

CITY OF CAMAS

PRELIMINARY PROJECT NARRATIVE FOR

**GREEN MOUNTAIN
MIXED USE PRD**

Applicant:
Green Mountain Land, LLC
17933 NW Evergreen Parkway, Suite 300
Beaverton, OR 97006

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The following table lists the project team and contact information. Inquiries should be directed to Randy Printz as the primary point of contact.

Table 1: Project Team and Contact Information

| | |
|---|---|
| <p>Owner:</p> <p>Green Mountain Land, LLC</p> | <p>Green Mountain Land, LLC John Schmidt, owner representative 17933 NW Evergreen Parkway, Suite 300 Lake Oswego OR. 97006 503-597-7100 john.schmidt@metlandgroup.com</p> |
| <p>Legal Representation & Permitting Coordinator:</p>  | <p>Randy Printz Landerholm Law Firm P.O. Box 1086 Vancouver, WA 98660 (360) 696-3312 Randy.printz@landerholm.com</p> |
| <p>Civil Engineer and Surveying:</p>  | <p>Kurt Stonex, P.E., PLS Olson Engineering 1111 Broadway Vancouver, WA 98660 (360) 695-1385 kurt@olsonengr.com</p> |
| <p>Project Designer and Landscape Architect:</p>  <p>Western Planning Associates P.O. Box 2392 Lake Oswego, Oregon 97035 Phone: 503-294-0222</p> | <p>Bill Horning, RLA Western Planning PO Box 2392 Lake Oswego, OR. 97035 (503) 294-0222 bill@westernplanning.com</p> |
| <p>Traffic Engineer:</p>  | <p>Chris Brehmer, P.E. 610 SW Alder Street, Suite 700 Portland OR, 97205 (503) 228-5230 CBREHMER@kittelson.com</p> |

Introduction & Summary

This narrative is provided in support of Green Mountain Land, LLC's application to develop a portion of the Green Mountain area located in the City of Camas. The 283 acre multi phased mixed use master plan is designed with an array of compatible residential and commercial uses. There are also opportunities to locate public facilities such as police, fire or library. The Green Mountain neighborhood will contain a variety of residential forms, lot sizes and densities that will include both single-family and multi-family components. There are also opportunities for stand-alone and mixed use commercial uses.

The residential and commercial portions of the project have been thoughtfully designed to take advantage of and protect the critical areas on the property. Many of the areas proposed for development are functionally integrated with or oriented around the site's natural areas, proposed parks and trails. The Urban Village component of the project will have a dense and vibrant mix of commercial and multi-family uses that are located along a portion of the central park and other natural open space areas.

The Applicant and the City entered into a Development Agreement in 2014 (2014 DA) that addresses various aspects of the property's development. The Agreement contains a conceptual master plan and provisions relating to transportation, tree preservation, parks and open space, streetscapes and planning standards for specific areas of the project. This PRD application is required to be, and is, consistent with the provisions of the Development Agreement.

With this application, the Applicant is seeking preliminary plat approval for phase 1 and PRD approval for the entire project. The Applicant will submit for Final Plat, Site Plan and Design Review approvals as applicable prior to building permit issuance for each phase of the project. The PRD and preliminary plat approval reviews are subject to SEPA and a full SEPA checklist accompanies this application.

Project Location

The project site is comprised of nine legal lots further described as parcels: 172555-000, 172557-000, 172553-000, 172559-000, 173178-000, 172341-000, 171727-000, 171704-000, and 173165-000. The property is owned by Green Mountain land, LLC and totals 283 acres.

The property is located approximately five miles northwest of downtown Camas and is accessed on the southwest by Ingle Road and on the south by Goodwin Road. NE 48th Circle lies to the north and NE 222nd Avenue is to the east. The property contains varied topography, including slopes and level areas, upper and lower story vegetation, man-made ponds and Green Mountain Golf Course which is located on a large portion of the southerly half of the property.

Aside from the golf course, the non-golf course portion of the site is mostly vacant. Much of the non-golf course portion of the property has trees and understory vegetation. BPA power lines

exist on the north and beyond, as well as traversing a portion of the site. Adjacent properties surrounding the site are primarily vacant (to the east south and west, although three single family residences exist along Ingle Road); however, the Mountain Glen cluster subdivision lies to the north of the northerly BPA power lines.

Property Background

This site has a rich history with the City of Camas. In 2007, the City sought to update its Comprehensive Plan and add additional land to its Urban Growth Area (UGA) north of Lacamas Lake (NUGA). As part of that process, full capital facilities plans (CFP's) were required by the Growth Management Act (GMA) to be an integral part of any adopted Comprehensive Plan, including amendment of UGA's. In this case, the City and various stakeholders spent considerable time (years) and effort creating CFP's for sewer, water, transportation and other capital facilities for the NUGA, with analysis performed by WRG and Gray & Osborne (sewer and water) and Kittleson and Associates and DKS Associates (for transportation). The original Green Mountain owners were actively involved in assisting the City in these endeavors.

In addition to the CFP's, the City also analyzed what land uses and development intensities would be appropriate for various areas of the NUGA. This resulted in the City adopting Comprehensive Plan and Zoning designations for the entire NUGA, including Green Mountain. The Comprehensive Plan designations were recommended by the Planning Commission and adopted by the City Council in recognition of the CFP's, topography, proximity to streets and intersections and many other considerations, including the ability to provide urban services to the various areas within the NUGA.

At the December 3, 2007 City Council hearing, the City approved amendments to the City of Camas' Comprehensive Plan and Zoning Map, including the Comprehensive Plan designations of all lands within the expanded NUGA. Subsequently, Ordinances: 2501 (adopting revisions to the Comprehensive Land Use Map of the City of Camas and to the Zoning Map of the City of Camas); 2502 (adopting a Revised Comprehensive Plan in accordance with the goals and requirements of Chapter RCW 36.70A); and 2503 (adopting a revised Zoning Map in accordance with the goals and requirements of RCW Chapter 36.70A), were adopted by the City Council on December 17, 2007.

In early 2008, the City and various NUGA property owners embarked on a process to annex the NUGA. This process included pre-annexation agreements between the property owners and the City. This process culminated in the annexation of the Green Mountain property and other property north of Lacamas Lake under Ordinance No. 2512, dated April 21st, 2008. Subsequently, for Green Mountain, its Pre-Annexation Agreement with the City was replaced in its entirety with a new Development Agreement dated December 21st, 2009 (2009 DA). The primary purposes for the new DA was to assure that adequate capital facilities had been planned for the area (these 2009 DA provisions were satisfied through the City's subsequent adoption of new CFPs for transportation, sewer and water for the NUGA); and to provide a conceptual framework for the future development of the Green Mountain property. The 2009 DA has now expired.

In 2012, Green Mountain Land, LLC, acquired the property and has since been active in moving forward with in-depth engineering and critical area analysis. That technical information was used in creating the conceptual master plan that is part of the 2014 DA. Now, with even further refinement of the technical information related to the property, the Applicant is proposing a project that not only fits within the conceptual framework identified in the 2014 DA and underlying zoning, but with much greater detail and thought for design.

City of Camas Staff and the Applicant's team of representatives met on February 25, 2014 to discuss the project at a pre application conference. Key points of that discussion are discussed below:

- 1) City staff requested the Applicant determine the number of dwelling units. The maximum number of dwelling units has been established through the 2014 DA, including the location, type and density of those residences as addressed in this narrative.
- 2) The Applicant is seeking subdivision approval for phase 1. A preliminary plat with sufficient details is part of this application and complies with all of the City's preliminary plat requirements.
- 3) The Applicant has completed an extensive survey and data collection on the environmental conditions of the site. With this submittal, an archaeological survey, a critical areas report, a geotech investigation, and a tree survey have been prepared to address CMC title 16.
- 4) A traffic study has been submitted that has been prepared in accordance with the City's adopted Traffic impact Study Guidelines. The study addresses the project's full build out impacts to all affected the intersections over the life of the mixed use PRD and provides mitigation measures to assure that adequate levels of service are maintained.
- 5) A large community park and open space area has been centrally located such that it can be easily accessed from all corners of the project through the project's trail network, including much of the project's more dense residential areas. This area will serve as a central community gathering place and frame the expansive natural feel of the project as you continue past the site's main entrance.

Existing Conditions and Structures

The 283 acre Green Mountain site encompasses a broad range of natural site features and resources and includes the Green Mountain golf course and a BPA and natural gas transmission line. The 18 hole golf course is located in the lower and southern half of the site. This southern section also includes the southern half of the BPA easement, a gas transmission line, multiple wetlands, man-made ponds and ditches, a local tributary creek with adjoining oak grove and

some natural wooded areas. The northern half of the property is wooded except for the BPA easement and contains multiple terraces, and moderate to severe slopes. There are a few isolated small wetlands and several rock outcroppings. The northeast corner of the site contains the top of Green Mountain and portions of its west and southern slopes.

The site is bordered on the west by NE Ingle Road and on the south by NE Goodwin Road. The northern site boundary abuts an east west BPA transmission line and the Mountain Glenn rural cluster subdivision. The east site boundary abuts county owned land outside of the UGA and one parcel of privately held land; however the southern one third of the eastern boundary is inside the UGA and the Camas city limits and is zoned R6. Mid-point on the eastern boundary is large lot rural zoning outside the UGA.

The north portion of the Green Mountain site is currently zoned R-10; the central portion is zoned MF10; and the southeastern area includes approximately 15 acres of Community Commercial zoning at the intersection of Ingle Road and Goodwin Road. The remaining portion of this southeastern area is zoned R-6. The site's zoning permits up to 1840 units, without the use of any density bonus allowed by the City's development standards.

Project Description

In furtherance of the provisions of the City's PRD code, the Applicant has designed a community with blended densities and a variety of residential products. A great deal of thought has gone into the master plan's various densities, uses, locations and orientations, in order to maximize the project's harmony with its wealth of natural features and to create an integrated community that provides a broad range of housing opportunities that can be accessed by a broad range of citizens. The development will ultimately include the construction of up to 1,300 single and multi-family homes, common open spaces, parks, trails, landscaping, 8.8 acres of commercial/retail/office buildings, associated parking lots, access roads, stormwater treatment and detention facilities, utilities and other related infrastructural improvements.

To best accomplish this, the master plan has been designed with planning pods. Each planning pod will identify a certain number of lots, density range, lot size and type of residential unit. The master plan proposes eight planning pods of development. Each pod will be developed in phases. The sequence and timing of these phases will be determined by market conditions and other factors. It is expected that the first phase will break ground in the Summer of 2015 and full master plan build-out is anticipated by 2029.

The most intense use of the site will occur in the mixed-use Urban Village located on the southern portion of the site; with the density of development generally decreasing as development moves east and north. This will serve to frame and preserve the central natural feature of the site – Green Mountain and its steeper slopes by reducing the intensity of development on the steeper areas of the site and locating more intense development on the flatter previously developed portions of the site. For additional details on the number of homes, density and lot sizes please refer to the zoning section within this narrative.

CMC Title 16: SEPA

The State Environmental Policy Act (SEPA) requires the lead agency (in this case the City of Camas), to evaluate the probable significant adverse environmental impacts of a proposed action (in this case granting PRD and Preliminary Plat approval); and to make a Threshold Determination regarding whether additional analysis or information is necessary; or whether specific measures should be imposed to mitigate the project's adverse environmental impacts to moderate levels or below.

SEPA also requires project Applicants to submit a SEPA Checklist describing the project and its potential impact on both the natural and built environment. The Applicant has completed an extensive survey and data collection on the environmental conditions for Phase I of the master plan and less extensive data collection for the PRD as a whole. With this submittal, an archaeological survey, a critical areas report, a buffer modification plan, a geotechnical investigation and a tree survey/preservation plan have been prepared for the Phase I subdivision.

The SEPA checklist attendant to the Development Agreement entered into between the City and Green Mountain Land LLC in December of 2014, as well as the SEPA checklist accompanying this PRD application, address many environmental considerations for the PRD as a whole. These include, but are not limited to, transportation analysis for the full build out of the PRD, potential offsite storm water impacts to the hydrology, plant communities and wildlife habitat of areas adjacent to the site. In addition, reports on the transportation and archeological impacts for the entire PRD are included in this application. A full tree survey of the entire property has also been completed. Probable significant adverse environmental impacts not analyzed in conjunction with the Development Agreement or as part of Phase I, shall be analyzed in conjunction with each phase of future development.

CMC TITLE 18: Zoning

ZONING MAPS AND DISTRICTS – CMC 18.05

The 283 acre site is currently zoned for a mix of residential uses (R-10, MF-10 and R-6) and community commercial (CC) uses. Table 2 illustrates the existing zoning and the acreage of the property below.

| | |
|-------------------------|--------------|
| R10 zone | 120.2 acres |
| R6 zone | 54.3 acres |
| MF zone | 93.3 acres |
| CC zone | 15.4 acres |
| Total Site Area: | 283.2 |

One of the foundational elements of the master plan for Green Mountain is an Urban Village. The Urban Village is located at the bottom of the hill along Goodwin and Ingle Road in the area of the property with the most intense historic development. The goal of the Urban Village is to create an environment that is pedestrian friendly, accessible to future mass transit, provides a mix of uses that are compatible, easily accessible and functionally integrated in a manner that creates a vibrant place to live work, shop or play.

One of the purposes of the city's PRD code is to allow the blending of zoning designations in conjunction with the integration of open space; this project achieves that through its blending of densities, housing types, open spaces and commercial uses.

If the property were to be developed without utilizing the City's PRD ordinance, the commercial uses would be functionally separated from the remainder of the project. The commercial area would also likely develop as a standard "blank wall" commercial center that is auto oriented with large amounts of surface parking. By functionally integrating the commercial and residential uses, in the PRD, substantial opportunities are presented to create specialty retail and other commercial space that may have residential uses on the second floor. It would also allow some of the commercial uses to be located in the interior of the Urban Village to further enhance the pedestrian opportunities to access goods and services. Opportunities are also created to architecturally blend the commercial uses with the residential uses.

DENSITY AND DIMENSIONS – CMC 18.09

The master plan concept is implemented through the use of development pods with designated residential and commercial densities which are fully described below. Due to the unique nature of this master plan, the Applicant has created some custom design standards in addition to those otherwise provided for in the PRD ordinance. These were approved as part of the Development Agreement.

Master Plan Concept

The Green Mountain master plan concept focuses on utilizing the existing site conditions, resources and features to guide the simultaneous development of the open space plan and the distribution of the residential density. The master plan protects important site resources and features by locating the proposed 1300 dwelling units on the most developable 166 acres of the 267 acres of residential zoning. The master plan concept is implemented through the use of development pods with designated residential densities. The pod boundaries will be refined as each pod moves from concept into development and as more exact resource information is available. The pods and pod access have been designed to minimize impacts to steep slopes and existing site resource areas. The Green Mountain open space master plan integrates the pods and provides for community recreation and connectivity.

The Green Mountain open space master plan protects approximately thirty percent of this site. The open space system is integral to the Green Mountain community as a whole and is used to help define and enhance the center of the community. The Green Mountain open space components include the protection of the top of Green Mountain, a community wide trail system and a large central park connecting and interfacing with the mixed use Urban Village, located at the southern tip of the site. Central park includes a neighborhood park and wetland preservation area with surrounding trails.

The master plan provides for a wide array of residential housing. A key design objective was to locate the lowest density pods on sloping portions of the property. The north section of the site contains multiple terraces, steep to moderate slopes, some rock outcroppings and is predominately wooded in character. This area comprises about 40% of the total site area and the master plan designates only about 22% of the PRD density to this section of the property.

The south section of the land is defined by an intervening wooded steep slope visible from many areas of the lower section. The southern section of the site has large relatively flat areas and has 147 acres of residential zoning and 15 acres of commercial CC zoning. This 147 acres will provide for variety of housing types from multi family uses at the Urban Village to larger single family lots. These neighborhoods surrounding the Urban Village and central park will contain approximately 54% of the site density and the Urban Village will provide for the remaining 24%.

The Urban Village component of the master plan provides a community commercial and higher density residential mixed use village center for the Green Mountain community. The Urban village is approximately 33 acres in size and contains about 12.5 acres of multi-family zoned property and 15.2 acres of community commercial zoned property. The balance of this area is in open space and a circulator street. The village center area is intended to provide an opportunity for development of mixed use buildings including residential over retail or office, as well as, free standing commercial or public facility buildings. The village center will also integrate some free standing residential with replacement commercial acreage coming from mixed use or residential areas within the Urban Village.

Pod Descriptions

The master plan provides pods for the development of up to seven different residential densities. Five of the residential pods provide for a variety of single family detached lot sizes. One pod has an attached and detached housing unit option and one pod is located entirely within the Urban Village and designed for high density multiple family units. An eighth planning unit is the community commercial site at the core of the Urban Village.

A Pods – All three A pods are located in the Urban Village. All three pods are on the south end of the central park circulator street and are across from the park. Two of the pods also back up to the oak lined creek and trail extending into the neighborhoods to the east. These pods may develop as standalone multi-family sites or may combine with each other or the H pod (CC zone) to create the integrated Urban Village.

B Pods – The master plan contains five B pods. B pods are intended to provide for attached townhomes or small detached lots. B1 is the largest B pod at approximately 7.6 acres. B1 is located west of central park and abuts the Urban Village located to the south. The other four B pods total 7.9 acres with the largest being 3.2 acres and these four pods are essentially surrounded by open space.

C Pods – The master plan contains two C pods. These are alley accessed and front accessed small lots in the 4,000 sf range. Both of these pods are in the phase one plat. C1 has been combined with D1 to create the neighborhood north of the Entry Boulevard and west of central park. C2 is a predominately alley accessed neighborhood on the south side of the entry boulevard and west of the park and abuts the B1 pod to the south.

D Pods – There are six D pods totaling approximately 41.5 acres. All of the sites are in the lower southern portion of the property. This density range provides for approximately 5,000 sf lots. Most of these pods are over 5 acres. D1, D2 and D3 are in the phase one plat. D4-D6 are east of the BPA easement in neighborhoods where they could be combined with abutting E pods.

E Pods – There are four E pods. One on the north section, one in the central section and two in the south section. These pods are designed for lots in the 6,000 sf range but could vary between 5,000-9,000 sf. These pods average around 6.4 acres each and may be combined with adjoining D or F pods to create integrated multi lot size neighborhoods.

F Pods – There are four F pods and they are all in the north section. F1 has three sub areas (terraces) and is west of the BPA easement; the remaining pods are contiguous, total approximately 18.5 acres, are east of the BPA easement and are on relatively flat ground at the west base of Green Mountain. These pods are designed for lots in the 7,500 sf range and could vary from 6,000-11,000 sf.

G Pod – There is one G pod and it is located on the southwest lower flank of Green Mountain. Due to the steeper topography in this area these lots are planned to be in the 15,000 to 40,000 sf range.

H Pod – This is the Community Commercial zoned area in the mixed use Urban Village portion of the PRD. This area is 15.4 acres, but contains wetlands which reduce the overall developable area to approximately 8.8 acres. A minimum of 8.8 acres in the Urban Village will be developed with commercial uses. The proposed Urban Village standards will allow this area to develop with a dense and vibrant mix of mutually supporting residential and commercial uses.

Table 3 - Density and Dimensions PRD Pods A-G

| | A POD | B POD | C POD |
|-------------|--------------|--------------|--------------|
| DENSITY | MF-24 | MF-18 | MF-10 |
| Max. du/gac | 24 | 18 | 10 |

| | | | |
|---------------------------|----------|-----------|-----------|
| Min. du/gac | 6 | 6 | 6 |
| STANDARD LOTS | | | |
| Min. lot SF | 1,000[a] | 1,000[a] | 3,000 [a] |
| Min. lot width | 20 | 20 | 30 |
| Min. lot depth | 50 | 50 | 70 |
| Max.Floor Area per du | No Max | No Max | No Max |
| SETBACKS | | | |
| Min.front/at garage | None | 6/3@OS/18 | 10/18 |
| Min. side | 3 [1] | 3 [1] | 3 [1] |
| Min. side Flanking Street | None [d] | 10 | 10 |
| Min. rear (garage @alley) | None [d] | 10 [b][c] | 10[b][c] |
| LOT COVERAGE, Max. | None [c] | None | 55% |
| BUILDING HEIGHT, Max. | 60 | 45 [2] | 35 [2] |

a. Single Family Detached homes to be permitted. For SFD in A POD apply B Pod setbacks.

b. 10 feet for front access garage.

c. Minimum rear yard for alley accessed garage is either 3' or 18'.

d. Franchise utilities to be located in front or side yard easements abutting right of way.

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.

2. Maximum building height: three stories and a basement but not to exceed maximum building height.

| Density Transfer Lots | D POD | E POD | F POD | G POD |
|-----------------------|-----------|-------|--------|--------|
| DENSITY | R-5 | R-6 | R-7.5 | R-20 |
| Max. du/gac | 8.7 | 7.2 | 5.8 | 2.1 |
| DENSITY TRANSFER LOTS | | | | |
| Min. lot size (sq ft) | 3,500 [a] | 4,200 | 5250 | 14,000 |
| Max, lot size (sq ft) | 7,000 | 9,000 | 14,999 | 60,000 |
| Min. lot width | 40 | 50 | 60 | 90 |
| Min. lot depth | 80 | 80 | 80 | 100 |
| LOT COVERAGE, | 45% | 40% | 40% | 30% |

| | | | | |
|---|---------------------|------------------------|-------------------------|--------------------------|
| Max. | | | | |
| BUILDING HEIGHT, MAX. (ft) | 35 | 35 | 35 | 35 |
| SETBACKS based on lot size | Up to 4,999 sq. ft. | 5,000 to 7,499 sq. ft. | 7,500 to 14,999 sq. ft. | 15,000 to 60,000 sq. ft. |
| Min.front/at garage | 10/18 | 15/18 | 20 | 30 |
| Min. side and corner lot rear yard (ft) | 4 | 5 | 5 | 15 |
| Min. side yard flanking a street | 10 | 15 | 15 | 30 |
| Min. rear (garage @alley) | 15[b][c] | 20[b][c] | 20[b][c] | 30 |
| Min. lot frontage on a cul-de-sac or curve (ft) | 25 | 30 | 30 | 40 |

- a. Single Family detached homes to be permitted.
 - b. 10 feet for front access garage.
 - c. Minimum rear yard for alley accessed garage is either 3' or 18'.
- NOTE: POD lot sizes are not subject to lot size averaging.

**Table 4 - Urban Village Area
Mixed Use, Community Commercial, A and B PODS**

| | |
|---------------------------|---|
| Urban Village Area | Minimum of 8.8 acres with ground floor Employment/Commercial Use (as provided for in 18.07.030 Table 1). Allow horizontal and vertical Mixed Use PODs H, A1, A2, A3, B5 and 100 Units at the Village Center |
|---------------------------|---|

The retail/commercial component of this site is envisioned to operate utilizing normal commercial hours of operations such as 9am – 9pm. Table 5 illustrates the existing zoning and the acreage of the property below.

| | |
|-------------------------|--------------------|
| R10 zone | 120.2 acres |
| R6 zone | 54.3 acres |
| MF zone | 93.3 acres |
| CC zone | 15.4 acres |
| Total Site Area: | 283.2 |

Applicable Development Standards/Review Criteria

PLANNED RESIDENTIAL DEVELOPMENT (PRD) – CMC 18.23

The purposes of the PRD review is to ensure that the design of the site improvements and overall proposal are consistent with applicable standards, minimize adverse impacts on surrounding land uses, allow for and encourage flexibility in the design and foster innovation in design and construction while furthering the goals of the City's Comprehensive Plan. The code allows for modifications to certain regulations when it can be demonstrated that such modification would preserve certain features such as open space.

CMC 18.23.030 provides the scope of development circumstances under which a PRD may be accomplished:

- A. *A PRD may be allowed in all R, CC and MF zoning districts.*
- B. *The minimum land area necessary to apply for a PRD shall be ten acres of contiguous land.*
- 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.*
- 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 X, 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.*
- 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.*
- F. *The multi-family 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.*
- G. *Density standards and bonuses for a PRD shall be in accordance with CMC Sections 18.23.040 and 18.23.050*
- 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 homeowners' association, and maintained by the homeowners' association. The open space and recreation areas shall be dedicated for public use and be maintained by the ownership or homeowners' association.*

The property proposed for development under the City’s PRD provisions is zoned Community Commercial, Multi Family and Single Family Residential. The property is approximately 283 acres; and thus, exceeds the 10 acre minimum requirement. The property is held in sole ownership by Green Mountain Land LLC. The Applicants are only proposing uses in the PRD that are allowed in the underlying zones of the property.

Over 50% of the residential uses in the proposed PRD are single family homes. The attached multi-family units are contained primarily in the A and B pods. The A pods are all within the Urban Village and are centrally located between the primary commercial area of the site, the BPA easement, wetlands and Goodwin road. The B pods are small and scattered throughout the site, and only one abuts any existing single family residential homes (one existing single family home along Ingle Road).

Density standards under CMC18.23.040 are based on the gross area of the property being considered for the PRD. Open space, greenways, sensitive areas, parks, and recreation areas set aside within the tracts are required to be, and have been used, in the computation of the gross development area for the proposed PRD.

The maximum number of dwelling units for the proposed PRD is calculated in the following table. The tables provided for in CMC 18.09.040 and CMC 18.09.050 were utilized to establish the dwelling units per acre allowed under each residential zoning district.

| Table 6 - Residential Density Calculation |
|--|
| R-10 - 120.2 @4.3/ Acres = 516 Units |
| R-6 – 54.3@ 7.2/Acres = 391 units |
| MF-10 – 93.3 @10/Acres = 933 units |
| Total – 1840 Units |

The maximum allowable density from each zoning district, in conjunction with the area of each zoning district, (as provided for in CMC 18.23.040C) was utilized to create Table 6. As can be readily seen, the number of units proposed in the Applicant’s PRD is substantially less than allowed by the underlying zoning. This disparity is increased further if one takes into consideration the density bonus allowed by the City’s PUD and other ordinances, which this proposal does not utilize.

PRELIMINARY MASTER PLAN REQUIREMENTS – CMC 18.23.070.

The City requires the following to occur in conjunction with an application for a PRD:

- A. Initial Conference. Schedule a pre-application conference to discuss and resolve conceptual problems prior to submission of the preliminary master plan related to such application.*

The Applicant has previously had a formal pre application conference with the City on the proposed master PRD plan. The pre application was conducted with the Applicant, their representatives and City staff on February 25, 2013. The meeting notes are included in this application and a general overview of the issues discussed that day are summarized in the project background section found within this narrative.

All of the items listed in the pre application notes have been addressed and are contained within this application. The Applicant has also met with the City on several occasions to discuss various aspects of the proposed project. The master plan, as part of the Development Agreement, has also been through several meetings and workshops and a public hearing before the City Council.

- B. Contents. The preliminary master plan shall include the following information:*
- 1. The legal description of the total site proposed for development;*

The legal description of the property is contained within the application.

- 2. The existing and proposed land uses within the development, and the existing and proposed location of all structures;*

The existing use of the property is a golf course open to the public. An application for preliminary plat approval of Phase I of the PRD has been filed in conjunction with the PRD. The subdivision of Phase I will create 201 residential lots. Single family residential structures will be constructed on the Phase 1 lots. An approximate 2,500 square foot clubhouse and recreation area will also be constructed as part of Phase I some time prior to issuance of the 99th building permit for the PRD. As future phases of the PRD are developed, additional Preliminary Plat Approval or Site Plan Approval processes will occur. As part of those processes, detailed plans relating to lot size and location and types and location of structures will be identified.

- 3. The proposed residential density for the development, which shall include the number and types of dwelling units;*

The residential density over the entire property is approximately 4.5 dwelling units per acre. The residential density over the residentially zoned portions of the property is approximately 4.8 dwelling units per acre. The City's target density goal as provided for in the Comprehensive Plan is 6 dwelling units per acres. Without substantially impairing existing critical areas including slopes and wetlands, the Applicant cannot add much more density to this project.

The primary maximum number of dwelling units for the PRD is 1,300. The types of homes in the Green Mountain neighborhood will vary greatly between large single family residences in the northern portions of the PRD to apartments and other attached residential homes located in the southern portions of the property. The creation of density and location of lots and specific housing types have been intentionally arranged around appropriate topography, open space and recreational areas. The density has been designed to be sensitive to the critical areas on the site and to be functionally integrated and compatible with other phases of the project. Included in this narrative above is a more detailed discussion of the planning pods and the types of residences that they will contain.

4. Approved building envelopes will establish the setbacks for each lot or parcel in which development may occur;

In conjunction with each pod, setbacks have been established. These are identified in Table 3.

5. A site plan drawn to scale and depicting the following:

- a. 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,*
- b. 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,*
- c. The location of areas to be maintained as common open space, and a description of the proposed use of those areas,*
- d. The location of areas to be maintained as open space network, if applicable,*
- e. Proposed lot or boundary lines for residential, open space, parks, and recreational areas, management or allocation purposes;*

A site plan complying with this section is part of this PRD application.

6. An accurate survey of the property showing the topography in five-foot contours, identifying slopes above fifteen percent, all existing, isolated trees six inches or more in diameter, all wooded areas, all existing streets, utility easements, drainage patterns, structures, and other improvements, the location of all easements and rights-of-way for utilities, including, but not limited to water, sanitary sewers, storm sewer, electricity, gas, telephone, and cable TV lines;

A survey complying with this section is part of this PRD application.

7. A document containing agreements, provisions, and covenants regarding the establishment of a homeowner's association, which provides for the permanent ownership, maintenance, protection, and use of the planned development, including

streets (if privately owned), storm drain facilities, utilities, common areas (e.g., storage areas, parking areas, and landscaping) open spaces, greenways, parks, and recreational areas;

Included as part of this application is a description of the types of covenants conditions and restrictions (CC&Rs) that will ultimately be recorded with each subdivision and site plan as they are recorded. All CC&Rs will contain provisions that will provide for the funding, ownership and/or maintenance of all common areas and open spaces within the PRD.

8. A landscaping plan drawn to scale and demonstrating compliance with CMC Chapter 18.13 Landscaping of this title. Additionally, the landscape plan shall indicate the landscaping features such as screening, fences, lighting, and signage;

An overall conceptual landscape plan for the PRD is part of this application. A detailed landscape plan for subdivision application for Phase I of the PRD is also part of this application.

Upper and lower story landscaping will occur as part of the construction of streets, parks, storm water facilities and other common areas. The Green Mountain PRD contains a series of community wide enhancements that connect the community and contribute to establishing a 'sense of place'. The following is a list of some of the planned PRD features:

1. Master Street Tree Plan coordinated to street type and the neighborhoods.
2. Consistent Community Entry signage, decorative street lighting and landscaping.
3. Pocket Parks in higher density areas (not in current open space calculation).
4. Landscape enhanced Entry Boulevard with bike lanes to Central Park.
5. Landscape enhanced storm pond edges.

9. A development schedule outlining the expected schedule and phases of development;

This master planned project will develop over a number of years. Construction could begin as early as the summer of 2015 and full build out likely will occur in 2025 or later.

10. The calculation of all applicable impact fees. This shall be coordinated with the city prior to submission of the preliminary master plan.

A table of all applicable impact fees is included with this application

Professional Preparation – CMC 18.23.080

All of the plans prepared as part of the master plan have been prepared by licensed architects, landscape architects, civil engineers and land surveyors certified in in the state of Washington complying with the professional preparation guidelines of CMC 18.23.080,.

Approval Standards – CMC 18.23.100

Approval for a PRD shall be based on the following standards:

A. The PRD conforms to:

1. The City of Camas Comprehensive Plan

The parcels comprising the PRD have zoning that is consistent with and allowed by each parcel's Comprehensive Plan designation. While the City's Comprehensive Plan has hundreds of goals and policies, the City has identified four primary land use goals:

PRIMARY GOAL 1:

To support, maintain, and improve a community comprised largely of residential neighborhoods, industrial business parks, a downtown core and small commercial areas in an open and natural setting that serves the local community.

The Green Mountain Mixed Use PRD will be an extension of the existing developed Camas community. The PRD creates a unique neighborhood that is designed around the natural setting of the Green Mountain area. This includes Green Mountain itself and variety of other open space and natural areas created by critical areas and the BPA easement. The commercial component has been designed to occur within the Urban Village portion of the neighborhood. The Urban Village will create a vibrant live, work, shop area that will be integrated with the surrounding PRD neighborhood through landscaping and a series of parks, trails and open spaces.

PRIMARY GOAL 2:

To maintain the "small town" atmosphere and feel by preserving, protecting, and strengthening the vitality and stability of existing neighborhoods, while ensuring the compatibility of new developments.

Camas is a growing community. While many of the residents of the PRD neighborhood will work and shop in Camas, because of its location and surrounding topography, this project will not negatively affect existing neighborhoods in Camas. However, the Green Mountain PRD has been designed to be compatible with the small town feel of Camas, while helping to achieve the City's density goals established through its Comprehensive Plan as mandated by the Growth Management Act.

PRIMARY GOAL 3:

To offer a harmonious blend of opportunities for living, working, recreation, education, and cultural activities by protecting natural amenities, and balancing development of services with growth.

One of the primary purposes of the PRD is to create a "harmonious" blend of uses. The Urban Village component of the PRD will provide opportunities for living, working, shopping and

recreating at the extensive park area adjacent to the Urban Village. All project components are connected by and extensive trail and pedestrian network. All urban services such as sanitary sewer, water and storm water will be constructed and provided as the project develops.

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

The Green Mountain PRD will, through its development, dramatically expand the City's trail network by constructing a series of trails currently on the City's Park Plan and by providing an access trail to the top of Green Mountain. Construction of these trails and open space areas has been designed to be adjacent to and take advantage of natural areas such as wetland and habitat areas.

2. All provisions of the Camas Zoning Code which are not proposed for modification; 3. All engineering standards; 4. All other applicable local, state and federal regulations that are applicable to the project.

The proposed PRD is designed to meet all of the City's zoning, design and infrastructure requirements that are either allowed through the PRD process, the Development Agreement or the City's modification or exception process. Demonstration of this can be found in the preliminary drawings and technical reports attendant with this application. These include, but are not limited to, the Phase I subdivision reports relating to wetlands and wildlife habitat, preliminary engineering for storm water, sewer, water, streets and landscaping.

There is a substantial traffic study that was prepared by Kittelson and Associates that analyzes the full build out of the PRD. That study is part of this application. As future phases of the PRD are developed, they will go through a Preliminary Plat approval process or a Site Plan approval process. As part of those processes, preliminary engineering substantially similar to the materials filed with the Phase 1 subdivision application will be prepared and filed for review by the City. The Development Agreement also incorporates a full tree survey of the PRD area and establishes tree preservation requirements. No impacts to critical areas will occur; nor will construction of utilities or other infrastructure in any portion of the PRD occur, without having obtained all necessary local, state and federal permits.

B. Utilities and other public services necessary 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, schools, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.

The technical reports and preliminary plat drawings demonstrate that all sewer, water, storm water, streets and pedestrian access ways are provided for in the Phase I preliminary plat. There

is also an extensive trail and open space system that is identified on the PRD master plan and the parks and open space plan for the PRD as a whole. About 30% of the PRD will remain in open space connected by a series of parks and trails. The PRD contains a central park and other smaller parks connected by sidewalks or trails. Sidewalks will be provided throughout the project as each phase is completed, providing safe walking for school children. All residences in the project will pay school impact fees.

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.

The PRD is subject to SEPA which has been addressed above. While this development, like any other development, creates adverse impacts to the environment, through the construction of code compliant infrastructure and compliance with all environmental regulations, including mitigation, this project's probable significant adverse environmental impacts will be reduced to levels that are moderate or below.

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.

Through compliance with all of the City's regulations relating to the PRD, utility infrastructure, transportation, payment of impact fees, preservation of open spaces and natural areas, construction of parks and trails and further implementation of the City's Comprehensive Plan, this project supports the public's health and serves the public interest.

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

As identified in this section and other parts of the narrative, all of the City's development and zoning criteria will be met.

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 conventional zoning and/or development standards.

In furtherance of the provisions of the City's PRD code, the Applicant has designed a neighborhood with blended densities and a variety of residential products. A great deal of thought has gone into the master plan's various densities, uses, locations and orientations, in order to maximize the project's harmony with its wealth of natural features and to create an integrated community that provides a broad range of housing opportunities that can be accessed by a broad range of citizens. This will be the first project of its kind in Camas that purposefully

blends trails, parks, open spaces, a variety of housing choices and commercial uses into one cohesive and integrated neighborhood.

To best accomplish this, the master plan has been designed with planning pods. Each planning pod will identify a certain number of lots, density range, lot size and type of residential unit. The master plan proposes eight planning pod phases of development; the sequence and timing of these phases will be determined by market conditions and other factors. The most intense use of the site will occur in the mixed-use Urban Village located on the southern portion of the site. The density of the PRD generally decreases as development moves east and north to create fewer impacts to critical areas and slopes. This will serve to frame and preserve the central natural feature of the site – Green Mountain. For additional details on the number of homes, density and lot sizes please refer to the zoning section within this narrative.

The Applicant’s designers have taken great care and thought about how to best integrate critical areas and created open space, trails and parks into the developed portions of the project. The Green Mountain Open Space Master Plan creates an open space system, that when completed, will comprise approximately one third of the Green Mountain project. The plan provides for level open spaces and includes a regional Central Park in the higher density portion of the planned community. The design of the Master Plan provides the Green Mountain residents with integrated and connected open spaces and a variety of recreational activities, including a large club house and related amenities.

The Green Mountain PRD site contains a number of outstanding physical features and uniquely diverse site features and environments within the Master Plan boundaries. The Open Space Master Plan has been designed to include these elements and distinctive features while integrating and connecting them to the urban community. The Green Mountain PRD site contains the top and southwest quadrant of Green Mountain; a distinctive natural feature in the local landscape. The site has forests, hillsides, bluffs, rock outcroppings, wetlands, open flat areas, streams and native oak groves. These and similar features were identified through the use of site topographic mappings, site aerial photography, site resource studies and site observations.

In addition to this significant open space system, the PRD includes the development of an extensive trail system and Central Park; a combination neighborhood park and open space designed for the center of the community. This complex creates a combined 14 acre open space and park and includes a linear parkway. Central Park will be the focal point of the community. PRD plans also include a clubhouse and a number of high value design and landscape improvements that will work together to reinforce a ‘sense of place’ and make Green Mountain a quality community.

Open Space and Park Master Plan Components

The Green Mountain Open Space and Park Master Plan utilize the following five components to provide diverse recreational opportunities for the Green Mountain community. The Master Plan creates access from all neighborhood areas to the on-site and adjacent open space.

The majority of the planned open space will be protected natural areas, undeveloped except for trails and an occasional planned road crossing. These areas contain many of the site features referred to above and therefore provide a high-quality open space experience. The trail system provides community access to the open space and pedestrian connections for the neighborhoods. The Park Master Plan incorporates a Central Park and Open Space, and includes community amenities and Landscape Master Plan components. The following overviews these elements:

A. Open Space Area – The Green Mountain open space is a contiguous open space area linked by trails and only interrupted by an occasional planned road crossing and trail. The open space is unique in that it contains several distinct environments.

The northeast section of the open space encompasses the top and forested west and south flanks of Green Mountain (20 acres). The center of the north section includes the BPA easement that traverses the rolling topography characteristic of the upper terrace areas. Parallel to the BPA easement, but at a lower elevation, is an additional north section open space corridor containing a rock rim leading to the central section.

The central sections of the open space area provide forested east west connections to off site open spaces, creating wildlife corridors into and through the community. The central section of the site also contains a rapid and steep change of grade between the upper neighborhoods and neighborhoods in the south section. This grade change can be observed from the lower terrace as the power transmission lines expose some of the rock outcroppings in this steep wooded central section.

The south section is located in the large lower terrace at the base of the hill. This lower section is sloping to relatively flat topography and the site of the Green Mountain Golf Course. The lower section of the site contains over 70% of the homes and is the location of Central Park. This area is partially wooded and has both large open spaces and wooded areas. There are some wetland areas and groves of trees. At the south end of the site the contiguous open space provides access to a creek corridor with an adjacent native oak grove along parts of it.

B. Community Trail System – The City Park Master Plan has identified four trails on this site. One is a regional trail to be located in the BPA easement and three secondary trails. Two secondary trails traverse the site from Ingle Rd. to the east property line and one provides access to the top of Green Mountain. This plan guided the trail locations in the Green Mountain open space. The regional trail (T27) is shown on the plan along with the combined local trails (T29 & T30) and a trail (SU14) to the top of Green Mountain. These trails could become public trails. The combined length of these trails is approximately 2.4 miles depending on final location and layout. The PRD Plans show trail improvement and dedication standards that have been developed to respond to specific site topographic constraints. One unknown trail component at this time is the final location of the SU14 trail and its connection to the regional trail. Sections of SU14 from the connection to the regional trail to a trailhead at the base of the mountain may be provided through some of the neighborhoods on widened or enhanced sidewalks. If the SU14

trail to the top of Green Mountain is built privately this trail would likely be soft surface and primitive.

The Community Trail System also includes a series of significant neighborhood trail connections providing the adjoining neighborhoods with contiguous trails through open spaces or access to the overall system from neighborhood trailheads. There are three major components of the neighborhood trail system. In the north section a parallel corridor to the BPA has been designed to facilitate user access to the system. In the central section an 8 foot pathway/trail will meander along the circulator street abutting Central Park, connect to the regional trail and make a loop around the entire park. In the southwest section abutting the east west flowing creek a neighborhood trail will use the existing cart path as access along the creek through the adjoining oak grove. This trail will connect neighborhoods to the east and regional trail users to and through this section of the Urban Village. These neighborhood trails will provide over .5 mile of additional trails.

Final trail locations and connections will be developed as each phase moves forward with preliminary plats. Trail location and improvements will be adjusted to final site conditions while maintaining the connectivity illustrated by the Master Plan. In the event that the trails will be the sole responsibility of the development to build and eventually the HOA to maintain, improvement standards may be adjusted.

It is anticipated that the combined trail system will ultimately provide over 3 miles of connected on site trails.

C. Central Community Open Space and Park - This centrally located park provides the Green Mountain community with a wide variety of active recreational opportunities. Central Park will create a large open space in the center of the urban community. The east side of Central Park is the location of the regional trail and is adjacent to planned neighborhoods. The park will have circulator street frontage on the other three sides, giving Central Park a major presence in the community. There is a linear parkway planned along this entire street frontage. The parkway will include a landscape enhanced streetscape and meandering pathway. This pathway will connect with the regional trail on the north and south ends of Central Park providing a walking, jogging, strolling loop around the entire 14 acre park.

The south section of Central Park is the north edge of the Urban Village. This section of the park encompasses a large on site wetland and buffer adjacent to the linear parkway. The north section of Central Park will contain a neighborhood park. The full extent of the facilities has yet to be determined.

Phase 1 Central Park plans propose the development of the most active northerly portion of the park. Phase 1 improvements include: park pathways; streetscape landscaping; decorative street lighting; play structure; and a large grass recreation field designed to accommodate informal practice games for all field sports (approx. field area 300' x 400'). This space will also serve as a location for community gatherings and events.

D. Residents' Clubhouse – Across the street north of the Phase 1 Central Park is a planned residents' Clubhouse. This community facility will provide a social gathering spot for small to medium sized groups. The clubhouse will contain a lounge, meeting rooms, early community orientation and reception areas, and eventual HOA offices. The facility will provide an outdoor pool, fireplace and similar amenities to members of the HOA.

E. Landscape Master Plan Components – The Green Mountain PRD contains a series of community wide enhancements that connect the community and contribute to establishing a 'sense of place'. The following is a list of some of the planned PRD features:

1. Master Street Tree Plan coordinated to street type and the neighborhoods.
2. Consistent Community Entry signage, decorative street lighting and landscaping.
3. Pocket Parks in higher density areas (not in current open space calculation).
4. Landscape enhanced Entry boulevard with bike lanes to Central Park.
5. Landscape enhanced storm pond edges.

Landscaping

18.23.070.B.8 *A landscaping plan drawn to scale and demonstrating compliance with CMC Chapter 18.13 Landscaping of this title. Additionally, the landscape plan shall indicate the landscaping features such as screening, lighting and signage.*

This PRD is a very large site and expected to develop over many years. A Master Plan providing a framework for the Green Mountain Open Space, Park and Landscape improvements is part of the PRD application. Each of the Master Plan elements will be developed in phases as the community develops. PRD landscape improvements will be implemented as each POD is platted or developed.

Phase 1 includes Master Plan PODs C1, C2, D1, D2 and portions of E1 and D6. Phase 1 has a variety of single family home sites sizes and a wide variety of landscape Master Plan improvements. Phase 1 includes implementation of the following Open Space and Landscape Master Plan components:

1. Master Street Tree Plan – All phases of the Green Mountain PRD will have Master Street Tree planting plans. These plans bring lasting value to the neighborhoods.

Trees are selected based on site soil conditions and civil engineering construction plans for any given phase. All selections are made to enhance the character and design of the neighborhood and compliment the setting. Street tree continuity will be maintained with any preceding phase(s). All street tree, common area shrub and ground cover plantings and maintenance will meet the characteristics and requirements specified in 18.13.050 A-E and G-S and the Urban Village will comply with section F, as appropriate. Final landscape construction plans prepared in conjunction with final construction plans will demonstrate compliance with these code sections, as applicable.

2. Entry Signage and Landscaping - Community Signage and complimentary landscaping. Schematic details illustrate the landscape character of this main community entry. The entry area will contain: a sign wall; some fencing; decorative street lights; widened street side planters and themed landscaping. This area connects to the Boulevard leading to Central Park. Detailed planting and irrigation plans will follow final Phase 1 construction grading plans.

3. North Section of Central Park – Central Park is a Park and Open space of around 14 acres. The North Section is the planned center of active recreation. Central Park is anticipated to have other active facilities in the Central and South sections, along the Parkway created by the circulator street abutting the west and south park edges.

The North Section to be developed with Phase 1 will provide an improved park for the Green Mountain Community of about 5 acres in size. Initial development plans are schematically illustrated on Sheet 6. Among other things, these initial improvements include: Parkway street frontage landscaping and ornamental lighting including 8’ meandering neighborhood trail; entry shrub beds with specimen trees; play structure; 6’ neighborhood connector trail; a section of the Regional Trail; and a 350’x400’+ grass recreation field. Final landscape construction plans including final grading and irrigation will be prepared at time of Park development, targeted for the later stages of Phase 1. It is anticipated that this park will continue to have modifications and improvements added to it.

4. Residents’ Clubhouse – A meeting and gathering facility that includes an outdoor pool and barbeque area. The facility will include conference rooms, a “living room” for receptions and small gatherings. The building will initially be used as a “welcome” center but with the growth of the neighborhood will transition into a full time facility for the residents and is expected to ultimately house the HOA offices.

5. Additional Pedestrian facilities – Phase one improvement plans also call for the 300’ extension of the 8’ wide regional trail north of the park across ‘C’ Street. The trail will temporarily end in the neighborhood to the east but is planned to continue up the hill (see sheet 5). Additionally, Phase 1 will extend the regional trail south of the park for about 350’ providing an additional walking access to the neighborhood. Eventually this section of the regional trail will be extended south to connect to the circulator street planned at the south edge of Central Park. Phase 1 also includes the extension of a sidewalk to the planned open space west of C1 and this path will provide a pedestrian connection when POD B2 develops.

6. Landscape enhanced storm pond edges – This enhancement is illustrated on sheet 6. Plans call for the landscaping of the storm pond edges. The ponds will be fenced with 4’ black cyclone fencing placed approximately 15’ back of property line. This area will be landscaped in predominately trees and shrubs providing screening and using plant materials consistent with the pond environment.

7. Chapter 18.13 Landscaping – As described in section 1 above, all common area and right of way plantings will comply with 18.13.050 A-S. Final landscape construction plans will be submitted to the city for review and approval along with the final engineering plans for each phase. 18.13.060- Parking – contains landscape standards for parking areas. Phase 1 plans show 35+ off street parking spaces in 6 different parking areas, and as required by lots smaller than

7,500 SF. These areas are dispersed throughout the neighborhood. One parking area will have double loaded stalls while all the rest are single loaded. All lots will have hedges screening the parking, and parking area trees.

All landscape improvements will comply with the standards found in 18.13.060. The Entry Planting schematic detail shown on sheet 6 illustrates the landscape architectural character to be implemented during final construction plan review. The detail is illustrative of the final landscaping, signage, decorative street lighting, master street tree plantings, fencing, screening and storm pond edge enhancements. This schematic will guide development of the final construction drawings with the intensity of planting being increased and decreased as appropriate to the ownership pattern and use requirements but in all cases will meet code requirements. If appropriate, such assurance as required by 18.13.070 will be provided.

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 streets in an acceptable manner.

The PRD, as depicted on the drawings, shall have two major access points and will likely have more as future Phases are developed.

Relationship to Adjacent Areas - CMC 18.23.110

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.

As can be seen from the above description of the project's design, extensive effort has been exercised to design a project that is sensitive to and integrates the variety of slopes, wetlands, habitat areas present around Green Mountain and the surrounding landscape. The project has not proposed development directly adjacent to existing development. To the west is property acquired by DNR for opens space; to the north is a large BPA easement; to the north east is property owned by the County for a park; to the south east is property currently slated for development with zoning similar to that of the Green Mountain PRD in that location. To the south are largely wetlands and the Goodwin Road arterial.

CMC Title 13: Public Services

WATER

This project will require connections to the existing potable water system owned by the City of Camas. The proposal to extend the water system to the site is consistent with the adopted Water Systems Plan. The water system is designed to provide adequate flow to the site (including fire). All of the commercial buildings that meet the size criteria will be fitted with internal sprinkler systems. Compliance with CMC Title 13 has been demonstrated in the schematic utility plan provided for in the preliminary engineering that identifies how water and water service will be extended to the future development areas of the site. The City has sufficient water capacity to serve this project as proposed.

SANITARY SEWER

Sanitary sewer will initially be sent through the conveyance system located in the Camas Meadows development as currently allowed by the City's General Sewer Plan. The City and the Applicant have discussed alternatives for the future that might involve taking sewer to the east through other portions of the North Urban Growth Area. The City and the property owners in that area will continue to work together to identify potential alternatives to more efficiently and cost effectively provide sewer to this area. The City's sewer treatment plant has capacity to serve this development as proposed.

REFUSE COLLECTION AND DISPOSAL

Residential garbage and recycling will be collected on a weekly basis. Commercial disposal details will be provided once specific user(s) are identified during the Preliminary Plat and Site Plan process.

STORM WATER DRAINAGE

Storm water treatment and quantity control will be provided through wetponds and other traditional storm water facilities. These facilities will be located at various points within the project as determined by the Applicant's and City's engineers. Outflow from these facilities will go into either existing storm water ditches along Ingle Road or to existing culverts under Ingle Road. All of the storm water facilities will be designed to meet the requirements of the Western Washington Storm Water Manual and Camas' existing storm water regulations. The storm water facilities will be owned and maintained by a homeowner's association. Calculations and further information regarding the drainage facilities are included in the Stormwater Narrative for Green Mountain PRD prepared by Olson Engineering.

CMC Title 16: Critical Areas and Open Space

ARCHAEOLOGICAL RESOURCE PRESERVATION - CMC 16.31

The Applicant has prepared a full archeological report which has been submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings is included in this application.

PUBLIC VIEW, OPEN SPACE PROTECTION AND HISTORIC SITES AND STRUCTURES – CMC 16.33

The Green Mountain open space master plan preserves and enhances approximately thirty percent of this site. The open space system is integral to the community master plan and is used to help define and enhance the center of the community. The open space components include the protection and view preservation of the top of Green Mountain, a community wide trail system and a large central park connecting and interfacing with the Mixed Use Urban Village, located at the southern tip of the site. More information on the open space protection provided by this project is located above in the portion of the narrative addressing the innovation of the PRD, as well as, the portion below addressing landscape and open spaces.

GENERAL PROVISIONS - CMC 16.51/WETLANDS CMC 16.53

The purpose of this code section is to designate and classify ecologically sensitive and hazardous areas and to protect these areas and their functions and value, while allowing for some reasonable use of property. These critical area regulations shall apply as an overlay and in addition to zoning and other regulations, including the City of Camas' Design Standards Manual, and shall be reviewed concurrently under SEPA and development review.

The Application contains all of the environmental reports and analyses required by the City's code for the submittal of this application with particular attention to Phase 1. Because the PRD will be developed in many phases over many years, the specific impacts to particular wetlands and critical areas not associated with Phase I will not be known until those phases of the project are designed and proposed. This application does contain substantial information about the location of various critical areas located throughout the entire PRD. The PRD has been designed to minimize or avoid impacts to these areas. Phase I, which is being proposed for preliminary plat approval concurrently with this PRD application, does have a full critical areas analysis that complies with all applicable regulations.

Ecological Land Services, professional wetlands and wildlife biologists, have prepared an extensive code compliant analysis of the Phase I impacts to regulated critical areas. That analysis finds that there are no wetlands located in Phase I; however, two wetlands are located within 300 feet of the project. The project encroaches within the base wetland buffers associated with Wetland D and Wetland G (see ELS report) located within the northern and southern portions of the project site, but outside of the Phase 1 area (Figure 8 of the CAR report prepared by ELS).

Four man-made ponds and two man-made ditches are located within the Phase 1 boundary. The man-made ponds and ditches located onsite were previously created as part of the existing golf course. The man-made ponds have engineered slopes, rubber liners, and have been maintained by the golf course. A piping system connects the water features to a pump house (south of the project area). Man-made Pond H (0.49 acres) is located to the northeast of the parking and clubhouse area and along the western edge of the golf course trail system. Man-made Pond I (0.73 acres) is located to the northwest of the parking and clubhouse area and parallels the main entrance to the golf course. Man-made Pond J (0.15 acres) is located to the south of the main entrance to the golf course and man-made Pond I. Other man made ditches and pond facilities are located in Phase 1 and throughout the PRD.

Adjacent Critical Areas

The City of Camas code section *16.53.030-Critical Area Report*, requires that all wetlands, buffer zones, water features, and other critical areas within 300 feet of the project area (Phase 1 site boundary) be discussed within the critical area report. Wetlands located outside of Phase 1 site boundary, but within 300 feet include Wetlands B, D, G, and O. Additional and more specific information on the location and type of wetlands on the site is contained within the ELS report attendant with this application.

Stream Habitat

The ordinary high water mark (OHWM) of Stream O was delineated onsite and determined to be a non-fish bearing seasonal (Type Ns) stream and is regulated locally by *CMC 16.61. CMC 16.61.040(D)*, requires Stream O (Type Ns) to have a 25-foot buffer.

CRITICAL AQUIFER RECHARGE AREA - CMC 16.55

The master plan area is not located within a Critical Aquifer Recharge Category I Area.

FREQUENTLY FLOODED AREAS - CMC 16.57

The master plan boundary is not located within a frequently flooded area.

GEOLOGICALLY HAZARDOUS AREAS - CMC 16.59

The PRD contains a few areas that are mapped as triggering application of the Geo Hazard ordinance. A geotechnical report has been prepared by Geo Pacific Engineers that fully addresses Phase I. As future phases of the PRD are platted, additional geotechnical review, as required by the City's code will be undertaken.

DESIGNATION OF FISH AND WILDLIFE HABITAT CONSERVATION AREAS - CMC 16.61

The Washington Department of Fish and Wildlife (WDFW) maps priority Oregon white oak (*Quercus garryana*) stands within 300 feet of the Phase 1 project boundary. Clark County Geographic Information System (CCGIS) maps one wetland, one stream, and a non-riparian habitat conservation area within or adjacent to the Phase 1 project boundary (Figure 5 of the

CAR report prepared by ELS). ELS has performed an extensive analysis of the area's wildlife and wildlife habitat. The ELS habitat and wildlife report analyzes all regulated species and habitats in an around phase I. For further information regarding regulated habitats and species as they pertain to this site, please see the ELS report attendant with this application.

TREE PRESERVATION – CMC 18.31

To meet tree retention requirements regulated by the City of Camas, a tree survey was performed. An inventory of the onsite tree habitat was tabulated and provided to the City of Camas within Exhibit “E” of the Development Agreement (DA). See Appendix B for a copy of the “Tree Preservation Plan” to be followed by the Phase 1 project. Additional Tree Preservation Plan details are provided in the “Tree Preservation Plan” section of this report.

OREGON WHITE OAK HABITAT

Oregon white oak habitat was also located onsite by ELS. A total of 20 Oregon white oak trees were inventoried within or immediately adjacent to the phase 1 project boundary. Out of the twenty (20) total Oregon white oak trees, seven (7) measure 20 inches or greater diameter at breast height (dbh) and therefore are regulated by the tree preservation plan within the 2014 DA, (Exhibit E) governing the project.

Tree preservation plan – CMC 18.31

The non-Oregon white oak trees proposed for removal by the Phase 1 project have been inventoried and accounted for in the Tree Preservation Plan. The Tree Preservation Plan encompasses the entire PRD area (approximately 283 acres). The tree preservation plan divides the property into five “zones” that identify five distinct areas of future development. The zones were established to assure that acceptable numbers of trees were preserved throughout the property, not just in one isolated area rendering the remaining portions of the site bare of trees. The percentage of trees protected in a given zone varies from 34 percent to 77 percent, with the net result being that at least 50 percent of the existing trees across the overall property ownership will be preserved.

The Tree Preservation Plan identifies that Zone C will consist of development pods B1, B2, B3, C1, C2, D1, D2, D3, and E1 and will preserve 488 trees out of the 1,454 trees inventoried within the zone to provide a preservation of 34 percent of the trees within the zone. The Phase 1 development consists of all of the development pods listed under Zone C except pods B1, B2 and B3. The remaining Zone C area (Pod B1 located south of Phase 1 and B2 and B3) contains 222 trees. The Phase 1 development fully complies with the Tree Preservation Plan and with the future removal of the additional 222 trees when the remaining pods within the zone are developed, Zone C will still meet the full retention quantity of 488 trees. (Figure 8 and Appendix B of the CAR report prepared by ELS).

OREGON WHITE OAK IMPACTS AND MITIGATION

The project design team worked to retain oak trees by altering the Phase 1 development and associated green space boundaries. Many oak trees will be retained within the green space area,

leaving only seven jurisdictional Oregon white oaks within the Phase 1 project site that could not be avoided (Figure 9). The seven individual Oregon white oak trees to be impacted consist of the following oak tree numbers as referenced in CAR report; Oak Tree Numbers – 1, 2, 7, 21, 55, and 64. The oak impacts will be mitigated as provided for and required by the 2014 DA (Exhibit E). Mitigation for the seven Oregon white oak trees includes installing 1.5-inch caliper minimum stock replacement oaks at a 2:1 replacement ratio. The oak mitigation for Phase 1 oak impacts is proposed within the wetland buffer associated with Wetlands D over an area approximately 6,526 square feet in size to allow for 20-foot spacing of the trees allowing for mature canopy growth in the future (Figure 9 of the CAR report prepared by ELS).

Maintenance activities are to consist of controlling invasive species with mowing activities or herbicide application performed by a licensed herbicide applicator. Total percent cover of invasive species is to remain below 20-percent for the duration of the monitoring period.

CMC Title 17: Land Development

SUBDIVISIONS – CMC 17.11

The Applicant is seeking preliminary plat approval for Phase 1. The application shall be processed as Type III decision subject to the provisions of CMC Chapter 18.55.

PRELIMINARY SUBDIVISION PLAT APPROVAL – CMC 17.11.30

A pre application conference was conducted in February of 2014, complying with CMC 17.11.30A. The purposes for Subdivision Plan review are to establish procedures to ensure that the design of site and improvements are consistent with applicable standards. Subdivision approval criteria are provided for in CMC 17.11.30B and are described as follows:

An application meeting all of the submittal requirements of CMC 17.11.30B has been submitted by the Applicant with this application.

CMC 17.11.30D. Criteria for Preliminary Plat Approval. The hearings examiner decision on an application for preliminary plat approval shall be based on the following criteria:

- 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;*

Phase 1 conforms to the Camas Comprehensive plan by complying with the requirements for the underlying zone, the DA, and the PRD standards. Phase I will be compatible with the future development of the areas around Phase I as described in this PRD narrative. Phase I will construct park and open space and trail amenities as part of its development. Through compliance with all of the City's regulations relating to the PRD, utility infrastructure, transportation, payment of impact fees, preservation of open spaces and natural areas,

construction of parks and trails and further implementation of the City's Comprehensive Plan, this subdivision supports and furthers the City's Comprehensives plan.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the subdivision that are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

The technical reports and preliminary plat drawings demonstrate that all sewer, water, storm water, streets and pedestrian access ways are provided for in the Phase I preliminary plat. There is also an extensive trail and open space system that is identified on the PRD master plan and the parks and open space plan for the PRD as a whole. About 30% of the PRD will remain in open space connected by a series of parks and trails. The PRD contains a central park and other smaller parks connected by sidewalks or trails. Sidewalks will be provided throughout the project as each phase is completed, providing safe walking for school children. All residences in the project will pay school impact fees.

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;

The proposed PRD is designed to meet all of the City's zoning, design and infrastructure requirements that are either allowed through the PRD process, the Development Agreement or the City's modification or exception process. Demonstration of this can be found in the preliminary drawings and technical reports attendant with this application. These include, but are not limited to, the Phase I subdivision reports relating to wetlands and wildlife habitat, preliminary engineering for storm water, sewer, water, streets and landscaping. There is a substantial traffic study that was prepared by Kittelson and Associates that analyzes the full build out of the PRD. That study is part of this application and fully analyzes all of Phase I's transportation impacts.

The Applicant has provided new roads, utilities, street lighting, street trees and other improvements as indicated in the proposed plans. All internal and external proposed improvements will comply with the City of Camas standards

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

The proposed internal and exterior road improvements are designed per the Camas Design Standard Manual. Additional easements will be addressed during final engineering. Please refer to the preliminary subdivision plan for more detailed information.

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

A great deal of thought has gone into the master plan's various densities, uses, locations and orientations, in order to maximize the project's harmony with its extensive natural features and to create an integrated community that provides a broad range of housing opportunities that can be accessed by a range of citizens. Phase I is part of this plan. As can be seen, Phase I contains a variety of housing types and lot sizes that are oriented around this areas natural features. Phase I will provide a logical transition between the denser urban village to the south and the less dense larger lots of future phases to the north.

6. The subdivision complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations;

The proposed phase 1 subdivision is designed to meet all of the City's zoning, design and infrastructure requirements that are either allowed through the Subdivision and PRD process, the Development Agreement or the City's modification or exception process. Demonstration of this can be found in the preliminary drawings and technical reports attendant with this application. These include, but are not limited to, the Phase I subdivision reports relating to wetlands and wildlife habitat, preliminary engineering for storm water, sewer, water, streets and landscaping.

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

There is a substantial traffic study that was prepared by Kittelson and Associates that analyzes the full build out of the Phase 1 subdivision. That study is part of this application.

8. Appropriate provisions for maintenance of commonly owned private facilities have been made;

Included as part of this application is a description of the types of covenants conditions and restrictions (CC&Rs) that will ultimately be recorded with each subdivision and site plan as they are recorded. All CC&Rs will contain provisions that will provide for the funding, ownership and/or maintenance of all common areas and open spaces within the PRD.

9. Appropriate provisions, in accordance with RCW 58.17.110, are made for:

a. The public health, safety, and general welfare and for such open spaces, drainage ways, streets, or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks

and other planning features that assure safe conditions at schools bus shelter/stops, and for students who walk to and from school, and
b. The public use and interest will be served by the platting of such subdivision and dedication;

Through compliance with all of the City's regulations relating to the subdivision and PRD standards, utility infrastructure, transportation, payment of impact fees, preservation of open spaces and natural areas, construction of parks and trails and further implementation of the City's Comprehensive Plan, this project supports the public's health and serves the public interest.

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.

ONSITE CRITICAL AREAS

The majority of the Phase 1 site boundary is located within existing open groomed fairways, paved parking lot, and a clubhouse structure associated with the active golf course. The topography is gently to moderately sloping to the south-southwest towards NE Goodwin Road and NE Ingle Road. Green Mountain is located offsite to the northeast. A 100-foot wide Bonneville Power Administration (BPA) high voltage transmission line easement is located within the central portion of the site (Figures 2 and 8).

The subdivision is designed to meet or exceed all of the City's Comprehensive Plan and State and local environmental regulations and ordinances in accordance with RCW 36.70B.030. Demonstration of this can be found in the preliminary drawings and technical reports attendant with this application. These include, but are not limited to, the Phase I subdivision reports relating to wetlands and wildlife habitat, preliminary engineering for storm water, sewer, water, streets, landscaping and zoning.

PHASING – CMC 17.11.040

The master plan proposes various phases of development, with the sequence and timing of the phases to be finalized over the course of the next several years. It is expected that Phase 1 will break ground in the Summer of 2015 and be completed by 2018 and full master plan build-out is estimated to occur prior to 2029. The phases have been designed to either "stand alone" to meet all regulatory requirements or will be able to meet all regulatory requirements, based upon construction of infrastructure, loading, parking, stormwater, sewer, water, landscaping, etc., associated with preceding phases. The phasing plan submitted meets the requirements of CMC 17.11.040 and 18.23.

EXCEPTIONS - CMC 17.23.010 (A)

The Applicant is requesting an exception to the required 30' setback of the stormwater facility from the fronting rights-of-way. The Applicant is requesting that be reduced to 15 feet along Ingle Road and the project's entry road. The proposed location of the stormwater facilities are in the southwest portion of the site. Based upon the site's topography, this is the lowest (and thus most effective) area of the site to collect and treat storm water. Due to the slopes in this area, if the storm water facility were to be moved farther from Ingle road, large walls and substantial excavation and grading would be needed. Under this scenario only minimum landscaping would be required. The facility would be easily seen from Ingle Road.

The Applicant is proposing to reduce the distance to Ingle road and to the project's entry road to 15', but is also proposing to heavily landscape the facility with evergreen trees and lower story vegetation. A drawing depicting the location and type of this enhanced landscape buffer is provided with this application. The aesthetic view of the facilities will be greatly enhanced if the Applicant's request is granted.

The granting of this proposed exception will not be detrimental to the public welfare or injurious to other property within the vicinity of this proposed development, because it will better shield and landscape the proposed facility and require less severe excavation, grading and hard surfaces in this area. Refer to the Preliminary Subdivision Plan, which has been submitted with this application.

CMC Title 18: Land Development

PARKING – CMC 18.11

The residential component of the project will contain a minimum of two offsite parking spaces that will comply with parking table CMC 18.11.130. As the commercial buildings develop within the Urban Village area and the retail/commercial tenants are determined, the parking spaces, ADA compliance, loading areas and landscaping areas between the parking will be depicted on the site plan and reviewed for compliance at that time. The parking lot design and layout will meet CMC 18.11 and the international parking code.

SIGNS – CMC 18.15

Schematic details illustrate the landscape character of this main community entry. The entry area will contain: a sign wall; some fencing; decorative street lights; widened street side planters and themed landscaping. This area connects to the boulevard leading to central park. Detailed planting and irrigation plans will follow final Phase 1 construction grading plans.

As the commercial buildings develop within the Urban Village area and the retail/commercial tenants are determined. All signs will comply with applicable City permitting and design standards at the time of installation.

PROCEDURE – CMC 18.23.130

The Applicant is proceeding under a Type III review process pursuant to CMC 18.55 for the PRD and Subdivision components of the application.

Conclusion

The Applicant has provided a unique master plan concept that utilizes the site's unique natural features to guide the open space plan and the location and orientation of a wide array of residential housing types and densities. The open space components include the protection of the top of Green Mountain, a community wide trail system and a large central park connecting and interfacing with the mixed use Urban Village and other portions of the project. These are designed to meet the recreational and aesthetic needs of the existing and future residents of the City, while not compromising the environmental sensitivity of the area.

The project as designed will create an eclectic and vibrant neighborhood that will be integrated through its parks and trail system and will allow for shopping and employment opportunities close to home. As demonstrated in this narrative the proposal complies with all applicable City codes and furthers the goals of the City's adopted Comprehensive Plan.