



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

- ☐ Traffic Impact Fee ☐ Fire Impact Fee ☐ School Impact Fee
☐ Open Space Impact Fee ☒ Parks Impact Fee

Company Name: THE HILLS AT ROUND LAKE Work Phone: 360-892-0514
Contact Name: RIAN TUTTLE
Address: P.O. BOX 61426
City: VANCOUVER State: WA Zip: 98666 Fax: _____
E-mail Address: RIAN@HOLTGROUPINC.COM

Associated Development Proposal:

NORTH HILLS

Case Number: SVR 10-02 Parcel Number: 178423010
Site Address: 27639 SE 15TH ST CAMAS, WA 98607

Location of Request:

Address of Location: 27639 SE 15TH ST T-27 TRAIL
Intersection from: WOODBURN / UMATILLA Intersection to: UMATILLA / SE 15TH ST
Amount of Credit Requested: \$21,986.80

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Applicant Signature: [Signature] Date: 6/17/16

For Office Use Only:

☐ Approved
☐ Disapproved Signature: _____ Date: _____

accommodate gravity flow of stormwater. Given the relatively narrow width of the site, the applicant would need to eliminate an additional lot in order to comply with the setback requirements. The applicant will provide a dense landscape buffer within the reduced setback area to screen the stormwater facility from adjacent streets.

e. The applicant will construct sections of the City's proposed T-27 and T-14 trails, consistent with the 2007 Parks, Recreation and Open Space Comprehensive Plan. The applicant is entitled to a Park Impact Fee ("PIF") credit for the T-27 improvements. The credit is based on the overall improvement; it is not a "per lot" credit. He requested the examiner modify condition 13 to that effect.

f. He requested the examiner modify condition of approval 6 to clarify that the City is only required to approve those portions of the Conditions, Covenants and Restrictions ("CC&Rs") that apply to the ownership and maintenance of common areas within the subdivision.

g. He accepted the additional condition proposed by Mr. Carothers in Exhibit 54.

h. He noted that the intersection of Nourse Road and Umatilla Street is projected to operate at a Level Of Service ("LOS") B or better based on the applicant's traffic study, Exhibit 7. The traffic counts used in the traffic study were taken when the nearby high school was in operation.

i. He testified that the applicant is willing to retain or replace the existing public water service to Ms. Thompson's property.

5. Linda Thompson noted that traffic generated by the High School west of the site creates significant congestion on Nourse Road as students arrive for school in the morning and depart in the afternoon. This congestion can make it difficult to access Nourse Road from the site. She testified that her home east of the site is served by existing water lines located on the site.

6. The examiner closed the record at the end of the public hearing and announced his intention to approve the application subject to the conditions of approval in the Staff Report, as modified at the hearing.

C. DISCUSSION

1. City staff recommended approval of the preliminary subdivision plat, based on the affirmative findings and subject to conditions of approval in the Staff Report, as modified at the hearing. The applicant accepted those findings and conditions, as modified, with certain exceptions.

2. The examiner concludes that the affirmative findings in the Staff Report show that the proposed preliminary plat does or can comply with the applicable standards of

7. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the owners.
8. 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 Community Development Department and DAHP.
9. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.
10. Prior to placing any pavement on Phase 2 or directing any stormwater runoff from the southerly portion of the site, the off-site stormwater facility required for The Hills at Round Lake, PRD Phase I, II, and III shall be installed and fully operational.
11. Final landscaping and fencing plans for the northerly stormwater facility, NE Umatilla Street, Tracts B and F, and any other site landscaping or fencing shall be included with the final engineering plans. The plans shall detail planting types, quantities, locations and details along with acceptable fencing plans, irrigation if necessary and installation details.
12. Building permits shall not be issued prior to the city's final acceptance of the improvements.
13. The applicant shall submit the actual cost of the sidewalk construction along NE Umatilla Street or an acceptable engineer's estimate for the PIF creditable calculation prior to final plat approval.
14. The applicant shall be responsible for construction of the half-street improvements along the site's Nourse Road frontage consistent with Clark County Standards for the assigned roadway classification of Nourse Road.

Planning Department

15. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one tree to be located in the planter strip of each lot, as approved on the final plat. Trees shall be a minimum of two-inch diameter at breast height.
16. Prior to final acceptance the applicant shall plant the proposed 44 mitigation trees in locations approved by the City during final engineering. Trees shall be a minimum of two-inch diameter at breast height.
17. Required trees shall be maintained in good health, and shall be promptly replaced (within six months) if damaged or in poor health, and a note to this effect shall be on the final plat document.
18. The applicant shall provide a detailed construction plan in accordance with CMC§16.61.030(F), for Tract "H", as revised to a half acre.
19. Temporary measures. The outer perimeter of the open space tract (Tract "H"), and other identified trees for preservation, shall have temporary construction fencing installed and maintained throughout site improvement. During utility installation,

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OR CCB # 95682

Umatilla Sidewalk Costs

Proposal Submitted To: The Holt Group

Date: 6/2/2016

Attention: Rian Tuttle

Phone: 360-892-0514

Street Address:

Fax:

City, State and Zip:

Job Name: North Hills

E-mail: rian@holtgroupinc.com

Job Location: Camas, WA

Bid Item	Description	Quantity	Unit	Unit Price	Total Price
	1 Sidewalk (1315' x 4' wide)	5260	SF	\$ 4.18	\$ 21,986.80

Summary

	Subtotal	\$	21,986.80
8.40%	Tax	\$	-
	Total	\$	21,986.80

Notes

Same as original proposal

Exclusions

Same as original proposal

A handwritten signature in blue ink, appearing to be "OK" or similar, is located in the lower right area of the page.

