 shall gain access from Tract F (joint access).	As previously noted, Lots 7 and 8 will not be accessed from N Juniper Street.

33. South of Road N, Lots 9 and 19 are the only lots permitted to have individual driveway access onto Road K†.	(Current) Lots 9 and 21. No notes required for plat as there are no access restrictions.
34. Lots 20 to 22 will utilize a joint access tract and not have individual driveways onto Road K‡. The city would accept a joint access tract similar to the west side of the road, rear access to the lots via an alley, or as otherwise approved by the city.	In compliance. Refer to Easement Provision #2.
35. Lot 18 is also located at a blind corner for incoming vehicles to the site. Access to Lot 18 must be located as far east as practicable, as approved by the city.	Refer to Plat Note 17
36. The utility plan shall be revised to include the location of the water booster station. Revised plan shall be submitted prior to engineering approval for any phase.	Not applicable for Phases 1 to 3.
Conditions of Approval for MinMod17-06	
1. The applicant shall submit to the city a revised phasing drawing, consistent with this decision, within six months of the date of issuance of this decision; otherwise this decision shall be void.	Submitted as required.
2. Number of phases must be numbered consecutively from “number one”, not alphabetically or alphanumerically.	In compliance
3. The timing of completion for the required street improvements along NE 28th Street is not modified with this decision. The (new) Phase 7 improvements along NE 28th Street will be installed with Phase 1.	Improvements installed as required.
Final Plat Notes	
1. A homeowners association (HOA) will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.	Refer to Note 1
2. Building permits will not be issued by the Building Department until all subdivision improvements are completed and Final Acceptance has been issued by the City.	Refer to Note 3
3. This plat is located adjacent to Clark County conservation land managed for sustainable forestry on which a variety of forestry operations may occur that may not be compatible with residential development for certain periods of limited duration. Potential discomforts or inconveniences may include, but are not limited to: noise, odors, fumes, dust or operation of machinery during any twenty-four (24) hour period.	Refer to Note 11
4. Entrance into Clark County's conservation lands from individual lots shall be strictly prohibited without first obtaining an access agreement from Clark County.	Refer to Note 9
5. Maximum building lot coverage for this subdivision is 40%.	Refer to Note 4

† North Juniper Street

‡ North Juniper Street

6. The lots in this subdivision are subject to traffic impact fees, school impact fees, fire 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.	Refer to Note 5
7. Wetlands, streams and associated buffers shall be maintained in their natural state as described in the Final Wetland Mitigation Plan that is recorded with this plat by the HOA. Any modifications to critical areas and buffers must be approved in writing by the City after submittal of a revised critical area report.	Refer to Note 7
8. Tree topping is not permitted within this development, nor removal of more than 20 percent of a tree's canopy. Trees that are determined to be hazardous by a licensed arborist may be removed after approval by the City. Required street trees and backyard trees shall be promptly replaced with an approved species.	Refer to Note 8
9. The Green Meadows subdivision is under a flight corridor for Grove Airfield; aircraft noise is to be expected.	Refer to Note 10

FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is in substantial conformance with the applicable conditions of approval, and with the applicable state and local regulations.