

STAFF REPORT
Parklands at Camas Meadows
File No. SUB15-02
Report Date: June 13th, 2016

TO: Hearings Examiner **HEARING DATE:** June 16, 2016

PROPOSAL: The applicant is proposing to subdivide and develop 35+ acres into 42 single family lots and parcels to allow for future commercial development consistent with an adopted Development Agreement and Master plan known as the Parklands at Camas Meadows.

LOCATION: The site is located approximately 2/10ths of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian. Clark County Parcel ID 175948-000 & 986031-650 and adjacent right of way.

APPLICANT: Parklands at Camas Meadows, LLC. **Staff Contact:** Robert Maul, Planning Manager
 20705 SE Evergreen Highway
 Camas, WA 98607

APPLICATION SUBMITTED:	August 31st, 2015	APPLICATION COMPLETE:	March 25th, 2016
STATE ENVIRONMENTAL POLICY ACT (SEPA):	The City issued a Determination of Nonsignificance (DNS) on January 12, 2016, as file #SEPA15-14 (Exhibit 8)		
PUBLIC NOTICE:	Notice of Application mailed to property owners within 300 feet of the site on April 26 th , 2016, and published in the Post Record on April 26 th , 2016. Legal publication 559090. Public hearing notice was mailed to property owners and published in the Post Record on May 31 st , 2016. Comment and appeal period ends on March 29, 2016, at 5:00 p.m. Legal publication 561690.		
APPLICABLE LAW: The application was submitted on March 25, 2016 , and the applicable codes are those vested and in effect per a Development Agreement recorded at Clark County as recording number 5268706 AGR on 03/28/2016. Accept as otherwise agreed to in the recorded Development Agreement the applicable codes shall be those in effect at the date of Application (March 18, 2015). Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development; and Title 18 Zoning; Specifically (not limited to): Chapter 16.53 Wetlands; Chapter 16.61 Fish & Wildlife Habitat Conservation Areas; Chapter 17.11 Subdivisions, Chapter 17.19 Design & Improvement Standards; Chapter 18.07 Use Authorization, Chapter 18.09 Density and Development, Chapter 18.55 Administrative Provisions, and Chapter 3.88 (Impact Fees). [Note: Citations from Camas Municipal Code (CMC) are indicated with italicized type.]			

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I. SUMMARY/BACKGROUND

<p>Zoning: R-15 and BP with an MXPDP overlay</p> <p>Proposed Lots: 42 - Single family lots; 4 - MXPDP employment lots</p>	<p>Acreages/Areas R-15 – 20.9 acres; BP/MXPDP Overlay 15.5 acres Total site area: approximately 36.1 acres</p> <p>Uses: R-15 zone. To include Single Family Dwellings with allowances for incidental and accessory uses including Accessory Dwelling Units.</p> <p>MXPDP. To include a mix of uses as set forth in the MXPDP Master Plan adopted with the Development Agreement (Exhibit 5). Separate Site Plan and Design Review submittals will be required prior to development of the MXPDP - employment lots.</p>
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The applicant is proposing to develop the 36.1 acre site into 42 single family lots, four commercial lots for mixed use employment, and will have associated public and private improvements. The subject site consists of parcels that provide the total acreage. The southern parcel, #175948000, is 15.72 acres in size and has a base zoning designation of Business Park (BP). The northern parcel, #986031650, is 20.97 acres and has a base zoning designation of R-15 (single family 15,000 square foot lots).

The site is largely covered with trees and has roughly 7.5 acres of wetlands on site. With proposed buffers, the critical areas and open space will total 11 acres. The site does slope down towards the northwest of the site.

Abutting land uses include an existing golf course to the west and north, and northeast, and an existing residential subdivision to the east and southeast corner. Additional land use descriptions will be addressed further in this report. The majority of the southern boundary abuts existing unimproved public right of way that will become the main public access point for the site.

The applicant has coordinated with the City of Camas to create a Mixed Use Planned Development overlay for the subject site, which was memorialized in a recorded Development Agreement (DA). The goal was to integrate land uses in a cohesive master plan, which does place some residential lots in the BP zone (see Exhibit 4 Master Plan). Those lots are also future phases of the development; 2R and 3R (see Exhibit 31). Other elements of the master plan included vested dimensional standards, an employment use table, phasing, street scape design, SEPA review and approval, and performance measures to name a few.

This subdivision process is only for the creation of the residential and commercial lots, and all associated public and private improvements. Individual site plan approval will be done at a later date for the commercial pads contained in the master plan.

II. PRELIMINARY PLAT CRITERIA OF APPROVAL (CMC17.11.030)

The italicized and underlined text is the criteria of approval for preliminary plat applications per CMC§17.11.030(D) (**1 through10**).

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;

DISCUSSION:

A. The 2004 City of Camas Comprehensive Plan, Chapter IV. Land Use includes the following applicable Goals, Objectives and Policies:

- Primary Goal 3: To offer a harmonious blend of opportunity for living, working, recreating, and cultural activities by protecting natural amenities, and balancing development of services with growth.

The proposed subdivision includes the creation of up to 42 single family residential lots, open spaces, the development of a portion of the Camas T-20 and T-1 Trails (2014 City of Camas Parks, Recreation and Open Space Comprehensive Plan) together with four primarily employment based lots with a mix of uses consistent with a Development Agreement and Master Plan. Additionally, the development includes at minimum construction of a Transportation Impact Fee eligible connection of Camas Meadows Drive to NW Larkspur.

- Primary Goal 4: To expand the existing permanent open space network and trails system throughout the City while preserving and protecting natural features, wildlife habitat, and critical areas from incompatible land uses.

Approximately 11 acres of the site is proposed to be preserved through a conservation covenant and maintained by a Homeowners Association. In addition to constructing portions of the T-20 and T-1 City trails, additional trails are proposed within the subject property.

- Land Use Objective: Create a balance between housing and employment that produces a more self-sustaining community; and,
- Policy LU-1. Support the continuation of a strong residential community rooted amid a blend of opportunities for commerce, industry, education, and recreation.

The subdivision includes provisions for a mix of uses consistent with the 1) MXP overlay and Chapter 18.22, 2) approved Master Plan and development agreement that includes a balance of housing and jobs integrated into a development with open spaces and trails.

- Policy LU-2. Support a diverse community in an open and natural setting comprised of stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers.
- Policy LU-4. Maintain compatible use and design with surrounding built and natural environment when considering new development or redevelopment.

Evaluating the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses is necessary in establishing findings of compatibility was addressed with the zone change process for the MXPDP overlay zone and Master Plan, which included the following:

North: Clark County tax parcel #986031-650; 20.90 acres; Zoned R-15. One undeveloped parcel is located to the north of the subject parcel, and includes approximately 11 acres of sensitive lands. The applicant is proposing to include this parcel in a master plan and development agreement of a large area that includes the subject property. The anticipated use includes single-family residential lots and natural and passive recreational open spaces.

South:

- 1) Clark County tax parcel #175951-000; 19.5 acres; Zoned MF-18. Site is currently characterized as underutilized and includes older structures associated with the now defunct Chinook Archery Range. An application is currently pending with the City for a single family and multi-family housing development.
- 2) Larkspur Estates Phase II; Zoned R-7.5: Clark County tax parcel #175933072; 0.06 acre tract. Site is currently occupied with utilities.
- 3) Larkspur Estates Phase I – Tract C; Zoned R-7.5; Clark County tax parcel #175933-062; 0.52 acres; Site is currently developed and utilized as a Storm Water Facility.
- 4) Lacamas Estates; Zoned R-10: Four single family residential lots with three single-family dwellings constructed and occupied. Clark County tax Parcels #175967-014, #175967-016, #175967-018, #175967-032. Lots ranging in size from 0.22 acres (9,654 square feet) to 0.37 (15,934 square feet).

East: Lacamas Shores, Phases 6-C and D; Zoned R-15: Five single family lots with four existing single family dwellings. Clark County tax Parcels #110187-004; #110187-002, #110186-974, #110186-972, Parklands at Camas Meadows, LLC MXPDP Overlay zone | ZC15-01 page 5 of 5 #110186-970. Lots ranging in size from 0.36 acres (16,195 square feet) to 0.83 acres (36, 899 square feet).

West: Clark County tax parcel #175978-000; 5.00 acres; Zoned Business Park (BP). This site include the existing Camas Meadows Golf Course Clubhouse which further includes retail sales, restaurant services, and events.

The surrounding areas are a mix of existing uses ranging from commercial to recreational and residential. The City has reconsidered the planning of the area in 2012-13 and designated additional areas for higher density residential which are now beginning to materialize. The proposed MXPDP will provide for transition uses from the existing commercial use to the west, the planned higher density residential to the south to the lower density residential use planned or developed to the south and east.

- Strategy LU-3. Support and encourage Planned Developments which can provide "cluster housing" (to protect sensitive lands), higher density, and mixed-use residential/commercial (where appropriately zoned), and where compatibility can be demonstrated.
- Policy LU-8. Provide the opportunity for a broad range of housing choices to meet the changing needs of the community.

The project includes provisions for single family residential development, will support the establishment of accessory dwelling units, and includes provision for a higher density mixed use building centrally located.

- Policy LU-11. Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations.

Residential lots of similar sized are proposed adjacent to existing residential lots. Where employment based uses are located adjacent to residential neighborhoods the Development Agreement has established standards for adequate separation. Additionally, site plan and design Review are further required prior to construction of commercial or mixed use development.

- Strategy LU-10. Support the enhancement of Business Parks with emphasis on aesthetic and community compatibility.

The subdivision blends the streetscape and trail system of the Camas Meadows Business Park through the extension of NW Camas Meadows Drive through to NW Larkspur.

- Policy LU-13. Encourage the master planning of mixed use developments that emphasize aesthetics and community and neighborhood compatibility.

The subdivision implements an approved mixed use master plan and emphasizes design and aesthetic through standards of the Master Plan, development code, site plan review, and design review processes.

- Housing Goal 3: To encourage a variety of residential site planning alternatives that increase housing opportunities on residential or commercial land (where appropriately zoned) in a manner that compliments or enhances the character of existing development, protects sensitive environmental features, and considers transit corridors and land use patterns.

(NTM)

The city has a Neighborhood Traffic Management Plan (NTM). This plan identifies the need for installation of acceptable traffic calming features when a proposed development will generate 700 Average Daily Trips (ADT) or more. The submitted Transportation Impact Analysis (TIA), dated November 18, 2015 submitted by H. Lee & Associates indicates that this project at buildout will generate 1,895 ADT with 197 new AM peak hour trips and 191 new PM peak hour trips.

Staff finds that the submitted TIA clearly demonstrates that this threshold will be met with this development.

The applicant is proposing a gated community (2 gates) with 3 private streets to serve the proposed 42 single family lots. The easterly private streets will consist of a 28 foot wide street located within a 48 foot wide tract with two detached 5 foot wide sidewalks. The westerly private street is a shorter street serving fewer lots and as such will only require a 42 foot wide tract with 28 feet of paved width and one detached 5 foot wide sidewalk.

Staff finds that this development with the proposed gated entries and narrower private streets serving an isolated community that is not interconnected to other neighborhoods will consist of very low volume streets such that additional traffic calming features are not warranted.

NW Camas Meadows Drive will be a three lane collector street with landscaped median islands. There will be a roundabout located at the intersection of Payne Road and NW Camas Meadows Drive that will also provide a level of traffic calming due to the need to navigate around said roundabout.

Staff finds that the street systems as proposed will provide adequate traffic calming features and when constructed will meet the intent of the city's NTM plan.

Parks, Recreation and Open Space (PROS)

The adopted 2014 PROS identifies two regional trails in the general vicinity of the proposed project, T-20 and T-1. The T-20 trail coincides with the proposed frontage improvements along Camas Meadows Drive/Larkspur.

The applicant and the neighboring property owner of the Camas Meadows Golf Course are in discussions regarding possible alignment for the T-1 trail. The full installation of the T-1 trail through this site may be difficult as a result of surrounding wetlands, but some participation by the applicant is warranted. The applicant shall be conditioned to coordinate and participate in the implementation of the T-1 connection prior to final plat approval for phase 3R.

Findings:

Under Camas Municipal Code (CMC) 18.22.010 the stated purpose of the MXPDP includes: *"The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed-use areas. Consistent with this, the city has created the mixed-use planned development zone (MXPDP) to provide for a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses"*.

The applicant submitted to the city an MXPDP Overlay, Master Plan and Development Agreement, which was approved by City Council after a public hearing.

The subdivision will include the establishment of lots for a mix of uses consistent with the MXPDP zoning, approved Master Plan and addresses applicable provisions for trails and open spaces including transportation as set forth in this report.

Staff finds that the application is generally consistent with the city's comprehensive plans and does not exceed the density standards of the MXPDP Master Plan or the R-15 zone. Staff finds that as conditioned the applicant can or will comply with the city's NTM plan.

[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;](#)

DISCUSSION:

Water:

There is an existing 12 inch diameter public ductile iron pipe waterline located within NW Camas Meadows Drive and in NW Payne Road adjacent to the subject property.

The applicant is proposing to connect to the existing 12 inch ductile waterline and extend a new 12 inch ductile water line east in NW Camas Meadows Drive connecting into the existing 8 inch diameter dead end waterline at the northerly terminus of NW Larkspur Street.

Staff has verified with the applicant's engineer that line sizing and flow calculations have not yet been performed in order to determine the minimum flow and line size needed to serve the intended use. Staff finds that the applicant shall be conditioned to provide acceptable line sizing and fire flow calculations prior to final engineering approval of any phase in order to determine an appropriate waterline size for the proposed use.

The proposed utility plan dated January 24, 2106 confuses the water and sewer utilities but the intent of the proposed improvements is clear upon a careful examination of the notes on the plan.

The applicant is proposing to extend 8 inch diameter ductile waterlines in the proposed private streets serving the residential portion of the site consistent with city standards.

Storm Drainage:

The applicant submitted a preliminary stormwater Technical Information Report (TIR) and preliminary storm plans for the proposed development. Additionally, the applicant is proposing phosphorus removal as required in Section 5.04 of the Camas Stormwater Design Standards Manual (CSDSM) for sites over one acre in size and located in the Lacamas watershed above Round Lake.

Historic stormwater flows from this site generally flow to the north and east into the existing sloped wetlands located north of the subject property. The developer of this project has been working with the development team of the Village at Camas Meadows project located south of the NW Camas Meadows Drive extension. Their combined plan is to release stormwater flows from both developments into the sloped wetlands after providing water quality treatment. The released stormwater will then sheet flow north through the wetlands to Lacamas Lake.

Lacamas Lake is listed in the CSDSM and the 2012 Stormwater Management Manual for Western Washington (SMMWW) as a flow control exempt water body. Direct release of stormwater runoff without detention is allowed providing all of the criteria described in Volume I, Section 2.5.7 of the 2012 SMMWW can be met.

One of the criteria requires *“The project site must be drained by a conveyance system that is comprised entirely of manmade conveyance elements (e.g., pipes, ditches, outfall protection, etc.) and extends to the ordinary high water line of the exempt receiving water...”*

As proposed, the release of the stormwater into the wetlands does not appear to meet the criteria for direct release into a flow control exempt water body.

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 Village at Camas Meadows development south of the site, or provide a separate on-site stormwater treatment and flow control system to serve only the subject property.

It should be noted that this development and the proposed Village at Camas Meadows development to the south are not located adjacent to Lacamas Lake. Should the combined projects undetained stormwater flow into Lacamas Lake, it will require the undetained stormwater flows to cross the Camas Meadows Golf Course property. Staff finds that a perpetual stormwater easement across the golf course is warranted to protect and preserve the proposed stormwater outfall for both developments into the future should the direct release to Lacamas Lake be the stormwater option chosen and approved.

The applicant is proposing to direct much of the roof and yard runoff into the wetlands in order to maintain the hydro period of the wetlands as required in the 2012 SMMWW and the CSDSM.

Staff finds that the 2012 SMMWW deems lawns and landscape areas as pollution generating pervious surfaces due to phosphorous being typically found in most fertilizers and should not be directed to or collected in a stormwater system that will outfall into the wetlands prior to phosphorous removal.

The applicant shall be conditioned to direct the stormwater runoff from the lots and landscaped areas of the site into the proposed 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.

Staff finds that stormwater lines not located within the public ROW shall be located in a private stormwater easement(s) and shall be maintained by the homeowners association. A condition of approval to this effect is warranted.

Erosion Control:

The applicant shall be required to provide adequate erosion control measures during the site improvements contemplated for this subdivision in accordance with adopted city standards. The applicant shall be required to submit the Erosion Sediment Control plans to the city for review and approval prior to any ground disturbance.

Staff finds that CMC 17.21.030 requires submittal of an erosion control bond for ground disturbances of one acre or more. The Washington State Department of Ecology also requires site operators disturbing over one acre of land to file for and obtain an NPDES General Construction Stormwater Permit. CMC 14.06.030 (C) requires submittal of the Stormwater Pollution Prevention Plan (SWPPP) prior to commencement of ground disturbance activities.

Staff finds that adequate provisions for erosion control can or will be made.

Sanitary Sewage Disposal:

This particular area of Camas is served by a pressure sewer system. This system was not designed to convey solids, only the effluent.

The applicant is proposing individual Septic Tank Effluent Pump (STEP) systems to serve the proposed residential lots. The commercial sites will be required to adequately size, install and maintain their own private effluent pressure sewer systems at the time of site improvements and building construction.

Staff finds that the sewer system as proposed can or will meet the city's requirements and standards.

Existing wells, septic tanks and septic drain fields

CMC 17.19.020 (A 3) requires abandonment of existing wells, septic tanks and septic drain fields. Existing water wells shall be properly abandoned in accordance with State and County guidelines prior to final plat approval for the phase they may be located in. Transfer of any existing water rights to the City of Camas will also be conditioned as part of the abandonment. A condition of approval to this effect is warranted.

FINDINGS: As conditioned, staff finds that adequate provisions can or will be made for water, storm drainage, erosion control and sanitary sewage disposal which are consistent with the Camas Municipal Code, the Water System Plan, the General Sewer Plan Amendment and 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:

Roads:

NW Camas Meadows Drive Extension:

NW Camas Meadows Drive right of way (ROW) currently exists and is 74 feet in width. The Parklands development is located north of and adjacent to this existing ROW and to date no actual street improvements have been constructed within this ROW. The applicant has no requirement to provide additional right of way for this particular roadway as sufficient ROW width currently exists.

The applicant's narrative at page 2 and 3 does not address street improvements associated with the extension of NW Camas Meadows Drive.

CMC 17.19.040 (B 1) requires appropriate half width street improvements. Staff finds that there is a nexus for these half width improvements based on the Traffic Impact Analysis dated November 18, 2015, submitted by H. Lee & Associates that indicates this project at buildout will generate 1,895 ADT with 197 new AM peak hour trips and 191 new PM peak hour trips.

Staff finds that the applicant shall be conditioned to construct a minimum 23 foot wide half width street improvement acceptable to the city prior to final acceptance of any phase of the development.

The improvements to NW Camas Meadows Drive are identified in the 2012 TIF Update as a TIF credit eligible improvement. As such the applicant will be reimbursed in accordance with the provisions of the 2012 TIF Update for the half width street improvements.

Interior private roads, gated entries and commercial lot access:

The applicant is proposing two entry points from NW Camas Meadows Drive into the project. One entry point will be located at or near the intersection of Payne Road and NW Camas Meadows Drive. This westerly private street will include a gated entry which is regulated in the code at CMC 12.36. This proposed private street is approximately 300 feet in length and is intended to serve 5 residential lots. This proposed private street meets the requirements of

private street standard C of Table 17.19.040-1 which requires a minimum tract width of 42 feet with a minimum paved width of 28 feet with no parking allowed on one side of the street and one 5 foot wide detached sidewalk with a minimum 4.5 foot clear planter strip.

The second private street serving the site is located approximately 660' feet east of Payne Road and is also proposed with a gated entry. Both gates are proposed to be located north of the access drives and driveways that will serve the proposed commercial lots that front on NW Camas Meadows Drive. This second private street is approximately 1360 feet in length and serves approximately 24 lots. This private street as proposed meets the requirements of Private Street Standard D of Table 17.19.040-1 which requires a minimum tract width of 48 feet with a minimum paved width of 28 feet with no parking allowed on one side of the street and two 5 foot wide detached sidewalks with a minimum 4.5 foot clear planter strip.

From this second private street there is a third proposed private street that will serve the northeast corner of the site, which is located north of the onsite wetland complex. This private street narrows down to a 30 foot wide tract with one attached 5 foot wide sidewalk and a paved width of 20 feet in order to minimize wetland impacts at the wetland crossing. Staff supports the narrower section at the wetlands crossings as proposed. This private street is approximately 800 feet in overall length and is currently proposed with a tract width of 42 feet with a paved width of 28 feet and one 5 foot wide sidewalk that is detached except in the area of the wetland crossing. This street as proposed does not meet the minimum requirements of Table 17.19.040-1.

The applicant submitted a deviation request in accordance with the provisions of CMC 17.19.040 (B 10d) in an email dated May 23, 2016 and is requesting a recommendation from the City Engineer to deviate from the tract width and sidewalk requirements of private street standard D of Table 17.19.040-1 for this private street in its entirety with the exception of the wetland crossing as discussed above. Staff is not opposed to the deviation request and is recommending approval of the deviation request as proposed.

Each of these private streets ends with a cul-de-sac currently proposed with a minimum paved radius of 30 feet. CMC 17.19.040 (B 15) Turn-arounds, states that these turn-arounds should be consistent with the provisions of the Camas Design Standards Manual (CDSM). The CDSM at detail ST36 regulates turn-arounds and requires a minimum paved radius of 35 feet. The applicant indicates in the May 23, 2016 email that they will comply with this requirement.

Ingress and egress locations and widths for the commercial lots shall be reviewed at the time of site plan review approval for each commercial lot. Public safety, health and welfare will be considered in the final location and width of any commercial driveway.

Utilities, Street Lighting, Street Trees, and Other Improvements:

LED Street lighting will be installed along all street frontages within and adjacent to the proposed development phase or phases at the time of site improvements of said phase or phases.

CMC 17.19.030 (F 1) requires the applicant to install one 2 inch diameter tree in the front yard of each lot. The location of these trees should be shown on the final site landscaping plans along with any required landscaping along NW Camas Meadows Drive extension. All proposed landscaping and street tree plantings will need to be included with the final engineering plan submittal for the site improvements. A condition of approval to this effect is warranted.

Findings: Staff finds that the applicant can or will make adequate provisions for roads, 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.

[4. Provisions have been made for dedications, easements and reservations:](#)

DISCUSSION: As proposed, the applicant has illustrated public and private rights of way, and easements associated with access, utilities and other provisions. As conditioned herein and proposed this section can be met.

FINDINGS: The applicant can or will make adequate provisions for appropriate street dedications, stormwater easements, access tracts, private rear yard drainage easements and open space dedications as noted in the application materials.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use.

Discussion: The applicant is proposing a total of 42 single family lots. The recorded Development Agreement (DA) contains a table that outlines the set dimensional standards for the master plan, which is exhibit B in the DA. This applies to all lots zoned R-15 and the residential lots that are within the MXPDP overlay area. As proposed, all of the lots appear to meet the minimum standards listed in the master plan table, including the proposed building envelopes, setbacks, lot frontage, and lot depth/width. The dimensional standards table shall be included on the face of the plat.

The table contained in the agreement is as follows:

Development Standard	Single Family (R-15)	Single Family (BP)	Non-Single Family (BP)
A. New Lot Dimensions			
Minimum lot size (square feet)	15,000	15,000	8,000
Maximum lot size (square feet)	Note 1	Note 1	Note 1
Minimum lot width (feet)	80	80	80
Minimum lot depth (feet)	90	90	100
Maximum building lot coverage ²	50% 60% with ADU	50% 60% with ADU	50%
Maximum building height (feet)	35	35	100
B. Setbacks			
Minimum front yard (feet)	25	25	15 ⁴
Minimum side yard and corner lot rear yard (feet)	10 5 (ADU or accessory buildings)	10 5 (ADU and accessory buildings)	15 ^{4,6}
Minimum side yard flanking a street (feet)	10	10	10 ⁴
Minimum rear yard (feet)	25 5 (ADU or	25 5 (ADU or accessory	50 ³

	accessory buildings)	buildings)	
Minimum lot frontage or access easement on a cul-de-sac or curve (feet)	40 ⁵	40 ⁵	N/A
Minimum flag lot width	20	20	N/A

Note 1: No Limitation.

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

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

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

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

Note 6: No commercial building may be located closer than 75 feet to a residential lot existing on the effective date of this Agreement.

Findings: As proposed and conditioned herein, this section can be met.

[6. The subdivision complies with the relevant requirements of the Camas subdivision and zoning codes, and all other relevant local regulations:](#)

DISCUSSION: The proposed 42 single family lots will be subject to the use table contained in the Camas Municipal Code for R-15 residential lots and as identified in the recorded development agreement. The four commercial lots created will be subject to the use table contained in the Camas Municipal Code for Business Park uses and as specified in the recorded development agreement. As proposed and conditioned throughout this report the applicant can comply with this section.

The applicant will be responsible for coordinating with any other local, state, and federal agency that may have regulatory authority over various aspects of this project.

Findings: Staff finds that the proposed subdivision does or can be conditioned to meet the relevant requirements of the subdivision and zoning codes.

[7. Appropriate provisions are made to address all impacts identified by the transportation impact study:](#)

Please refer to section three (3) above.

[8. Appropriate provisions for maintenance of privately owned common facilities have been made:](#)

DISCUSSION: The proposed project contains a number of private roads, tracts, and easements. Additionally there are private stormwater facilities, a proposed private trail and other amenities that will require maintenance. The applicant shall form a Homeowners Association or other acceptable mechanism for the perpetual maintenance of all privately owned improvements including the stormwater collection and detention system, landscaping and fencing improvements, the private roadway tracts, access gates, the private street lighting system, and all other private amenities contained in the development.

FINDINGS: As conditioned this section can be met.

[9. Appropriate provisions, in accordance with RCW 58.17.110, are made for: 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 the public use and interest will be served by the platting of such subdivision and dedication.

1. 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 conditions at school bus shelter/stops, and for students who walk to and from school.
 - b. The public use and interest will be served by the platting of such subdivision and dedication.

FINDINGS: As discussed throughout this report, staff finds that the subdivision can be conditioned to provide the appropriate provisions for public health, safety, general welfare, and assure safe walking conditions for students.

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.

FINDINGS: Staff discussed the compliance or non-compliance aspects of this proposal in regard to the comprehensive plan throughout this section. The property is not subject to the Shoreline Master Program. The environmental regulations will be discussed fully at Sections IV and V of this Report.

III. PHASING PLAN PER CMC17.11.040 (A - E)

DISCUSSION: The applicant may develop and record the subdivision in phases. Any phasing proposal shall be submitted for review at preliminary plat. Approval of the phasing plan shall be based upon making the following findings:

A. The phasing plan includes all land contained within the approved preliminary plat, including areas where off-site improvements are being made. **As proposed, this subsection can be met.**

B. The sequence and timing of development is identified on a map. **The applicant has identified the sequence of phasing as illustrated in exhibit 31.**

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. **Phases 2R and 3R will already have full public and private infrastructure installed prior to the implementation of those phases, as proposed.**

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. **As mentioned previously, the applicant has proposed to install all public and private improvements that will serve phases 2R and 3R prior to their respective implementation.**

E. 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, e.g., storm pond must be completed regardless of area where storm pond is located. **The recorded DA does contain phasing standards as listed in Section 4.3 within the agreement. Specifically, the ten (10) lots within phase 2 shall be released upon the business park being graded, platted and ready for a prospective user to submit for site plan review. The final eight (8) lots within Phase 3 shall be released once building permit is acquired on either business park building 2, 3, 4 (4A), or 5 (4B).**

FINDINGS: The phasing plan of the development can meet the requirements as conditioned and is consistent with the phasing plan approved through the Development Agreement and Master Plan.

IV. CRITICAL AREAS REVIEW

Wetlands – CMC Chapter 16.53

The criteria for approval of a wetland permit can be found at CMC§16.53.050.

DISCUSSION: The project site has three identified wetlands on site. The applicant provided the city with a detailed critical areas report prepared by Ecological Land Services as is dated December of 2015 (Exhibit 34). The report specifies that the three wetlands (A, B and C) are hydrologically connected through a series of culverts and rated as one wetland unit based on the Washington State Department of Ecology's (DOE) rating forms. The wetland has been classified as having low to moderate habitat potential and given a rating of Category III, which was confirmed by DOE (Exhibit 35). According to Table 16.53.040-3, the base buffer width for the Category III wetland is 120' based on its rating and the high intensity use of a subdivision.

The applicant discusses their buffer reduction approach on page 6 of the Critical Areas Report. There are two subsections that allow for buffer width reduction: (CMC16.53.050(C)(1)(a)(i) & 16.53.050(C)(1)(a)(ii)). Specifically, the proposal is to reduce the buffer width to 50' using the criteria listed in CMC16.53.050(C)(1)(a)(ii), which states:

“Measures to minimize the impacts of the land use adjacent to the wetlands are applied, such as infiltration of stormwater, retention of as much native vegetation and soils as possible, direction of noise and light away from the wetland, and other measures that may be suggested by a qualified wetland professional.”

The applicant provided a list of ten (10) measures to minimize the impact on the adjacent wetland. As proposed in the applicant's critical areas report, the buffer impact can be mitigated through the measures provided. As such, this subsection can be met.

The applicant's wetland biologist does address section 16.53.050(C)(1)(a)(i) regarding a 100' wide relatively undisturbed vegetated corridor. The argument is made that this subsection is inapplicable due to several factors including existing site configuration, separate ownership issues with abutting properties, and overall distance separation from the Priority Habitat being over 1,000' away. Staff does support this finding and finds that the buffer reduction as proposed can meet this section. The applicant shall record a conservation covenant for the wetland and its associated buffer in a form approved by the City in accordance with CMC§16.53.040(C)(3).

The applicant is also proposing a natural surface pedestrian trail through the buffer area. The proposed trail can be allowed pursuant to CMC16.53.050(C)(5) if the applicant can demonstrate that the criteria is met. Prior to final engineering approval, the applicant shall provide an updated critical area report addressing the criteria for placing a natural surface trail within the buffer.

The applicant proposes to set aside the wetland and its associated buffer, but it is unclear if they will be contained in tracts. Preserved wetland areas and their associated buffers are required to be placed in tracts, as per CMC 16.51.240. A condition to this effect is warranted. Prior to final plat approval, private covenants will need to be submitted, and must include provisions for proper maintenance and protection of this tract. Further, CMC§16.51.210 allows the city to require adequate protective mechanisms. As such, the city may require permanent fencing and signs adjacent to the critical area tract to act as a clear demarcation between private and common spaces. There is a proposed natural path trail proposed within the buffer area. Clear separation and demarcation from the buffer/trail area and the actual wetland boundary shall be required. Clear demarcation along the trail lines shall be in place with signage along the boundaries between wetland boundaries, buffer and recreational open space. Staff recommends that signs and fencing be installed along the final boundaries between housing lots and wetland areas with their respective buffers and shall be reviewed during engineering review. A condition to this effect will be included with this report.

There are additional standards listed in CMC16.53.050.D where the code addresses sequencing.

- Avoidance of impacts. The applicant has avoided directly impacting any of the wetlands themselves and is only proposing to reduce the buffer width using prescriptions in the code. As noted earlier in this report the project proposal meets many of the comprehensive plan goals ranging from economic development goals, to housing, and environmental protection. The proposal is balancing comprehensive urban development policies with environmental protection.
- Minimize impacts. Through site design the applicant has been able to avoid direct impact to the wetland, but will need to seek a buffer reduction. As proposed and conditioned, the applicant can use mitigation design to help offset the reduced buffer area and pedestrian trail proposed.
- Compensate for wetland impacts that will occur. In concert with minimization, proposed and conditioned mitigation can compensate for the impact.

FINDINGS: Staff finds that the project can or will comply with this section as proposed and conditioned herein.

Fish & Wildlife Habitat Conservation Areas – CMC Chapter 16.61

Discussion: The performance standards for approval of Fish & Wildlife Habitat Conservation Area permits can be found at CMC§16.61.030

CMC 16.61.010 - Designation of fish and wildlife habitat conservation areas. The applicant provided a tree survey for the development area. There are four (4) Oregon White Oak trees identified for removal. They range in diameter from 8"-10" and all four will be removed. There is one 20" diameter Oregon White Oak located on proposed lot 11 that will be retained. The applicant shall provide protective fencing around the drip line of the 20" diameter Oregon White Oak. The protective barrier shall be installed prior to clearing and grading activities on site. A condition to this effect is warranted.

There are no stands of Oregon White Oaks within this development and the one significant Oregon White Oak on site will be retained. The applicant is proposing a mitigation approach to the four smaller White Oak trees that are to be removed at a rate of two new trees for each one removed for a total of eight (8) new 2' caliper White Oak trees. All mitigation trees will be planted within the buffer area. The eight mitigation trees shall be planted prior to final acceptance. A condition to this effect if warranted.

FINDINGS: As conditioned herein, this section can be met.

Archaeological Resource Preservation – CMC Chapter 16.31

The criteria for approval of archaeological review can be found at CMC§16.31.140.

DISCUSSION: The applicant provided an archeological survey that is consistent with CMC§16.31.120. The applicant coordinated with the Department of Archaeology and Historic Preservation (DAHP). No permits from DAHP will be required for this project (Exhibit 36). As such, this section can be met as proposed.

V. SENSITIVE AREAS AND OPEN SPACE (CMC18.31)

CMC§18.31.080 Tree Retention reads, “To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees rather than individual trees shall be preferred. All grading shall take place outside the drip line of those significant trees to be retained except that such grading can occur without damaging the tree or trees.”

DISCUSSION: Chapter 18.31 Sensitive Areas and Open Space does not include specific criteria to assist with a measure of the “extent practical”. However, the courts have provided some direction since this code was adopted, which includes requiring a demonstration of efforts to best retain trees. The city also encourages a tree preservation strategy to be sustainable after homes are built, and not create any future tree hazards

FINDINGS: Staff finds that the application provides a practical retention plan whereby they propose to protect trees contained within the wetland and associated buffer. This section can be met as proposed.

VI. PUBLIC COMMENTS

At the writing of this report, the following comments were submitted and are included as exhibits.

- Email from David Lofstead regarding fencing (Exhibit 40).

VII. CONCLUSIONS

Based on the above findings and discussion provided in this report, staff concludes that the consolidated application for Parklands at Camas Meadows should be approved, because it does or can comply with the applicable standards.

VIII. RECOMMENDATIONS

Staff recommends APPROVAL of the consolidated preliminary plat application. The recommendation is based on the application meeting the minimum requirements of Camas Municipal Codes, the approved Master Plan and Development Agreement, and as conditioned as follows:

PROPOSED CONDITIONS

The following conditions are in addition to any conditions required from other permits or approvals issued to this project. Unless otherwise waived or modified in this decision, the development must comply with the minimum requirements of the Camas Municipal Code.

Standard Conditions of Approval

1. 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.
2. 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.
3. 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.
4. 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.
5. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All design will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.
6. A homeowner's association (HOA) is required for this development. The applicant shall furnish a copy of the CC&R's for the development to the City for review and approval. Specifically, the applicant shall make provisions in the CC&R's for maintenance of the storm drainage system, street lighting, fencing, landscaping, irrigation, parking areas, retaining walls, private roads and tracts or easements outside of the City's right of way if applicable.
7. 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 DAHP.
8. 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.
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. Building permits shall not be issued prior to the City's final acceptance of the improvements and the final plat is recorded.
11. 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. CMC 17.19.030.D.5.d
12. Underground oil tank removal requires a permit with the fire marshal's office following if there are any discovered or known installations. IFC (International Fire Code) 3404.2.14
13. Any gates serving two or more homes is required to follow the gate code CMC 12.36
14. Prior to final engineering plan approval of any phase the applicant shall provide acceptable line sizing and fire flow calculations that support the proposed line sizing.
15. 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 Village at Camas Meadows development south of the site, or provide a separate on-site stormwater treatment and flow control system to serve only the subject property.
16. If direct release of stormwater flows into LaCamas Lake is approved, prior to final plat 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.

17. 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.
18. Stormwater lines serving the site not located within the public right-of-way will shall be placed within private stormwater easements and shall be maintained by the homeowners association.
19. Existing water wells on-site shall be properly abandoned in accordance with State and County guidelines prior to final plat approval for the particular phase that the well may be located in. Additionally, any water rights associated with the abandoned well shall be transferred to the City.
20. The applicant shall construct a minimum 23 foot wide half width street improvement on NW Camas Meadows Drive extension prior to final acceptance of any phase of the development.
21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan that details the location, number, plant species proposed, planting notes and associated details.
22. Prior to final engineering approval, the applicant shall provide updated critical area report addressing the criteria for placing a natural surface trail within the buffer.
23. Prior to final acceptance, the applicant shall install eight (8) 2" caliper Oak Mitigation trees in the wetland buffer.

Special Conditions of Approval

24. Accessory dwelling units shall not be precluded from CC&R's.
25. The wetlands on site shall be contained in separate tracts.
26. Continuous permanent fencing and/or barrier shall be placed along the wetland boundary.
27. Install permanent signage along the boundary of the wetland area that reads, "Wetland area – Leave in its natural state. It is illegal to cut, prune, or mow in this area. Call the City of Camas for Information." Signs must be permanently maintained along this boundary. If violations occur, the City may require continuous fencing to be installed at that time.
28. Wetland buffer signs shall be placed along the buffer lines where abutting residential lots.
29. The applicant shall record a conservation covenant for the wetland and its buffer area in a form approved by the City in accordance with CMC§16.53.040(C)(3).
30. The applicant shall coordinate and participate in the implementation of the T-1 connection prior to final plat approval for phase 3R, or as otherwise acceptable to the city.
31. Street names shall be reviewed and approved by the Building Department prior to final plat approval.
32. Automatic sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.
33. Provisions for parking enforcement acceptable to the Fire Marshal shall be included in the CC&R's at the time of final platting.
34. All building envelopes and setbacks shall be shown on the final plat.
35. Lots shall be numbered consecutively with each phase, with the numbers starting where the last phase ended.
36. Temporary construction fencing shall be provided around the drip line of any significant trees including the 20" oak to be retained and along the entire wetland buffer area. The temporary fencing shall be in place prior to any earthwork activities to remain in place until final acceptance of site improvements.

Proposed Plat Notes

1. A homeowner's association (H.O.A) will be required for this development. Copies of the CC&R's shall be submitted and on file with the City of Camas.
2. All costs associated with the installation of the step systems for individual lots will be the responsibility of said individual lot owners.
3. A right of entry is hereby granted to the City of Camas for the repair and maintenance of the step sewer system.
4. The adopted dimensional standards table contained in the recorded development agreement shall be placed on the face of the plat.
5. No further short platting or subdividing will be permitted once the final plat has been recorded.
6. A final occupancy permit will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.
7. The lots in this subdivision are subject to traffic impact fees, school impact fees, and park/open space impact fees. Each new dwelling unit will be subject to the payment of appropriate impact fees at the time of building permit issuance or as otherwise provided by the city.
8. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2" caliper tree to be located in the planter strip or front yard of each lot, as specified on the plat. Specified trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.
9. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures.
10. Illegally parked vehicles may be subject to towing or other private parking enforcement measures in accordance with the provisions outlined in the HOA documents.
11. Should archaeological materials (e.g. cones, shell, stone tools, beads, ceramics, old bottles, hearth, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City planning office, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.

Exhibit No.	Exhibit List for SUB15-03 Parklands at Camas Meadows Title/Description
1	Application form
2	Pre-app notes (PA15-22)
3	Project Narrative
4	MX-PD Overlay map
5	Recorded Development Agreement
6	Developer's GIS Packet
7	SEPA Checklist
8	SEPA15-14 DNS January 12, 2016
9	Completeness Review letter
10	Notice of Application
11	Notice of Public Hearing
12	Certified Mailing Labels
13	Traffic Report
14	Revised Stormwater TIR
15	Appendix A
16	Appendix B
17	Appendix D
18	Appendix E
19	Appendix F
20	Preliminary Site Plan and Plat
21	Preliminary Residential Subdivision
22	Preliminary Stormwater Plan
23	Existing Conditions – no trees
24	Existing Conditions - Trees
25	Landscape Plans (several pages)
26	Tree Map/Survey
27	Deed and Legal Description
28	Right of way deviation request
29	Engineering Plan Correspondence
30	100 year flood plain map
31	Phasing Plan
32	Parklands Storm and composite engineering plans
33	Grading Plan
34	Wetland delineation and critical areas report
35	Certified mailing receipts for archeological report to tribes
36	Department of Historic Preservation letter
37	Stormwater review by city consultant, Otak
38	Initial staff response to deviation request
39	Department of Natural Resources Email
40	Public Comment email from Mr. Lofstead regarding fencing
41	Parklands Oak Tree Mitigation
42	
43	