



CITY COUNCIL REGULAR MEETING AGENDA
Monday, August 3, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the minutes of the July 20, 2015 Camas City Council Meeting and the Workshop minutes of July 20, 2015.

 [July 20, 2015 Camas City Council Regular Minutes - Draft](#)

[July 20, 2015 Camas City Council Workshop Minutes - Draft](#)

- B. Approve the claim checks as approved by the Finance Committee.

- C. Approve release of retainage for Project S-589A 2014 Grind & Overlay in the amount of \$19,078 payable to Granite Construction Company. (Submitted by Denis Ryan)

 [2014 Grind and Overlay Contract Retainage Release](#)

- D. Approve the final findings and conditions for the Green Mountain Planned Residential Development. As directed by City Council on July 20, 2015, the City Attorney drafted final findings and conditions for the Green Mountain Planned Residential Development. A notice of decision will be sent to all parties of record containing the final decision. (Submitted by Robert Maul)

 [Final Order Green Mountain PRD](#)

- E. Authorize the Mayor to sign a service agreement with Propertyroom.com to facilitate the sale of surplus City property. (Submitted by Mitch Lackey)

 [Property Disposition Service Agreement](#)

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements

VIII. MEETING ITEMS

- A. Public Hearing for Amendments to Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Developments (MC15-04)
Details: The proposed amendments to CMC Chapter 18.22 Mixed Use Planned Developments clarify that it is an overlay zone. Minor amendments associated with CMC Chapter 18.22 were also proposed to CMC Section 18.07.030-Table 1 Commercial and Industrial Land Uses. Planning Commission forwarded a recommendation of approval at a public hearing on June 16, 2015.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff recommends Council conducts a public hearing, deliberates and moves to approve the amendments; and directs the City Attorney to prepare an ordinance for Council's consideration at the August 17, 2015 Regular Meeting.

 [Staff Report \(MC15-04\)](#)

[Attachment A - Proposed Amendments to CMC 18.22 MXP](#)

[Exhibit 1 - Public Comment from Melanie Poe](#)

[Exhibit 2 - Comments from Lugliani Investments](#)

[Exhibit 3 - Memorandum from Staff](#)

[Exhibit 4 - Mixed Use Examples](#)

[Exhibit 5 - Comments from Randy Printz](#)

B. Public Hearing for Amendments to Camas Municipal Code (CMC) Chapter 18.09 Density and Dimensions (MC15-03)

Details: To consider amendments to CMC Section 18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones as submitted by Pahlisch Homes. The proposed amendments will increase lot coverage limits to 45% in R-6, R-7.5, R-10 and R-12 zoning districts. The proposed amendment will also exempt lot coverage limits for outdoor living areas. Planning Commission forwarded a recommendation of denial at a public hearing on June 16, 2015.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff recommends that Council conducts a public hearing, deliberates and moves:

1. To approve an amendment to CMC§18.09.040 Table 2-Density and Dimensions - Single-family residential zones, adding the following footnote: "on lots with under 10% grade, the maximum building lot coverage for a single-story home may be up to 45% in R-6 and R-7.5 zones, and 40% in r-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels."
2. To deny the proposed footnote concerning "outdoor living areas".
3. To direct the City Attorney to prepare an ordinance for Council's consideration at the August 17, 2015 Regular Meeting.

 [Staff Report to City Council](#)

[Exhibit 1 - Initial Application](#)

[Exhibit 2 -Letter to Robert Maul](#)

[Exhibit 3 - Letter to Applicant from Staff](#)

[Exhibit 4 - Lot Development Examples](#)

[Exhibit 5 - Letter to Sarah Fox](#)

[Exhibit 6 - Excerpt from Staff Report to Council](#)

[Exhibit 7 - Email 07072015](#)

[Exhibit 8 - Plot Plan Example 1](#)

[Exhibit 9 - Plot Plan Example 2](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



**CITY COUNCIL REGULAR
MEETING MINUTES - DRAFT
Monday, July 20, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue**

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Shawn MacPherson, Steve Wall and Eliezza Soriano (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

IV. PUBLIC COMMENTS

Dave Sampson, 223 N Shepherd Road, Washougal, commented about Everett Street and downtown outdoor seating.

Joe Lévesque, 2682 NW Norwood St, Camas, commented about pledge donations.

Ben Puffer, 29903 SE 30th St, Washougal, commented about Camas High School traffic. Phil Bourquin, Community Development Director, provided a response.

Andrew Puffer, 29903 SE 30th St, Washougal, commented about Crown Road and the sidewalk. James Carothers, Engineering Manager, provided a response.

V. CONSENT AGENDA

- A. Approved the minutes of the July 6, 2015 Camas City Council Meeting and the Workshop minutes of July 6, 2015.

 [070615 Council Regular Meeting Minutes - Draft](#)
[070615 Council Workshop Meeting Minutes - Draft](#)

- B. Approved the claim checks numbered 126603-126806 in the amount of \$2,525,618.98.

- C. Authorized the write-off of the June 2015 Emergency Medical Services (EMS) billings in the amount of \$78,836.18. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
- D. Authorized the Mayor to sign a contract with Gray and Osborne, Inc. to complete a Sewer System Infiltration and Inflow Study for an amount not-to-exceed \$125,000. This project is included in the 2015 Budget. (Submitted by Sam Adams)
-  [Gray and Osborne, Inc. Inflow and Infiltration Contract](#)
- E. Authorized the Mayor to sign the Contract Agreement with FCS Group for the Water and Sewer Revenue Requirement Update Project in the amount of \$18,158 for work through December 31, 2015. Budget for the project will be included in the upcoming Omnibus Budget Amendment. (Submitted by Steve Wall)
-  [Water-Sewer Rate Study Contract](#)
- F. Authorized the Mayor to sign a contract with Gray and Osborne, Inc. in the amount of \$4,668 to prepare an application for a Wastewater Treatment Plant Class A Biosolids Tax Exemption. (Submitted by Sam Adams)
-  [Gray and Osborne, Inc. Biosolids Tax Exemption Contract](#)
- G. Approved Pay Estimate No. 1 to Granite Construction for Project S-599A 2015 City-Wide Grind and Overlay in the amount of \$578,917.87. (Submitted by Denis Ryan)
-  [Asphalt Paving Pay Estimate](#)
- H. Authorized Pay Estimate No. 1 to RC Northwest, Incorporated for Project WS-756 NW 6th Avenue Water and Storm Sewer Improvements in the amount of \$289,928.28 for work through July 10, 2015. (Submitted by James Carothers)
-  [NW 6th Water & Storm Pay Estimate 1](#)
- I. Authorized Pay Estimate No. 1 to Rotschy, Inc. for Project WS-709C Slow Sand Water Treatment Plant in the amount of \$688,940.00 for work through June 30, 2015. (Submitted by James Carothers)
-  [WS-709C Pay Est 1 processed.pdf](#)
- J. Authorized Pay Estimate No. 2 to AAA Septic Service for Project WS-748 2015 STEP/STEP Tank Pumping in the amount of \$10,292.63 for work through June 30, 2015. This project provides for on-going pumping of STEP & STEP tanks throughout Camas and is funded by the Water/Sewer Fund. (Submitted by James Carothers)
-  [Tank Pumping Pay Estimate 2](#)

It was moved by Council Member Smith, seconded by Council Member Carter, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

A. Staff

There were no comments from staff.

B. Council

Hazen reminded everyone about Camas Days this weekend.

VII. MAYOR

A. Announcements

Mayor Higgins had no announcements.

VIII. MEETING ITEMS

- A. Camas Police Officers Association (CPOA) 2015-2016 Bargaining Agreement**
Details: This CPOA two year bargaining agreement is for the period January 1, 2015 to December 31, 2016. It has been discussed and guided by City Council and has been the subject of closed session labor negotiations. CPOA represents the Police Officers and Sergeants in the Camas Police Department and they have ratified the agreement.
Presenter: Jennifer Gorsuch, Administrative Services Director

 [Camas Police Officers' Association Bargaining Agreement](#)

A motion was made by Council Member Turk, seconded by Council Member Hazen, that this Action Item be adopted. The motion carried unanimously.

- B. Green Mountain Planned Residential Development (PRD) Closed Record Meeting**
Details: Camas City Council considered a recommendation from the Planning Commission regarding the Green Mountain PRD. No new testimony was considered. Only the record from both Planning Commission hearings provided the basis for consideration, deliberation and final decision.
Presenter: Robert Maul, Planning Manager

 [Final Staff Report Green Mtn PRD - City Council Closed Record Meeting](#)

[Exhibit List Updated on 061915](#)

[Exhibit 1 - Cover Page and Table of Contents](#)

[Exhibit 2 - Application Form](#)

[Exhibit 3 - Pre Application Notes](#)

[Exhibit 4 - Developer's GIS packet](#)

[Exhibit 5 - Applicant's Narrative](#)

[Exhibit 6 - Density and Dimensions chart](#)

 [Exhibit 7 - Sheet 1 of 25 Cover Sheet](#)
[Exhibit 8 - Sheet 2 of 25 Master Plan](#)
[Exhibit 9 - Sheet 3 of 25 Development Standards and Phasing Plan](#)
[Exhibit 10 - Sheet 4 of 25 Conceptual Open Space, Park & Landscape Master Plan](#)
[Exhibit 11 - Sheet 5 of 25 Landscape Master Plan Components](#)
[Exhibit 12 - Sheet 7 of 25 Existing Conditions Survey](#)
[Exhibit 13 - Sheet 8 of 25 Existing Conditions Survey](#)
[Exhibit 14 - Sheet 9 of 25 Existing Conditions Survey](#)
[Exhibit 15 - Sheet 10 of 25 Existing Conditions Survey](#)
[Exhibit 16 - Sheet 11 of 25 Existing Conditions Survey](#)
[Exhibit 17 - Sheet 12 of 25 Existing Conditions Survey](#)
[Exhibit 18 - Sheet 13 of 25 Existing Conditions Survey](#)
[Exhibit 19 - Sheet 14 of 25 Existing Conditions Survey](#)
[Exhibit 20 - Sheet 15 of 25 Existing Conditions Survey Phase 1](#)
[Exhibit 21 - Sheet 16 of 25 Existing Conditions Survey Phase 1](#)
[Exhibit 22 - Sheet 17 of 25 Preliminary Offsite Utility](#)
[Exhibit 23 - Sheet 18 of 25 Preliminary Utility Plan South](#)
[Exhibit 24 - Sheet 19 of 25 Preliminary Utility Plan North](#)
[Exhibit 25 - Sheet 20 of 25 Preliminary Storm Facility Plan](#)
[Exhibit 26 - Sheet 21 of 25 Preliminary Grading Plan South](#)
[Exhibit 27 - Sheet 22 of 25 Preliminary Grading Plan North](#)
[Exhibit 28 - Sheet 23 of 25 Preliminary Plat Phase 1](#)
[Exhibit 29 - Sheet 24 of 25 Preliminary Phasing Plan](#)
[Exhibit 30 - Sheet 25 of 25 Street Sections](#)
[Exhibit 31 - Revised Sheet 3 of 25 Development Standards and Phasing Plan](#)
[Exhibit 32 - Revised Sheet 4 of 25 Conceptual Landscape](#)
[Exhibit 33 - Revised Sheet 5 of 25 Landscape Master Plan](#)
[Exhibit 34 - Revised Sheet 6 of 25 Schematic Landscape Master Plans](#)
[Exhibit 35 - Revised Sheet 23 of 25 Preliminary Plat Phase 1](#)
[Exhibit 36 - Revised Density and Dimensions chart](#)
[Exhibit 37 - SEPA Checklist](#)
[Exhibit 38 - Odren to Camas Community Development Dept letter](#)
[Exhibit 39 - Current Deed](#)
[Exhibit 40 - Mailing Labels](#)
[Exhibit 41 - Draft CC&R's](#)
[Exhibit 42 - Easements](#)
[Exhibit 43 - Traffic Report prepared by Kittelson & Associates, Inc.](#)
[Exhibit 44 - Traffic Report Appendices prepared by Kittelson & Associates, Inc.](#)

[Exhibit 45 - Preliminary Drainage Report by Olson Engineering](#)
[Exhibit 46 - Preliminary Geotechnical Engineering Report prepared by GeoPacific Engineering, Inc.](#)
[Exhibit 47 - Critical Areas Report, Buffer Final 2014.12.30](#)
[Exhibit 48 - Critical Areas Report Appendix A](#)
[Exhibit 49 - Critical Areas Report Appendix B](#)
[Exhibit 50 - Critical Areas Report Appendix C](#)
[Exhibit 51 - Critical Areas Report Phase I Figures](#)
[Exhibit 52 - Proof of mailing Archaeological Predetermination Report](#)
[Exhibit 53 - Impact Fee Estimate](#)
[Exhibit 54 - Resolution No 1315 approving Development Agreement](#)
[Exhibit 55 - Development Agreement recording number 5134733 AGR](#)
[Exhibit 56 - Picture of development sign](#)
[Exhibit 57 - Completeness Review letter](#)
[Exhibit 58 -Notice of Application](#)
[Exhibit 59 - SEPA DNS public notice](#)
[Exhibit 60 - SEPA comment letter Clark County Dept of Environmental Services](#)
[Exhibit 61 - SEPA comment letter Dept of Archaeology and Historic Preservation](#)
[Exhibit 62 - SEPA comment letter DAHP revised comments](#)
[Exhibit 63 - SEPA comment letter Dept of Natural Resources](#)
[Exhibit 64 - SEPA comment letter Dept of Ecology](#)
[Exhibit 65 - SEPA comment letter City of Vancouver Public Works](#)
[Exhibit 66 - SEPA comment letter Washington Dept of Fish & Wildlife](#)
[Exhibit 67 - Citizen comment Denette email](#)
[Exhibit 68 - City Parks Development Review Committee comments](#)
[Exhibit 69 - Ecological Land Services email summarizing discussions with WDFW concerns](#)
[Exhibit 70 - Applicant's supplemental response to city comments](#)
[Exhibit 71 - Septic tank locations map](#)
[Exhibit 72 - Phase I Access Assessment letter from Kittelson & Associates, Inc.](#)
[Exhibit 73 - Notice of Public Hearing and Special Meeting](#)
[Exhibit 74 - Email from Printz to Maul and PRD chart](#)
[Exhibit 75 - Ordinance No. 15-008](#)
[Exhibit 76 - Ecological Land Services letter to Maul 050515](#)
[Exhibit 77 - Initial water modeling results memo prepared by Gray & Osborne, Inc.](#)
[Exhibit 78 - City staff PowerPoint presentation](#)
[Exhibit 79 - WDFW Follow-up comment letter dated 050815](#)

-  [Exhibit 80 - Revised Conditions Memo to PC from Maul](#)
- [Exhibit 81 - Bob Rodgers comment letter](#)
- [Exhibit 82 - Conceptual Road site plan](#)
- [Exhibit 83- Letter and road cross sections from Olson to Green Mountain Land, LLC](#)
- [Exhibit 84- Notice of reopened public hearing](#)
- [Exhibit 85 - Citizen comment Karmen Distant email](#)
- [Exhibit 86 - Citizen comment Patrick and Heather Asbury email](#)
- [Exhibit 87 - Citizen comment Tami McKee email](#)
- [Exhibit 88 - Citizen comment Alena Guggemos email](#)
- [Exhibit 89 - McCullough public testimony Exhibit A at June 16, 2015 Planning Commission Meeting](#)
- [Exhibit 90 - Martin public testimony Exhibit B at June 16, 2015 Planning Commission Meeting](#)
- [Exhibit 91 - Hoy public testimony Exhibit C at June 16, 2015 Planning Commission Meeting](#)

Chaney disclosed that during the Finance Committee meeting, he received some general information regarding financing and processes as it relates to the Green Mountain PRD. Mayor Higgins asked all present if there were any objections to Councilman Chaney hearing the matter. There were no objections.

It was moved by Council Member Anderson, seconded by Council Member Smith, to approve the Preliminary Master Plan and the Phase 1 Preliminary Plat for the Green Mountain PRD based on the recommendations of the Planning Commission and to instruct the City Attorney to prepare findings and conclusions to accompany the decision; including the clarifications presented by staff while reviewing the staff report at the beginning of the meeting. The motion carried unanimously.

IX. PUBLIC COMMENTS

Joe Levesque, 2682 NW Norwood St, Camas, commented on the Green Mountain Planned Residential Development.

X. ADJOURNMENT

The meeting adjourned at 7:54 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



**CITY COUNCIL WORKSHOP
MEETING MINUTES - DRAFT
Monday, July 20, 2015, 4:30 PM
City Municipal Center, 616 NE 4th Avenue**

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Sam Adams, Bernie Bacon, Phil Bourquin, Pete Capell, Sherry Coulter, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Leona Langlois, Robert Maul, Randy Miller, Sherri Myers-Breitner, Brett Robison, Ron Schumacher, Nick Swinhart, Steve Wall and Eliezza Soriano (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

III. PUBLIC COMMENTS

Cindy Stillie, 625 NW 18th Loop, Camas, commented about neighborhood traffic speed.

Chris Kralik, 631 NW 18th Loop, Camas, commented about neighborhood traffic speed.

Missy Shepherd, 27015 NE Hathaway Road, Camas and Traci Kosaki, 3836 NW 24th Avenue, Camas, commented about the Camas High School Graduation Party and fireworks in Camas city limits.

Joan Schiller, 2655 NW Julia Street, Camas commented about fireworks in Camas city limits.

Gene Marlow, 3505 SE Washougal River Road, Washougal, commented about Fireworks in Camas city limits.

IV. SPECIAL PRESENTATION

- A. Recognition of 25 Year Anniversary for Sherry Coulter, Information Systems Manager
Details: Sherry Coulter celebrated 25 years of employment with the City of Camas on July 10, 2015. The City congratulated her on her achievements and presented her with her 25 year service pin.

Presenter: Jennifer Gorsuch, Administrative Services Director

V. WORKSHOP TOPICS

- A. City of Camas 2nd Quarter Financial Performance
Details: The presentation reviewed the financial highlights of the second quarter of 2015. It included budget to actuals, investment portfolio performance, debt outstanding, line of credit activity, as well as an outlook for the remainder of the year.
Presenter: Cathy Huber Nickerson, Finance Director

 [City of Camas Financial Performance 2015 2nd Qtr](#)

Huber reviewed the presentation with Council. Discussion ensued.

- B. Discussion of Future Code Changes Related to the Sale and Discharge of Fireworks in the City of Camas
Details: The unseasonably hot and dry weather experienced in Clark County in the weeks and days leading up to the July 4 holiday resulted in many phone calls to the Fire Department, as well as to the city's elected officials. Most of these calls were from citizens asking that the city restrict or ban fireworks out of concerns for safety. Washington State law does not give the city that ability without Municipal Code changes being approved by the governing political body. This was an informal workshop discussion about fireworks use in Camas to find out what future ordinance changes the City Council may wish to consider.
Presenter: Nick Swinhart, Fire Chief and Ron Schumacher, Fire Marshal

 [Firework Sales and Use in Clark County](#)

[Fireworks Bans or Restricted Sales/Use](#)

[Fireworks Fire Recap 7-10-15](#)

Swinhart and Schumacher requested input from Council regarding the sale and discharge of fireworks in the City of Camas. Discussion ensued and more information will be provided at a future Council meeting.

- C. Presentation on Propertyroom.com
Details: The Police Department is the repository for found property and unclaimed evidence. Over time, the unclaimed property builds up and the department needs to dispose of it through lawful means. In the past, the department has coordinated public auctions using city staff. A private company, Propertyroom.com, performs this same service and comes highly recommended by other local law enforcement agencies. The Police Department desires to enter into a contractual relationship with Propertyroom.com to handle its surplus property. This service can also be used by other city departments.
Presenter: Sergeant Brett Robison and Chief Mitch Lackey

 [Propertyroom.com Background](#)

This item will be placed on the August 3, 2015 Consent Agenda for Council's consideration.

D. Amendments to Camas Municipal Code (CMC) Chapter 18.09 Density and Dimensions (MC15-03)

Details: To consider amendments to CMC Section 18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones as submitted by Pahlisch Homes. The proposed amendments will increase lot coverage limits to 45% in R-6, R-7.5, R-10 and R-12 zoning districts. The proposed amendment will also exempt lot coverage limits for outdoor living areas. The Planning Commission forwarded a recommendation of denial at a public hearing on June 16, 2015.

Presenter: Sarah Fox, Senior Planner

-  [Exhibit 1 - Initial Application](#)
- [Exhibit 2 -Letter to Robert Maul](#)
- [Exhibit 3 - Letter to Applicant from Staff](#)
- [Exhibit 4 - Lot Development Examples](#)
- [Exhibit 5 - Letter to Sarah Fox](#)
- [Exhibit 6 - Excerpt from Staff Report to Council](#)
- [Staff Report to Planning Commission](#)
- [Exhibit 7 - Email 07072015](#)
- [Exhibit 8 - Plot Plan Example 1](#)
- [Exhibit 9 - Plot Plan Example 2](#)

This item will be placed on the August 3, 2015 Regular Meeting Agenda for Council's consideration, following a public hearing.

E. Amendments to Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Developments (MC15-04)

Details: The proposed amendments to CMC Chapter 18.22 Mixed Use Planned Developments clarify that it is an overlay zone. Minor amendments associated with CMC Chapter 18.22 were also proposed to CMC Section 18.07.030-Table 1 Commercial and Industrial Land Uses. The Planning Commission forwarded a recommendation of approval at a public hearing on June 16, 2015.

Presenter: Sarah Fox, Senior Planner

-  [Staff Report \(MC15-04\)](#)
- [Attachment A - Proposed Amendments to CMC 18.22 MXPD](#)
- [Exhibit 1 - Public Comment from Melanie Poe](#)
- [Exhibit 2 - Comments from Lugliani Investments](#)
- [Exhibit 3 - Memorandum from Staff](#)
- [Exhibit 4 - Mixed Use Examples](#)
- [Exhibit 5 - Comments from Randy Printz](#)

This item will be placed on the August 3, 2015 Regular Meeting Agenda for Council's consideration, following a public hearing.

- F. Plat Alteration for 7th Avenue Townhomes (File No. PlatAlt15-01)
Details: 7th Avenue Townhomes Subdivision (File no. SUB06-10) is located at 722 NW 7th Avenue near the intersection of NW 7th Avenue and NW Greeley Street. Council approved the final plat on March 2, 2015, for 11 lots. The plat alteration will allow for triplex development on one lot.
Presenter: Sarah Fox, Senior Planner

 [Application Narrative](#)
[Plat Alteration 15-01 Drawings](#)

This item will be placed on the August 3, 2015 Regular Meeting Agenda for Council's consideration, following a public hearing.

- G. Community Development Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Phil Bourquin, Community Development Director

Bourquin commented that the city's sunset date for retail marijuana in the City of Camas is November, 2015. In light of the changes in the last Washington State Legislative Session, he recommended that the Planning Commission discuss head shops and retail marijuana at their September meeting.

Maul provided an overview regarding Comprehensive Plan policy updates.

Chaney inquired about high-density zoning and Bourquin provided an overview of the zoning process involved in the city's current Comprehensive Plan Update.

- H. NW 6th Avenue Water and Storm Sewer Improvements Change Order
Details: Change Order No. 1 is for the removal of an unidentified pipe and associated standby time and for unanticipated required excavation and haul of unsuitable material and additional imported material. The cost for this additional work is \$8,893.60 and is funded by the General Obligation Bond.
Presenter: James Carothers, Engineering Manager

 [NW 6th Water & Storm Change Order 1](#)

This item will be placed on the August 3, 2015 Consent Agenda for Council's consideration.

- I. NW 38th Avenue Phase 2 Change Order
Details: Change Order No. 4 covers the additional cost associated with removing the old deteriorated pavement and repaving from the east end of the new curb improvements on NW 38th Avenue east through the intersection of NW Parker Street. The cost of lost productivity is related to the additional time to mill and pave while traffic continues to flow through the intersection. The total cost of this change order is \$20,789.34.
Presenter: James Carothers, Engineering Manager

 [NW 38th Phase 2 Change Order 4](#)

This item will be placed on the August 3, 2015 Consent Agenda for Council's consideration.

J. Public Works Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

Wall provided an update on NW 4th Avenue drainage changes, the Steigerwald water issues and the Light-Emitting Diode (LED) Project.

K. City Administrator Miscellaneous Updates and Scheduling

Details: This is a placeholder for miscellaneous or scheduling items.

Presenter: Pete Capell, City Administrator

Capell reminded Council to track their June and July Council-related work hours. He informed Council about initial efforts for a Camas-Washougal dog-park and about a potential Slide the City event for Southwest Washington. He also commented on the recent Washington State legislative session and NW 6th & Norwood project funding; overall the session was beneficial to the City of Camas. He reminded everyone about Camas Days.

VI. COUNCIL COMMENTS AND REPORTS

Hazen reminded everyone about the Camas Days Parade at 11:00 a.m. Saturday. He said if anyone is interested in helping at the parade, to contact him.

Turk commented on the fireworks in the city on July 4th and New Year's Eve.

Chaney talked about the availability of community parks and facilities to Camas residents. He commended staff and the Planning Commission for their efforts in preparation for the regular meeting.

Hogan commented about all the July activities available in Camas. He also shared appreciation for the efforts of the Planning Commission in preparation for the regular meeting.

Anderson commented on the Car Show, Concerts for a Cause and the C-Tran meeting.

Carter commented on the Car Show, a police ride-a-long and the Camas Days Parade.

Smith commented on the Camas Days Kid's Parade at noon Friday and Camas Days both Friday and Saturday.

Mayor Higgins informed Council the Fulbright scholars would be touring Camas Days on Friday.

VII. PUBLIC COMMENTS

Chris Kralik, 631 NW 18th Loop, Camas, commented about the Camas Car Show, fireworks in the City of Camas, Highway 14 from 164th to I-205 and the Planning Commission process.

VIII. ADJOURNMENT

The meeting adjourned at 6:30 p.m.

INVOICE



OFFICE: EVERETT, WASHINGTON
PHONE: 425-551-3100
CONTACT: ASHLEY TONSGARD

DATE: 11/30/2014
BILL TO: CITY OF CAMAS
P.O. BOX 1055
CAMAS, WA 98607-0055
ATTN: DENIS RYAN

INVOICE: 747342
APPLICATION: 3
ADJUSTMENT: 0
GRANITE JOB: 480390
CUSTOMER: 289830

FOR SERVICES RENDERED ON : VAN - 2014 CAMAS GRIND&OVERLAY
LAKE ST. CAMAS

PERIOD THROUGH: 11/30/2014

PAYMENT SUMMARY

1. CONTRACT	\$319,319.00
2. APPROVED CHANGE ORDERS	\$2,200.00
3. CONTRACT TOTAL TO DATE	\$321,519.00
4. WORK COMPLETED TO DATE	\$381,569.88
5. LESS RETENTION @ 5.00 %	\$19,078.50
6. TOTAL AMOUNT DUE TO DATE	\$362,491.38
7. LESS PREVIOUSLY INVOICED	\$360,401.38
8. CURRENT AMOUNT DUE	\$2,090.00

PLEASE MAIL REMITTANCE TO:
GRANITE CONSTRUCTION COMPANY
Granite Construction Company
PO Box 742478
Los Angeles, CA 90074-2478

TERMS: A/R Materials
LATE PAYMENT PENALTY OF 1.5% WILL BE ADDED TO PAST DUE AMOUNTS MONTHLY.



DATE: 11/30/2014

TO : CITY OF CAMAS
 P.O. BOX 1055
 CAMAS, WA 98607-0055
 ATTN: DENIS RYAN

INVOICE 747342

APPLICATION 3

ADJUSTMENT 0

CUSTOMER CONTRACT

PERIOD THROUGH 11/30/2014

CHANGE ORDER	BID ITEM	DESCRIPTION	Unit	ORIGINAL CONTRACT			THIS PERIOD			TOTAL TO DATE		
				Quantity	Unit Price	Contract Amount	Quantity	Amount	Retainage	Quantity	Amount	Retainage
000	00001	MOBILIZATION	PC	100.00	22.3150	2,231.50	0.00	0.00	0.00	458.50	10,231.50	511.58
000	00002	PROJECT TEMPORARY TRAFFIC	PC	100.00	50.0000	5,000.00	0.00	0.00	0.00	240.00	12,000.00	600.00
000	00003	PORTABLE CHANGEABLE MESSA	EA	3.00	100.0000	300.00	0.00	0.00	0.00	2.00	200.00	10.00
000	00004	EROSION / WATER POLLUTION	PC	100.00	10.0000	1,000.00	0.00	0.00	0.00	200.00	2,000.00	100.00
000	00005	CONSTRUCTION GEOTEXTILE F	SY	1,650.00	0.7500	1,237.50	0.00	0.00	0.00	0.00	0.00	0.00
000	00006	CRUSHED SURFACING BASE CO	CY	100.00	10.0000	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00
000	00007	HMA CL. 1/2IN PG64-22	TN	3,100.00	78.0000	241,800.00	0.00	0.00	0.00	3,385.66	264,081.48	13,204.08
000	00008	HMA FOR PAVEMENT REPAIR	TN	185.00	120.0000	22,200.00	0.00	0.00	0.00	217.55	26,106.00	1,305.30
000	00009	PAVEMENT REPAIR EX. INCL.	SY	225.00	7.0000	1,575.00	0.00	0.00	0.00	0.00	0.00	0.00
000	00010	PLANING BITUMINOUS MAT.	SY	1,425.00	7.0000	9,975.00	0.00	0.00	0.00	1,289.78	9,028.46	451.42
000	00011	PLANING BIT. 1IN DEPTH	SY	25,000.00	1.0500	26,250.00	0.00	0.00	0.00	40,926.13	42,972.44	2,148.62

CHANGE ORDER	BID ITEM	DESCRIPTION	ORIGINAL CONTRACT			THIS PERIOD			TOTAL TO DATE			
			Unit	Quantity	Unit Price	Contract Amount	Quantity	Amount	Retainage	Quantity	Amount	Retainage
000	00012	TEMP PAVEMENT MARKING	LF	7,500.00	0.5000	3,750.00	0.00	0.00	0.00	12,300.00	6,150.00	307.50
000	00013	UTILITY MANHOLE/SERVICE/	EA	20.00	150.0000	3,000.00	0.00	0.00	0.00	44.00	6,600.00	330.00
001	CCO	INTALL TRAFFIC LOOP		0.00	0.0000	2,200.00	0.00	2,200.00	110.00	0.00	2,200.00	110.00
TOTAL						321,519.00	0.00	2,200.00	110.00	59,063.62	381,569.88	19,078.50

Ronda ~

Use 112.00.223.400.00
 when paying
 retainage in 2015
 rather than exp
 acct # 112.76.595.300.00
 as I've already
 included this expense
 in 2014 for year end.

Thank you!
 Fun

I. Summary

Zoning: Single-Family Residential (R-6), Single-Family Residential (R-10), Multi-Family (MF-10), and Community Commercial (CC)

Total site area: 283 acres

Open Spaces: 85 acres

Proposed Lots: PRD: 1,300 residential and commercial lots

Project History and Background:

In 2007, the City updated its Comprehensive Plan and Zoning map to include additional land to its North Urban Growth Area (NUGA) and developed capital facilities plans (sewer, water, and transportation) for the NUGA as required by GMA. In 2008, the NUGA area was annexed and the pre-annexation agreement created out of that process was soon replaced with a Development Agreement (DA) in 2009 that provided a conceptual framework for the future development of the Green Mountain property. Green Mountain, LLC purchased the property in 2012 and prepared updated technical information for the property. With the expiration of the 2009 DA coupled with the new technical information, a new DA was prepared and approved December 22, 2014 which contains a conceptual Master Plan for a mixed use planned residential development including requirements relating to parks and open space, transportation, tree preservation, planning standards, stormwater, streetscape and significant views for specific areas of the project. Additional history and background of the Development Agreement is set forth in Resolution 1315, Exhibit 55, recording number 5134733 AGR.

Physical Description:

The top of Green Mountain, including its western and southern slopes, stands at the northeast corner of the property. The northern portion of the property is generally forested with moderate to steep slopes and contains multiple terraces and rock outcroppings. The Green Mountain clubhouse and golf course sits on the southern half of the property on gentle to moderate slopes. The southern section also contains numerous wetlands, man-made ponds and ditches, a tributary creek with an adjoining oak grove and a gas transmission line. A BPA power line traverses the entire property. Adjacent to the site, to the north, is the Mountain Glenn subdivision with single-family residences. The site is bordered on the south by NE Goodwin Road and on the west by NE Ingle Road. Immediately to the east is a single-family residence zoned R-6; however County land outside of the UGA abuts a portion of the site to the east and is zoned large lot rural residential.

Proposed Action:

Application has been made to the City of Camas for planned residential development (PRD) and preliminary plat approval for a portion of the Green Mountain area, submitted December 30, 2014 and deemed complete on January 29, 2015 (Exhibit 57). The PRD proposal includes 1,300 single and multi-family residential homes, 8.8 acres of commercial/retail/office buildings, common open spaces, parks, trails, landscaping, associated parking lots, access roads, stormwater and detention facilities, utilities and other related infrastructural improvements. The master plan created development areas ("aka pods") with designated residential densities. The PRD will be developed in multiple phases with subsequent preliminary plat approval processes.

The preliminary plat proposal (City file number SUB14-02), which is Phase I of the PRD, would segregate 51.21 acres of this area into 201 lots ranging in size from 3,000 square feet to 15,200 square feet to accommodate front and alley loaded single-family residential homes. The proposal includes various tracts for open space and parks, access and parking, stormwater facilities, and a clubhouse. The proposed

preliminary plat is accessed off of NE Ingle Road and an extensive network of trails meanders throughout the site. The proposal also includes an exception request to the required development standard setback for stormwater facilities fronting rights-of-way. Additional flexibility in lots standards was proposed to coincide with the density and dimensional standards adopted in the Development Agreement. The applicant proposes several different “pods” to provide for a variety of single family detached lot sizes with up to seven different residential densities, not to exceed densities specified in the recorded DA.

This report includes the applicable approval criteria, followed by staff analysis, findings of compliance or non-compliance with the applicable codes and the DA, and a recommendation to the Planning Commission.

Planning Commission Hearing and Recommendation:

The Camas Planning Commission held a public hearing on May 12th, 2015 for this project proposal. Staff provided a detailed staff report and project presentation. The applicant followed with their proposal discussion. Public testimony was provided and the planning commission deliberated and provided a recommendation of approval as conditioned in the staff report including the recommended changes. The planning commission also recommended that the City Council consider negotiating with the applicant for a larger size public park for the project.

The applicant then subsequently requested that the city reopen the record since there was confusion related to public hearing dates as listed on the public notice sign on site. As such, staff posted a new public hearing notice to all of the owners within a 300’ radius of the site as well as to all parties of record. The new hearing was held on June 16th, 2015. Additional public testimony was provided and is clearly in the record. The planning commission again deliberated on the project and offered another recommendation of approval with conditions. All of those conditions will be contained herein.

City Council Closed Record Hearing and Decision:

The City Council held a closed record meeting to consider the record on July 20, 2015. All exhibits and records of testimony are filed in the City of Camas. The list of exhibits is attached to this decision. The City Council concluded that the applicants sustained the burden of proof, that the proposed application does or can comply with the relevant approval standards of the Camas Municipal Code for a planned residential development, provided the applicant complies with the conditions of approval recommended by the Planning Commission or warranted by the facts and law to ensure the proposal does comply in fact with those standards. Therefore, the City approves the application subject to the conditions at the end of this final decision.

II. Discussion and Findings for Critical Areas (Title 16) and Sensitive Areas and Open Space

CMC 16.31 Archeological Resource Preservation

Findings: The applicant provided a detailed archaeological report for the PRD in its entirety, and for the first phase subdivision, as per CMC 16.31. Certified mailing labels to the impacted tribes dated December 19th, 2015 were provided with the application (Exhibit 52). The Washington State Department of Archaeology and Historic Preservation (DAHP) provided written comments for the SEPA determination (Exhibit 62). Additional archaeological review will be necessary for future phases of the development. The applicant will be required to coordinate and comply with any applicable DAHP regulations with all subsequent phases of the development prior to construction taking place for all respective phases, as per CMC16.31.050. A condition to this effect is warranted. Additionally, In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions taken:

- a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;

- b. Take reasonable steps to ensure the confidentiality of the discovery site; and
- c. Take reasonable steps to restrict access to the site of discovery.

The project proponent shall notify the concerned tribes and all appropriate city, county, state, and federal agencies, including the Washington State Department of Archaeology and Historical Preservation. (CMC 16.31.150(D))

Conclusion: As conditioned, this section can be met.

CMC 16.33 Public View, Open Space Protection and Historic Sites and Structures

Findings: The applicant has provided a detailed tree preservation approach with the recorded DA with regards to CMC16.33. Exhibit E in the DA provides a tree preservation strategy for each phase of the development. In total, 4,759 trees, or 50% will be retained for the overall site. Additionally, the site will see additional landscaping provided with the development of the subdivision phases and commercial spaces, in addition to parks development thereby raising the overall tree canopy of the development as it builds out.

The applicant is also proposing to provide an approximate total of 103 acres of open space for the development as a whole, which is close to 33% of the overall site area. Some of the open space will include a trail system, community park space, and natural environmental spaces such as wetlands and tree habitat mitigation areas. This section can be met as proposed.

The site does contain an existing structure that the applicant's archaeologist did recommend should be retained either in place, or elsewhere on site. DAHP did recommend that the structure should be retained, but if not possible then further consultation will be necessary to see if additional documentation of structure is warranted. A condition to this effect is warranted.

Conclusion: As conditioned, this section can be met.

CMC 16.53 Wetlands

Findings: The applicant provided a critical area report (CAR) which complies with the standards of CMC Chapter 16.53 Wetlands and CMC Chapter 16.61, and with additional email correspondences from the Ecological Land Services.

In brief, the applicant avoided impacting the wetland areas to the extent practical, and utilized the provisions for buffer reductions and demonstrated that mitigation of impacts could occur onsite.

The site overall contains several man-made and naturally occurring wetlands as listed in the CAR. The first phase of this development does not propose to fill any jurisdictional wetlands, nor does the first phase contain any jurisdictional wetlands. The applicant does propose to buffer average two buffers related to Wetland D and G. No net loss is proposed for the two buffer areas to be averaged as per the CAR.

The applicant proposes to set aside several areas for wetlands and their respective buffer areas in the development, 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. CMC§16.51.210, allows the city to require adequate protective mechanisms. 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 are a few areas that will be set aside for tracts that will tie into trail and open space. 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.

Future phases that will impact jurisdictional wetland and/or their associated buffers will require additional review and approval by the city with those subsequent applications. A condition to this effect is warranted.

CMC 16.59 Geologically Hazardous Areas

Findings: The PRD site overall does have some areas that trigger a geotechnical review. The applicant has provided a detailed geotechnical report (Exhibit 46). The conclusion of the report is that phase 1 is considered low risk for geo-hazards. There are recommendations contained in the report that suggest having site preparation done in conformance with building code requirement with any excavation and grading of native and fill soils on site for when construction takes place. The applicant also acknowledges that further study is necessary for each respective phase. The applicant shall submit additional geological studies for each subsequent phase of this PRD.

Conclusions: As conditioned, this section can be met.

CMC 16.61 Fish and Wildlife Habitat Conservation Areas

Findings: The applicant's CAR did address the various elements listed in the CMC regarding habitat areas contained in this chapter. A comment letter was received by Washington State Department of Fish and Wildlife (WDFW) through the SEPA comment period (Exhibit 66). The applicant's consultant, Ecological Land Services, provided written responses to each concern raised by WDFW, which are as follows:

Oregon White Oak Habitat

The applicant is proposing to remove 8 oak trees with the first phase of the development that qualify for tree protection. The applicant, through its CAR, is going to mitigate for those trees at a higher replacement ratio than that is required in CMC16.51.120, which is normally 2 to 1. The applicant is proposing to provide Oak Tree mitigation within a buffer of a Category III wetland abutting Phase 1 as depicted in Figure 9 of the CAR. The applicant has also further discussed the oak tree habitat overall for the site with the WDFW, whereby they will look to provide an Oak Habitat Mitigation Bank up front for the rest of the development site to pre-mitigate for this and future phases. A detailed planting, mitigation and monitoring plan will be required to be provided to the city prior to any construction taking place on site. A condition to this effect is warranted.

Green Mountain Biodiversity Area

There has been some debate as to the accuracy of Clark County's mapping of a forested area in phase 1 if it qualifies as a Biodiversity Area. According to ELS, the young, deciduous forested area in the northern part of Phase 1 doesn't meet the definition of Biodiversity Area. If this conclusion is supported by WDFW the city will not require additional conditions for phase 1.

There are other areas within the PRD overall that do have mapped Biodiversity distinction that will require further review and analysis for those respective phases.

Townsend's Big-eared Bat

The developable portions of Phase 1 do not contain topography suitable for caves. According to the applicant, WDFW's main concern was potential habitat outside of the Phase 1 project area, but within the PRD. This area will need to be surveyed by WDFW and ELS biologists prior to any development in the potential habitat area.

Bradshaw's Lomatium

The documented Bradshaw's lomatium is outside the boundaries of Phase 1 and the PRD. The closest known location is about 0.25 miles from the nearest PRD boundary. According to ELS, WDFW didn't believe that there was suitable habitat within Phase 1 or the PRD for the lomatium, concurring with findings by ELS biologists and onsite maintenance staff knowledgeable about plants.

Conclusion: As conditioned, this section can be met.

III. Discussion and Findings for Preliminary Plat Criteria of Approval (CMC17.11.030)

The italicized text in boxes is the criteria of approval for preliminary plat applications per CMC§17.11.030(D) (1 through 10).

1. The proposed subdivision is in conformance with the Camas comprehensive plan, parks and open space comprehensive plan, neighborhood traffic management plan, and any other city adopted plans;

The applicant's narrative at pages 17 and 18 identifies that the proposed subdivision is in conformance with the Camas Comprehensive Plan (Comp Plan), 2014 Parks, Recreation and Open Space Plan (Parks Plan), Neighborhood Traffic Management Plan (NTM Plan) and any other city adopted plans.

The proposed subdivision will help accommodate the projected growth through well-planned utilization of existing land. The proposed houses, when built, will provide housing opportunities to meet the needs of the community in accordance with the Housing element of the Comprehensive Plan. The mixed-use urban village will allow for economic development opportunities and will be well integrated into the surrounding development. The parks and open space needs can be met with the development of park land and trail networks, in addition to preservation of open space and natural areas. Many of these elements were addressed in the DA.

PARKS AND OPEN SPACE PLAN: The applicant proposes to provide for open space and parks by utilizing five components to their development.

- Open Space Area: The applicant is proposing to retain approximately 33% of the site in open space both for active recreation and natural space preservation.
- Community Trail System: The trail system is proposed to have both regional and neighborhood trail networks. The required regional T27 Trail is shown to navigate through the entire development largely using the BPA easement. The applicant is proposing that the T27 trail will be 8' wide paved at the central park area then taper down to 6' paved where the grade goes up to 8%, then down to 4' compacted gravel surface over 8% in terrain. The applicant also proposes to provide neighborhood trails T29 and T30. Those trails are proposed to be 6' in width with compacted gravel surfacing from flat up to 8% grade, and 4' wide compacted gravel over 8% in grade. Over 3 miles of trails are proposed overall.
- Central Community Open Space and Park: In the center of the development is the proposed 14 acre central park. Five acres of which will be used for active recreational area to include appropriate amenities including, but not limited to playground equipment, open lawn area to accommodate field space, paved sport courts, water features, restrooms, and site furnishings to name a few.

- Residents' Clubhouse: The applicant is also proposing a private club house for use of the residents. The clubhouse will contain an outdoor pool, meeting rooms, lounge and will be owned and maintained by the HOA.
- Landscape Master Plan Components: The overall development will have a comprehensive landscape plan that will help tie the community's sense of place together.

Staff met with the parks development review committee on March 13th, 2015 to discuss the project. The following are a summary of comments from the review committee.

- Project appears to plan for the appropriate trails, public viewing area atop Green Mountain, and a neighborhood park as called for in the Parks and Open Space Plan. The committee appreciated seeing regional trail connection that is tied into the local community as well as seeing the development of viewing areas atop Green Mountain. (In discussions with a rep. of the applicant, the top of Green Mountain is heavily forested. The City has identified the desire to protect the natural backdrop of Lacamas Lake including Green Mountain). Additional discussion on balancing a viewing area with the natural backdrop should occur with the committee prior to final construction plan approvals on the GM trails.
- The committee was concerned with construction of trails on steep slopes. It was noted the plans indicate slopes up to 16% which they felt were too steep. They recommended that the design minimize slopes and not exceed 8- 12% except where it is determined to not to otherwise be practicable.
- Where trails cannot meet ADA, the committee is interested in offsetting this with design efforts elsewhere to incorporate ADA accessibility in trail design, picnic areas, viewing platforms, etc.
- The committee would like to see the trail on Green Mountain connect to the adjacent County lands and would like to see this coordinated with the County Parks Dept. This will coincide with the Clark County Parks Department's request that the proposed development contain trail linkages to the County Parks area trails that abut the site.
- The location of the park within the community is supported. There is some concern as to the amount of usable area and how it ultimately is improved. The connectivity of the park to the larger trail networks is applauded. The Parks Board will ultimately need to be involved in the review of the Park Design and improvements. The Park would be a City Park and the Committee would support improvements being Impact Fee Creditable.
- The committee is interested in walking the site with the developer at some point prior to finalizing construction plans.

Essentially, the applicant has clearly provided some thought towards the implementation of the necessary parks and open space requirements based on the parks master plan. They have also provided some additional elements that help make the project become more innovative in design than standard subdivisions. It is unclear, however, what the intent for development and final ownership of the five acre neighborhood park proposed in phase 1. The neighborhood parks element in the parks master plan envisions a city owned Public Park to serve the area. The design, development and parks credit plan for the five acre central park shall be finalized prior to final plat approval for phase 1. Taking into consideration the comments from the parks committee, and the required trail design standards as listed in the Parks Master Plan, staff will provide conditions as appropriate to ensure trail and parks development compliance.

Neighborhood Traffic Management Plan

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 create 700 Average Daily Trips (ADT) or more.

The submitted Transportation Impact Analysis (TIA) clearly demonstrates that this threshold will be exceeded with the first phase of development.

The applicant has not identified traffic calming features other than the narrowed entry street and the majority of internal streets at 28 feet wide. Currently, there is no discussion of traffic calming elements for the remainder of Planning Pod 1 or the other six Planning Pods within the development, but it is expected to be addressed with the civil plans for those phases once submitted.

A condition of approval requiring installation of traffic calming elements in the number, type and location acceptable to the city engineer is warranted.

Prior to final engineering plan approval for any phase the applicant shall install acceptable traffic calming elements in the number, type and location deemed necessary by the City Engineer.

Staff finds that as conditioned the applicant can or will comply with the city's NTM plan.

Findings: Staff finds that the project as conditioned can be consistent with the city's comprehensive plans.

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;

Findings:

Water:

There is an existing 8" dead end water line in NE Ingle Road that currently serves the golf course and clubhouse. In 2013 the city performed some limited water modeling at the applicant's request to determine available fire flows under various scenarios (see Technical Memorandum from Gray & Osborne, Inc. dated November 20, 2013 - exhibit #77).

The modeling showed that the existing system (and future 8" diam. extensions) can only provide adequate fire flows for the lower, southerly portion of the site near NE 28th Ave.

Fire flows were not adequate in the middle and northerly portions of the site without upsizing portions of the system as shown by the modeling results of scenario #2. With those improvements, adequate fire flow was only provided for a portion of proposed Phase 1 up to an approximate elevation of 270 to 280 feet.

Under scenario #3 adequate fire flows were provided for elevations of the site at or below 370 feet in elevation. In order to serve the portions of the site above 370 feet in elevation a booster pump station will need to be constructed.

Per the applicants Phase 1 grading plan it appears the highest lot elevation is approximately 330' on Lot #'s 184 & 185 in Phase 1H. Staff would note for the record that all lots in Phases 1A through Phase 1E appear to be located at or below 250 feet in elevation.

Prior to final engineering plan approval for any phase the applicant shall demonstrate that adequate fire flows are available for the lots proposed. A condition of approval to this effect is warranted.

Prior to final engineering plan approval for any phase the applicant shall demonstrate to the city's satisfaction that the proposed water system improvements being installed will provide adequate fire flows for the lots proposed.

Per Chapter 8 of the city's Water System Plan of June 2010 (WSP), multiple projects are identified for the Green Mountain area. The WSP identifies a future developer driven booster pump station (DE-5), a water storage facility (S-6), a 24" diameter transmission main (T-7) and a 12" developer funded NUGA transmission main (N-1) on or adjacent to the subject property. Some of these elements may be modified by the city depending on a number of factors including topographical issues. The applicant shall coordinate with the city through final engineering to determine the need, location and installation of these improvements as will be conditioned below.

To conform with the City's 2010 WSP, a condition of approval specifying the applicant's responsibility to design and construct the T-7 and N-1 transmission mains shown within and adjacent to the PRD per the WSP is warranted. Construction of the transmission mains through the PRD site and up to the water storage facility S-6, as applicable based on the final determination of its location, must be completed prior to final plat approval of the phase(s) the mains are located within or adjacent to, or to the extent necessary to achieve adequate fire flows. Additionally, a condition of approval specifying the applicant's responsibility to design and construct Booster Pump Station DE-5 is warranted. The Booster Station shall be constructed prior to final plat approval for any phase that has a lot located above 370 feet in elevation.

As noted above, the 2010 WSP identifies Reservoir S-6 located within the applicant's site. Due to the uncertainty regarding timing for the need for additional storage in the City's water system and in consideration of the size of the project, a condition is warranted requiring dedication of land suitable for construction of a 2.0 million gallon reservoir, if it's determined by the City that the location of the reservoir will be on the Applicant's site. Design and construction of the reservoir itself would be completed by the City. If it's determined that S-6 is to be located on the site, prior to Final Masterplan approval, the City and applicant shall enter into an agreement specifying the location and size of the land dedication for the reservoir and specifying timing of the required land dedication.

Prior to Final Masterplan approval, the City and applicant will determine the sizing and location of water facilities and any needed land for dedication for a reservoir. If it's determined that land is needed the City and applicant shall enter into an agreement specifying the location and size of the land dedication for the reservoir and specifying timing of the required land dedication.

Water wells, septic tanks and septic drain fields

It is unclear to staff if there are existing water wells on site as they are not identified on the existing conditions plans or in the application materials. Staff would note that 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 required as part of the abandonment. A condition of approval to this effect is warranted.

Existing water wells shall either be properly abandoned in accordance with State and County guidelines prior to final plat approval or used exclusively for irrigation (nondrinking) purposes for the golf course or environmental mitigation areas. The city and the applicant shall explore the option at

the cessation of operation of the golf course of transferring water rights to the city for fair market value.

Staff finds that as conditioned the applicant can and will provide water system improvements consistent with the city's Engineering Standards and WSP.

Storm Drainage:

Staff would note for the record that although there are provisions for regional stormwater facilities in the DA at Section 6 and at CMC 17.19.040 (C 3a), the facilities proposed do not appear to provide a regional function.

The applicant has submitted a preliminary stormwater Technical Information Report (TIR) and storm plan for Planning Pod 1 (201 lots) consistent with the requirements of CMC 14.02, CMC 17.11.030 (B 8) and the Camas Stormwater Design Standards Manual (CSDSM).

For Planning Pod 1, the applicant is proposing 3 wet ponds for water quality and quantity control. The proposed wet ponds will provide phosphorus control in addition to basic treatment in accordance with the requirements of Section 5.04 of the CSDSM.

Two of the wet ponds do not meet the location requirements of CMC 17.19.030 (F 6) in that they are not setback a minimum of 30 feet from the street. The third wet pond will meet the minimum street setback requirement.

The applicant is requesting an exception to the requirements of CMC 17.19.030 (F 6) for the two wet ponds located on each side of the entry drive and adjacent to NE Ingle Road (Tracts A & H). The proposed locations are at or near the low point of Planning Pod 1 but are not located at the low point of the subject property.

Staff finds that the requested exception to the requirements of CMC 17.19.030.F.6 may be warranted provided the applicant be required to include enhanced landscaping, screening and fencing acceptable to the city prior to final engineering plan approval of any phase. A condition of approval to this effect is warranted.

Enhanced water quality and quantity control facilities landscaping, screening and attractive fencing style acceptable to the city shall be included on the final landscaping plan prior to approval of any phase.

Staff finds that as conditioned the applicant can or will provide adequate stormwater drainage for Planning Pod 1.

Erosion Control:

Adequate erosion control measures will be provided during the site improvements contemplated for this PRD in accordance with adopted city standards. The Erosion Sediment Control plans will ultimately be submitted to the city for review and approval prior to any ground disturbance.

CMC 17.21.030 requires submittal of an erosion control bond for ground disturbances of one acre or more.

Additionally, the applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) as part of their application for their general construction stormwater permit that is required through the Washington State Department of Ecology for ground disturbances of over one acre.

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

Sanitary Sewage Disposal:

Currently there is no public sanitary sewer system serving the Green Mountain area of Camas. The nearest sewer line is a 6" diameter STEP force main (no solids) that serves the LaCamas Lake Trailhead restroom facility located at NW Alexandria Lane and NE Goodwin Road approximately 2,200 feet southwest of the intersection of NE Ingle Road and NE Goodwin Road.

The General Sewer Plan Amendment of April 2010 (Sewer Plan) provides a plan on how the North Urban Growth Area (NUGA) will be sewered. The NUGA is divided into six basins served by multiple regional pump stations and major force main and gravity piping systems. The Sewer Plan calls for traditional gravity sewer flows (including solids) from all six basins to be directed south and east along the north side of LaCamas Lake.

The subject property is located in Basin 1 as shown in the Sewer Plan. As described above, Basin 1 is shown in the Sewer Plan to be permanently serviced by the regional pump station and force main system along the north side of LaCamas Lake. The Applicant and the City have been working diligently over the last year to develop a design and financing plan to construct the permanent traditional gravity system as quickly as possible. It is currently anticipated that the City will design and construct the permanent system with a financial contribution by the applicant. However, to date, a final agreement has not been reached regarding the applicant's proportionate share or other responsibility for constructing the permanent system. As such, a condition is warranted to require the applicant to enter into an agreement with the City relating to sewer facilities that will provide for, among other things, the construction, general financing and timing of the construction of permanent sewer facilities that will serve the PRD.

Recognizing the size and extent of the permanent system, the Sewer Plan also provides for a temporary connection south to the city's existing STEP force main located within NE Goodwin Road at Alexandria Lane. The Sewer Plan provides the following guidance with respect to a temporary connection:

"As an interim stage, prior to full development, the possibility of temporarily partitioning off flows from developments within Basins I and II to the existing STEP system to the southwest is also addressed. Discharge to the STEP system should be temporary because flows from NUGA were not included in the original design of STEP conveyance, and high operation and maintenance costs and unfavorable downstream impacts to conveyance and WWTP facilities have led the City to conclude that further expansion of the STEP service is undesirable."

Since timing of the permanent system on the north side of LaCamas Lake is uncertain, should the permanent sewer system not be in place prior to engineering approval of Planning Pod 1, Staff finds there is adequate capacity in the existing STEP system on the south side of LaCamas Lake to temporarily serve approximately 300 ERU's which will provide service to the 201 lots included with the Phase 1, Planning Pod 1 of the Green Mountain PRD. . The applicant shall be responsible for constructing all on and off-site improvements necessary for the temporary system to serve their site. A condition of approval to this effect is warranted.

Additional Phases of the development beyond Planning Pod 1 will be required to direct conventional gravity sanitary sewer flows to the east and south along the north side of LaCamas Lake per the Sewer Plan. Should the permanent sewer system on the north side of LaCamas Lake not be constructed prior to engineering approval of subsequent phases, the City may accept additional sewer flows into the existing STEP system provided the applicant shows and the City confirms that there is adequate capacity in the STEP system at the time of engineering approval for each subsequent phase. In this scenario, the applicant shall be responsible for designing, constructing and permitting all improvements to continue using the STEP system. A condition of approval to this effect is warranted.

Proposed Condition: The applicant shall enter into an agreement with the city that will provide for the construction, general financing and timing of the construction of permanent sewer facilities that will serve the PRD. The applicant will be responsible for constructing all on and off-site improvements necessary for the temporary system to serve their site including abandonment and/or decommissioning of the large

community septic tanks. Should the permanent sewer system on the north side of LaCamas Lake not be constructed prior to engineering approval of subsequent phases, the City may accept additional sewer flows into the existing STEP system provided the applicant shows and the City confirms that there is adequate capacity in the STEP system at the time of engineering approval for each subsequent phase. In this scenario, the applicant shall be responsible for designing, constructing and permitting and abandoning/decommissioning all temporary improvements to continue using the STEP system.

The applicant is proposing to construct a sanitary sewer pump station near the intersection of NE Ingle Road and NE Goodwin Road on a city owned parcel. The Sewer Plan identifies a regional pump station at this location to serve portions of the NUGA it is feasible that the pump station may be used to provide both temporary and permanent service to the PRD. As such, portions of the pump station that may be used permanently could be a creditable improvement as it is intended to serve the entire basin.

If a regional pump station is proposed and constructed the applicant will need to enter into an agreement with the city that identifies the required improvements and what portions of the system improvements are creditable or reimbursable. A condition of approval to this effect is warranted.

Prior to installing a regional pump station the applicant shall enter into an agreement with the city that specifies the required pump station improvements and how the improvements will be credited and/or reimbursed.

As part of the temporary connection to the STEP system, the applicant will also be required to provide a solids retention system acceptable to the city as the existing STEP system is only suited to handle effluent flows (no solids). The applicant is proposing large underground community septic tanks that will allow the solids to settle out of the sewer prior to reaching the pump station. The proposed tank locations are shown in exhibit 71. One tank is proposed in the central park south of the proposed club house. The other two proposed tank locations are east of and adjacent to the two wet ponds located on each sides of the entry road.

Prior to final engineering plan approval for any phase the applicant shall be required to supply a sewer basin analysis and appropriate tank sizing and anti-buoyance calculations acceptable to the city. Additionally, the applicant will be required to complete an odor control analysis and provide odor control facilities for the large septic tanks and effluent line flowing to the pump station. The entire temporary system shall be designed and constructed such that the septic tanks may be abandoned or removed so the subdivision may be served via a conventional gravity system. Because the septic tanks provide a temporary service, the applicant shall be required to maintain all tanks according to the manufacturer's recommendations and City standards. Conditions of approval to this effect are warranted.

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.

Conclusion: As conditioned, this section can be met.

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;

Findings:

Roads:

NE Goodwin Road/NE 28th Street and NE Ingle Road are existing public roadways adjacent to and serving the subject property. These roads are rural in nature and do not include bike lanes, sidewalks, street lighting, turn lanes or other urban improvements.

NE Goodwin Road/NE 28th Street have a functional classification of arterial in the 2012 Traffic Impact Fee (TIF) update. The TIF designates NE Goodwin Road west of NE Ingle Road as a 5 lane arterial and as a 3 lane arterial east of NE Ingle Road. NE Ingle Road is classified as a collector street.

The TIF also identifies NE Goodwin Road/NE 28th Street east of NE Ingle Road as a North District TIF creditable improvement. Installation of a traffic signal at the intersection of NE Goodwin Road & NE Ingle Road is also TIF creditable.

As subsequent Planning Pods are developed adjacent to NE Goodwin Road/NE 28th Street and/or when traffic conditions warrant the signal, the applicant will be responsible to provide those improvements.

Prior to installing TIF eligible improvements the applicant shall enter into an agreement with the city that specifies the required improvements, the cost of those improvements and what portions of the improvements are creditable or reimbursable. A condition of approval to this effect is warranted.

Prior to installing half width street improvements along NE Goodwin Road/NE 28th Street or installing a traffic signal at the intersection of NE Goodwin Road & NE Ingle Road, the applicant shall enter into an agreement with the city specifying the improvements to be installed, the cost of those improvements and what part of the improvements are creditable or reimbursable. Right-of-way (ROW) dedication along NE Ingle Road and NE Goodwin Road shall be of sufficient width to provide a minimum paved width of 43' which shall include an 11' wide center left turn lane, two 5' wide bike lanes and two 11' travel lanes. Interior roadways, with the exception of the entry roadway, shall include ROW widths of 60' and/or 52' with respective paved widths of 36' and 28' for all interior streets with the exception of the entry roadway that is proposed at 74' ROW width with a landscape median island.

Internal street connections

Currently there is not an internal street connection proposed to the northerly half of the site. Planning pods B4, E4, F1a, F1c, F2, F3, F4 and G, a total of 69 acres of developable land, will be served by only one access point located at pod B4. These pods are located on the steeper portion of the site. Details as to final street grades, locations, etc. are not yet detailed enough to determine if the development as proposed will provide safe and reliable access during inclement weather including snow and ice events.

Planning pod F1b appears to be a stand-alone 2 acre pod with a separate access off of NE Ingle Road. This pod does not appear to be connected to other pods of the development by internal roadways or by the community wide trail system.

The northerly portion of this development appears to be a standard subdivision that is benefitting from the flexibility of the PRD provisions of the code.

The applicant has provided one layout at the Planning Commission hearing whereby they claim that to build an internal road connection to the northerly part of the site is impractical. However, there may still be some alternative layouts where some vehicular roadway connection could be made. Staff recommends that the applicant demonstrate to the city's satisfaction that this connection is not feasible. A condition of approval to this effect is warranted.

The applicant shall demonstrate to the city's satisfaction that it is not feasible to provide an internal street connection to the northerly portion of the site.

Study area intersections of concern

The applicant has provided a Traffic Impact Analysis (TIA) that evaluated the existing roadway system, traffic volumes, speeds, and crash history of the adjacent roadways and select intersections in the vicinity of the site. The TIA evaluated traffic operations based on Planning Pod 1 buildout in 2018 and the Master Plan buildout in 2029. The studied intersections fall within three jurisdictions; namely City of Camas, City of Vancouver and WSDOT.

NE 199th Ave. & NE 58th St. (SR-500)

Per the TIA this intersection located north of the site was identified with high crash rate for eastbound turning movements and under existing conditions currently meets WSDOT guidelines for an eastbound right turn lane.

Construction of a right turn lane at this location could require right-of-way acquisition and would likely impact one or more driveways. Planning Pod 1 at buildout will contribute 27 eastbound right turn trips at this intersection (18% of all turns). At full master plan buildout the development will contribute 138 eastbound right turns (73% of all turns). Given the small impact of Phase 1 no improvements were recommended in conjunction with Phase 1.

Staff finds that a nexus might ultimately be established between requiring construction of an eastbound right turn lane on NE 58th Street at NE 199th Avenue as traffic volume increases attributable to the proposed master plan development based on level of service and delay at the intersection.

Future preliminary plat applications should provide an updated TIA with an assessment as to the potential need for providing a right-turn taper or lane at this intersection. A condition of approval to this effect is warranted.

Prior to preliminary plat approval of each additional Planning Pod or phase the applicant shall submit an updated assessment as to the potential need for providing an eastbound right turn taper or lane at the intersection of NE 58th Avenue at NE 199th Street.

NE Goodwin Road/NE Ingle Road

Per the TIA, this intersection has a high crash history. The TIA makes several recommendations that will help improve safety at this intersection as follows:

- The TIA recommends relocating the stop bar on NE Ingle Road approximately 20 to 25 feet further south to improve sight distance with the initial site improvements of the first phase.
- The TIA recommends installing an eastbound left turn lane on NE Goodwin Road at NE Ingle Road with a minimum 100' of storage with the initial site improvements of the first phase.
- The TIA recommends installing a westbound right turn lane on NE Goodwin Road at NE Ingle Road with a minimum of 100' of storage prior to occupancy of the 203rd home.
- The TIA recommends that subsequent preliminary plat applications include an analysis of traffic operations at the intersection of NE Goodwin Road & NE Ingle Road and when warranted require the developer to install a traffic signal.

Conditions of approval to these effects are warranted.

- Prior to Final Acceptance of the first phase of improvements the applicant shall relocate the stop bar on NE Ingle Road as detailed in the construction plans and as directed by the city.
- Prior to Final Acceptance of the first phase of improvements the applicant shall install an eastbound left turn lane with a minimum 100' storage in NE Goodwin Road at NE Ingle Road.

- Prior to Final Acceptance of any phase that will yield a total preliminarily platted total of 203 or more homes, the applicant shall construct a westbound right turn lane with a minimum 100' of storage in NE Goodwin Road at NE Ingle Road.
- Half street improvements along the applicant's property frontage of Ingle Road shall be constructed in a manner to provide a minimum width of 43 feet of pavement.
- Subsequent preliminary plat applications shall include an updated TIA that analyzes traffic operations at the intersection of NE Goodwin Road & NE Ingle Road and when warranted the developer shall install the signal.

NE 192nd Avenue/NE 13th Street

Under existing conditions this intersection operates acceptably with the exception of the morning AM peak hour for southbound left turns on NE 192nd Avenue associated with students attending the Union High School.

The TIA projects that this intersection will not meet the City of Vancouver's LOS requirements in the 2029 background condition (completion of Planning Pod 1 only) or the 2029 total traffic condition (at full master plan buildout).

The TIA indicates that NE 192nd Ave is a 5 lane arterial TIF eligible route in the City of Vancouver. In the event that NE 192nd is widened to 5 lanes through the intersection of NE 13th Street the intersection will meet the City of Vancouver's intersection minimum LOS requirements. To mitigate total traffic conditions a westbound right turn lane on NE 13th Street would also be required. In the event that NE 192nd Ave is not widened a northbound right turn lane and a westbound right turn lane would be sufficient to mitigate the 2029 total traffic condition.

As the timing of corridor improvements on NE 192nd Ave. are unknown the TIA makes a recommendation that the developer be required to provide a proportionate share contributions to the City of Vancouver towards the construction of a northbound right turn lane on NE 192nd Avenue and an westbound right turn lane on NE 13th Avenue. Details of the proposed proportionate cost sharing methodology are include in Appendix "M" of the TIA. A condition of approval to this effect is warranted.

The applicant shall be conditioned to make the payment based upon this record with the City of Vancouver for proportionate share contributions towards the construction of a northbound right turn lane on NE 192nd Ave. and a westbound right turn lane on NE 13th Street. The agreement shall specify when proportionate share payments are triggered and the amount of those payments.

NE 242nd Avenue/NE 28th Street

Per the TIA this intersection currently meets WSDOT's guidelines for a left turn lane on the eastbound approach under existing conditions. At buildout of Planning Pod 1 the TIA finds that no eastbound left turn trips will be added to this intersection from the proposed development. At full master plan buildout the TIA projects that this development will add 9 eastbound left turns at this intersection.

Staff finds that the traffic impact fee payments made by this development for Phase 1 and future phases of the project will mitigate development impacts at the intersection and therefore require no additional mitigation.

Access spacing on NE 28th Street

As noted previously, NE 28th Street is designated as an arterial street. Intersection access spacing requirements for an arterial are a minimum of 660' to a maximum of 1,000 feet.

The proposed entry road into Planning Pod 3 off of NE 28th Street should be located a minimum of 660 feet to the west of the east project boundary in order to allow adjacent parcels to the east maximum

opportunities to locate their site access off of NE 28th Street. A condition of approval to this effect is warranted.

The applicant shall locate the proposed entry drive into Planning Pod 3 off of NE 28th Street a minimum of 660' west of the project's east boundary.

Alleys & Cul-de-sac's

The applicant is providing a number of alley loaded lots. Staff would note for the record that in accordance with CMC 17.19.040 (A 6) alleys are to be privately owned and maintained. The applicant is proposing a 20' tract width for the alleys where the code only requires an 18' Tract width. The code also requires a minimum paved width of 16'. The applicant shall meet or exceed the minimum alley requirements noted in the CMC. A condition of approval to this effect is warranted.

The applicant is also proposing several cul-de-sac's. The application materials show cul-de-sac radii at 40'. Staff would note for the record that per the CDSM the minimum ROW radius for a cul-de-sac where parking is prohibited is 43' with a minimum paved radius of 35'.

The applicant shall meet or exceed the minimum alley Tract and paved width requirements of the code. Cul-de-sac ROW radii shall meet the minimum 43' width of the Camas Design Standards Manual.

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

The applicant can or will make adequate provisions for utilities as shown on the Preliminary Development Plans.

LED Street lighting will be installed along all street frontages within and adjacent to the proposed development.

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 improvement plans along with the enhanced landscaping to screen the stormwater facility. The applicant will also be required to provide acceptable fencing and landscaping along NE Ingle Road and NE Goodwin Road in accordance with CMC 17.19.040 (B 11c). The proposed fencing, landscaping and street tree plantings shall be included with the final engineering plan submittal for the site improvements. A condition of approval to this effect is warranted.

Prior to final engineering plan approval for any phase the applicant shall include a landscaping plan that details the location, number, plant species proposed, planting notes, fencing notes and associated details.

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.

Conclusion: As conditioned, this section can be met.

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

Findings and Conclusions: The applicant, through the final platting process shall make provisions to dedicate appropriate right of way, easements, and reservations as conditioned herein. This section can be met as conditioned.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use. In addition to meeting the minimum lot size density requirement, each residential lot must provide a

building envelope that allows a building that at least conforms to the developers own building restrictions (CC and R's). Therefore corner lots, lots with easements, or lots with environmental constraints may have to be larger than other lots in the subdivision;

Findings:

Design and Shape of lots: The proposed layouts of the lots in Phase 1 are based on the general pod layout for the overall PRD and contain lots from Pods D, C, and E. As discussed in the narrative on pages 8-12; the different Pods have densities and dimensional standards relative to current city zoning designations. These Pods are intended to have some flexibility built into them with regards to setbacks, housing type, and a range of dimensional standards. The pods for A, B and C are intended to be in line with higher density standards in the code (MF-10, 18, and 24), and pods D, E, F and G are modeled after zoning districts R-5, 6, 7.5, and 20 respectively. Pod standards for A, B and C were approved in the Development Agreement. The remaining pods are proposed with the PRD application.

As proposed, the lots contained in phase 1 generally comply with the applicant's own proposed lot standards table with the exception of the following lots. Pod D lots are supposed to have a maximum lot size of 7,600 square feet based on the applicant's dimensional table, which leaves lots 121, 141 and 168 as being too large. Lots located in Pod E have five lots that are too large based on the applicant's own table (182, 183, 184, 185, and 191). Staff recommends that the applicant either modify those lots, or provide a modified dimensional table that addresses maximum lot sizes. If the table is modified there should be a footnote that indicates that regardless of maximum lot size, and overall density for that respective Pod shall be maintained for this and all future phases.

Lots 70-75 are proposed to have vehicular access off of the alleyway shown and frontage and pedestrian access off of two access tracts (C and E). While staff supports the concept, there is a question as to how future lots in Pod B1 will interact with lots 73-75. The goal will be to ensure compatible integration between the two Pods. The applicant will need to provide this assurance when developing the future phases.

All lots that take access off of alleyways shall ensure that the fronts of the houses face public and private streets and access tracts. A condition to this effect is warranted.

As will be discussed further in section 18.23.110 of this report, the applicant has only shown layouts for lots contained in phase 1. No other phase or their respective pods have been proposed to have any lot or road layout. As such it is difficult to determine overall internal and abutting compatibility of the phases as they related to a master plan. That said, the applicant has worked in good faith towards developing a master plan with the city. As such, the city will allow for a more detailed final master plan to be submitted prior to the final plat approval for phase 1.

Conclusions: As 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;

Findings and Conclusions:

SALES OFFICE USE: The application did not propose a sales office for the development. The absence of approval of a sales office consolidated with this Type III hearing, will limit a sales office at the time of development to six months as a Temporary Use per CMCS 18.07.040 Table 2(Note 4). The applicant may provide for the contingency that a sales office may be necessary for longer than six months. Staff finds that special conditions for the installation, use and removal of the sales office are appropriate in accordance with CMCS 18.43.050(F), and are provided with this report if the applicant is in agreement.

PHASING: Pursuant to CMC17.11.040, a phasing plan “shall be submitted at the time of preliminary plat approval”. The applicant has shown a phasing plan in both the DA and with the PRD application thereby meeting this section.

Staff finds that the development can be conditioned to meet the relevant requirements of zoning and phasing.

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

See section 3 listed above.

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

Finding and Conclusion: The applicant has provided a draft copy of CC&R's with the application, which will provide maintenance guidelines and requirements for the private facilities. 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.

Finding and Conclusion: The applicant is proposing privately owned and maintained tracts for stormwater facilities, off-street parking and open spaces. The internal roadways are proposed to be dedicated as public roadways and some private. The applicant is providing adequate and appropriate utilities for stormwater, water, and sanitary sewer that will also be dedicated to the public. An internal public trail and a neighborhood park consistent with the 2014 Parks, Recreation and Open Space Comprehensive Plan will be provided by the applicant. The applicant will also provide sidewalks with the proposed street construction to provide adequate pedestrian mobility. This section can be met as proposed.

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 and Conclusion: Staff finds that the preliminary subdivision application can or will be consistent with the requirements of the Camas Municipal Code, the City of Camas comprehensive plan, SEPA requirements and the previously approved Development Agreement as modified by the proposed conditions at the conclusion of this report.

IV. Discussion and Findings for Planned Residential Development Criteria of Approval CMC18.23.030, Approval Standards CMC 18.23.100, and Relationship to adjacent areas.

CMC 18.23.030.A-H Planned residential developments shall be established under the following criteria:

A. A PRD may be allowed in all R and MF zoning districts.

The overall site for the proposed PRD has 267.5 acres of residentially zoned land and 15.8 acres of commercial. In anticipation of this PRD, the applicant worked with staff to revise the CMC to allow for

contiguous commercial land to be part of the PRD pursuant to Ordinance 15-008 (Exhibit 75), which was adopted on March 16th, 2015.

This section can be met as proposed.

B. The minimum land area necessary to apply for a PRD shall be ten acres of contiguous land.

The overall site is 283 acres in area thereby meeting this section.

C. All land in which a PRD is to be developed shall be held and maintained in a single ownership, including but not limited to an individual, partnership, corporation, or homeowner's association. Evidence of such ownership shall be provided to the planning commission and city council before PRD approval.

All records provided to the city by the applicant provide certification that the 283 acres are under one ownership. This section can be met.

D. Permissible uses within a PRD include any use listed as a permitted use or conditional use in the applicable zone, as per CMC Section 18.07.040 Table 2, when approved as part of a master plan. Notwithstanding an approved master plan, incidental accessory buildings, incidental accessory structures, and home occupations may be authorized on a case by case basis.

The Development Agreement that accompanied this application did vest the applicant with the codes in effect at the time of recording, which was the end of 2014. This section can be met as proposed. However, if there are future uses proposed in either the residential or commercial sections of the development that will require conditional use permits, then appropriate review and approval from the city will be required. A condition to this effect is warranted.

E. A minimum of fifty percent to a maximum of seventy percent of the overall permitted density of the PRD must be single family homes.

The mixture of densities and housing types proposed by the applicant will comply with this section. The applicant's narrative on page 13 addresses this requirement. As proposed, this can be met.

F. The multifamily component (two or more attached dwelling units) of a PRD shall ideally be developed toward the interior of the tract, rather than the periphery, to ensure compatibility with existing single-family residences that border the surrounding properties. Deviation from this requirement shall be requested during the preliminary master plan review, and specifically approved by the planning commission and city council.

The overall general layout for the PRD has been approved through the Development Agreement. Overall, the layout does essentially higher density, multi-level units surrounding the commercial core. The units and densities do then transition out to lower densities as you head north and east on the site. As proposed, the higher density multi-family units are not directly on the periphery. This section can be met as proposed.

G. Density standards and bonuses for a PRD shall be in accordance with CMC Sections 18.23.040 and 18.23.050.

This section was addressed through the recorded DA. As such, this can be met as proposed.

H. An equivalent amount of up to twenty percent of the developable area shall be set aside and developed as recreational open space in a PRD, and shall include the following:

- 1. Passive or active recreation concentrated in large usable areas;*
- 2. Provide trails and open space for connection and extension with the city's open space and trail plan, if feasible; and*

3. Be held under one ownership, and maintained by the ownership; or be held in common ownership by means of homeowner's association, and maintained by the homeowner's association. The open space and recreation areas shall be dedicated for public use and be maintained by the ownership or homeowners' association.

As evidenced earlier in this report and in the applicant materials, the applicant has set aside close to 33% of the site for open space. This includes usable park space, trails, and natural open areas such as wetlands. As will be conditioned herein, open space areas for stormwater tracts, wetlands and other common areas will be maintained by the homeowners association with provisions for maintenance to be listed in CC&R's.

The trail system proposed is extensive through the site. The city's comprehensive parks plan anticipates a public regional trail in the area (T27) and neighborhood trails (T29 and T30). As discussed earlier in this report, the parks and open space component can be met through the proposal and conditions contained herein.

CMC 18.23.100.A-H Approval for a PRD shall be based on the following standards:

A. The proposed PRD conforms to:

- 1. The City of Camas' comprehensive plan;*
- 2. All provisions of the Camas Zoning Code which are not proposed for modification;*
- 3. Engineering design standards; and*
- 4. Any other applicable city, state, federal regulations, policies, or plans, except those standards proposed for modification.*

Findings and Conclusion: The applicant's narrative addresses this section on pages 17-19. Staff concurs that this application complies with this subsection. Comp plan elements have been addressed, the provisions of the CMC are either met, or conditioned herein, and compliance with all other state and federal regulations are required.

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 create 700 Average Daily Trips (ADT) or more.

The submitted Transportation Impact Analysis (TIA) clearly demonstrates that this threshold will be exceeded with the first phase of development.

The applicant has not identified traffic calming features other than the narrowed entry street and the majority of internal streets at 28 feet wide. There is no discussion of traffic calming elements for the remainder of Planning Pod 1 or the other six Planning Pods within the development.

A condition of approval requiring installation of traffic calming elements in the number, type and location acceptable to the city engineer is warranted.

Prior to final engineering plan approval for any phase the applicant shall install acceptable traffic calming elements in the number, type and location deemed necessary by the City Engineer.

B. Utilities and other public services necessary to serve the needs of the proposed development shall be made available, including open spaces, drainageways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, schools, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.

Findings and Conclusion:

Water:

There is an existing 8" dead end water line in NE Ingle Road that currently serves the golf course and clubhouse. In 2013 the city performed some limited water modeling at the applicant's request to determine available fire flows under various scenarios (see Technical Memorandum from Gray & Osborne, Inc. dated November 20, 2013 - exhibit # 77).

The modeling showed that the existing system (and future 8" diam. extensions) can only provide adequate fire flows for the lower, southerly portion of the site near NE 28th Ave.

Fire flows were not adequate in the middle and northerly portions of the site without upsizing portions of the system as shown by the modeling results of scenario #2. With those improvements, adequate fire flow was only provided for a portion of proposed Phase 1 up to an approximate elevation of 270 to 280 feet.

Under scenario #3 adequate fire flows were provided for elevations of the site at or below 370 feet in elevation. In order to serve the portions of the site above 370 feet in elevation a booster pump station will need to be constructed.

Per the applicants Phase 1 grading plan it appears the highest lot elevation is approximately 330' on Lot #'s184 &185 in Phase 1H. Staff would note for the record that all lots in Phases 1A through Phase 1E appear to be located at or below 250 feet in elevation.

Prior to final engineering plan approval for any phase the applicant shall demonstrate that adequate fire flows are available for the lots proposed. A condition of approval to this effect is warranted.

Prior to final engineering plan approval for any phase the applicant shall demonstrate to the city's satisfaction that the proposed water system improvements being installed will provide adequate fire flows for the lots proposed.

Per Chapter 8 of the city's Water System Plan of June 2010 (WSP), multiple projects are identified for the Green Mountain area. The WSP identifies a future developer driven booster pump station (DE-5), a water storage facility (S-6), a 24" diameter transmission main (T-7) and a 12" developer funded NUGA transmission main (N-1) on or adjacent to the subject property. Some of these elements may be modified by the city depending on a number of factors including topographical issues. The applicant shall coordinate with the city through final engineering to determine the need, location and installation of these improvements as will be conditioned below.

To conform with the City's 2010 WSP, a condition of approval specifying the applicant's responsibility to design and construct the T-7 and N-1 transmission mains shown within and adjacent to the PRD per the WSP is warranted. Construction of the transmission mains through the PRD site and up to the water storage facility S-6, if appropriate based on the final determination of it's location, must be completed prior to final plat approval of the phase(s) the mains are located within or adjacent to, or to the extent necessary to achieve adequate fire flows. Additionally, a condition of approval specifying the applicant's responsibility to design and construct Booster Pump Station DE-5 is warranted. The Booster Station shall be constructed prior to final plat approval for any phase that has a lot located above 370 feet in elevation.

The applicant shall design and construct transmission mains T-7 and N-1 within the Planned Residential Development area per the Camas Water System Plan of June 2010. Construction of the transmission mains shall be completed prior to final plat approval of the phase(s) the mains are located within, or adjacent to, or to the extent necessary to achieve adequate fire flows. The applicant shall also design and construct Booster Station DE-5 prior to final plat approval for any phase that has a lot located above 370 feet in elevation.

As noted above, the 2010 WSP identifies Reservoir S-6 located within the applicant's site. Due to the uncertainty regarding timing for the need for additional storage in the City's water system and in consideration of the size of the project, a condition is warranted requiring dedication of land suitable for construction of a 2.0 million gallon reservoir if it's determined that the location of the reservoir is on the site. Design and construction of the reservoir itself would be completed by the City. If it's determined that S-6 is to be located on the site, prior to Final Masterplan approval, the City and applicant shall enter into an agreement specifying the location and size of the land dedication for the reservoir and specifying timing of the required land dedication.

Prior to Final PRD Masterplan approval, the City and applicant will determine the sizing and location of water facilities and any needed land for dedication for a reservoir. If it's determined that land is needed the City and applicant shall enter into an agreement specifying the location and size of the land dedication for the reservoir and specifying timing of the required land dedication.

Existing wells, septic tanks and septic drain fields

It is unclear to staff if there are existing water wells on site as they are not identified on the existing conditions plans or in the application materials. Staff would note that 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 required as part of the abandonment. A condition of approval to this effect is warranted.

Existing water wells shall either be properly abandoned in accordance with State and County guidelines prior to final plat approval or used exclusively for irrigation (nondrinking) purposes for the golf course or environmental mitigation areas. The city and the applicant shall explore the option at the cessation of operation of the golf course of transferring water rights to the city for fair market value. Staff finds that as conditioned the applicant can and will provide water system improvements consistent with the city's Engineering Standards and WSP.

Storm Drainage:

Staff would note for the record that although there are provisions for regional stormwater facilities in the DA at Section 6 and at CMC 17.19.040 (C 3a), the facilities proposed do not appear to provide a regional function.

The applicant has submitted a preliminary stormwater Technical Information Report (TIR) and storm plan for Planning Pod 1 (203 lots) consistent with the requirements of CMC 14.02, CMC 17.11.030 (B 8) and the Camas Stormwater Design Standards Manual (CSDSM).

For Planning Pod 1, the applicant is proposing 3 wet ponds for water quality and quantity control. The proposed wet ponds will provide phosphorus control in addition to basic treatment in accordance with the requirements of Section 5.04 of the CSDSM.

Two of the wet ponds do not meet the location requirements of CMC 17.19.030 (F 6) in that they are not setback a minimum of 30 feet from the street. The third wet pond will meet the minimum street setback requirement.

The applicant is requesting an exception to the requirements of CMC 17.19.030 (F 6) for the two wet ponds located on each side of the entry drive and adjacent to NE Ingle Road (Tracts A & H). The proposed locations are at or near the low point of Planning Pod 1 but are not located at the low point of the subject property.

Staff finds that the requested exception to the requirements of CMC 17.19.030.F.6 may be warranted provided the applicant be required to include enhanced landscaping, screening and fencing acceptable to the city prior to final engineering plan approval of any phase. A condition of approval to this effect is warranted.

Enhanced water quality and quantity control facilities landscaping, screening and attractive fencing style acceptable to the city shall be included on the final landscaping plan prior to approval of any phase.

Staff finds that as conditioned the applicant can or will provide adequate stormwater drainage for Planning Pod 1.

Erosion Control:

Adequate erosion control measures will be provided during the site improvements contemplated for this PRD in accordance with adopted city standards. The Erosion Sediment Control plans will ultimately be submitted to the city for review and approval prior to any ground disturbance.

CMC 17.21.030 requires submittal of an erosion control bond for ground disturbances of one acre or more.

Additionally, the applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) as part of their application for their general construction stormwater permit that is required through the Washington State Department of Ecology for ground disturbances of over one acre.

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

Sanitary Sewage Disposal:

Currently there is no public sanitary sewer system serving the Green Mountain area of Camas. The nearest sewer line is a 6" diameter STEP force main (no solids) that serves the LaCamas Lake Trailhead restroom facility located at NW Alexandria Lane and NE Goodwin Road approximately 2,200 feet southwest of the intersection of NE Ingle Road and NE Goodwin Road.

The General Sewer Plan Amendment of April 2010 (Sewer Plan) provides a plan on how the North Urban Growth Area (NUGA) will be sewerred. The NUGA is divided into six basins served by multiple regional pump stations and major force main and gravity piping systems. The Sewer Plan calls for traditional gravity sewer flows (including solids) from all six basins to be directed south and east along the north side of LaCamas Lake.

The subject property is located in Basin 1 as shown in the Sewer Plan. As described above, Basin 1 is shown in the Sewer Plan to be permanently serviced by the regional pump station and force main system along the north side of LaCamas Lake. The Applicant and the City have been working diligently over the last year to develop a design and financing plan to construct the permanent traditional gravity system as quickly as possible. It is currently anticipated that the City will design and construct the permanent system with a financial contribution by the applicant. However, to date, a final agreement has not been reached regarding the applicant's proportionate share or other responsibility for constructing the permanent system. As such, a condition is warranted to require the applicant to enter into an agreement with the City relating to sewer facilities that will provide for, among other things, the construction, general financing and timing of the construction of permanent sewer facilities that will serve the PRD.

Recognizing the size and extent of the permanent system, the Sewer Plan also provides for a temporary connection south to the city's existing STEP force main located within NE Goodwin Road at Alexandria Lane. The Sewer Plan provides the following guidance with respect to a temporary connection:

"As an interim stage, prior to full development, the possibility of temporarily partitioning off flows from developments within Basins I and II to the existing STEP system to the southwest is also addressed. Discharge to the STEP system should be temporary because flows from NUGA were not included in the

original design of STEP conveyance, and high operation and maintenance costs and unfavorable downstream impacts to conveyance and WWTP facilities have led the City to conclude that further expansion of the STEP service is undesirable.”

Since timing of the permanent system on the north side of LaCamas Lake is uncertain, should the permanent sewer system not be in place prior to engineering approval of Planning Pod 1, Staff finds there is adequate capacity in the existing STEP system on the south side of LaCamas Lake to temporarily serve approximately 300 ERU's which will provide service to the 203 lots included with the Phase 1, Planning Pod 1 of the Green Mountain PRD. The applicant shall be responsible for constructing all on and off-site improvements necessary for the temporary system to serve their site. A condition of approval to this effect is warranted.

Additional Phases of the development beyond Planning Pod 1 will be required to direct conventional gravity sanitary sewer flows to the east and south along the north side of LaCamas Lake per the Sewer Plan. Should the permanent sewer system on the north side of LaCamas Lake not be constructed prior to engineering approval of subsequent phases, the City may accept additional sewer flows into the existing STEP system provided the applicant shows and the City confirms that there is adequate capacity in the STEP system at the time of engineering approval for each subsequent phase. In this scenario, the applicant shall be responsible for designing, constructing and permitting all improvements to continue using the STEP system. A condition of approval to this effect is warranted.

Proposed Condition: The applicant shall enter into an agreement with the city that will provide for the construction, general financing and timing of the construction of permanent sewer facilities that will serve the PRD. The applicant will be responsible for constructing all on and off-site improvements necessary for the temporary system to serve their site including abandonment and/or decommissioning of the large community septic tanks. Should the permanent sewer system on the north side of LaCamas Lake not be constructed prior to engineering approval of subsequent phases, the City may accept additional sewer flows into the existing STEP system provided the applicant shows and the City confirms that there is adequate capacity in the STEP system at the time of engineering approval for each subsequent phase. In this scenario, the applicant shall be responsible for designing, constructing and permitting and abandoning/decommissioning all temporary improvements to continue using the STEP system.

The applicant is proposing to construct a sanitary sewer pump station near the intersection of NE Ingle Road and NE Goodwin Road on a city owned parcel. The Sewer Plan identifies a regional pump station at this location to serve portions of the NUGA. The pump station may be used to provide both temporary and permanent service to the PRD. As such, portions of the pump station that may be used permanently could be a creditable improvement as it is intended to serve the entire basin.

If a regional pump station is proposed and constructed the applicant will need to enter into an agreement with the city that identifies the required improvements and what portions of the system improvements are creditable or reimbursable. A condition of approval to this effect is warranted.

Prior to installing a regional pump station the applicant shall enter into an agreement with the city that specifies the required pump station improvements and how the improvements will be credited and/or reimbursed.

As part of the temporary connection to the STEP system, the applicant will also be required to provide a solids retention system acceptable to the city as the existing STEP system is only suited to handle effluent flows (no solids). The applicant is proposing large underground community septic tanks that will allow the solids to settle out of the sewer prior to reaching the pump station. The proposed tank locations are shown in exhibit 71. One tank is proposed in the central park south of the proposed club house. The other two proposed tank locations are east of and adjacent to the two wet ponds located on each sides of the entry road.

Prior to final engineering plan approval for any phase the applicant shall be required to supply a sewer basin analysis and appropriate tank sizing and anti-buoyance calculations acceptable to the city. Additionally, the applicant will be required to complete an odor control analysis and provide odor control facilities for the large septic tanks and effluent line flowing to the pump station. The entire temporary system shall be designed and constructed such that the septic tanks may be abandoned or removed so the subdivision may be served via a conventional gravity system. Because the septic tanks provide a temporary service, the applicant shall be required to maintain all tanks according to the manufacturer's recommendations and City standards. Conditions of approval to this effect are warranted.

Prior to final engineering plan approval of any phase the applicant shall submit a sewer basin analysis, tank sizing and anti-buoyance calculations acceptable to the city. The applicant will also be responsible for providing appropriate odor control for the temporary system including the large community septic tanks as well as the downstream system to the pump station. The entire temporary system shall be designed and constructed such that the septic tanks may be abandoned or removed so the subdivision may be served via a conventional gravity system. Because the septic tanks provide a temporary service, the applicant shall be required to maintain all tanks according to the manufacturer's recommendations and City standards.

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.

C. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have an unacceptable adverse effect upon the quality of the environment, in accordance with CMC Title 16 and 43.21C RCW.

Findings and Conclusion: The applicant's narrative addresses this section on page 19. Staff has also provided findings earlier in this report that either finds compliance with the application, or that the application can be conditioned to comply with city standards. Staff concurs that this application complies with this subsection as proposed and/or conditioned herein.

D. Approving the proposed development shall serve the public use and interest, and adequate provision has been made for the public health, safety, and general welfare.

Findings and Conclusion: The applicant's narrative addresses this section on page 19. Staff concurs that this application complies with this subsection as proposed and/or conditioned herein.

E. The proposed development satisfies the standards and criteria set forth in this chapter.

Findings and Conclusion: The applicant's narrative addresses this section on page 20. Staff concurs that this application complies with this subsection as proposed and/or conditioned herein.

F. The proposed development shall be superior to, or more innovative than conventional development, and shall provide greater public benefit without additional probable adverse impacts to public health, safety, or the environment, than available through the use of the conventional zoning and/or development standards.

Findings and Conclusion: The applicant has taken great care to coordinate with staff over a period of time to develop a master plan that can be superior and more innovative than conventional development. The plan integrates a variety of housing types and densities throughout the development rather than having one district simply abut another. Additionally, the incorporation of an Urban Village with recreational opportunities throughout the development can help create a community that is livable and well integrated in concept. As proposed and conditioned herein, this section can be met.

G. The proposed development shall provide at least two access points (where a PRD does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent street in an acceptable manner.

Findings and Conclusion: The applicant has proposed at least two access points off of NE Goodwin Road and 8 access points off of NE Ingle Road. This subsection can be met as proposed.

H. Preliminary approval does not constitute approval to obtain any building permits or begin construction of the project.

18.23.110: Relationship to adjacent areas.

The design and layout of a planned development shall take into account the integration and compatibility of the site to the surrounding areas. The perimeter of the planned development shall be so designed as to minimize any undesirable impact on adjacent properties. Setbacks from the property lines of the planned development shall be comparable to, or compatible with, those of any existing development on adjacent properties. Or, if adjacent properties are undeveloped, then setbacks shall conform to the type of development that may be permitted on adjacent properties.

Pods D2, D3, D5, D6, and some of E1 and E2, all abut land that is located within Clark County jurisdiction that is currently zoned FR-40, which is agricultural based zoning at 40 acre minimum. To design an urban development to "bevel" lot sizes would be impractical. The same premise will apply to pods F2 and F3 at the northern end of the development.

Pods B2, B4, F1a, F1b, and F1c all internally abut lots located within the city limits and have could have beveling standards apply to them. The easterly boundaries of pods E2 and E3 will abut land in the city limits that will likely get developed. Compatibility to that abutting land hasn't necessarily been provided to the city. The applicant will need to demonstrate how these respective pods can be comparable to and compatible with these existing lots.

Currently, the conceptual master plan with proposed pod types leave some questions to staff with regards to compatibility and the relationship with the initial first phase and its respective pods and future phases. While the applicant has provided some detail in the written narrative, actual conceptual layouts are not available to determine compatibility with the rest of the development. Most immediate are the proposed phase lines contained on page 3 of 25 from the plan set do not match up with the posed phase 1 preliminary plat on page 23 of 25. As such, it is difficult to discern the relationship for the first phase with pods B1, B2, B3 and a portion of E1. There are proposed roads that could conceivably move into those phases, but because there are no lot layouts, road networks, or access compatibility staff has a difficulty in finding compliance without that additional information. Additionally, it is difficult to determine

how they future phase will link in with one-another. Staff finds that a final PRD master plan is appropriate that shall contain the following elements:

- The location of all areas to be conveyed, dedicated, or maintained as public or private streets; access and egress to the development showing proposed traffic circulation, parking areas, and pedestrian walks, (for all phases and pods)
- The proposed location of any residential buildings, and any other structures, including identification of all buildings as single-family, duplex, townhouse, apartment, condominium, designated manufactured home, or otherwise, (for all phases and pods)
- The location of areas to be maintained as common open space, and a description of the proposed use of those areas, (for all phases and pods)

A condition to this effect is warranted.

Conclusions: As conditions, this section can be met.

DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein, the public record of this case, the City hereby approves SUB 14-02, Preliminary Master Plan of a Planned Residential Development and preliminary plat approval (Phase I), subject to the following conditions of approval:

V. Conditions of Approval

CONDITIONS OF APPROVAL (SUB14-02)

Engineering:

1. Prior to final engineering plan approval for any phase the applicant shall install acceptable traffic calming elements in the number, type and location deemed necessary by the City Engineer.
2. Prior to final engineering plan approval for any phase the applicant shall demonstrate to the city's satisfaction that the proposed water system improvements being installed will provide adequate fire flows for the lots proposed.
3. 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.
4. Existing water wells shall either be properly abandoned in accordance with State and County guidelines prior to final plat approval or used exclusively for irrigation (nondrinking) purposes for the golf course or environmental mitigation areas. The city and the applicant shall explore the option at the cessation of operation of the golf course of transferring water rights to the city for fair market value.
5. Enhanced water quality and quantity control facilities landscaping, screening and attractive fencing style acceptable to the city shall be included on the final landscaping plan prior to approval of any phase.
6. The applicant and the City have been extensively working on an agreement to create a public-private partnership to fund and construct sewer facilities that will benefit and more efficiently serve the NUGA, including the Green Mountain area. It is anticipated that the agreement will be completed and will go before the City Council in July or August of this year. The agreement contemplates the applicant funding and constructing a pump station and temporary sewer lines that will carry effluent up to approximately 300 ERU's which will connect to existing STEP system

sewer lines in the Camas Meadows area. The agreement also contemplates the applicant funding a percentage of the permanent traditional gravity sewer facilities to be constructed by the City to the east of Green Mountain which will eventually connect to Everett Street. Upon completion of the permanent city constructed facilities, the city intends to redirect all of the effluent then going south, to the east to Everett Street. Upon that occurrence, the applicant shall properly decommission the then existing on site holding tanks. In the event that the City and the applicant do not reach final consensus on the agreement, the issue of the final sewer design for Green Mountain shall be referred to the city's hearing examiner.

7. Prior to installing a regional pump station the applicant shall enter into an agreement with the city that specifies the required pump station improvements and how the improvements will be credited and/or reimbursed.
8. Prior to final engineering plan approval of any phase the applicant shall submit a sewer basin analysis, tank sizing and anti-buoyance calculations acceptable to the city. The applicant will also be responsible for providing appropriate odor control for the temporary system including the large community septic tanks as well as the downstream system to the pump station. The entire temporary system shall be designed and constructed such that the septic tanks may be abandoned or removed so the subdivision may be served via a conventional gravity system. Because the septic tanks provide a temporary service, the applicant shall be required to maintain all tanks according to the manufacturer's recommendations and City standards.
9. Prior to installing half width street improvements along NE Goodwin Road/NE 28th Street or installing a traffic signal at the intersection of NE Goodwin Road & NE Ingle Road, the applicant shall enter into an agreement with the city specifying the improvements to be installed, the cost of those improvements and what part of the improvements are creditable or reimbursable. Right-of-way (ROW) dedication along NE Ingle Road and NE Goodwin Road shall be of sufficient width to provide a minimum paved width of 43' which shall include an 11' wide center left turn lane, two 5' wide bike lanes and two 11' travel lanes. Interior roadways shall include ROW widths of 60' and/or 52' with respective paved widths of 36' and 28'.
10. Prior to preliminary plat approval of each additional Planning Pod or phase the applicant shall submit an updated assessment as to the potential need for providing an eastbound right turn taper or lane at the intersection of NE 58th Avenue at NE 199th Street.
11. Prior to Final Acceptance of the first phase of improvements the applicant shall relocate the stop bar on NE Ingle Road as detailed in the construction plans and as directed by the city.
12. Prior to Final Acceptance of the first phase of improvements the applicant shall install an eastbound left turn lane with a minimum 100' storage in NE Goodwin Road at NE Ingle Road.
13. Prior to Final Acceptance of any phase that will yield a total preliminarily platted total of 203 or more homes, the applicant shall construct a westbound right turn lane with a minimum 100' of storage in NE Goodwin Road at NE Ingle Road.
14. Half street improvements along the applicant's property frontage of Ingle Road shall be constructed in a manner to provide a minimum width of 43 feet of pavement.
15. Subsequent preliminary plat applications shall include an updated TIA that analyzes traffic operations at the intersection of NE Goodwin Road & NE Ingle Road and when warranted the developer shall install the signal.
16. 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 as provided for in the Transportation Impact Analysis prepared by Kittleson and Associates which is (Exhibits 43 and 44 of the record in this case and which is also Exhibit D of the Development Agreement).
17. At the time of the development of either Pod E2 or D4 (whichever occurs first), the applicant and the city shall identify the location of the access to Goodwin Road/28th Street. The access shall be located approximately 500 feet west of the applicant's east property line.

18. The applicant shall meet or exceed the minimum alley Tract and paved width requirements of the code. Cul-de-sac ROW radii shall meet the minimum 43' width of the Camas Design Standards Manual.
19. Prior to final engineering plan approval for any phase the applicant shall include a landscaping plan that details the location, number, plant species proposed, planting notes, fencing notes and associated details
20. Prior to final engineering plan approval for any phase the applicant shall install acceptable traffic calming elements in the number, type and location deemed necessary by the City Engineer.
21. Prior to Final Masterplan approval, the applicant shall demonstrate to the city's satisfaction that it is not feasible to provide an internal street connection to the northerly portion of the site. If the City determines it is reasonably feasible, the applicant shall be required to construct the internal street connection prior to the final plat for Phase 4.

Planning:

22. The applicant shall comply with all conditions of approval for the Washington State Department of Archaeology Historic Preservation prior to any construction taking place in the area affected by the conditions.
23. At the time of the development of any phase containing any jurisdictional wetlands, the wetlands shall be placed in separate tracts and clear signage and demarcation approved by the city shall be installed at appropriate wetland and buffer boundaries.
24. The applicant shall submit additional geotechnical studies for each subsequent phase of this PRD.
25. A single sales office in a model home for purposes of selling lots within the development may be located within each phase. Upon construction of the last unity in a phase, the model home/sales office in that phase shall be closed.
26. 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. Required trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner. This condition shall be noted on the final plat.
27. The applicant has provided a phasing plan for Phases 1A through 1I. All future subdivisions shall have phasing plan reviewed and approved by the city.
28. Final landscaping plans shall include fencing along rear and side yards of residential lots, which are adjacent to open space tracts. A minimum 4-foot, continuous, uniform fence shall be installed prior to final acceptance of each phase, or other demarcation as acceptable by the city.
29. Future phases that will impact jurisdictional wetland and/or their associated buffers will require additional review and approval by the city with those subsequent applications.
30. All multi-family attached dwelling units (townhouses), apartment buildings, and commercial structures shall be subject to design review prior to final site plan approval, and/or building permit issuance.
31. The applicant shall construct the public park as provided for on sheet 5 of the drawings and shall work with the city on the parks impact fee update to further enhance the park consistent with the provisions of the Development Agreement. The Parks Advisory Board will be provided the opportunity to review and comment on the park design. Final design of the park will be consistent with the Conditions of Approval and the Development Agreement.
32. Tail connection from the upper part of Green Mountain to Clark County Parks land to the east will be required at the development of phases 5 and 6 (as currently proposed).

33. Final trail design and approval for both regional trails and the neighborhood trails will be required prior to final engineering approval for each applicable phase substantially consistent with the trails specifications provided for in Exhibit C of the Development Agreement.
34. For oak habitats, consistent with the ELS report and concurrence by WDFW, a detailed planting, mitigation and monitoring plan will be required to be provided to the City prior to final engineering or any construction on the site, in areas where such construction would adversely impact oak trees.
35. Compatible integration for lots 73-75 with Pod B1 shall be done with the review and approval of Phase 2 that contains that pod.
36. All lots that take access off of alleyways shall ensure that the fronts of the houses face public, private streets and access tracts.
37. Prior to final plat approval for Phase 1, the applicant shall submit for and receive Conceptual or Schematic master plan approval for all non A Pods not affected by Phase 1A-1I. The plan should be substantial similar to the conceptual/typical pod descriptions provided for in the application for Pods B and C. The conceptual plan will also provide a conceptual internal transportation circulation plan. For the A Pods and commercial center, the applicant shall provide the city with a narrative description and other acceptable assurances that the conceptual plan for those pods will provide the integration and compatibility of the transportation and pedestrian connectivity, land uses, architectural design, and landscaping speaking to an overall theme of innovative and superior design.
38. If warranted, additional archaeological review may be necessary for subsequent phases of this project.
39. In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
 - c. Take reasonable steps to restrict access to the site of discovery.
 - d. The project proponent shall notify the concerned tribes and all appropriate city, county, state, and federal agencies, including the Washington State Department of Archaeology and Historical Preservation. (CMC 16.31.150(D))

Fire:

40. Low Flow Life Safety Residential Fire Sprinklers (NFPA 13D) required in all new dwellings: Dead ends over 400 feet. CMC (Camas Municipal Code) 17.19.040.14, CMC 17.19.030.D.5.d
41. 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
42. 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.
43. In the unusual case where a subdivision 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
44. 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. Distance shall be reduced by 100 feet for dead end roads or single point access. For Green Mountain PRD the maximum hydrant spacing shall be 900 feet or less.

45. 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
46. 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 gallons per minute (fire flow). A permit is required with the fire marshal's office prior to the flow test.
47. 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
48. 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.
49. Underground oil tank removal requires a permit with the fire marshal's office following IFC (International Fire Code) 3404.2.14
50. Any existing structures that are scheduled to be torn down may be considered for fire department training.
51. 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
52. Any gates serving two or more homes is required to follow the gate code CMC 12.36
53. Gated access to two or more homes is required to have Low Flow Life Safety Residential Fire Sprinklers installed CMC 12.36.040.J
54. A second means of a fully constructed normal access to a subdivision may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed. Each request will be evaluated for possible approval and will include factors such as grade, wild land urban interface, distance of dead ends, density, street widths and so on.
55. Currently fire Impact Fees of .20 cents per square foot are waived when Low Flow Life Safety Residential Fire Sprinklers are installed.
56. Currently 13D Permit fees are waived when Low Flow Life Safety Residential Fire Sprinklers are installed. However permit submittals are still required.
57. No building, structure or development regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building, structure or development has first been obtained from the fire department. Camas Municipal Code 15.04.030.D.12a.
58. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. 35 foot radius cul-de-sac is acceptable. IFC 503.2.5 Flexibility on length possible when entire subdivision is sprinklered.
59. Automatic fire sprinkler system designed and installed in accordance with NFPA 13D is required in all new dwellings. IFC B 105, CMC 17.19
60. Onsite fire hydrants required contact fire department for locations. IFC Appendix C Sec. C 105
61. Required distance from a fire hydrant may be increased when approved automatic fire sprinklers are installed in the entire subdivision. IFC C 105, CMC 17.19
62. Contact the building department for street names and addresses. CMC 17.19.040 (b) (7) Ord. 2421
63. Separate permits with the Fire Marshal's office and the public works dept. for private access gates/barriers. IFC D 103.5, CMC 12.36
64. A separate permit with the Fire Marshal's office is required for any underground tank removal/disposal or abandoning in place. IFC 105.7.5, 3404.2.13.1.4

65. Approved monument provisions required to be made for the addressing of flag lots or access driveways. Address numbers shall be plainly legible and clearly visible and must be posted for each residence where the flag lot access or easement leaves the public road, one monument shall be used for multiple addresses. IFC 505.1, CMC 17.19.030-D-5-G
66. Contact the fire marshal's office for residential water line supply installation guidelines regarding water flow for Life Safety Fire Sprinkler Systems. Items to discuss, early involvement with your fire sprinkler contractor, 1 1/4" minimum supply line. Larger supply line may be required if there are long runs or significant elevation gain, and valve shut off at the meter shall be a flow through type such as a ball valve, gate valve type, minimizing 90 degree connections decreasing friction loss. (360-834-6191 option 2)
67. Third Party Wildland Urban Interface study by Third Party evaluations on each lot may be waived when entire subdivision has life safety residential fire sprinklers installed.
68. A separate permit with the Fire Marshal's office required for any blasting performed on site. IFC 105.6.15, CMC 1540
69. Any structure needing to be demolished may be evaluated for use as a CWFD training burn if. Please contact 360-834-6191 for further information.
70. Street signs to include hundred block designations.

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.
2. Each phase of the subdivision plats shall contain the approved density and dimensional standards table as approved with this development.
3. 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.
4. Automatic life safety residential fire sprinkler system designed and installed in accordance with NFPA 13D is required in all new dwellings.
5. 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.
6. 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. Required trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.

VI. Appeals

18.55.240 - Judicial appeals.

The city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Clark County superior court. Such petition must be filed within twenty-one days after issuance of the decision, as provided in Chapter 36.70C RCW.



Property Disposition Service Agreement

Version date: 2014-December

Owner Name: City of Camas	NJPA Agreement: Yes <input type="checkbox"/> No <input type="checkbox"/>
Mailing Address: 2100 NE 3rd Avenue	NJPA Member #:
City, State, Zip Camas, WA 98607	Signature Date:
Telephone: 360-834-4151	Automatic Renewal: Yes <input type="checkbox"/> No <input type="checkbox"/>
Fax: 360-834-0505	Expiration Date: (if not automatic renewal)
Primary Contact Name: Sgt Brett Robison Primary Contact Phone: 360-817-1526	Primary Contact Email: brobison@cityofcamas.us

This agreement ("Agreement") documents the terms and conditions under which PropertyRoom.com, Inc., a Delaware corporation ("Contractor"), will provide storage, auction and disposition services ("Services") on behalf of owner named above ("Owner").

At request of Owner, Contractor agrees to establish separate accounts under the terms of this Agreement for any other departments or agencies related to Owner for purposes of complying with Owner's financial accounting requirements. Contractor also recognizes the common practice in many jurisdictions to permit related agencies the opportunity to use the services in this Agreement (to "Piggyback") according to the terms and pricing contained herein.

Contractor further stipulates that any municipal, county, or state governmental agency located in the same state as Owner may also Piggyback this Agreement. Owner acknowledges Contractor has advised Owner about Contractor's nationally awarded contract vendor status from the National Joint Powers Alliance ("NJPA") for Services described in this Agreement, and Owner can obtain complete details of the related RFP process at www.NJPACoop.org.

This Agreement comprises the entire agreement between Contractor and Owner relating to the storage, auction and disposition of property and supersedes any prior understandings, agreements, or representations by or between the parties, be they written or oral.



5257 Buckeystown Pike, Suite 475
 Frederick, MD 21704
 Tel: 240.751.9123
 Fax: 240.230.0229
 Federal Tax ID: 86-0962102

Property Disposition Service Agreement

Version date: 2014-December

Owner Name:	NJPA Agreement: Yes <input type="checkbox"/> No <input type="checkbox"/>
Mailing Address:	NJPA Member #:
City, State, Zip	Signature Date:
Telephone:	Automatic Renewal: Yes <input type="checkbox"/> No <input type="checkbox"/>
Fax:	Expiration Date: (if not automatic renewal)
Primary Contact Name: Primary Contact Phone:	Primary Contact Email:

This agreement ("Agreement") documents the terms and conditions under which PropertyRoom.com, Inc., a Delaware corporation ("Contractor"), will provide storage, auction and disposition services ("Services") on behalf of owner named above ("Owner").

At request of Owner, Contractor agrees to establish separate accounts under the terms of this Agreement for any other departments or agencies related to Owner for purposes of complying with Owner's financial accounting requirements. Contractor also recognizes the common practice in many jurisdictions to permit related agencies the opportunity to use the services in this Agreement (to "Piggyback") according to the terms and pricing contained herein.

Contractor further stipulates that any municipal, county, or state governmental agency located in the same state as Owner may also Piggyback this Agreement. Owner acknowledges Contractor has advised Owner about Contractor's nationally awarded contract vendor status from the National Joint Powers Alliance ("NJPA") for Services described in this Agreement, and Owner can obtain complete details of the related RFP process at www.NJPACoop.org.

This Agreement comprises the entire agreement between Contractor and Owner relating to the storage, auction and disposition of property and supersedes any prior understandings, agreements, or representations by or between the parties, be they written or oral.

1. **Items Requiring Services.** Owner will designate items of property ("Property") it desires to provide to Contractor for Services. For the sake of clarity, in this Agreement, Property means smaller items, such as jewelry, electronics, bicycles and surplus spare parts, as well as larger items, such as cars, trucks, planes or industrial compressors. Contractor retains the right to accept or reject certain Property in its sole discretion.
2. **Title to Property.** Owner shall retain legal title to Property until it is purchased by auction or otherwise disposed of in accordance with the Agreement, at which time Owner will be deemed to have transferred title to the purchaser or other acquirer of the Property (the "Buyer"). Owner appoints Contractor as its representative and instrumentality to hold and offer for sale on Owner's behalf the Property, in accordance with this Agreement. Owner appoints Contractor as its attorney-in-fact to sign any and all documents necessary to assign to Buyers all of Owner's right, title and interest in and to Property sold or disposed. Owner's Property shall, at all times before sale or disposition, be subject to the direction and control of Owner. Cash receipts, accounts receivable, contract rights, notes, general intangibles, and other rights to payment of every kind, arising out of the sales and dispositions of Property (collectively the "Proceeds") belong to Owner, subject to payment of amounts owed by Owner to Contractor and to third parties pursuant to this Agreement, which amounts shall be disbursed by Contractor on behalf of Owner as provided herein.
3. **Services Offered.** Contractor offers four Services for storage, auction and disposition of Property. Owner may use all or any combination of Services depending on Owner's needs as well as the type and nature of Property. Descriptions below summarize the four Services.

As and when applicable, for all four Services, Contractor agrees to use commercially reasonable efforts to store and auction Property as well as to dispose of Property not purchased at auction, subject to the ultimate control of Owner. Contractor shall sell and dispose of Property "as is" without any liability to Owner. Contractor is solely responsible for identifying and resolving sales and use tax issues arising from Property sales, including charging, collecting and remitting such taxes.

- a. **Portable Service.** The Portable Service applies to Property items small enough to be picked-up and loaded onto box trucks. Contractor will, on Owner's behalf as its representative, pick-up, test (if applicable and practicable), erase or destroy (in the case of electronic goods) hard disks and SIM cards, photograph, research, store, and list Property for sale by internet auction to the public on one or more domains selected by Contractor. Typical Property processed under the Portable Service include law enforcement property and evidence items approved for disposition, seized items, municipal surplus, and abandoned property as well as lost and found items.
- b. **Gold Service.** The Gold Service applies to Property items too large for pick-up in a box truck and for which Owner agrees to auction-in-place. At Owner's request, Contractor will list such Property for sale by internet auction to the public on one or more domains selected by Contractor. Contractor will use descriptions and digital photographs supplied by Owner. For the sake of clarity, with Gold Service, Contractor will not pick-up and store Property but rather Owner will maintain physical control until transfer of title to Buyers. Contractor will complete auctions and collect funds from Buyers and then provide Owner and Buyers mutual contact information to facilitate Property pick-up by Buyers. Typical Property processed under the Gold Service includes cars and trucks located too far from storage yards to make it economically feasible to tow; additional items include large compressors, generators, etc.
- c. **Titanium Service.** The Titanium Service applies to Property vehicles seized and or impounded by law enforcement agencies. At Owner's request, Contractor will receive tows of seized and impounded vehicles at local yard facilities ("Yards"), storing vehicles while awaiting Owner decision on whether to release a vehicle to a citizen or send to auction. For release-to-citizen vehicles ("Released Vehicles"), Contractor will process paperwork and collect storage fees from citizens. Alternatively, Contractor will, on Owner's behalf as its representative, clean, photograph, store and list the Property for sale by internet auction to the public. Contractor offers Titanium Services in conjunction with subcontractor, Copart, Inc., a publicly traded company ("Subcontractor") with approximately 150 Yards around the U.S.

- d. **Platinum Service.** The Platinum Service applies to the auctioning of municipal fleet vehicles and surplus equipment, i.e., Property. At Owner's request, Contractor will tow the Property to, or take delivery at Yards. Contractor will, on Owner's behalf as its representative, tow, verify drivability, clean, photograph, store and list Property for sale by internet auction to the public. Contractor offers Platinum Services in conjunction with Subcontractor. Typical Property sold under this service include municipal fleet vehicles such as automobiles and light trucks as well as specialty equipment such as fire trucks, ambulances, trash collection trucks, and other large public works equipment.

4. Term and Termination.

- a. The Agreement will become effective upon signature by the parties (the "Signature Date") and, as indicated in the top section of this Agreement, will continue for either:
- (1) An initial term of 1-year from the Signature Date and thereafter will automatically renew for consecutive 1-year terms unless written notice of non-renewal is provided by either party to the other at least 60 days prior to the expiration of the then current term; or
 - (2) An initial term specified by the Owner of at least 1-year, after which a renewal agreement will be required by the Owner. If Owner selects this option, Contractor will send Owner a Notice of Renewal 60 days prior to Agreement expiration.
- b. The Agreement may be terminated by either party upon 30 days prior written notice to the other party.
- c. The rights of the parties to terminate the Agreement are not exclusive of any other rights and remedies available at law or in equity, and such rights will be cumulative. The exercise of any such right or remedy will not preclude the exercise of any other rights and remedies.
- d. Notwithstanding any termination by either party of the Agreement, Contractor will continue to remit Proceeds arising under the Agreement (net of amounts owed by Owner to Contractor and to third parties pursuant to the Agreement) in connection with any sales made before the effective date of the termination. At the time of termination, any unsold inventory shall continue to be auctioned by Contractor or disposed on behalf of Owner or returned to Owner, at Owner's election and cost.

5. Allocation of Sales Proceeds.

For all Services, "Winning Bid" means the highest amount committed and paid by any auction participant ("Buyer") for a Property item sold. For the sake of clarity, Winning Bid does not include shipping, buyer or other fees, nor does Winning Bid mean or include an amount that a Buyer commits to pay but later fails to pay.

a. Portable Service

- (1) **Sales Price.** Total Proceeds paid by Buyer shall be called "Sales Price." Sales Price shall include the Winning Bid plus fees (the "Fees"), such as shipping and handling, taxes, and insurance costs associated with the transaction and paid by Buyer.
- (2) **Transaction Costs.** Contractor shall utilize Fees, and not the Winning Bid, to pay or remit costs for shipping and handling, taxes, and insurance.
- (3) **Contractor Commission.** For each item of Property, Owner will pay to Contractor a fee (the "Contractor Commission") equal to 50% of the first \$1,000 of the Winning Bid and 25% of the Winning Bid portion, if any, that exceeds \$1,000. The amount of the Winning Bid remaining after deduction and payment of the Contractor Commission will be called "Owner's Gross Proceeds".
- (4) **Processing Costs.** Credit card processing costs ("Credit Card Cost") and affiliate processing fees (the "Affiliate Fees," which include commissions and processing costs paid to third parties if such a third party sent the winning bidder to the website), will be borne by Owner and Contractor in proportion to the ratio of Owner's Gross Proceeds to Contractor Commission. Owner's portion of Credit Card Cost and Affiliate Fees (collectively, the "Processing Costs") will be paid by Contractor to applicable third parties on Owner's behalf.
- (5) **Net Proceeds.** "Owner's Net Proceeds" shall mean the amount of the Winning Bid paid to Owner after deduction and payment of Contractor Commission and Processing Costs.

- (6) **Fuel Surcharge.** For Portable Services, Contractor does not charge pick-up fees, hourly labor rates or mileage charges. However, if and when fuel prices rise above a level as shown in the schedule below, a fuel surcharge ("Fuel Surcharge") will be paid to Contractor out of Owner's Net Proceeds for each manifest of Portable items picked up at Owner's location. Contractor tracks benchmark average retail diesel prices as published online by the Energy Information Administration of the U.S. Department of Energy and resets the Fuel Surcharge quarterly based on average weekly pricing from the prior quarter. Fuel Surcharges, if any, are deducted from monthly Owner's Net Proceeds.

Fuel Surcharge Schedule

Retail Diesel (per gal)	Fuel Surcharge*
< \$ 2.50	\$ 0.00
\$ 2.50 to \$ 2.99	\$ 12.40
\$ 3.00 to \$ 3.49	\$ 24.80
\$ 3.50 to \$ 3.99	\$ 37.20
\$ 4.00 to \$ 4.49	\$ 49.60**

* Divides across locations and/or sub-accounts picked-up same day
 ** Table continues at same rate of \$12.40 increments per \$0.50 per gal change in Retail Diesel.

- (7) **Shipping Fee.** If assets are transported via common carrier and not picked up by Contractor, the shipping fee will be deducted from Owner Net Proceeds.
- (8) **Disposal.** To the extent that Property is not sold by auction, Contractor will dispose of Property in a commercially reasonable manner, including, but not limited to, sending to recycling, landfill, or scrap processor. Owner understands and agrees:
 - (a) For Property not sold by Auction, disposition activities create additional Contractor processing costs (the "Disposal Costs") and potentially a disposition Sales Price (the "Disposition Proceeds").
 - (b) Disposal Costs include, but are not limited to, labor cost of reloading Property onto a truck, labor and vehicle costs associated with transporting Property for disposition, and third-party fees, such as landfill, recycling, and hazardous material disposal fees.
 - (c) Disposition Proceeds include, but are not limited to, a Sales Price obtained for scrap metal.
 - (d) Contractor will bear the burden of Disposal Costs.
 - (e) Contractor will retain Disposition Proceeds, if any, as an offset to Disposal Costs, except if Disposition Proceeds for an item of Owner Property exceed \$250, in which case Owner shall be entitled to retain a portion of Disposition Proceeds calculated in accordance with Section 5a above, provided that Disposition Proceeds will be deemed be equivalent to "Winning Bid" and the Disposal Costs will be deducted as a processing cost under Section 5a(4) above.
- b. **Gold Service**
 - (1) **Sales Price, Transaction Costs, Processing Costs & Net Proceeds.** Same as in 5a(1), 5a(2), 5a(4) and 5a(5).
 - (2) **Contractor Commission.** For each item of Property sold at auction, Owner will pay to Contractor a fee equal to 5% of the Winning Bid. In addition, Contractor will separately charge Buyer a 15% buyer's premium paid directly to Contractor by Buyer (the "Buyer's Premium").
- c. **Titanium Service.** Owner will pay Contractor a "Contractor Commission", "Tow Fees", and "Storage Fees" as described below
 - (1) **Contractor Commission.** For each item of Property sold at auction, Owner will pay to Contractor a fee equal to 12.5% of the Winning Bid.

- (2) **Tow Fees.** For vehicles that can be hauled on a standard vehicle transporter, such as automobiles and light trucks, tow services are provided for free within thirty nautical miles of any Yard. A \$10 tow fee applies for every additional 10 nautical miles, or portion thereof, over the first 30 free nautical miles. For over-sized vehicle tows (e.g., cranes, buses, backhoes, etc.) Contractor will seek competitive bids from several haulers and Owner may choose which company to use. In addition, fees for acquiring titles on behalf of Owner, if any, will be borne entirely by Owner.
 - (3) **Buyer Fees.** Subcontractor will charge fees to Buyers for additional services, such as lot access, vehicle loading assistance, shipping and transportation, and other services.
 - (4) **Storage Fees.** For Owner vehicles sold at auction, daily storage fees ("Owner Storage Fees") equal \$5.00 per vehicle per day. For Release Vehicles, daily storage fees ("Citizen Storage Fees") equal \$10.00 per vehicle per day. Owner has the right to charge citizens higher storage fees for Release Vehicles and Contractor will collect such fees along with other citizen fees set by Owner, such as tow charges, administrative charges, court processing fees, etc. ("Citizen Payments").
 - (5) **Net Proceeds.** "Owner's Net Proceeds" shall mean the amount of the Winning Bid plus Citizen Payments (if any) paid to Owner after deduction and payment of Contractor Commission, Tow Fees (if any), Owner Storage Fees, Citizen Storage Fees, and any other fees for ancillary services requested by Owner, such as title fees, decal removal, etc.
 - d. **Platinum Service.** Owner will pay Contractor a "Contractor Commission" and "Tow Fees" as described below. Note: There are no storage fees for Platinum accounts.
 - (1) **Contractor Commission.** Same as 5c(1).
 - (2) **Tow Fees.** Same as 5c(2).
 - (3) **Buyer Fees.** Same as 5c(3).
 - (4) **Net Proceeds.** Same as 5c(5)
6. **Payment Terms.** Once a month, Contractor will remit to Owner the Owner's Net Proceeds arising from completed sales and Services rendered during the prior month. Sales are deemed completed when all items comprising a line item on the original manifest or other list of Property are sold. With each payment of Owner's Net Proceeds, Contractor will make available to Owner, online, a report setting forth the following information for the immediately preceding month:
 - a. Completed sales during the prior month, including the total amount of related Proceeds collected, Citizen Remittances (if any), Contractor Commissions, the Owner and Contractor share of Processing Costs, Tow Fees (if any), Owner and Citizen Storage fees (if any), any applicable Title Fees and/or Fuel Surcharges, and Owner's Net Proceeds;
 - b. Other dispositions of Property during the month; and
 - c. The Property, if any, inventoried by Contractor at end of month.
7. **Contractor Obligations.** With respect to Contractor's delivery of Services:
 - a. Contractor will exercise due care in the handling and storage of Property;
 - b. Contractor shall keep Property free of liens, security interests, and encumbrances, and shall pay when due all fees and charges with respect to the Property;
 - c. Contractor shall sign and deliver to Owner any UCC-1 financing statements or other documents reasonably requested by Owner;
 - d. Contractor shall obtain and maintain insurance in an amount (determined by Contractor) not less than the replacement value of Property in its possession. The insurance will cover the Property against fire, theft, and extended coverage risks ordinarily included in similar policies. Contractor shall give Owner a certificate or a copy of each of the above upon Owner's request.
 - e. Contractor agrees, in order to help Owner comply with local public notification statutes, if any, as well as to help Owner achieve higher Winning Bids, to allow Owner to place one or more clickable links (the "Links") from one or more Owner websites to www.PropertyRoom.com or other websites Contractor uses for sale of Owner items. Contractor agrees to supply technical requirements for Links to Owner.

8. **Owner Obligations.** While this Agreement is not exclusive and has no minimum requirements, Owner will use reasonable efforts to provide Contractor such Property as becomes available for sale. Owner will complete paperwork reasonably necessary to convey custodial possession of Property items to Contractor, including a written manifest or list that describes the items of Property in sufficient detail for identification.

Owner agrees it will not knowingly provide Property that is illegal or hazardous or infringes the intellectual property rights of any third party ("Prohibited Property"), including but not limited to explosives, firearms, counterfeit or unauthorized copyrighted material ("knock-offs"), poisons or pharmaceuticals. In the event Contractor determines in good faith that any Property consists of Prohibited Property, Contractor shall have the right to immediately suspend or cancel (even if completed) any auction or disposal of such Property and may refuse to sell, offer to sell or otherwise dispose of such Property. To the extent requested by Contractor, Owner will provide reasonable assistance in determining whether such Property in fact consists of Prohibited Property.

In the event any Buyer asserts a claim that any Property consists of Prohibited Property and Contractor determines in good faith that such claim is reasonably likely to be determined to be correct, Contractor may, in its discretion, accept the return of such Property and refund the Sales Price for such Property to Buyer, in which event Contractor may then destroy such Property or return such Property to Owner and such refunded Sales Price shall be deducted from future remittances of Owner's Net Proceeds made by Contractor.

9. **Restrictions on Bidding.** Contractor and its employees and agents may not directly or indirectly bid for or purchase auctioned Property on Contractor websites.
10. **Representations and Warranties of Owner.** Owner hereby represents warrants and covenants as follows (the "Conditions Precedent"):
- Property delivered to Contractor is available for sale to the general public without any restrictions or conditions whatever and does not consist of Prohibited Property; and
 - Owner has taken necessary actions for Owner to auction the Property or to transfer title to the Property to Buyers.
11. **Books and Records.** Contractor will keep complete and accurate books of account, records, and other documents with respect to the Agreement ("Books and Records") for at least 3 years following Agreement expiration or termination. Upon reasonable notice, Books and Records will be available for inspection by Owner, at Owner's expense, at the location where Books and Records are regularly maintained, during normal business hours.
12. **Assignment.** The Agreement may not be assigned, in whole or in part, by either of the parties without the prior written consent of the other party (which consent may not be unreasonably withheld or delayed). Notwithstanding the foregoing, an assignment of the Agreement by either party to any subsidiary or affiliate or a third party acquisition of all or substantially all of the assets of such party will not require the consent of the other party, so long as such subsidiary, affiliate or acquiring entity assumes all of such party's obligations under the Agreement. No delegation by Contractor of any of its duties hereunder will be deemed an assignment of the Agreement, nor will any changes in control or any assignment by operation of law by either party. Subject to the restrictions contained in this section, the terms and conditions of the Agreement will bind and inure to the benefit of each of the respective successors and assigns of the parties hereto.
13. **Notices.** Any notice or other communication given under the Agreement will be in writing and delivered by hand, sent by facsimile (provided acknowledgment of receipt thereof is delivered to the sender), sent by certified, registered mail or sent by any nationally recognized overnight courier service to the addresses provided on the signature page of the Agreement. The parties may, from time to time and at any time, change their respective addresses and each will have the right to specify as its address any other address by at least 10 days written notice to the other party.

- 14. **Interpretation.** Whenever possible, each provision of the Agreement will be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of the Agreement is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of the Agreement. The Agreement headings are inserted for convenience of reference only and shall not constitute a part hereof.
- 15. **Governing Law.** The internal law, and not the law of conflicts, of the state in which Owner is located will govern all questions concerning construction, validity and interpretation of the Agreement and the performance of the obligations imposed by the Agreement. The proper venue for any proceeding at law or in equity will be the state and county in which the Owner is located, and the parties waive any right to object to the venue.
- 16. **Further Assurances.** Contractor and Owner will each sign such other documents and take such actions as the other may reasonably request in order to effect the relationships, Services and activities contemplated by the Agreement and to account for and document those activities.
- 17. **Relationship of the Parties.** No representations or assertions will be made or actions taken by either party that could imply or establish any joint venture, partnership, employment or trust relationship between the parties with respect to the subject matter of the Agreement. Except as expressly provided in the Agreement, neither party will have any authority or power whatsoever to enter into any agreement, contract or commitment on behalf of the other, or to create any liability or obligation whatsoever on behalf of the other, to any person or entity. Whenever Contractor is given discretion in the Agreement, Contractor may exercise that discretion solely in any manner Contractor deems appropriate. Contractor shall not be liable to Owner for any Losses incurred by reason of any act or omission performed or omitted by Contractor in good faith on behalf of the Owner and in a manner reasonably believed to be within the scope of authority conferred on Contractor by the Agreement, except that Contractor shall be liable for any such Losses incurred by reason of Contractor's fraud, gross negligence or willful misconduct.
- 18. **Force Majeure.** Neither party will be liable for any failure of or delay in performance of the Agreement for the period that such failure or delay is due to acts of God, public enemy, war, strikes or labor disputes, or any other cause beyond the parties' reasonable control (each a "Force Majeure"), it being understood that lack of financial resources will not to be deemed a cause beyond a party's control. Each party will notify the other party promptly of any Force Majeure occurrence and carry out the Agreement as promptly as practicable after such Force Majeure is terminated. The existence of any Force Majeure will not extend the term of the Agreement.

This Agreement, including all of the terms and conditions set forth above as well any addendum prepared by the Owner (indicate inclusion of Owner Addendum by checking here:) comprises the entire Agreement between the Parties. This Agreement cannot be modified except in writing by the duly authorized representatives of both parties.

	OWNER	CONTRACTOR
Signor Name:	_____	_____
Signor Title:	_____	_____
Signature:	_____	_____
Date:	_____	_____

Industrial Uses, specifically to the land uses that would be allowed in an MXPDP overlay area. Approval of an overlay zone requires a public hearing.

In summary, the purpose statement of the MXPDP chapter reads, “*The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed use areas.*” There are statements throughout the chapter that emphasize that a mix of uses is required, with no single use dominating the project. **The proposed amendments are intended to maintain the flexibility of this chapter, and to better clarify procedures.**

RECOMMENDATION

That Council conducts a public hearing, accepts testimony, deliberates and makes a motion as follows:

- 1. To repeal and replace CMC Chapter 18.22 MXPDP per Attachment “A”**
- 2. To amend CMC §18.07.030-Table 1 Commercial and Industrial Uses.**

ATTACHMENT

A. Proposed Amendments to CMC Chapter 18.22 MXPDP

EXHIBITS

1. Letter from Melanie Poe of Landerholm, February 19, 2015, to propose amendments to CMC Chapter 18.22 MXPDP.
2. Letter from Lugliani Investments, March 16, 2015, which comments on proposed amendments and mixed use zoning in select cities.
3. Memorandum from Staff to Planning Commission, March 17, 2015, to respond to public comments.
4. Memorandum from Staff to Planning Commission, March 17, 2015, “A Sample of Mixed Use Codes in our Region”
5. Email correspondence from Randy Printz of Landerholm, May 12, 2015, confirming that no changes will be proposed to the code as it was presented at the March 17, 2015 public hearing.

CMC Chapter 18.07.030-Table 1 Commercial and Industrial Uses

The following amendments to Camas Municipal Code(CMC), Chapter 18.07.030-Table 1 (below) are to provide clarity to the proposed amendments to the language at **CMC§18.22.040 Allowed Uses**.

Residential Uses in Commercial and Industrial Zones	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P ¹⁰	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ^f	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P ¹⁰	P	X	X	X	X
Housing for the disabled	P	P	P	X/P ¹⁰	P	X	X	X	X
Apartment, <u>multi-family development</u>	X	C/P ^f P	X/P ¹⁰	X/P ¹⁰	P	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P	X	X	X	X
Single-family attached (e.g. rowhouses)	X	C/P^f	X	X	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X

(In addition to notes 1-9) 10. Allowed as approved in a Mixed Use Planned Development (MXPDP) overlay area.

CMC Chapter 18.22 – Mixed Use Planned Developments Overlay(MXPDP)

18.22.010 – Purpose

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 overlay 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 overlay zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses.

18.22.020 – Applicability

The provisions of this chapter shall apply to parcels designated with MXPDP zoning overlay.

18.22.030 – Definitions

In addition to those definitions listed in CMC Chapter 18.03, the following definitions shall also apply to this chapter:

“Base zone or underlying zone” means the zoning district of the properties, which the overlay zone is applied. The standards of the overlay zone are in addition to those standards and criteria of the underlying zoning district.

“Development agreement” means a binding agreement between the city and a developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include, but is not limited to, development standards; vesting; development timelines; uses and use restrictions; integration within or outside of the subject development; construction of transportation, sewer and water facilities; and allocation of capacity for transportation, sewer and water facilities. The agreement shall clearly indicate the mix of uses and shall provide a general phasing schedule, as reviewed and approved by city council, so as to ensure that the commencement of construction of the

commercial, industrial, and/or office uses occur within a reasonable time frame of the construction of the overall project.

~~Amendments to an approved development agreement may only occur with the approval of the city council and the developer or its successor(s).~~

"Master plan" as used in this chapter, ~~is a master plan means~~ a proposal for development that describes and illustrates the proposed project's physical layout; its uses; the conceptual location, size and capacity of the urban service infrastructure necessary to serve it; its provision for open spaces, landscaping, trails or other public or common amenities; its proposed building orientation; its internal transportation and pedestrian circulation plan; and the integration of utility, transportation, and pedestrian aspects of the project with surrounding properties.

"Site plan" means a detailed drawing to scale, accurately depicting all proposed buildings, parking, landscaping, streets, sidewalks, utility easement, stormwater facilities, wetlands or streams and their buffers, and open space areas.

18.22.040 - Allowed uses

- A. The mix of uses may include residential, commercial, retail, office, light industrial, public facilities, open space, wetland banks, parks, and schools, in stand alone or in multi-use buildings.
- B. Residential uses are allowed either:
 - 1. In buildings with ~~ground floor retail shops or offices below the residential units~~ commercial uses;
or
 - 2. As ~~single~~ multi-family ~~attached~~ units, as provided for in Section 18.22.070(A) of this chapter.
- C. Commercial and retail uses are permitted, but not required, on the ground floor of multi-use buildings throughout this district.
- D. Uses ~~as authorized~~ allowed in the underlying zone. under CMC Section 18.07.030 Table 1 for Community Commercial.

18.22.050 - Required mix of uses

The master plan must provide a mix of uses. No single use shall comprise less than twenty-five percent of the development area (i.e., residential, commercial, industrial), and no more than fifty percent of the net acreage of the master plan shall be residential, including units that is not otherwise contained located on the ground floor of ~~within~~ a mixed-use building. The remaining master plan may be a mix of employment uses as allowed in Section 18.22.040 of this chapter. The minimum use percentage shall not apply to public facilities, schools, parks, wetland banks, or open space.

18.22.060 - Process

- A. General. The applicant ~~for a development in the MXPB zone~~ shall be required to submit a proposed master plan, as defined in Section 18.22.030 of this chapter, and a proposed development agreement as authorized under RCW Chapter 36.70B.
- B. Contents. The proposed master plan shall include the following information:
 - 1. Boundaries. A legal description of the total site proposed for development is required.
 - 2. Uses and Functions. The master plan must include a description of present uses, affiliated uses, and proposed uses. The description must include information about the general amount square footage and type of functions ~~offer~~ the use, the hours of operation, and the approximate number of member employees, visitors, and special events. For projects that include residential units, densities, number of units, and building heights must be indicated.
 - 3. Critical Areas. All critical areas shall be identified on the master plan. ~~(that is available per Clark County GIS mapping and any other known sources, i.e. professional studies performed on the site, prior applications, etc.). Critical areas shall include, but are not limited to, wetlands, floodplains, fish and wildlife habitat areas, geologically hazardous areas, and aquifer recharge areas.~~

4. Transportation. The master plan shall include information on projected transportation impacts for each phase of the development. This includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the adjacent street system, and the proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system, or specific programs to reduce traffic impacts, such as encouraging the use of public transit, carpool. A transportation impact study may be substituted for these requirements.
5. Circulation. The master plan shall address on-site and integration with off-site circulation of pedestrians, bicycles, and vehicles. All types of circulation on and off the site shall be depicted in their various connections throughout the project, and their linkages to the project and adjacent properties.
6. Phases. The master plan shall identify proposed development phases, probable sequence of future phases, estimated dates, and interim uses of the property awaiting development. In addition, the plan shall identify any proposed temporary uses, or locations of uses during construction periods.
7. Density. The master plan shall calculate the proposed residential density for the development, which shall include the number and types of dwelling units.
8. Conceptual Utility Plans. Utility plans should generally address stormwater treatment and detention areas on the site, existing utilities, proposed utilities, and where connections are being made to existing utilities.

C. Design Review Committee. The proposed master plan shall be reviewed by the Design Review Committee and their recommendations must be forwarded to City Council to be consolidated with any other required approvals.

D. Approval. The master plan and development agreement must be approved by the city council after a public hearing. Once approved, the applicant may submit individual site plans for various portions or phases of the master plan, which will provide engineering and design detail, and which will demonstrate consistency with the originally approved master plan and other applicable engineering standards. Individual Site site plans shall comply with design review requirements in CMC Chapter 18.19-18 Design Review Site Plan Review, and be processed in accordance with that chapter. of this code. It is the intent of this section that site plans shall not be required to reanalyze the environmental and other impacts of the site plan, which were previously analyzed in the master plan and development agreement processes and approved by Council.

DE. Site Construction. Subsequent to approval of a master plan, the property owner must develop and submit construction plans and specifications in substantial conformance to the MXPDP master plan, and obtain engineering approval for installation of improvements.

F. Building Permits Required. Approval of a master plan and development agreement does not constitute approval to obtain building permits or begin construction of the project. Building permits shall may be issued only after a site construction plan has been submitted approved in demonstrating compliance with the master plan, development agreement and other applicable city standards, and has been approved by the city.

18.22.070 - Criteria for master plan approval

The following criteria shall be utilized in reviewing a proposed master plan:

- A. Residential Densities and Employment Targets. Unless otherwise provided for in a transition area to mitigate impacts of increasing density, the minimum average density of eight dwelling units per net acre of residentially developed area is required. The maximum average density shall be twenty-four dwelling units per net acre. For employment generating uses, the master plan shall provide an analysis of how many jobs will be produced, the timing of those jobs, and the phasing of the employment and non-employment portions of the proposal. For estimate purposes, the target employment figures shall generally be consistent to the number of jobs produced that would otherwise occur in ~~commercial and industrial~~ the base zoning districts. ~~The, which is typically minimum number of jobs should be no less than~~ six jobs per developable acre

for the nonresidential portion of the project. The city may authorize a development with less than six jobs per developable acre based upon a finding that appropriate measures have been taken to achieve six jobs per developable acre to the extent practicable. "Appropriate measures" may be demonstrated based upon the following:

1. The six jobs per developable acre cannot be achieved due to special circumstances relating to the size, shape, topography, location, or surroundings of the subject property;
 2. The likely resultant jobs per developed acres ratio would not adversely affect the implementation of the comprehensive plan;
 3. The proposed development would not commit or clearly trend the zoning district away from job creation.
- B. **Setback and Height Requirements.** Building setbacks shall be established as part of the master planning process. Setbacks in all future site plans shall be consistent with those established in the master plan. Landscape and setback standards for areas adjacent to residentially zoned property shall meet or exceed those provided for in Table 18.22.080A. The applicant may propose standards that will control development of the future uses that are in addition to, or substitute for, the requirements of this chapter. These may be such things as height limits, setbacks, landscaping requirements, parking requirements, or signage.
- C. **Off-Street Parking and Loading.** Off-street parking and loading shall be provided in accordance with CMC Chapter 18.11 Parking, ~~Table 18.11-1, Table 18.11-2 and Table 18.11-3 of this Code, unless reduced as allowed in this chapter (see subsection 18.22.100-Incentives).~~
- D. **Utilities.** Utilities and other public services sufficient to serve the needs of the proposed development shall be made available, including open spaces, drainage ways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.
- E. **Environmental Impacts.** The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have a probable significant adverse environmental impact upon the quality of the environment, in accordance with CMC Title 16 Environment and RCW Chapter 43.21C.
- F. **Access.** The proposed development shall provide at least two access points (where a mixed-use planned development does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.
- G. **Professional Preparation.** All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the State of Washington.
- H. **Engineering Standards.** The proposed development satisfies the standards and criteria as set forth in this chapter and all engineering design standards that are not proposed for modification.
- I. **Design Review.** The proposed development satisfies the standards and criteria as set forth in ~~the Building Design from the~~ Camas Design Review Manual: Gateways, Commercial, Mixed Use and Multi-Family Uses, ~~unless otherwise proposed for modification.~~

18.22.080 - Landscape requirements and buffering standards

- A. Minimum landscaping or open space, as a percent of gross site area, shall be a minimum of fifteen percent. All landscaping shall comply with the applicable landscape provisions in CMC Chapter 18.13 Landscaping of this code. The entire street frontage will receive street trees/landscaping that will create a unifying effect throughout the area. Tree groupings shall be located for interest and variety. Plantings shall conform to the approved selection list available from the city, if available.
- B. Landscape buffers shall be in compliance with the below referenced table:

Table 1 - Landscaping Buffering Standards Zoning of Land Abutting Development Site

Proposed Mix of Uses on Development Site (<u>this column</u>)	Single-Family		Multifamily		Commercial		Office/ Campus		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Residential Multi-Family	5' L2	5' L1	10' L1	5' L1	10' L3	5' L2	5' L2	10' L2	10' L2 w/ and F2 Fence	10' L3
Commercial	10' L3	5' L2	10' L3	5' L1	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/ and F2 Fence	L2	10' L2 w/ and F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1
Office, Public facilities, and other uses not listed above Residential Single-Family	5' L1	5' L1	5' L2	10' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/ and F2 Fence	10' L3

C. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

- a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.
- b. Required Materials. ~~There are two ways to provide trees and shrubs to comply with an L1 standard.~~ Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
- b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A ~~three-foot~~42-inch high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
- b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.
 - a. F1, Partially Sight-Obscuring Fence.
 - i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
 - ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.
 - b. F2, Fully Sight-Obscuring Fence.
 - i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
 - ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.
5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:
 - a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards as provided in CMC Chapter 18.13 Landscaping of this code.
 - b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
 - c. Landscaping ~~required areas~~ required for stormwater management purposes may not be used to satisfy the landscaping area requirements of this chapter, unless integrated as a park-like feature of the overall plan (not a fenced area), even though those areas may be inundated by surface water.
 - d. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.22.090 – Reserved Transition design criteria.

~~In addition to the design standards in this chapter, all developments and uses shall comply with the following transitional design standards:~~

- ~~A. Vehicular accesses should be designed and located so that traffic is not exclusively directed through a nearby neighborhood area;~~
- ~~B. Loading and refuse collection areas should be located away from bordering protected zones. Loading and refuse collection areas shall not be located within a front yard setback;~~
- ~~C. Landscape buffers on proposed projects should comply with those identified in Section 18.22.080 of this chapter.~~

18.22.100 - Incentives

A. Parking Reduction. A reduction to the standard parking requirements of CMC Chapter 18.11-Parking, exclusive of ADA parking requirements, may be granted as follows:

1. When the MXPD implements the following actions in Table 2-Incentives; or

1-2. A twenty percent reduction when the MXPD includes underground or structured parking. A combination of both (1) and (2) is allowed.

Table 2 -Incentives

Action	TIF-Reduction
Construction of direct a meandering walkway connection to an the nearest arterial	1%
Installation of on-site sheltered bus-stop (with current or planned service), or bus stop within ¼ mile of site with adequate walkways, if approved by C-TRAN	1%
Installation of bike lockers	1%
Connection to existing or future regional bike trail	1%
Direct walk/bikeway connection to destination activity (such as a commercial/retail facility, park, school, etc.) if residential development, or to origin activity (such as a residential area) if commercial/retail facility	1% if existing, 2% if constructed
Installation of parking spaces which will become paid parking (by resident or employee) ^{Note-1}	3%
Installation of preferential carpool/vanpool parking facilities ¹	1%
Total, if all strategies were implemented	10%

Note:

~~Automatic reduction for developing within the mixed-use planned development overlay or mixed use zone.~~

KATE'S CROSSING - MXPDP REVIEW

Melanie Poe

2/17/2014, revised 02/19/2015

Chapter 18.22 - MIXED USE PLANNED DEVELOPMENTS (MXPDP)

Sections: 6

18.22.010 - Purpose.

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.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2547, § IX(Exh. F), 5-18-2009)

18.22.020 - Applicability.

The provisions of this chapter shall apply to parcels designated with MXPDP zoning **overlay**.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2547, § IX(Exh. F), 5-18-2009)

18.22.030 - Definitions.

In addition to those definitions listed in CMC Chapter 18.03, the following definitions shall also apply to this chapter:

"Development agreement" means a binding agreement between the city and a developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include, but is not limited to, development standards; vesting; development timelines; uses and use restrictions; integration within or outside of the subject development; construction of transportation, sewer and water facilities; and allocation of capacity for transportation, sewer and water facilities. The agreement shall clearly indicate the mix of uses and shall provide a general phasing schedule, as reviewed and approved by city council, so as to ensure that the commencement of construction of the commercial, industrial, and/or office uses occur within a reasonable time frame of the construction of the overall project.

Amendments to an approved development agreement may only occur with the approval of the city council and the developer or its successor(s).

"Master plan" as used in this chapter a master plan means a proposal for development that describes and illustrates the proposed project's physical layout; its uses; the conceptual location, size and capacity of the urban service infrastructure necessary to serve it; its provision for open spaces, landscaping, trails or other public or common amenities; its proposed building orientation; its internal transportation and pedestrian circulation plan; and the integration of utility, transportation, and pedestrian aspects of the project with surrounding properties.

"Flexible space" means space within a building that can be used as either residential or commercial space (or a combination of both) by virtue of its design and dimensions.

"Site plan" means a detailed drawing to scale, accurately depicting all proposed buildings, parking, landscaping, streets, sidewalks, utility easement, stormwater facilities, wetlands or streams and their buffers, and open space areas.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2547, § IX(Exh. F), 5-18-2009; Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.22.040 - Allowed uses.

- A. The mix of uses may include residential, commercial, retail, office, light industrial, public facilities, open space, wetland banks, parks, and schools, in stand alone or in multi-use buildings.
- B. Residential uses are allowed either:
 - 1. In buildings with ground floor retail shops or offices **or flexible space** below the residential units; or
 - 2. As single-family attached **or multifamily** units, as provided for in Section 18.22.070(A) of this chapter.
- C. Commercial and retail uses are permitted, but not required, on the ground floor of multi-use buildings throughout this district.
- D. Uses as authorized under CMC Section 18.07.030 Table 1 for Community Commercial **and Regional Commercial**.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2547, § IX(Exh. F), 5-18-2009; Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.22.050 - Required mix of uses.

The master plan must provide a mix of uses. No single use shall comprise less than twenty-five percent of the development area (i.e., residential, commercial, industrial), and no more than fifty percent of the net acreage of the master plan shall be residential that is not otherwise contained within a mixed-use building. The remaining master plan may be a mix of employment uses as allowed in Section 18.22.040 of this chapter. The minimum use percentage shall not apply to public facilities, schools, parks, wetland banks, or open space. (Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2547, § IX(Exh. F), 5-18-2009)

18.22.060 - Process.

- A. General. The applicant **for a development in the requesting application of the MXPDP overlay zone on a proposed development site** shall be required to submit a proposed master plan, as defined in Section 18.22.030 of this chapter, and a proposed development agreement as authorized under RCW Chapter 36.70B.

Note: No other changes were proposed beyond this section of the chapter.

March 16, 2015

To: City of Camas Planning Commission

From: Lugliani Investment Co. LLC

RE: COMMENTS AND PROPOSED REVISIONS TO CAMAS MXPDP OVERLAY DRAFT CODE

Introduction

Mixed use codes generally seek to implement smart development that can achieve the following benefits:

- Economic development and improved tax base;
- Revitalization of downtowns, main streets, and neighborhood centers
- Development of needed housing close to jobs and services; and the creation of jobs close to where people live
- Transportation choices and connectivity;
- Walkable communities and, where applicable, transit-supportive development;
- Decreased commuter road congestion;
- Efficient use of existing urban services and facilities, as an alternative to extending new facilities;
- Energy conservation through reduced reliance on the automobile; and
- Public cost savings (over sprawl development patterns).

(Commercial and Mixed Use Development Code Handbook, Oregon TGM Program, accessed 03-14-2015, <http://www.oregon.gov/LCD/docs/publications/commixedusecode.pdf>)

Keeping these and other mixed use goals in mind, we would like to provide the following comments on the City's Proposed Amendments to MXPDP Codes:

Comment #1 – Approve addition of multifamily housing as part of MXPDP development

CMC 18.07.030- Table 1 includes a change to allow multifamily development in Community Commercial and Residential Commercial zones as part of an MXPDP planned area. This proposed change positively affects the ability of project developers to implement Mixed Use projects, and should be approved. The following sources support the inclusion of multifamily in mixed use projects:

“Providing the opportunity for mixed-use development is another way to accommodate housing demand and expand the housing choices available. Planned Unit Developments in commercial areas throughout the city will enhance the vitality of these areas by providing neighborhood retail services, a diversity of housing choices, and a link to existing pedestrian corridors in nearby neighborhoods.”

(Camas 2004 Comprehensive Plan, City of Camas, pg V-4, accessed 03-14-2004, <http://www.cityofcamas.us/images/DOCS/PLANNING/REPORTS/2004compplan.pdf>)

"...mixing certain types of housing into commercial zones can inject life into business districts. Multi-family housing in commercial zones should be allowed as a way for residents to reduce car travel for all daily activities, as well as a prime location for senior housing. Permitting multi-family buildings in a commercial zone allows developers to respond to several markets simultaneously, and broadens their ability to respond to changing market forces".

(Smart Development Code Handbook, Oregon TGM, accessed 03-14-2015,

<http://www.oregon.gov/LCD/TGM/Documents/SmartDevelopmentCodeHandbook%20OCR.pdf>

Comment #2: Remove or revise limits on residential density; revise limits on use by percentage of acreage

The City's proposed changes to the MXP code place limits on residential density, and also on residential use by percentage of acreage. These limits on residential use are not found in other Mixed Use codes (see survey below) and should be removed. Other Mixed Use codes actually encourage achieving the highest densities possible in Mixed Use projects in order to maximize compact form and smart growth. The limits in the MXP code hamper development by reducing the economic viability of projects. Limitations on residential components of Mixed Use projects will occur in other forms directly related to site design, such as parking requirements, setbacks and buffers, and will be reviewed at both the Master Plan and Site Plan levels.

The following table shows the differences in these measurements among a sample of Mixed Use codes, of cities under 60,000 in population:

SAMPLE MX CODE COMPARISON	Residential Density	Mix of Uses
City of Camas, WA (18.22)	Min. 8 units, Max. 24 units per net acre	25% min./ 50% max. (residential)
City of Tumwater, WA (18.20)	Min. 14 un/net ac, no Max.	No mix limits
City of Issaquah, WA (18.07.370)	No min or max	No mix limits
City of Tualatin, OR (Chapter 57)	Min. 25, max 50 units per net acre	No mix limits
Oregon City, OR (17.29)	Minimum FAR	No mix limits
City of La Mesa, CA (24.18.040)	For sites greater than 10,000 s.f.: Max. 40 un/ac. For sites less than 10,000 s.f.: Max. 30 un/ac.	No mix limits
City of Gardena, CA (18.19.060.C)	For sites less than ½ acre: Max. 20 un/ac For sites between ½ and 1 acre: Max. 25 un/ac For sites greater than 1 acre: Max. 30 un/ac	No mix limits

Draft CMC 18.22.070(A): ...The maximum average density shall be twenty-four dwelling units per net acre. Proposed change: Remove maximum density, or increase to 30 units per net acre.

Draft CMC 18.22.050: Required Mix of Uses ...No single use shall comprise less than 25% of the development area (i.e. residential, commercial and industrial) and no more than 50% of the net acreage of the master plan shall be residential, including units located on the ground floor of a mixed-use building... Proposed change: Remove maximum percentage required for mix of uses, and maintain minimum percentage of 25% to ensure adequate mix of uses.

The brief review of sample Mixed Use zones shows that the limits placed on residential uses in the draft MXPDP Overlay zone run counter to the purpose of both incentivizing higher densities in mixed use projects, and by extension, increasing the variety of housing available to employees in west Camas. Office and manufacturing employment opportunities located within the west Camas employment corridor are rebounding and will continue to increase, yet there are limited opportunities for housing in that same area for young professionals and one- or two-person householders (a rising demographic) who want to live near their workplace and also near retail and other amenities. Providing more variety in housing opportunities directly impacts the ability of businesses to attract and retain employees, thus influencing the economic climate in Camas.

Comment #3: Remove conflict in allowance of vertical mixed use buildings

The following sections in the proposed MXPDP draft code are in conflict, and should be resolved in favor of allowing vertically mixed use buildings:

Draft CMC 18.22.040(C): Commercial and retail uses are permitted, but not required, on the ground floor of multi-use buildings throughout the district. No changes proposed

Draft CMC 18.22.050: Required Mix of Uses ...No single use shall comprise less than 25% of the development area (i.e. residential, commercial and industrial) and no more than 50% of the net acreage of the master plan shall be residential, including units located on the ground floor of a mixed-use building... Proposed change: Remove maximum residential percentage (as previously proposed) including conflicting language “including units located on the ground floor of a mixed use building”.

Comment #4: Include shared (joint) parking agreements in Table 2 Incentives for parking reduction

Shared parking agreements are borne out of locating a mix of uses in close proximity, and result in reduced parking requirements. Reduced parking requirements are viable in a development that provides alternating use requirements (day time and night time activities) and are supported

by the provision of alternative transportation facilities such as pedestrian and bike connections, as well as proximity to transit and work opportunities.

Table 2 Proposed change: Add “Shared Parking Agreement” under Action column, and “per CMC 18.11.070” under Reduction column.

Comment #5: Add Live/Work as a commercial use

Live-work units can be important components of mixed use developments. These types of units create incubator spaces for emerging businesses and artists, help activate neighborhood streets, and reduce traffic trips. Such spaces also provide transitions between residential and commercial uses, particularly enhancing the pedestrian environment. Both large and small cities, such as Seattle and Sumner, have provided for live-work housing.

(MRSC of Washington, Mixed Use, accessed 03-15-15, <http://mrsc.org/Home/Explore-Topics/Planning/Development-Types-and-Land-Uses/Mixed-Use.aspx>)

The additional of Live/Work units as a use is also important as the emphasis on business activation is the flip side of the intent of the Home Occupation use. Live/Work units focus on the creation and maintenance of the “work” side of the live/work balance, by establishing minimum criteria for maintenance of business uses, whereas Home Occupation codes seek to limit the exposure and activity of the business.

Proposed change: Add “Live/Work” definition to CMC 18.03.030:

A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

**Proposed change: Add “Live/Work” as a Commercial use in CMC Chapter 18.07.030-
Table 1 Commercial and Industrial Uses**

Commercial Uses in Commercial and Industrial Zones	NC	DC	CC	RC	MX	BP	L/BP	LI	HI
Live/Work units	X/P ¹⁰	X	X	X	X				

(in addition to notes 1-9) 10. Allowed as approved in a Mixed Use Planned Development (MXPDP) overlay area.

Proposed change: Add “Live/Work” as an Allowed Use in CMC 18.22.040 Allowed Uses:

E. Live-work:

a. Professional, administrative, and business uses;

- b. Repair services (excluding auto related repair services);
- c. Retail sales and service;
- d. Studios (art, photography, copywriter, film/video).

Proposed change: Create Live/Work Standards section as CMC 18.22.110 Live/Work Standards:

A. Live/work standards: Live/work units and buildings are subject to the following standards:

1. Work on the premises of a live/work unit shall be limited to persons who live in the live/work unit. Living and working spaces shall not be rented or sold separately. The owner/occupant of a live/work unit shall notify the City of any change in use or occupancy. Any change of use or occupancy shall comply with the uses identified in this Section and will require a new Certificate of Occupancy. The commercial square footage initially approved for live-work areas within a unit shall remain commercial in nature and shall not be converted to residential use with subsequent owners.
2. Off-street loading will be accomplished by the temporary use of planned parking spaces, or in parking spaces limiting a vehicle's permitted parking time (e.g., parking stalls designated with twenty minute parking limits).
3. Live/work units and buildings must comply with any requirements imposed by the building, fire, community development, police, and public works departments intended to protect the public health, safety and welfare.
4. An administrative approval or conditional approval of the commercial/work component of the live/work units shall be granted to the owner of the unit. Approvals of commercial uses may not be transferred between units. A copy of all conditions of the approval of the project shall be provided to all future owners/occupants of the building prior to their execution of a lease or purchase agreement for the live/work unit. Project conditions are required to be recorded with the County Recorder's Office prior to exercise of entitlement.
5. Businesses using commercial vehicles are prohibited.



To: Bryan Beel, Chair
Planning Commission
From: Staff
Date: March 17, 2015

MEMORANDUM

The City received responses to the proposed revisions to the MXPDP Overlay. This memorandum will address a few of the comments raised and provide clarification as necessary. *Lugliani Investments was aware that the City was proposing to bring forward amendments to this Chapter dating back to January 28, 2015 and was asked for input.*

The proposed changes to Chapter 18.22 MXPDP are at the direction of City Council. City Council adopted the 2014 Comprehensive Plan amendments on December 15, 2014, and one of the decisions included, "Development of a mixed use development standards, which could be applied to commercially designated properties". The proposed amendments are consistent with this directive.

Written comments to date include:

- Exhibit 1 - Proposed amendments to the MXPDP zone, which were submitted by Melanie Poe of Landerholm
- Exhibit 2 – Proposed amendments to the MXPDP zone, which were submitted by Lugliani Investments Co. LLC

Exhibit 1- Landerholm

The proposed amendments included clarification that the MXPDP is an overlay zone. The proposed revisions also included adding the term, "Flexible Space", and a definition, which would allow a building to be developed without any uses specified.

Staff Response: *The proposed addition of the term "Flexible Space" would conflict with other sections of the chapter, which require specificity in the master plan. Specifically, the current MXPDP code requires that a master plan include (in brief): a description of proposed uses; number of jobs anticipated; hours of operation of the uses; residential density; parking; and transportation impact analysis. The proposed amendments of Exhibit 1 did not provide any assurances within the definition that "flexible space" would provide jobs, or a particular ratio of jobs. The zoning code includes a use similar to the proposed flexible space, which is "Residence accessory to and connected to a business". This use is allowed outright in four commercial zones.*

Exhibit 2 – Lugliani Investments

The following Staff responses will refer to the organized headers within Exhibit 2, namely Comment #1, Comment #2, Comment #3, Comment #4, Comment #5.

Comment 1 (page 1)

This section supports the proposed changes to the use table at CMC§18.07.030-table 1.

Staff response: *There are a variety of residential uses already allowed outright in the following commercial zones: Neighborhood Commercial (NC), Downtown Commercial (DC), Community*

Commercial (CC), and Mixed Use (MX) zones. The proposed Staff amendment will allow residential uses in the Regional Commercial (RC) zone, if part of a MXP, which is currently prohibited. The currently allowed residential uses within commercial zones do not require a minimum or maximum residential density. Also, the allowed residential uses do not stipulate a mix of other commercial uses. Exhibit 4 provides a comparison chart of the allowed residential uses in the city's commercial zones and whether a mix of uses is required.

Comment 2 (page 2)

This section states that the proposed code creates limits to residential density. The letter also states that these limits are not found in other mixed use codes.

Staff Response: *The proposed amendments to the MXP code did not change or add any limits to the percentage of residential and commercial uses. The standards that are referred to in the letter were already in the code, and Staff did not proposed to amend them. Exhibit 4 provides a comparison of zoning that allows for both commercial and residential uses in the City.*

Staff is concerned with uncontrolled residential growth, in areas designated for jobs without offsetting the jobs lands in other areas of the City. Staff believes that the standards set under this existing code section are reasonable and achievable to a mixed use project.

Comment 3 (page 3)

This section states that there is a conflict in the code if a mixed-use building includes ground floor residential.

Staff Response: *Staff does not agree that there is a conflict. The request is to not include the area of residential use in mixed use buildings if the residential use is on the ground floor. Staff disagrees that any area should not be included in the calculation.*

Comment 4 (page 3)

This section states that the code should include provisions for shared parking.

Staff Response: *Shared parking is already provided for under CMC§18.11.070(F). Also within the MXP code at CMC§18.22.100(A) it provides a reference to the parking reduction standards of Chapter 18.11 Parking.*

Comment 5 (pages 4 and 5)

This section proposes to add a new use to the zoning code---“Live/Work”.

Staff Response: *Staff disagrees. A live/work unit can be accommodated through a mixed use building and does not need to be considered solely as a commercial use. The proposal is clearly to build residential unit rather than commercial, and require a separate permitting process to convert the units to commercial at a later date. There is a development on Prune Hill that includes Live/work units, which was approved through a different code. The City later modified the commercial code that allowed residential uses as a conditional use in 2006. These live/work units were required to include ADA access for potential customers, and a main floor plan that is would be suited to an office-type use, all in an effort to provide a level of assurance to the City that there would be commercial uses within the development. However, none of these building are occupied with any use other than residential at this time.*



To: Bryan Beel, Chair
 Planning Commission

From: Sarah Fox, Senior Planner

Date: March 17, 2015

A Sample of Mixed Use Codes in our Region

Jurisdiction	Residential Density	Required Mix of Uses	Optional (Overlay) or Zone
City of Camas MX Code (18.24)	No Min. or Max.	No mix limits	Zone
City of Camas MXP (18.22)	Min 8 D.U./acre to Max. 24 D.U. /acre	25-50% mix of all uses	Zone (not on map)
• <u>Proposed MXP Overlay (18.22)</u>	<i>No change</i>	<i>No change</i>	<u>Overlay</u>
City of Camas NC, DC and CC Zones	No Min. or Max.	No mix limits	Zones
City of Washougal TC (18.35) Pop. 14,580	Ratio required	Floor area ratios 0.5 non-residential 1.0 residential	Zone
City of Centralia C-3 Core (20.24) Pop. 16,600	Ratio required	Min. 25% Commercial Max. 75% Residential	Zone
Bainbridge Island Town Centers (18.06) Pop. 23,190	Ratio required	Floor area ratios 0.3 to 0.6 commercial 0.3 to 1.0 Mixed use 0.3 to 0.5 Residential	Overlay
City of Vancouver MX (20.430.060) Pop. 164,500	Min. 12 D.U./acre and Ratio required	Min. 50% ground floor area of building must be commercial or office use Overall site no less than 20% mix of uses	Overlay and Zone
Clark County, WA MX (40.230.020)	Mix of housing types required Min. 12 D.U./acre to Max. 43 D.U. /acre	Min. 20% of residential and 20% commercial	Zone
Clark County, WA Rural MX (40.250.080)	Min. 1 D.U.	Max 50% residential gross floor area	Overlay

Note: "D.U." means "dwelling unit"

From: Randall B. Printz [<mailto:randy.printz@landerholm.com>]
Sent: Tuesday, May 12, 2015 2:51 PM
To: Phil Bourquin; Melanie Poe
Cc: David Lugliani; Peter Capell; Robert Maul; Stacey A. Shields
Subject: RE: MXoverlay

Thanks Phil, consistent with our earlier discussions, that was the date I was anticipating. I believe you have had discussions with David that would have the ordinance adopted as currently proposed, but with some ancillary process that would allow for the most recent version of his site design to be approved in conjunction with the ordinance and those processes. I have spoken with MacKay and Sharp; and they can support the ordinance as currently proposed. I have shared the proposed ordinance with Fisher as well, but have not heard back from them on this issue. I will follow up with them. Perhaps we could meet next week to discuss. Thanks

From: Phil Bourquin [<mailto:PBourquin@cityofcamas.us>]
Sent: Tuesday, May 12, 2015 2:44 PM
To: Melanie Poe; Randall B. Printz
Cc: David Lugliani; Peter Capell; Robert Maul
Subject: RE: MXoverlay

All – Staff would like to bring the code back to the Planning Commission at the regular meeting of June 16, 2015. Randy, as you had requested the continuance; I would like to have confirmation from you that you are ready to continue. Staff intends to continue to recommend the amendments as previously presented to the Planning Commission and it is my understanding that everyone at this point concurs with that recommendation.

Phil Bourquin
Community Development Director
Ph. 360.817.1562 ext. 4254
Email: pbourquin@cityofcamas.us



Live, Work, Recreate and Educate

From: Melanie Poe [<mailto:melanie.apc@comcast.net>]
Sent: Tuesday, May 12, 2015 9:12 AM
To: Phil Bourquin
Cc: David Lugliani; Peter Capell; Robert Maul
Subject: Re: MXoverlay

Hello Phil,
Can you please let us know the schedule for the approval of the MXP Overlay zone?
Last month's meeting was cancelled, and I do not see an agenda item on tonight's agenda.
Thank you.
-Melanie

Melanie Poe, RLA
Land Use Project Manager
American Pacific Communities
melanie.apc@comcast.net
360-947-0347

On Wed, Apr 15, 2015 at 10:57 AM, David Lugliani <david.apc@me.com> wrote:
To: City of Camas Planning Commission, Pete Cappell, Phil Bourquin and Robert Maul
RE: MXPDP Overlay Zone Review

Thank you very much for taking the time to meet with us on March 27, 2015, to review the status of the proposed MXPDP Overlay Zone, and how it would apply to the proposed Kate's Crossing project, as well as other future projects.

We appreciate the time you spent, as it was especially helpful in clarifying terminology and the applicability of provisions.

As a review, we discussed the following in relation to applying the MXPDP Overlay zone to the Kate's Crossing project:

- Use Mix: As the MXPDP Overlay code states, the residential portion of the project should be limited to 50% of the net acreage. We discussed that net acreage may include the storm pond portion of the site, as this area can be developed (unlike critical areas). The percentage of the storm pond that serves commercial can be designated as commercial in terms of use mix. Also, any property that can be used by the public, such as dog park or public path, may be designated as commercial in terms of use mix.

- Density: As per the code, the project may have a maximum density of 24 units per net acre. The density calculation will use the net acreage of the entire MXPDP Overlay site.

We appreciate staff's willingness to address our questions and to clarify code intent. We now feel confident that we have a clear path forward in implementing the new MXPDP Overlay code.

Best,

David Lugliani



Staff Report

Amendments to Residential Districts Development Standards

File #MC15-03

July 28, 2015

To: Mayor Higgins
City Council

Public Hearing: August 3, 2015

From: Sarah Fox, Senior Planner on behalf of the Planning Commission

Applicant: Pahlisch Homes

Contact: Jamie Howsley, Jordan Ramis, PC

Notice of the public hearing before Planning Commission was published in the Camas Post Record on July 28, 2015 (Legal publication No. 540627).

Applicable Law: The application was received on February 2, 2015, and the applicable codes are those codes that were in effect on the date of application, to include Camas Municipal Code (CMC) Title 17 Land Development and Title 18 Zoning. The city issued a State Environmental Policy Act determination of non-significance (non-project action) on July 21, 2015. Comment deadline is 5:00 p.m. on August 4, 2015.

Summary

- The applicant proposes an amendment to the single-family residential development standards at CMC§18.09.040 Table 2, for R-6, R-7.5, R-10 and R-12, to increase lot coverage limits to 45%.
- The applicant also proposes to add an exception that would apply to all residential zones with a footnote that reads, "Outdoor living areas which are under roof cover but not fully enclosed by walls, and are attached to dwelling units, are not included in lot coverage."
- Planning Commission conducted a public hearing on June 16, 2015, and forwarded a recommendation of denial to City Council.

Analysis – Lot Coverage Increase

The first part of the applicant's proposal is for a uniform 45% lot coverage limit for four zones, which is a 10% increase in the R-10 and R-12 zones, and a 5% increase in the R-7.5 and R-6 zones. The proposed amendments would modify the lot coverage standards for 66% of the single-family designated land in the city if approved (see chart). There are 206 vacant lots, and approximately 712 lots that are pending final approval within preliminarily approved plats. Most of these future lots are within developments that do not include a lot coverage standard as part of the land use decision. For those lots, the lot coverage standard in effect at the time that a building permit is submitted will apply, which could be different than those of the adjacent built lots.

Approval of a plat alteration would be required to modify the lot coverage standards of recorded subdivisions if it is stated on the face of the plat. The applicant’s submittal includes examples from Lake Hills Subdivision (R-10 zone), which is a developments that would require a plat alteration before the proposed standard could be applied. Although the code change would be applicable citywide and is not limited to a single development, the perceived restriction as described in the applicant’s letter of April 1, 2015, is the inability to design single story homes that are less than 3,500 square feet* to meet the 35% standard for that zone. The narrative stated that the lot coverage limits would not allow the applicant to build “*modest sized single story homes*”. The examples provided by the applicant included single story homes with covered porches and three-car garages that range between 3,415 to 4,941 square feet (Refer to examples, Exhibit #4).

With some exceptions, the city does not have a lot coverage minimum or requirements for a garage. However, the private covenants† that apply to Lake Hills require one-story homes to be a minimum of 2,200 square feet and include a two-car garage. As just noted, the city also does not control the private covenants of homeowner associations or impose a minimum value for a future home. For these reasons, private homeowner association covenants could be modified to allow smaller homes.

Staff concurs that a variety of housing types are essential to serve the city’s growing and aging population. In 2013, Staff proposed a uniform lot coverage standard of 40% for all but the R-5 zone, and an excerpt of that proposal is attached as Exhibit #6. The amendments were not approved by Council at a public hearing, for reasons that included the loss of useable yard space, impacts to the city’s parks, and concerns regarding the engineered capacity of storm ponds. Staff discussed these issues at meetings with the applicant and in an email dated March 2, 2015 (Exhibit #3). Staff also noted that there are few new homes under 3,000 square feet that have been constructed in the city since 2004 (Exhibit #3). The applicant’s narrative indicated that the single-story homes that they design exceed the current lot coverage limitations of the zoning. The application did not develop this argument and did not propose limiting the increased lot coverage to single story homes.

At the public hearing, Planning Commission shared similar concerns in regard to a lot coverage increase city wide, as were expressed by Council in 2013.

Aside from stormwater concerns and yard sizes, staff discussed whether or not an increased lot coverage standard if limited to single-story homes could be considered an incentive to meet comprehensive plan goals. The purpose of supporting this portion of the amendment would be to encourage more single-story housing in a city where the vast majority of new homes are multi-level. One of the six objectives for housing in the (current) 2004 Comprehensive Plan reads, “*Provide opportunities for affordable and special needs housing to all segments of the population through regulatory incentive approaches*”. Single-story housing that is built with universal design

Chart 1: Provides acreage of only the zones that are included in proposed lot coverage amendment.

Zones	Acres*
R-12	941
R-10	1024
R-7.5	1543
R-6	154
3,662	
These zones comprise 66% of all single family zoning.	
Comprehensive Plan Designation	Acres*
Single-Family-High	436
Single-Family-Medium	4225
Single-Family-Low	846
Total single-family	5,507
*Total area within City limits is 10,782 acres.	

* This building square footage is based on a 10,000 square foot lot at a 35% maximum building lot coverage.

† Staff is referring to the homeowner association’s “Covenants, Restrictions and Easements” or CC&Rs.

features is a component of communities preparing for an ageing population. According to the US Census Bureau, “By 2030, one in every five people living in the US will be over the age of 65. This aging of America is fueled by 72 million baby boomers aging through the life cycle in combination with a profound increase in longevity. Average life expectancy doubled from the mid-thirties in the 19th century to age 78 today.”

Further, staff feels that an incentive in single family zones would complement the cottage housing provisions in multi-family zones. Cottage housing (Refer to CMC Section 18.05.040(J)) was adopted in 2013, as an overlay in multi-family zones to promote single-story, smaller homes. For these reasons, staff supports approval of an incentive to the lot coverage standards in single-family zones to encourage single-story housing development. A proposed footnote has been included in the recommendations.

FINDINGS: Planning Commission was not supportive of a uniform lot coverage increase to 45% in single family zones. However, after further analysis, Staff supports an increase to lot coverage limits in single family zones as an incentive to increase housing diversity.

Analysis – Lot Coverage Exception

The second part of the applicant’s proposal is to include an exception to the lot coverage standards with a footnote to Table 2 of CMC§18.09.040 that reads, “Outdoor living areas which are under roof cover but not fully enclosed by walls, and are attached to dwelling units, are not included in lot coverage.”

Neither the building code or the CMC have a definition for “outdoor living area” as proposed by the applicant. For the purposes of this analysis, “lot coverage” is defined, “Means the portion of a lot that is occupied by the **principal and accessory buildings**, including all projections except eaves, expressed as a percentage of the total lot area”(emphasis added) CMC§18.03.040.

Building Code Definition

BUILDING AREA. See “Area, building.”

[A] BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

Generally, lot coverage includes everything under a roof, which includes (not limited to): covered porches; gazebos; and carports. A building permit is required for structures over 120 square feet. As noted above, “accessory buildings” are included in lot coverage limits, and in addition they cannot be placed forward of the front building line - CMC§18.17.040. As proposed, an “outdoor living area” would exceed the lot coverage limits, and

could be anywhere on a lot. Staff is unclear whether the five-foot setback restriction for accessory structures would apply to “outdoor living areas”. The examples as provided by the applicant ranged from 266 to 605 square feet of outdoor living area, which would not be included in lot coverage limitations.

There are not any design review controls for single-family lot development, as there are in multi-family zones. The design of “outdoor living areas” could vary widely. For example, typical permitted additions to homes include covered porches, swimming pools and carports for recreational vehicles. Currently, those additions are restricted to lot coverage standards of the zone, and placement in the side or rear yards.

FINDINGS: Planning Commission was not supportive of adding a footnote to exempt “outdoor living areas” from lot coverage limitations.

Conclusions

Staff concurs with the applicant that the standards to evaluate a proposed zoning code amendment is lacking, and for that reason, the application addressed the standards of CMC§18.51.010 for a comprehensive plan amendment (Exhibit 2). Chapter 18.51 Comprehensive Plan Amendments requires that the staff report address the issues that follow subsection 030(A).

B. Impact upon the City of Camas comprehensive plan and zoning code;

Finding: The proposed amendments would amend only Table 2 of CMC Section 18.09.040 Density and Dimensions for Single-family residential zones. The discussion in the previous section stated that the lot coverage amendment could impact a total of 3,662 acres.

C. Impact upon surrounding properties, if applicable;

Finding: The standards for “accessory buildings” and the proposed “outdoor living areas” appear to be in conflict, as noted in the analysis.

D. Alternatives to the proposed amendment; and

Finding: Staff proposes increasing lot coverage in limited instances, to incentivize the development of single-story homes. This alternative is intended to be consistent with the city’s comprehensive plan’s housing objectives, for special needs housing.

E. Appropriate code citations and other relevant documents.

Finding: The application included the specific code citations within Exhibit #5.

F. The SEPA checklist and determination.

Finding: A State Environmental Policy Act determination of non-significance (non-project action) was issued on July 21, 2015. Comment deadline is 5:00 p.m. on August 4, 2015.

Recommendations

Staff recommends that City Council conducts a public hearing, deliberates, and makes a motion:

- 1. To approve an amendment to CMC§18.09.040 Table 2-Density and dimensions – Single-family residential zones, adding the following footnote: “On lots with under 10% grade, the maximum building lot coverage for a single-story home may be up to 45% in R-6 and R-7.5 zones, and 40% in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.”**
- 2. To deny the proposed footnote concerning “outdoor living areas”.**
- 3. To direct the City Attorney to prepare an ordinance for Council’s consideration at the next regular meeting.**

Exhibits

1. Letter to Robert Maul from Jamie Howsley, Jordan Ramis (January 30, 2015) regarding submittal of application for zone code text change.
2. Letter to Maul from Howsley (February 5, 2015) providing narrative that responds to code change criteria of CMC Chapter 18.51.
3. Letter to Howsley from Sarah Fox (March 2, 2015) that responds to applicant narrative and raises concerns with the proposed amendments.
4. Letter to Maul and Fox (April 1, 2015) that included three site plan drawings for Lake Hills Subdivision lots 27, 39 and 46.
5. Letter to Fox (April 17, 2015) that provided a red-line version of the proposed text amendments.
6. Excerpt from Staff Report to Council (January 21, 2014), "Attachment A" as referenced by Howsley in letter to Fox on April 17, 2015.
7. Email to Fox (July 7, 2015) to propose a change to the proposed footnote regarding outdoor living areas.
8. Applicant's plot plan "Example 1"
9. Applicant's plot plan "Example 2"

JORDAN
RAMIS PC

ATTORNEYS AT LAW



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360-567-3900

Bend
360 SW Bond St., Suite 400
Bend, OR 97702
541-647-2979

HAND DELIVERED

January 30, 2015

Robert Maul
City of Camas
616 NE 4th Avenue
Camas WA 98607

Re: *Lake Hills Zone Change Request*
Our File No. 51893-71648

Dear Robert

In accordance with our prior discussion we request a code change to CMC 18.09.040 Table 2 to chance the lot coverage for the R-6, R-7.5, R-10, R-12, R-15 and R-20 to be consistent with the R-5 zoning district. We believe that the larger lots are better able to accommodate large yards which we know is a concern. We will be submitting additional supporting material next week.

Enclosed please find our client's check in the amount of \$1,650, and our firm check for \$50 representing the fee for the zone change request.

Sincerely,

JORDAN RAMIS PC

James D. Howsley
Admitted in Washington and Oregon
jamie.howsley@jordanramis.com
WA Direct Dial (360) 567-3913
OR Direct Dial (503) 598-5592

Enclosures



Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568 | www.cityofcamas.us

General Application Form

Case Number:

Applicant Information

Applicant/Contact: James D. Howsley Phone: (360) 567-3913
Address: 1499 SE Tech Center Place, Suite 380 jamie.howsley@jordanramis.com
Street Address E-mail Address
Vancouver WA 98683
City State ZIP Code

Property Information

Property Address: Street Address County Assessor # / Parcel #
City State ZIP Code
Zoning District Site Size

Description of Project

Brief description:
General code amendment applicable to whole city.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES NO
Permits Requested: Type I Type II Type III Type IV, BOA Other

Property Owner or Contract Purchaser

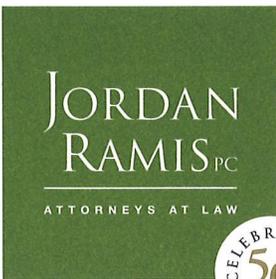
Owner's Name: Last First Phone: ()
Address: Street Address Apartment/Unit #
E mail Address: City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Date: Jun 30, 2015
Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: <u>2/2/15</u>	Pre-Application Date: <u>NONE</u>	pd. <u>2/2/15</u> <u>#241218</u>
Staff: <u>SF</u>	Related Cases #	



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VIA E-MAIL & FIRST CLASS MAIL
RMAUL@CITYOFCAMAS.US
SFOX@CITYOFCAMAS.US

February 5, 2015

Robert Maul
Sarah Fox
City of Camas
616 NE 4th Avenue
Camas WA 98607
Re: Zone Code Text Change
Our File No. 51893-71648

Dear Rob:

We represent Pahlisch Homes, which is looking forward to building out the Lake Hills single family subdivision, which is zoned R-10. As described in Table 2 of CMC Section 18.09.040 of the municipal code, the maximum lot coverage in that zone is only 35%, whereas the other single family zones range from 30% up to 45%. Thus we propose a change to the zoning code text to allow increased lot coverage in the R-10 zone up to 45% for houses with footprints that are less than two full stories; that is, for one story houses and for houses on sloped lots that feature a main level with a partial daylight basement.

We also propose a clarification for the definition of lot coverage, with regard to transitional spaces such as front porches, outdoor rooms, covered terraces, and similar spaces that are under roof cover but not enclosed. Currently, lot coverage "means the portion of a lot that is occupied by the principal and accessory buildings, including all projections except eaves, expressed as a percentage of the total lot area." CMC 18.03.040. Because unenclosed spaces are not counted as building square footage generally, they also should not be included in the square footage of a building when calculating lot coverage. The new definition should be: "means the portion of a lot that is occupied by the enclosed areas of principal and accessory buildings, expressed as a percentage of the total lot area."

The Lake Hills subdivision is in a prime location for seasoned homeowners seeking the advantages of single story living. Many of the lots in this subdivision, and in other R-10 zones in Camas generally, are topographically challenged, which often precludes construction of conventional two story houses. Houses which accommodate all the necessary features on one story can serve the entire age range of the population, and are especially valued by today's multigenerational households.

The code does not include criteria for a zone code text change, but the criteria for a comprehensive plan change in CMC 18.51.010 provide a useful metric.

A. A detailed statement of what is proposed and why;

The vast majority of new houses built in Camas in recent decades are two stories, and this will likely continue indefinitely. Naturally the lot coverage standards reflect that reality, and are calibrated to ensure that in the lower density zones, the height of the two story houses does not cast broad shadows over the landscape.

Robert Maul and Sarah Fox
February 5, 2015
Page 2

Of course the footprint of single story houses is larger than two story houses, which increases their lot coverage substantially. Yet being just one story, the resulting shadows and visual impacts are correspondingly smaller. A single story house preserves views that would be obstructed by a two story alternative.

In sum, the proportional relationship of a two story house to its lot and surrounding neighbors is fundamentally different than a one story house, or a one story house with a partial daylight basement. But the lot coverage standard does not account for this difference, and being designed for standard two story houses on level ground, the standard does not fit the unique characteristics of one story houses.

For the definitional change of lot coverage, there is a qualitative difference between the unenclosed spaces which are commonly not counted as building square footage generally, and fully enclosed spaces, and we believe they should not be treated the same when calculating lot coverage.

B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;

The change will impact the R-10 zone by encouraging development of large one story houses than are allowed currently. Currently, on a 10,000 sf lot, presuming 800 square feet for a 3 car garage, a one story house can have a maximum living area of only 2700 square feet; whereas a two story house could have 5400 square feet. The proposed change would allow a one story house up to 3700 square feet, or more if there is a partial daylight basement, which will have less visual impact to neighbors than the two story, 5400 square foot option.

Changing the definition of lot coverage would allow porches, outdoor rooms and related transitional spaces to be added onto houses which already are at the maximum lot coverage. This will encourage more outdoor activity during inclement weather, and encourage house designers to include these unique spaces in their plans.

C. An explanation of why the current comprehensive plan [code] is deficient or should not continue in effect;

Because the code is drafted to regulate the impacts of two story houses, it does not effectively address the different proportions and impacts of one story houses, or a one story house on slopes with partial daylight basement. The code should reflect the different shadow and view effects of the different housing types and allow families who enjoy one story living to have the right to a square footage that is closer to the amount allowed for two story houses which have greater view and shadow impacts.

The code currently discourages covered outdoor spaces, because it reduces the area available for enclosed living area. These transitional spaces benefit houses and the families that occupy them, and the city should encourage the outdoor activity they promote.

D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

Robert Maul
February 5, 2015
Page 3

The key GMA goal is number (4) Housing: "Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock." This zone code text change benefits the one story housing type enjoyed by boomers and others, which simply is not accounted for in the codes of most jurisdictions which are written with the typical two story house in mind.

Most houses have fairly abrupt transitions from inside to outdoors: either you are inside or not. To promote a variety of housing types, the city should adopt this change to encourage the use of covered porches and similar covered but not enclosed areas that are so beneficial in this climate.

E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;

These changes would not affect density or infrastructure, and changes to the functional plans would not be required.

F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;

These changes would not affect density or infrastructure, and changes to the capital facilities plans would not be required.

G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and

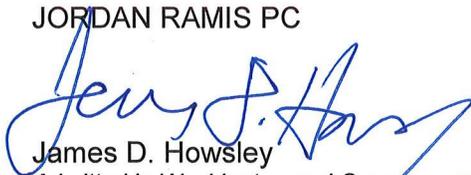
No additional changes would be required.

Because the shape of a two story house and it's proportional relationship to the lot and surrounding neighbors are fundamentally different than a one story house, or a one story house with a partial daylight basement, we believe the lot coverage standard ought to accommodate both housing types. The code ought to recognize that houses that are shorter in height with a larger footprint have different impacts and should be subject to a different standard.

Thanks for your consideration.

Best regards,

JORDAN RAMIS PC


James D. Howsley
Admitted in Washington and Oregon
jamie.howsley@jordanramis.com
WA Direct Dial (360) 567-3913
OR Direct Dial (503) 598-5592

Sarah Fox

From: Jamie Howsley <jamie.howsley@jordanramis.com>
Sent: Monday, March 02, 2015 3:53 PM
To: Sarah Fox
Cc: Jamie Howsley
Subject: RE: Lot Coverage Code Amendment Request

Thanks Sarah. We will get all of these addressed by the end of the week.

JAMES D. HOWSLEY | Attorney
Jordan Ramis PC | Attorneys at Law
WA Direct: 360-567-3913
OR Direct: 503-598-5592
OR Main: 503-598-7070

From: Sarah Fox [<mailto:SFox@cityofcamas.us>]
Sent: Monday, March 02, 2015 3:51 PM
To: Jamie Howsley
Subject: RE: Lot Coverage Code Amendment Request
Importance: High

Jamie,
We have not yet received a SEPA application (checklist and fee of \$700).

The following are a few of my initial thoughts on your application narrative.

It is not clear as to what sections of code you are proposing to amend. Throughout the letter (dated February 5th) mentions other code sections that you would like to change beyond Table 2, however there is no clear list of code citations, or proposed amended text, particularly at section "A" of your narrative on page 1.

Throughout the letter, it is suggested that "*porches, outdoor rooms and transitional spaces*" are not included in the zoning code. I should note that these features, albeit not the exact terminology, are already in the code, along with other exemptions from setbacks and lot coverage standards that follow Table 2(Refer to CMC18.09.130, 140, and 180).

The city does not include front porches, patios, or other features of a home that are not under a roof in lot coverage calculations. I would argue that the code *encourages* residential lots to have yard space, rather than "*discouraging transitional spaces*". How is the applicant proposing to ensure that additional lot coverage allowances would only be used for "*transitional spaces*" and not a larger garage? Would the proposed definition changes be consistent with these other sections of code, which provide variations?

There is considerable discussion in the letter regarding one-story homes and perceived limits on the square footage to be no larger than 2,700 square feet. In the annual comprehensive plan report, the city reported that over 70 percent of new homes being built in the city were over 3,000 square feet. There has been considerable discussion before council on the need for smaller homes to provide more variety for first time home buyers and empty nesters. The application might want to demonstrate the need for more homes that exceed 3,000 sq. ft., or how this code change will promote more single-story home building. Also, will the Lake Hills subdivision include single story homes?

In sum, the application must include the specific sections of code (numbers) that are proposed to be amended, the proposed text amendments, a demonstration of the need for an amendment, and an analysis of the potential impacts to the other R-10 zoned properties in the city.

Please phone me if you would like to discuss further or have questions.

Thanks,
Sarah

From: Jamie Howsley [<mailto:jamie.howsley@jordanramis.com>]
Sent: Monday, March 02, 2015 1:03 PM
To: Robert Maul; Sarah Fox
Cc: Jamie Howsley
Subject: Lot Coverage Code Amendment Request

Hey Robert and Sarah,

Just wanted to quickly touch base with you on this. We are preparing some exhibits as well to help illustrate the issue and also have some additional thoughts. Is there anything else you need from us at this point?

Best,

Jamie

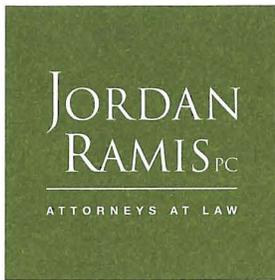
JAMES D. HOWSLEY | Attorney
Jordan Ramis PC | Attorneys at Law
WA Direct: 360-567-3913
OR Direct: 503-598-5592
OR Main: 503-598-7070

Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

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VIA E-MAIL & FIRST CLASS MAIL
RMAUL@CITYOFCAMAS.US
SFOX@CITYOFCAMAS.US

April 1, 2015

Robert Maul
Sarah Fox
City of Camas
616 NE 4th Avenue
Camas WA 98607

Re: Zone Code Text Change
Our File No. 51893-71648

Dear Rob and Sarah:

Pursuant to your request, enclosed are three sample site plans for single story houses that demonstrate the rationale for our request to increase the City's lot coverage standard. Staff has expressed concern about the proliferation of very large houses, but these plans show the code also precludes modest sized single story homes. As previously discussed, because the majority of houses are two stories, the current code is written to reflect that. However, the single story house is making a comeback as the baby boomers seek one level living.

Each of the three site plans is for the Lake Hills subdivision, where Pahlisch Homes is interested in constructing a single story house but is prevented from doing so by the current lot coverage standard. Lots 37 and 39 feature modest homes just over 2000 square feet, and Lot 46 has an average size house over 3000 square feet. The plan for Lot 37 is a 2132 sf house with a garage, a modest covered front porch, and a 202 sf covered deck off the kitchen. This plan has 38% lot coverage, despite generous setbacks on all sides.

Lot 39 is unusually deep and features a large back yard. The site plan is a 2240 sf house with a garage, a modest covered front porch, and a medium size covered deck off the kitchen. This plan has 40% lot coverage.

The example for Lot 46 is a 3227 sf house with a spacious garage, a covered front porch with space for seating, a small covered porch off the master bedroom on the right side, and an average size covered deck off the kitchen. This plan has 41% lot coverage, despite exceeding setbacks on three sides.

Robert Maul
Sarah Fox
April 1, 2015
Page 2

These plans reveal the unintended constraint on single story houses posed by the current lot coverage standard, and we again ask for your support in revising the standard to accommodate these housing types.

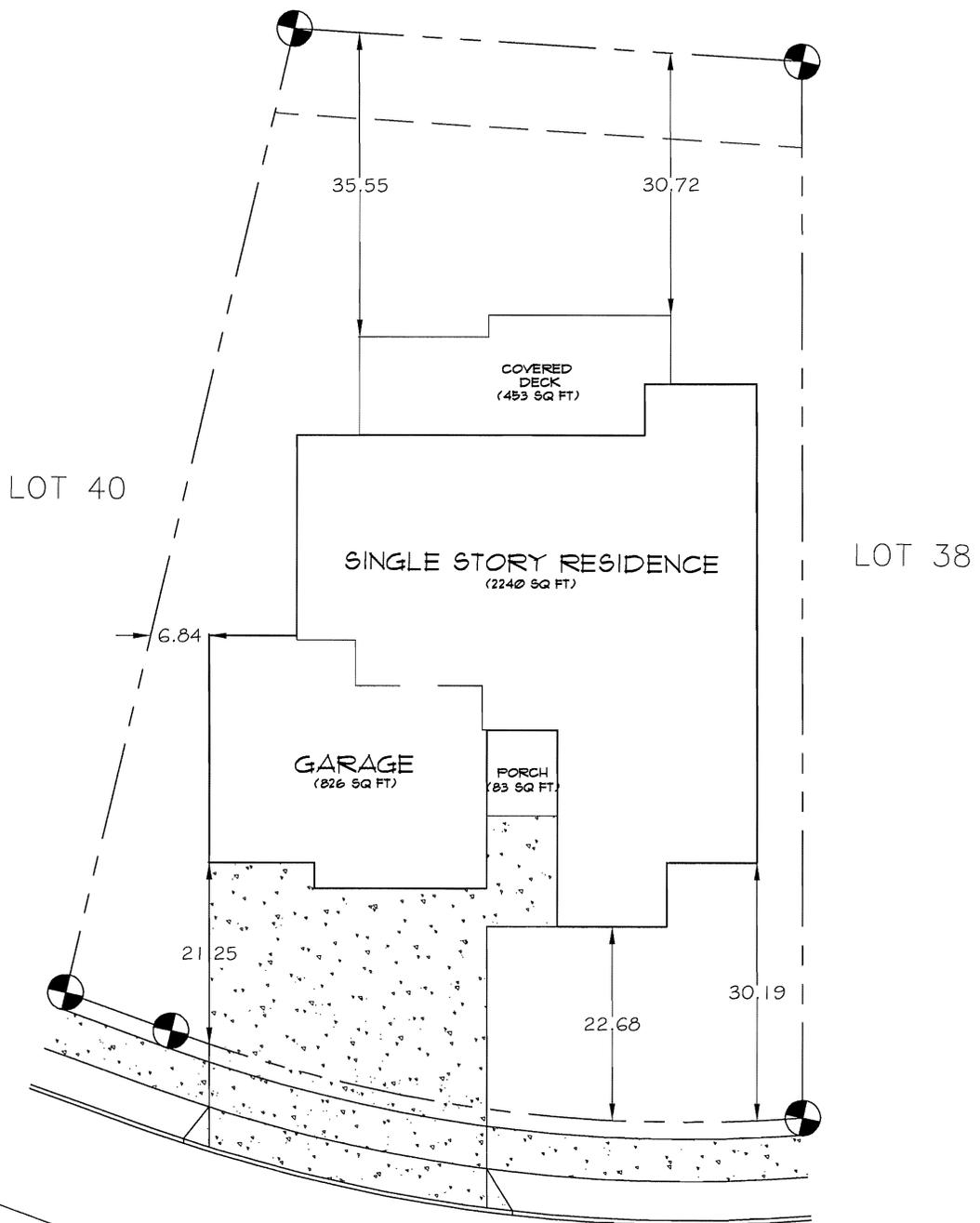
Very truly yours,

JORDAN RAMIS PC


James D. Howsley
Admitted in Washington and Oregon
jamie.howsley@jordanramis.com
WA Direct Dial (360) 567-3913
OR Direct Dial (503) 598-5592

Enclosures

cc: Client



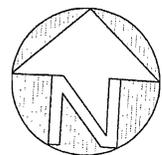
Lot Sq. Ft. = 9,017 sq. ft.
 Foot Print Sq. Ft. = 3,601 sq. ft.
 % Lot Coverage = 40%
 Total Impervious Surface = 3,992 sq. ft.

<- NW HOOD LOOP ->



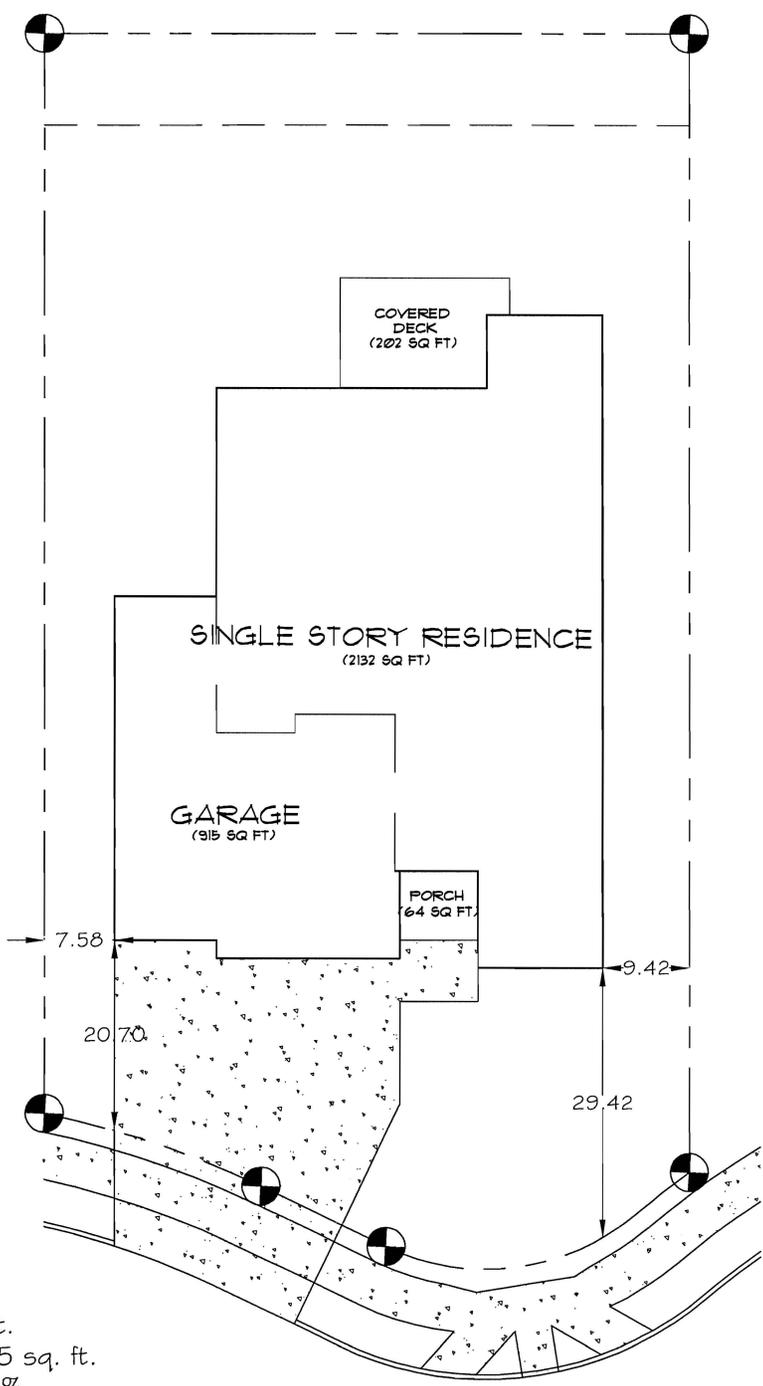
63088 NE 18TH STREET, SUITE 100
 BEND, OREGON 97701
 PH: (541) 385-6762 FAX: (541) 385-6742

Lot # Lot 39 Lake Hills (Example)
 Address: TBD NW Hood Loop
 Plan Name: Single Story
 Date: 3.19.15



Scale: 1"=20'

*DRIVEWAY, WALK, AND PATIO LAYOUTS ARE FOR REFERENCE ONLY AND NOT INTENDED TO BE THE EXACT DEPICTION OF THE FINAL PRODUCT
 *EXACT UTILITY CONNECTIONS AT RESIDENCE MAY VARY PER BUILDER'S DISCRETION



Lot Sq. Ft. = 8931 sq. ft.
 Foot Print Sq. Ft. = 3415 sq. ft.
 % Lot Coverage = 38.24%
 Total Impervious Surface = sq. ft.

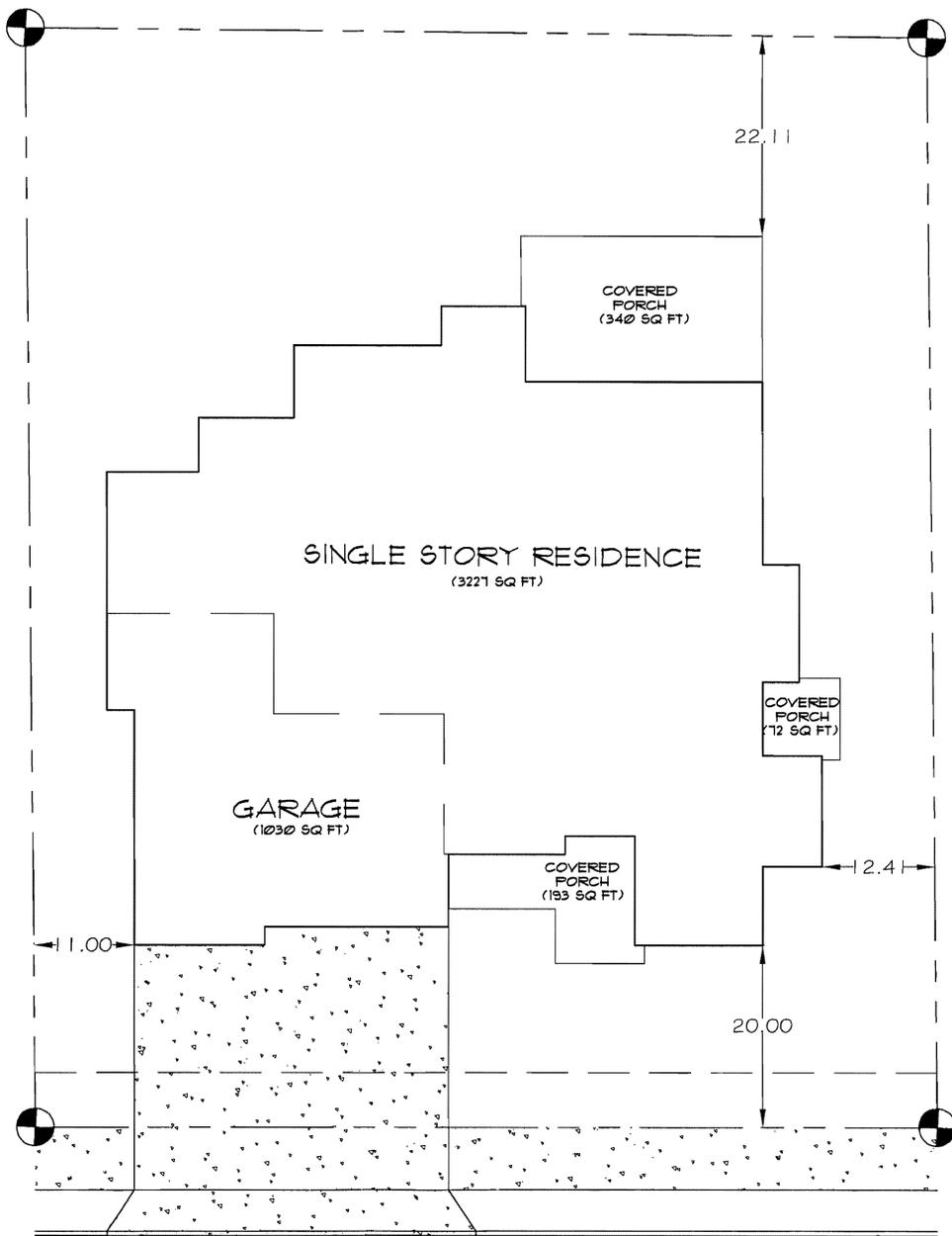
<-NW Hood Court->

Pahlisch Homes
 63088 NE 18TH STREET, SUITE 100
 BEND, OREGON 97701
 PH: (541) 385-6762 FAX: (541) 385-6742

Lot #	Lot 27 Lake Hills (Example)
Address:	TBD NW Hood Court
Plan Name:	Single Story
Date:	3.18.15

Scale: 1"=20'

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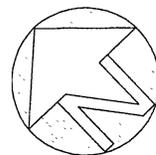
<-NW Lake Place->

Lot Sq. Ft. = 11,923 sq. ft.
 Foot Print Sq. Ft. = 4,941 sq. ft.
 % Lot Coverage = 41.5%



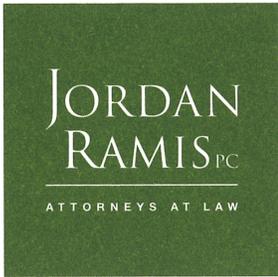
63088 NE 18TH STREET, SUITE 100
 BEND, OREGON 97701
 PH: (541) 385-6762 FAX: (541) 385-6742

Lot # Lot 46 Lake Hills (Example)
 Address: TBD NW Lake Place
 Plan Name: Single Story
 Date: 3.18.15



Scale: 1"=20'

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541-647-2979

VIA E-MAIL

April 17, 2015

Sarah Fox
City of Camas
616 NE 4th Avenue
Camas WA 98607

Re: **Text Amendment**
Our File No. 51893-71648

Dear Sarah:

Following up on our recent meeting, thank you for sending over the staff report from File No. CMC13-01, which was the last time the lot coverage issue was reviewed by the City. Of particular interest is the staff's intention to "better match" the lot coverage standard with the setback standards.

The lot coverage is more restrictive than the setbacks, and the larger the lot, the wider the difference between the smaller footprint allowed by the lot coverage and the larger buildable area that conforms with the setbacks. As you know, when a builder contemplates placement of a house on a lot, the first step is to draw the setback lines, which delineates the buildable area within the lot. Then the footprints of various house designs are superimposed on the buildable area, to determine which houses will fit.

Figure 1 of the staff report clearly illustrates how much surplus area can result when the generic maximum size house under the lot coverage standards is superimposed on the larger lot and its buildable area. At the hearing, we will submit drawings to show specifically how the mismatch affects the three lots at Lake Hills previously presented.

And pursuant to your request, attached is a revised CMC Table 2 which shows the proposed amendments highlighted in yellow, including a new Note 6, which clarifies that outdoor living space is not included in the lot coverage calculation.

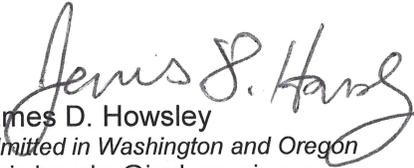
The next task is to schedule the Planning Commission hearing, which we hope can occur on May 12. Would you kindly confirm that we are on the agenda for that date, and let us know if there is any additional information that we can provide.

Sarah Fox
April 16, 2015
Page 2

Thanks again for your assistance, and we look forward working with you at the hearing to harmonize the current mismatch between these different standards.

Very truly yours,

JORDAN RAMIS PC


James D. Howsley
Admitted in Washington and Oregon
jamie.howsley@jordanramis.com
WA Direct Dial (360) 567-3913
OR Direct Dial (503) 598-5592

Attachment

cc: Pahlisch Homes (by e-mail)

18.09.040 Table 2—Density and dimensions—Single-family residential zones¹.**Density and Dimensions for Single-family Residential Zones¹**

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
B. Density Transfer Lots¹							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
The following standards of (C) and (D) are not zone specific.							
C. Setbacks based on average lot sizes (not zone specific)²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40
D. Maximum building lot coverage based on lot sizes.	45%	40%	40%	40%	40%	40%	40%

Notes:

1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.

2. Setbacks may be reduced to be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.
3. Maximum building height: three stories and a basement, not to exceed height listed.
4. For parcels with an existing dwelling, a ~~one-time~~one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.
5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.

Sarah Fox

From: Joseph Schaefer <joseph.schaefer@jordanramis.com>
Sent: Tuesday, July 07, 2015 3:40 PM
To: Sarah Fox
Cc: Jamie Howsley
Subject: File #MC15-03 - Lot Coverage Text Amendment

Sarah:

We wanted to circle back with revised language to address the concern that the proposed text could open the door for carports, storage, and similar unintended uses.

The current proposed text is: “Outdoor living areas which are under roof cover but not fully enclosed by walls, and are attached to dwelling units, are not included in lot coverage.”

We now suggest: “Furnished outdoor living areas which are under roof cover but not fully enclosed by walls, and are attached to the rear elevation of dwelling units, are not included in lot coverage.”

Please let us know your thoughts.

JOSEPH SCHAEFER | Land Use Planner
Jordan Ramis PC | Attorneys at Law
Direct: 360-567-3919 Main: 503-598-7070
Cell: 503-819-4764

Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

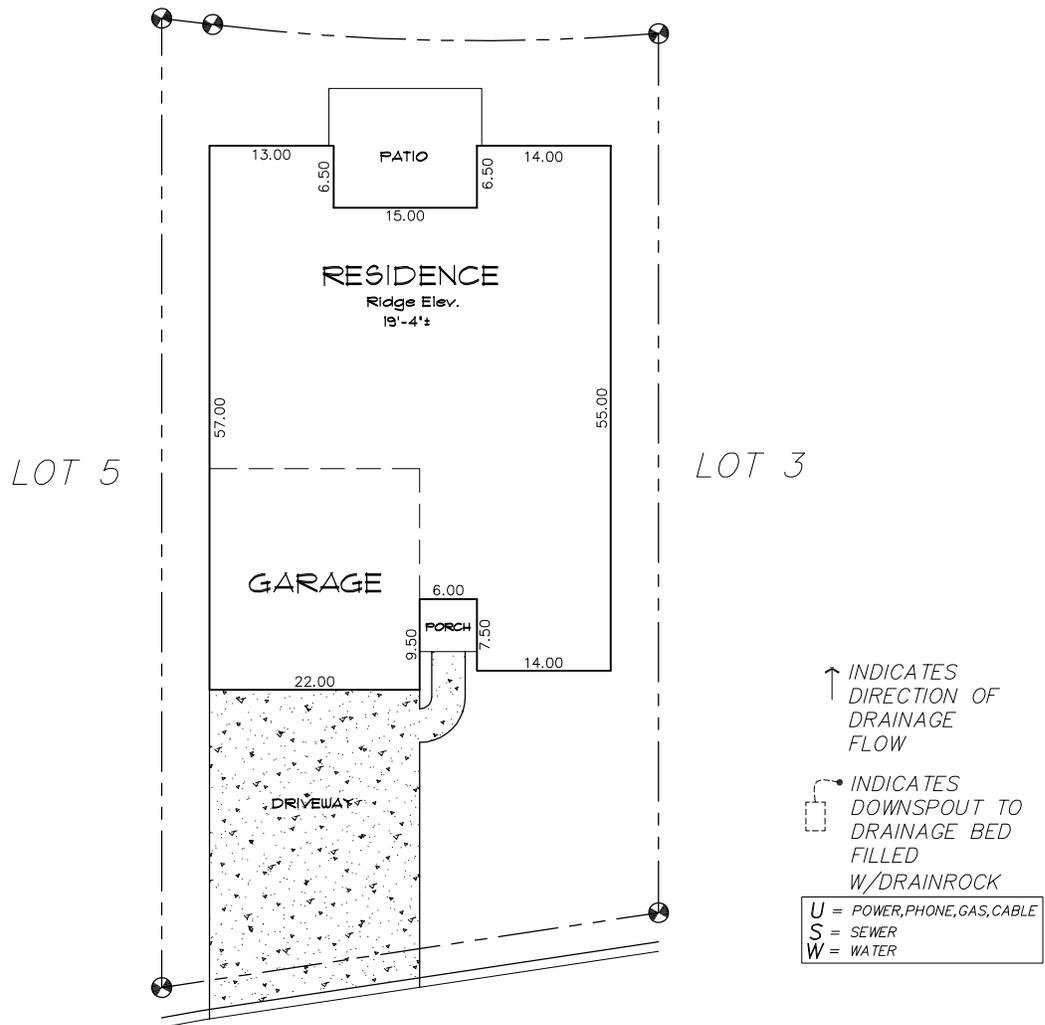
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Lake Oswego, Oregon 97035

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ALL SURFACE & STORM WATER
TO BE RETAINED ON SITE.



Lot Sq. Ft. = 4,985 sq. ft. <-N.W. BOULDER RIDGE LOOP->
 Building Foot Print Sq. Ft. = 2,211 sq. ft. (PRIVATE ROW)
 (1,708 House + 503 Garage)
 Outdoor Covered Area Sq. Ft. = 227 sq. ft.
 (5% Exclusion = 249)
 % Lot Coverage = 44.35%
 Total Impervious Surface = 3,105 sq. ft.



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 PH: (541) 385-6762 FAX: (541) 385-6742

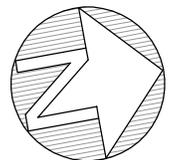
Subdivision: River's Edge - Phase 16

Lot#: 4

Address: 2623 NW Boulder Ridge Loop

Plan Name: Sonoma 2-P-1708-1

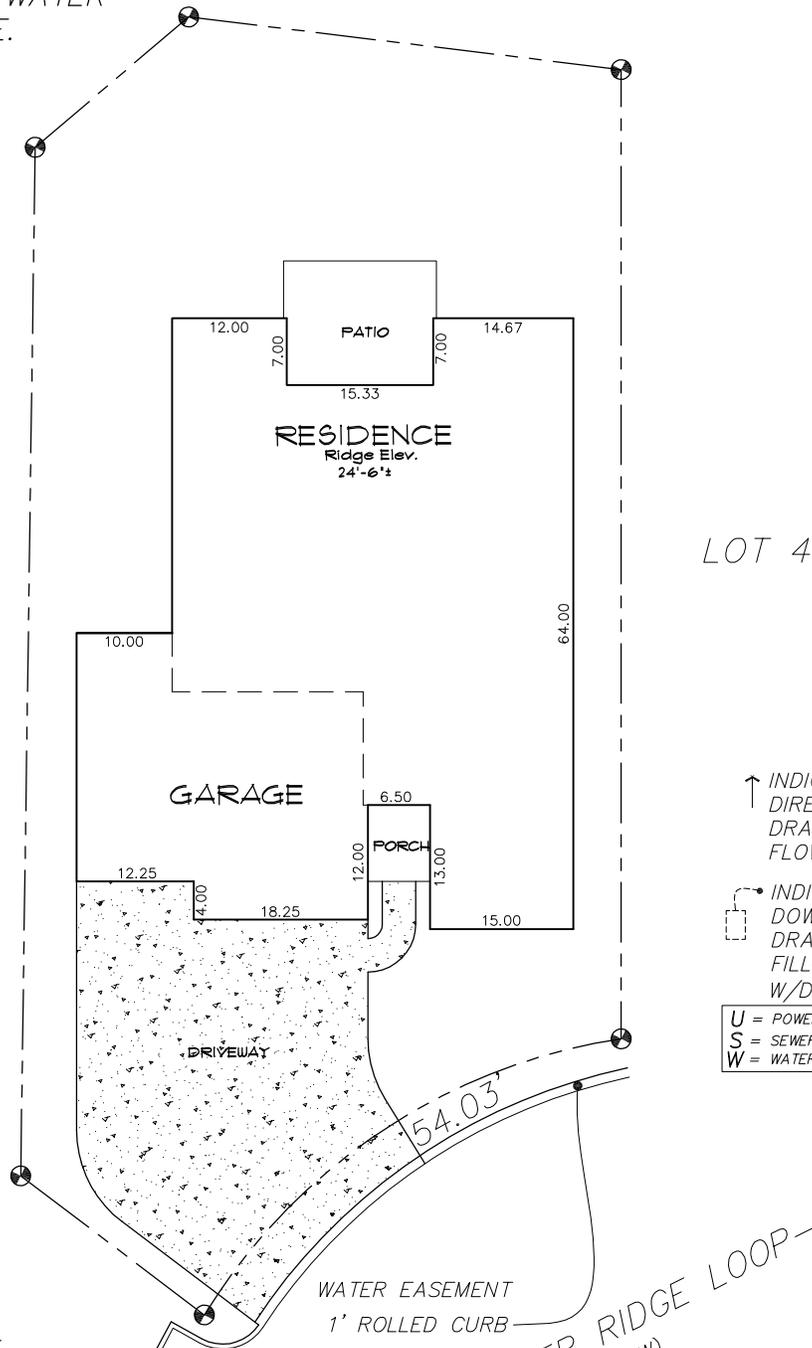
Date: 7.6.2015



Scale: 1"=20'

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ALL SURFACE & STORM WATER
TO BE RETAINED ON SITE.



LOT 4

- ↑ INDICATES DIRECTION OF DRAINAGE FLOW
- ↳ INDICATES DOWNSPOUT TO DRAINAGE BED FILLED W/DRAINROCK
- U = POWER, PHONE, GAS, CABLE
- S = SEWER
- W = WATER

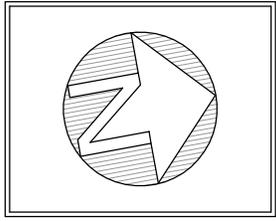
Lot Sq. Ft. = 7,233 sq. ft.
 Building Foot Print Sq. Ft. = 2,727 sq. ft.
 (2,005 House + 722 Garage)
 Outdoor Covered Area Sq. Ft. = 255 sq. ft.
 (5% Exclusion = 362)
 % Lot Coverage = 37.70%
 Total Impervious Surface = 4,044 sq. ft.

← N.W. BOULDER RIDGE LOOP →
 (PRIVATE ROW)



63088 NE 18TH STREET, SUITE 100
 BEND, OREGON 97701
 PH: (541) 385-6762 FAX: (541) 385-6742

Subdivision: River's Edge - Phase 16
 Lot#: 5
 Address: 2615 NW Boulder Ridge Loop
 Plan Name: Pinehurst 3-C-2005-1
 Date: 7.6.2015



Scale: 1" = 20'

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