

**DAWSON’S RIDGE**  
**DENSITY TRANSFER SUBDIVISION**

**06/02/2017**

McIntosh Ridge PRD, LLC, applicant

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## **ATTACHMENTS**

Application Form  
Fee

### **PLANS**

1. Preliminary Plat
2. Existing Conditions Plan
3. Conceptual Landscape Plan
4. Preliminary Utility Plan
5. Preliminary Grading Plan
6. Preliminary Tree Retention Plan

### **APPENDICES**

- A. Pre-Application Notes
- B. Legal Descriptions & Existing Easements
- C. Certified Mailing Labels and Map
- D. SEPA Checklist
- E. Archaeological Report
- F. Traffic Impact Study
- G. Geotechnical Report
- H. Wetland Delineation Report
- I. Wetland/Habitat Mitigation Reports
- J. Habitat Report
- K. Tree Report
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## **PROJECT NARRATIVE**

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### **I. REVIEW REQUESTED**

The applicant is requesting review and approval of the following applications:

1. Density Transfer Subdivision in an R-15 zone
2. SEPA Checklist

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### **II. PROJECT LOCATION AND IDENTIFICATION**

The proposed Dawson's Ridge Density Transfer Subdivision is located on 21.74 acres south of NW McIntosh Road in Camas, WA. The current parcel numbers are 127162-003 (1.0 acre), 127162-007/127175-000 (9.97 acres), 127144-000/127162-009 (6.95 acres) and 127174-000/127162-000 (17.03 acres) [these parcels numbers are to be adjusted as described in next section]. The site is zoned R-15, with Comprehensive Plan designation of Single-family, Low. The site is bounded by R-15 zoned property to the west, south and east, and R-12 and R-7.5 property located to the north across NW McIntosh Rd.

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### **III. INTRODUCTION**

The Dawson's Ridge property is located near the southwest corner of Camas. The property includes gently sloped pasture areas and forested slopes along a riparian corridor. Current uses located adjacent to the proposed project area include two residences, which sit on two of the existing residential lots that are aligned along the ridge. Those offsite residential parcels will be developed separately but will share the proposed Dawson's Ridge private access road.

An equestrian center is located on the project property. The equestrian center has been operating for at least the past ten years, offering classes and horse boarding for the general public. The equestrian center will be maintained on it's own parcel until the time of development of Phase 2 of the subdivision.

The Applicant proposes a reconfiguration of the project property through Boundary Line Adjustments (BLA) to achieve the lot configuration shown on the subdivision plan. The BLA has been approved, and new legal descriptions will be provided once recording of documents has occurred.

The Applicant is also proposing concurrent review of the project area as a Planned Unit Development (PRD). These two applications are being submitted concurrently due to the lack of certainty of the PRD code applicability encountered so far.

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#### IV. PROJECT DESCRIPTION

The proposed Dawson's Ridge Density Transfer Subdivision will provide 43 new single family lots on a 21.7 acre project site that includes a critical area riparian corridor proposed for preservation.

The proposed preliminary plat provides residences, open space, access and utility improvements in a master-planned setting that preserves unique natural and recreational elements within and adjacent to the project. The Dawson's Ridge Subdivision provides new home sites within a well-ordered structure of landscaped streets and trails that support a residential experience in a natural, pedestrian-friendly environment. Residents will be within a few minute's walk of a green open space area, and will have access to an extensive and connected greenway system starting with the tree-lined sidewalks along the interior project road. These sidewalks will connect to the proposed trail section within the riparian corridor that runs along the south side of McIntosh Road. From the west end of this trail is another trail section that runs north adjacent to Brady Road. From the north end of that trail section, the Brady Road sidewalk leads to both the Deer Creek trail network and to Prune Hill Park.

The Cantera Equestrian Center, located in the Phase 2 area of the project, provides classes and horse-boarding to the public. This use will be discontinued upon development of Phase 2 of the subdivision.

The project will be accessed from the existing turnaround and driveway located just south of the intersection of NW McIntosh Rd and NW Sacajawea. The proposed interior project road has been designed to also serve the adjacent ridge lots in an efficient manner. The project road is proposed to be a private gated road to provide vehicular control and a sense of identity to the project. The Applicant proposes to pay fees in lieu of frontage development in order to preserve the creek that runs along the south side of McIntosh, and is requesting Deviations due to the nature of the topography in the right-of-way. The proposed Dawson's Ridge Density Transfer Subdivision will contribute a master-planned, connected and green plan in the Prune Hill area.

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#### V. LAND DEVELOPMENT (CMC CHAPTER 17)

##### ***GENERAL PROVISIONS- (CMC 17.01)***

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##### ***17.01.050 Survey content.***

*A. Information. When a survey is required, the following information shall be included:*

- 1. The name of the plat, graphic scale and north arrow. The survey shall be done to a reasonable scale on a standard sheet of mylar.*
- 2. Existing features such as streams, streets, railroads and structures, critical areas (wetlands, steep slopes, environmentally protected), existing wells, easements, potential lines of dispute.*



3. *The lines and names of all existing or platted streets or other public ways, trails, parks, playgrounds, and easements adjacent to the final plat, land division or dedication, including municipal boundaries, county lines, township lines and section lines.*
4. *Legal description of the boundaries, including the county tax serial number for each property described.*
5. *A complete survey of the section or sections in which the plat, tract, parcel, lot or replat is located, if necessary, including:*
  - a. *All stakes, monuments or other evidence found on the ground and used to determine the boundaries of the land division. Location and monuments found or reset with respect to any established centerline of streets adjacent to or within the proposed land division. All other monuments found or established in making the survey of this land division or required to be installed by provisions of this title.*
  - b. *City or county boundary lines when crossing or adjacent to the land division.*
  - c. *The location and width of streets and easements intersecting the boundary of lots and tracts.*
  - d. *Tract, block and lot boundary lines; street rights-of-way with centerlines, dimensions, bearings, radii, arcs and central angles, points of curvature and tangent bearings. Tract boundaries, lot boundaries and street bearings shall be shown to the nearest second with basis of bearings. All distances shall be shown to the nearest one-hundredth foot.*
  - e. *The width and location of existing and proposed easements and rights-of-way.*
- B. *Residential surveys or plats shall also include the following:*
  1. *Lot and phase numbers beginning with the number one and numbered consecutively without omission or duplication.*
  2. *Tracts to be dedicated to any public or private purpose shall be distinguished from lots intended for general development with notes stating their purpose and any limitations.*
  3. *Building Envelopes. The survey or plat shall identify the potentially buildable area, to include identification of required setbacks.*
  4. *Land Inventory. The land inventory shall include the following:*
    - a. *Total acreage;*
    - b. *Total developed acreage;*
    - c. *Total lot area;*
    - d. *Total infrastructure acreage (includes storm pond);*
    - e. *Total tract area (if not included in subsection (B)(4)(d) or (f) of this section);*
    - f. *Total acreage of critical areas (i.e., wetlands, steep slopes, buffer zones, stream beds, conservation areas);*
    - g. *Total acreage of recreational open spaces (not included in subsection (B)(4)(e) or (f) of this section i.e., that portion of land set aside for trails).*
- C. *Statements. The survey or plat shall include the following statements, and certificates of dedication when required:*

1. *A certificate with the seal of and signature of the surveyor responsible for the survey and preliminary plat in accordance with RCW 58.09.080.*
2. *Certification of examination and approval by the county assessor.*
3. *Recording certificate for completion by the Clark County auditor.*
4. *Signature lines for the City of Camas community development director or designee, and fire chief or designee.*
5. *Certification by the city engineer or designee that the developer has complied with the following:*
  - a. *All improvements have been installed in accordance with the requirements of this title and with the preliminary plat approval;*
  - b. *All improvements meet current public works drawing standards for road, utility and drainage construction plans;*
  - c. *Original and reproducible mylar or electronic records in a format approved by the public works director or designee and certified by the designing engineer as being "as constructed" have been submitted for city records.*
6. *All subdivision plats shall also include certificates and statements for:*
  - a. *City of Camas finance director certificate that states there are no delinquent special assessments, and that all special assessments on any of the property that is dedicated as streets, alleys or for other public use are paid in full at the date of certification.*
  - b. *Signature line for the mayor of the City of Camas.*

*D. Monumentation.*

1. *Imprinted Monument. All monuments set in land division shall be at least one-half-inch by twenty-four-inch steel bar or rod, or equivalent, with durable cap imprinted with the license number of the land surveyor setting the monument.*
2. *Centerline Monument. After paving, except as provided in CMC Chapter 17.19, monuments shall be driven flush with the finished road surface at the following intersections:*
  - a. *Centerline intersections;*
  - b. *Points of intersection of curves if placement falls within the paved area; otherwise, at the beginnings and endings of curves;*
  - c. *Intersections of the plat boundaries and street centerlines.*
3. *Property Line Monumentation. All front corners, rear corners, and beginnings and endings of curbs shall be set with monuments, except as provided in CMC Chapter 17.19. In cases where street curbs are concentric and/or parallel with front right-of-way lines, front property line monumentation may be provided by brass screws or concrete nails at the intersections of curb lines and the projections of side property lines. If curb monumentation is used, it shall be noted on the plat, and also that such monumentation is good for projection of line only and not for distance.*
4. *Post-Monumentation. All monuments for exterior boundaries of the land division shall be set and referenced on the plat prior to plat recording. Interior monuments need not be set prior to*

*recording if the developer certifies that the interior monuments shall be set within ninety days of final land division construction inspection by the public works department, and if the developer guarantees such interior monumentation.*

5. *Post-Monumentation Bonding. In lieu of setting interior monuments prior to final plat recording as provided in CMC Chapter 17.19, the public works director may accept a performance bond in an amount and with surety and conditions satisfactory to the director or other secure method as the public works director may require, providing for and securing the actual setting of the interior monuments. (Ord. 2483 § 1 (Exh. A (part)), 2007: Ord. 2443 § 2 (Exh. A (part)), 2006) ( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )*

**RESPONSE:** The application includes an Existing Survey and Preliminary Plat.

## **SUBDIVISION- (CMC 17.11)**

### **17.11.010 Scope**

*Any land: (a) being divided into ten or more parcels, lots or sites for the purpose of sale or gift, or (b) that has been divided under the short subdivision procedures within five years and is not eligible for further short platting pursuant to CMC Section 17.09.010, shall conform to the procedures and requirements of this chapter. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** The proposed project will contain more than 10 lots and is subject to the provisions of Chapter 17.11.

### **17.11.020 Decision Process**

*Applications for preliminary plat approval shall be processed as Type III decision subject to the provisions of CMC Chapter 18.55. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** This application will be processed as a Type III application.

### **17.11.030 Preliminary Subdivision Plat Approval**

#### **A. Pre-application.**

*1. In accordance with CMC Chapter 18.55 the applicant must proceed with the formal preapplication process prior to application submittal review.*

*2. The applicant shall submit to the community development department the preapplication form and copies of their proposal drawn to an engineer scale on paper, showing lot sizes, topography, and overall lot dimensions.*

**RESPONSE:** A Preapplication Conference for the project was held on December 15, 2016 (PA16-38). Refer to Appendix A.

*B. Application. In addition to those items listed in CMC [18.55.110](#), the following items are required, in quantities specified by community development department, for a complete application for preliminary subdivision approval. Items may be waived if, in the judgment of the community development director or designee, the items are not applicable to the particular proposal:*

*1. Completed general application form as prescribed by the community development director, with the applicable application fees;*

**RESPONSE:** The Applicant has submitted the appropriate forms and fees.

*2. A complete and signed SEPA checklist. The SEPA submittal should also include a legal description of the parcel(s) from deed(s).*

**RESPONSE:** A SEPA Checklist has been submitted. See Appendix D.

3. Complete applications for other required land use approvals applicable to the proposal;  
**RESPONSE:** Related Boundary Line Adjustments have been submitted, to be reviewed separately.

4. A vicinity map showing location of the site;  
**RESPONSE:** Refer to Cover Sheet for vicinity map.

5. A survey of existing significant trees as required under CMC 18.31.080;  
**RESPONSE:** Refer to Tree Retention Plan.

6. All existing conditions shall be delineated. Site and development plans shall provide the following information:  
**RESPONSE:** An Existing Conditions Survey has been submitted.

a. A plat map meeting the standards identified in CMC Section 17.01.050,  
**RESPONSE:** Refer to Preliminary Plat.

b. Owners of adjacent land and the names of any adjacent subdivisions,  
**RESPONSE:** Refer to Preliminary Plat for names of adjacent owners and subdivisions.

c. Lines marking the boundaries of the existing lot(s) (any existing lot to be eliminated should be a dashed line and so noted),  
**RESPONSE:** Refer to Existing Conditions Survey for existing lot lines. Boundary lines on the Preliminary Plat are to be established upon completion of submitted Boundary Line Adjustments.

d. Names, locations, widths and dimensions of existing and proposed public street rights-of-way and easements and private access easements, parks and other open spaces, reservations and utilities,  
**RESPONSE:** Refer to Preliminary Utility Plan for existing and proposed rights-of-way. Refer to Existing Conditions Survey for existing easements and utilities, and Preliminary Utility Plan, for proposed easements and utilities. Refer to Preliminary Plat and Landscape Master Plan for proposed open space.

e. Location of sidewalks, street lighting and street trees,  
**RESPONSE:** Refer to Preliminary Plat for sidewalks. Street lights are shown on the Preliminary Utility Plan. Street trees will line interior public streets, as modeled on the Landscape Master Plan. Street trees and lawn/groundcover located along the frontage of single-family residential lots will be installed at the time of individual lot development and prior to occupancy of each individual residence. Street trees and lawn/groundcover located along the frontage of open space tracts will be installed at the time of open space tract development. Final placement of street trees will be determined based on final driveway locations, street lighting (if any), utilities and other appurtenances and will not necessarily follow the plans where field conditions are not

conductive for tree planting. Street trees will be field adjusted as required while matching the plan as closely as possible.

*f. Location, footprint and setbacks of all existing structures on the site,*

**RESPONSE:** There are existing buildings on site associated with the equestrian center. See Existing Conditions Survey.

*g. Lot area and dimensions for each lot,*

**RESPONSE:** Refer to Preliminary Plat.

*h. Location of proposed new property lines and numbering of each lot,*

**RESPONSE:** Refer to Preliminary Plat.

*i. Location of the proposed building envelopes and sewer tanks,*

**RESPONSE:** Refer to Preliminary Plat and Preliminary Utility Plan for location of proposed building envelopes and sewer tanks. Sewer tanks are proposed to be in front yards outside the PUE and at least 5 feet from house. Some of the tanks will be underneath driveways.

*j. Location, dimension and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements,*

**RESPONSE:** Refer to Existing Conditions Survey for existing easements; see Preliminary Utility Plan for proposed easements. Documents for existing easements are located in Appendix B.

*k. Location of any proposed dedications,*

**RESPONSE:** Refer to Preliminary Utility Plan and Preliminary Plat for proposed dedications.

*l. Existing topography at two-foot contour intervals extending to five feet beyond project boundaries,*

**RESPONSE:** Refer to Existing Conditions Survey for existing topography. Refer to Preliminary Grading Plan for proposed topography.

*m. Location of any critical areas and critical area buffers to indicate compliance with all applicable provisions of the critical areas legislation,*

**RESPONSE:** There are no wetlands located on the portions of the site subject to development, as reported in the attached Wetland Delineation Report, Appendix H. Wetland buffer impacts will be mitigated as outlined in the Wetland/Habitat Mitigation Reports, Appendix I. There is a Type F (fish bearing perennial) stream and three Type Ns (non fish bearing seasonal) streams located on the property adjacent to McIntosh Road – refer to Habitat Report (Appendix J). Riparian buffer impacts will be mitigated as outlined in the Wetland/Habitat Mitigation Reports, Appendix I. There are sloped areas on the subdivision project site. Steeply sloped areas will not be impacted by development – see Geotechnical Report, Appendix G.

*n. Description, location and size of existing and proposed utilities, storm drainage facilities and roads to service the lots,*

**RESPONSE: Refer to Preliminary Utility Plan.**

*o. Location of all existing fire hydrants within five hundred feet of the proposal.*

**RESPONSE: Refer to Preliminary Utility Plan.**

*7. For properties with slopes of ten percent or greater a preliminary grading plan will be required with the development application that shows:*

- a. Two foot contours;*
- b. The proposed lots and existing topography;*
- c. The proposed lots with proposed topography; and*
- d. Total quantities of cut and fill.*

**RESPONSE: Refer to Preliminary Grading Plan.**

*8. Preliminary stormwater plan and report.*

**RESPONSE: A Preliminary Stormwater plan and report have been submitted with this application. Refer to Appendix L.**

*9. For properties with development proposed on slopes of ten percent or greater a preliminary geotechnical report will be consistent with CMC Chapter 16.59.*

**RESPONSE: Refer to Appendix G for Geotechnical report.**

*10. Clark County assessor's maps which show the location of each property within three hundred feet of the subdivision;*

**RESPONSE: A current 300' radius Assessor's map is included in Appendix C.**

*11. Applicant shall furnish one set of mailing labels for all property owners as provided in CMC 18.55.110.*

**RESPONSE: One set of current mailing labels has been submitted with this application. Refer to Appendix C.**

*12. Complete and submit a transportation impact study to determine the adequacy of the transportation system to serve a proposed development and to mitigate impacts of the proposal on the surrounding transportation system; and*

**RESPONSE: This proposed preliminary plat meets traffic levels of service requirements as reviewed in the Transportation Impact Analysis. Refer to Appendix F.**

*13. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria and standards of the Camas Municipal Code. It should also address any proposed building conditions or restrictions.*

**RESPONSE: This narrative document addresses applicable code requirements and ownership and maintenance of commonly-owned facilities.**

#### *C. Review Procedures.*

*1. Referral to Other Departments. Upon receipt of a complete preliminary plat application, the community development department shall transmit one copy of the preliminary plat to any department or agency deemed necessary to review the proposal.*

2. *The review process shall follow the guidelines of CMC Chapter 18.55 for a Type III application.*
3. *Public Notice and Public Hearing. The process for public notice, hearings, decisions and appeals shall be as provided for Type III decisions as identified in CMC Chapter 18.55.*

*D. 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;*

**RESPONSE:** The proposed project is in conformance with the Camas Comprehensive Plan by proposing a subdivision that implements the goals for Single Family Low-designated areas, and does not exceed the density of the underlying R-15 zoning. The proposed project is in conformance with the Camas Parks, Recreation and Open Space Comprehensive Plan (PROS) by providing a portion of the T-11 trail in an open space corridor south of McIntosh Road. The PROS plan shows a potential view park to the south of the project site, but the view is not available to the south from the project area. The project contributes to access management on NW McIntosh Road by utilizing an existing access point and providing a stub road and road access for properties to the east and west of the project site. The project complies with the Neighborhood Traffic Management Plan by providing interior streets that will not exceed 25 mph. The project will also contribute to the implementation of the Camas Transportation Six Year Plan by providing funds for the future construction of McIntosh Road along the project frontage.

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;*

**RESPONSE:** The proposed water, stormwater and sanitary sewer systems will be adequate for the project and are consistent with current standards and plans. Appropriate erosion control practices will be implemented before, during and after construction.

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;*

**RESPONSE:** The project will contribute to the implementation of the Camas Transportation Six Year Plan by providing funds toward the future construction of McIntosh Road along the project frontage. The project contributes to access management on NW McIntosh Road by utilizing an existing access point and providing a stub road and road access for properties to the east and west of the project site. Street trees and decorative street lighting will be provided. All necessary utilities and improvements will be provided.

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

**RESPONSE:** Proposed dedications, easements and reservations are shown on the proposed Preliminary Plat and Preliminary Utility Plan.

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

**RESPONSE:** The proposed lots have been appropriately designed for the use. The building envelopes will allow buildings that meet code standards and are anticipated by the developer.

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

**RESPONSE:** This narrative outlines the relevant requirements of the Camas subdivision and zoning codes, and indicates how the project meets those standards.

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

**RESPONSE:** The traffic analysis completed for this project conforms to City of Camas Transportation Impact Study Guidelines, and includes intersection impact analysis, sight distance review, turn lane analysis, crash history and local pedestrian and bicycle facilities. The traffic engineer found that the proposed subdivision can be constructed without causing any level of service deficiency or triggering of safety warrants in the vicinity of the site. The only specific roadway improvements recommended to accommodate this development or mitigate its impact is to install signage and striping.

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

**RESPONSE:** The applicant proposes a Homeowners' Association (HOA) to provide for the long term maintenance requirements of the development's commonly owned private facilities. The HOA will be responsible for maintaining the private road, gate, open space tracts and common area landscaping within the project boundary. The CC&Rs and provisions for maintaining these commonly owned private facilities will be submitted to the City of Camas for review as part of the Final Plat approval process. A draft Home Owners' Association Document is provided in Appendix M.

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 school bus shelter/stops, and for students who walk to and from school, and

**RESPONSE:** All necessary utilities and services will be provided to adequate levels to preserve the public health, safety and welfare (see attached Preliminary Utility Plan). The development will provide sidewalks within the project site to accommodate the needs of students traveling to and from school bus stops.

b. The public use and interest will be served by the platting of such subdivision and dedication.



**RESPONSE:** The proposed project implements the intent of the R-15 zoning on the site by creating a new master-planned low-density residential neighborhood, providing street access and utility extension for adjoining sites, and expanding open space preservation areas. The project will also provide impact fees at the time of development and will increase the tax base for the City.

*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. (Ord. 2483 § 1 (Exh. A (part)), 2007) (Ord. No. 2612, § I(Exh. A), 2-7-2011)*

**RESPONSE:** This project meets the applicable regulations of the adopted Comprehensive Plan by implementing the intent of the zone. Environmental ordinances are met by providing appropriate reports and a SEPA checklist.

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#### **17.11.040 Phasing**

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*The subdivider may develop and record the subdivision in phases. Any phasing proposal shall be submitted for review at preliminary plat. In addition to meeting criteria in CMC Chapter 18.23, approval of the phasing plan shall be based upon making the following findings:*

*A. The phasing plan includes all land contained within the approved preliminary plat, including areas where off-site improvements are being made.*

**RESPONSE:** The Phasing Plan proposes two phases which contain all land within the proposed preliminary plat.

*B. The sequence and timing of development is identified on a map.*

**RESPONSE:** There are only two phases in the proposed project, and they will be developed within the allowed time frames for approved preliminary plats.

*C. Each phase shall consist of a contiguous group of lots that meets all pertinent development standards on its own. The phase cannot rely on future phases for meeting any city codes with the exception of storm drainage facilities. Storm drainage must be adequate for each phase, and the stormwater plan must adequately meet the needs of the entire development. Storm drainage facility must be included in the first phase.*

**RESPONSE:** There are two phases in the proposed project. The first phase does not rely on the second phase for meeting any city codes. Adequate underground storm drainage facilities will be provided in the first phase.

*D. Each phase provides adequate circulation and utilities. Public works has determined that all street and other public improvements, including but not limited to erosion control improvements, are assured. Deferment of some improvements may be allowed pursuant to CMC Chapter 17.21.*

**RESPONSE:** Each phase will provide adequate circulation and utilities. No deferment of improvements is requested.

*E. Specific improvements necessary for the entire development may be required to be completed with the first phase, regardless of phase design or completion schedule of future phases, e.g., storm pond must be completed regardless of area where storm pond is located. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** Adequate underground storm drainage facilities will be provided in the first phase.

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**17.11.050 Limitations on further subdivision**

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*Any land subdivided shall not be further divided for a period of five years after the final plat is recorded. This provision applies to any lots, tracts, or parcels recorded as part of the plat. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** The applicant will abide by this limitation.

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**17.11.060 Expiration**

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*A. Except as provided by subsection (B) of this section, a final plat meeting all requirements of this chapter shall be submitted to the city for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015.*

*B. A final plat meeting all requirements of this chapter shall be submitted to the city for approval within ten years of the date of preliminary plat approval if the project is not subject to requirements adopted under chapter 90.58 RCW, and the date of preliminary plat approval is on or before December 31, 2007.*

*C. Prior to the expiration date of preliminary plat approvals as defined by subsection (A) of this section, the director may grant an extension of not more than two years, upon written request. The director shall consider economic conditions and such other circumstances as may warrant the extension. If the director denies a request for an extension, the developer may appeal that decision to the city council by filing a written notice of appeal with the director not later than thirty days after the date of the decision.*

*D. For an application timely submitted pursuant to terms of CMC [Section 17.11.040](#), city council may, upon approval of the preliminary plat, extend the proposed timeline for phased development to seven years maximum from date of preliminary approval to the final plat of the last phase.*

*E. Expired subdivisions or expired phases of subdivisions must make a new land use application, and shall not be permitted to amend or revise the expired preliminary plats.*

*(Ord. 2483 § 1 (Exh. A (part)), 2007) (Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2645, § II, 3-19-2012; [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))*

**RESPONSE:** The applicant will abide by expiration time limits.

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**DESIGN & IMPROVEMENT STANDARDS- (CMC 17.19)**

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**17.19.010 Applicability**

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*The standards set forth within this chapter are minimum standards applicable to land development. Based on the complexity or circumstances of the project or site conditions location (e.g. critical areas), the decision maker may require a land development to be designed to exceed the minimum standards or impose conditions deemed in the public interest. (Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006)*

**RESPONSE:** The standards of CMC 17.19 apply to this proposed subdivision, and are addressed below.

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**17.19.020 Improvements, supervision, inspections and permits required**

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*A. Required Improvements.*

*1. Every developer shall be required to grade and pave streets and alleys, install curbs and gutters, sidewalks, monuments, sanitary and storm sewers, water mains, fire hydrants, street lights and street name signs, underground transmission lines, provide and install centralized mail delivery boxes as determined by the U.S. Postal Service, together with all appurtenances in*

*accordance with specifications and standards in the Camas Design Standard Manual, the six-year street plan, and other state and local adopted standards and plans as may be applicable.*

**RESPONSE:** The project will provide internal private streets with curbs and gutters, sidewalks, street lights and street signs. Entry signage may be provided at the project entry. Sanitary sewer service will be provided via a STEF system in utility easements. Stormwater will be collected on the project site and conveyed to storm pipes for detention and treatment. Water mains and fire hydrants will be provided, and homes will have fire sprinkler systems as required. Transmission lines for dry utilities will be installed. Grouped mailboxes will be provided. Locations for mailbox clusters will be coordinated with the U.S. Postal Service, with proposed locations illustrated on the Preliminary Utility Plan.

*2. Other improvements installed at the option of the developer shall conform to city requirements.*

**RESPONSE:** Any other public improvements will conform to city requirements.

*3. Existing wells, septic tanks and septic drain fields shall be abandoned, in accordance with state and county guidelines regardless of lots or properties served by such utility unless otherwise approved by public works director.*

**RESPONSE:** While an existing conditions survey revealed no wells or septic drain fields currently located on the project site, any existing wells, tanks or drain fields uncovered during the course of site development will be abandoned in accordance with state and county guidelines.

*B. Supervision and Inspection. The city engineering department shall be responsible for the supervision and inspection of all improvements required as a condition of a land use. All improvements shall be certified in writing as completed in accordance with plans and specifications.*

**RESPONSE:** The developer will accommodate required City inspections and will provide certifications of completeness as required.

*C. Permits. Prior to proceeding with any improvements, the applicant shall obtain those permits from the city as are necessary. The applicant is also responsible for complying with all applicable permit requirements of other federal, state and local agencies. (Ord. 2517 § 2, 2008; Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006) (Ord. No. 2582, § II, 2-1-2010)*

**RESPONSE:** The applicant will obtain all necessary permits and will comply with their requirements.

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### ***17.19.030 Tract, Block and Lot Standards***

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#### ***A. Environmental Considerations.***

*1. Critical Areas. Land that contains a critical area or its buffer as defined in Title 16 of this code, or is subject to the flood hazard regulations, shall be platted to show the standards and requirements of the critical areas.*

**RESPONSE:** There is a creek and associated wetlands located on the project site (see Wetland Delineation report and Habitat report, Appendices H and J). There are geologically hazardous areas located on the subdivision site to be developed (see Geotechnical report, Appendix G).

2. *Vegetation. In addition to meeting the requirements of CMC Chapter 18.31, Tree Regulations, every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design.*

**RESPONSE:** The proposed development site lies in the location of existing open fields. Some trees that were planted in a line will need to be removed in order to implement the proposed design, however forested areas along the stream corridor will be preserved (See Tree Report, Appendix K, and Tree Plan).

3. *Density transfers may be applicable if developer preserves critical areas. See Chapter 18.09 of this code.*

**RESPONSE:** The applicant's proposed preservation of the stream area located adjacent to NW McIntosh Road qualifies the applicant to use density transfer provisions. This area will be protected by a conservation covenant to be recorded with the final plat.

*B. Blocks. Blocks shall be wide enough to allow two tiers of lots, except where abutting a major street or prevented by topographical conditions or size of the property, in which case the city council may approve a single tier.*

**RESPONSE:** Single tiers of lots are proposed along the northwest and east boundaries of the project due to the size of the development area, and location of forested stream corridor to be preserved. Two interior blocks of the project are double tier blocks.

*C. Compatibility with Existing Land Use and Plans.*

1. *Buffer Between Uses. Where single-family residential lots are to be adjacent to multiple-family, commercial or industrial land use districts, and where natural separation does not exist, adequate landscape buffer strips and/or solid fences for purposes of buffering sound, restricting access, pedestrian safety and privacy shall be provided.*

**RESPONSE:** No buffers are required since there are no multi-family, commercial or industrial lands adjacent to the project site.

2. *Conformity with Existing Plans. The location of all streets shall conform to any adopted plans for streets in the city. The proposed land use shall respond to and complement city ordinances, resolutions and comprehensive plans.*

**RESPONSE:** The adopted arterial plan and Capital Facilities Plan for the city do not show any streets within the project site. NW McIntosh Road is shown as a 2-lane arterial on the City of Camas Transportation Comprehensive Plan.

3. *Other City Regulations. All land use shall comply with all adopted city regulations. In the event of a conflict, the more restrictive regulation shall apply.*

**RESPONSE:** To the best of the applicant's knowledge, the proposed project complies with all adopted City regulations, except those aspects for which the Applicant is requesting an Exception or Deviation. Those requests are contained in this narrative document.

4. *Accessory Structures. If land development would result in an accessory structure remaining alone on a lot, the structure must be demolished before final plat approval.*

**RESPONSE:** No accessory structures will remain on the property.

D. Lots. The lot size, width, shape and orientation shall conform to zoning provisions and the following:  
1. Each lot must have frontage and access onto a public street, except as may otherwise be provided (e.g. approved private roads, access tracts);

**RESPONSE: Each lot has frontage onto a public or private internal street.**

2. Side Lot Lines. The side lines of lots shall run at right angles to the street upon which the lots face, as far as practical, or on curved streets they shall be radial to the curve;

**RESPONSE: Where practical, proposed lot lines are at right angles to street lines or are radial to the street's curve.**

3. Building Envelopes. No lot shall be created without a building envelope of a size and configuration suitable for the type of development anticipated;

**RESPONSE: Each lot has a building envelope suitable for the type of development anticipated.**

a. For single-family detached housing, a suitable size and configuration generally includes a building envelope capable of siting a forty-foot by forty-foot square dwelling within the building envelope.

**RESPONSE: All single-family detached lots are large enough to accommodate a 40'x40' building envelope.**

b. Other factors in considering the suitability of the size and configuration of any residential lot include the presence of, or proximity to critical areas, adjoining uses or zones, egress and ingress, and necessary cuts and fills.

**RESPONSE: Two lots in Phase 2 are adjacent to critical areas. There is one access with sufficient sight distance on McIntosh Road. Stub roads have been provided to the east and west. Necessary cuts and fills are shown on the attached grading plan.**

4. Where property is zoned and planned for commercial or industrial use, in conformance to the intent of the comprehensive plan, other lot dimensions and areas may be permitted at the discretion of the approval authority.

**RESPONSE: This code section does not apply because the project site is in a residential zone.**

5. Flag lots, access tracts and private roads may be permitted only when the community development director or designee finds the applicant meets the criteria listed hereinafter...

**RESPONSE: The applicant is proposing a private road to access project lots.**

a. The pole of a flag lot must be a minimum of twenty feet wide with a minimum of twelve feet of pavement and shall serve no more than one lot,

**RESPONSE: This code section is not applicable, as no flag lots are proposed.**

b. The structure(s) accessed by a flag lot, access tract or private road will be required to furnish a minimum of two off-street parking spaces per residential unit. Under no circumstances will required parking be allowed along the flag pole lot,

**RESPONSE:** The lots accessible by private road will provide two parking spaces in the garage and two spaces in the driveway apron, outside of the private road.

*c. Primary structure accessed by flag lots, access tracts or private roads are required to have automatic fire sprinklers,*

**RESPONSE:** All structures in the project will have automatic fire sprinklers.

*d. An approved address sign, in accordance with the Camas Municipal Code must be posted for each residence where the flag lot leaves the public road or access tract; and*

**RESPONSE:** This code section is not applicable, as no flag lots are proposed.

*e. To protect the character of the immediate neighborhood, the city may impose special conditions, where feasible, including access configuration and separation, setbacks, fencing, and landscaping.*

**RESPONSE:** The character of the immediate neighborhood will be protected through the use of landscaping and fencing. Side- and backyard fencing with landscaping will provide effective screening.

*6. Double Frontage Lots. Residential lots which have street frontage along two opposite lot lines shall be avoided, except for lots which provide separation of a residential development from a traffic arterial or collector, in which case additional lot depth of at least twenty feet will be provided to act as a buffer strip, or ten-foot landscape tract with ten-foot additional lot depth, or a combination of both to achieve twenty-foot additional depth between the lot and the traffic arterial;*

**RESPONSE:** No double frontage lots are proposed.

*7. Corner Lots. Corner lots may be required to be platted with additional width to allow for the additional side yard requirements;*

**RESPONSE:** Additional corner lots widths are not anticipated to be necessary.

*8. Restricted Corner Lots. Corner lots restricted from access on side yard flanking street shall be treated as interior lots and conform to front, side and rear yard interior setbacks of CMC 18.09; and*

**RESPONSE:** There are no restricted lots in the project.

*9. Redivision. In dividing tracts into large lots which at some future time are likely to be redivided, the location of lot lines and other details of the layout shall be such that redivision may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of building locations in relationship to future street right-of-way shall be made a matter of record if the approval authority considers it necessary.*

**RESPONSE:** No redivision is anticipated – all lots are proposed to be single-family lots.

#### *E. Tracts and Trails.*

*1. If land division is located in the area of an officially designated trail, in accordance with the parks and recreation comprehensive plan, provisions shall be made for reservation of the right-*

*of-way or for easements to the city for trail purposes. A minimum fifteen-foot width shall be provided for the proposed trail.*

**RESPONSE:** The T-11 trail, as shown on the City of Camas PROS Plan, is planned to run along the project site's McIntosh Road frontage. The developer will provide an easement to the City for trail purposes, and the trail and landscaping in Tract A will be maintained by the Homeowners' Association.

*2. Trails shall be shown as a separate layer on computer disk submitted with "as-builts" prior to final acceptance.*

**RESPONSE:** The project's portion of the T-11 trail will be shown as a separate layer on as-builts submitted to the City.

*3. Trails, which are dedicated to the city and part of the regional trail system, shall be surveyed and dedicated by the developer prior to final acceptance.*

**RESPONSE:** The applicant will survey and dedicate any required regional trails prior to final acceptance.

*4. Tracts and trails that are not dedicated to the city and are located within the subdivision, short plat or planned development are the responsibility of the homeowners to maintain. Provisions must be in writing informing the homeowners of the responsibility and outlining the maintenance procedures in accordance with city standards.*

**RESPONSE:** An easement over the trail will be given to the City, and the trail will be maintained by the Homeowners Association.

#### *F. Landscaping.*

*1. Each dwelling unit within a new development shall be landscaped with at least one tree in the planting strip of the right-of-way, or similar location in the front yard of each dwelling unit, with the exception of flag lots and lots accessed by tracts. Required trees shall be a minimum two-inch diameter at breast height (dbh) to create a uniform streetscape (dbh is four and one-half feet above the ground as measured from upside of tree).*

**RESPONSE:** Street trees will be provided to the size and number required (see attached Landscape Plan).

*2. The city council finds that the existing mature landscaping of trees, and shrubs provide oxygen, filter the air, contribute to soil conservation and control erosion, as well as provide the residents with aesthetic and historic benefits. For these reasons, the city encourages the retention of existing trees that are not already protected as significant trees under the Camas Municipal Code. Generally, the city may allow the tree requirements under subsection (F)(1) of this section to be reduced at the request of the developer, by a ratio of two new trees in favor of one existing tree, provided such trees have been identified on approved construction plans.*

**RESPONSE:** Any existing non-significant trees to be saved in exchange for a reduction in street tree requirements will be identified on construction plans.

*3. Tree planting, when required as a vegetative buffer, shall be of a species as approved by the city.*

**RESPONSE:** Refer to Wetland/Habitat Mitigation Reports, Appendix I, for tree species in proposed buffer plantings.

4. The tree planting shall be the responsibility of the land developer and shall be installed or bonded for prior to final plat approval, or as specified in the land use decision.

**RESPONSE:** Street trees shown on the landscape plan will be installed or bonded for by the developer prior to final plat approval. Any existing non-significant trees to be saved in exchange for a reduction in street tree requirements will be identified on construction plans.

5. Landscaping shall conform to plant criteria in the Camas Design Standard Manual. Any planting of trees or shrubs within the right-of-way or vision clearance area must be shown on the construction drawings for approval.

**RESPONSE:** All proposed street trees and shrubs in the right-of-way or vision clearance areas are or will be shown on the landscape plans submitted for approval.

6. Storm drainage facilities, pump stations and other visible facilities shall be setback a minimum of thirty feet from any street or accessory structure and be landscaped in accordance with criteria in the Camas Design Standard Manual.

**RESPONSE:** No visible facilities will be implemented (refer to Utilities Plan for location of facilities).

G. Non-City Utility Easements. Easements for electric lines or other public utilities may be required. Easements for utilities shall be a minimum of six feet in width and centered on front or side lot lines.

**RESPONSE:** Public utility easements a minimum of six feet in width will be provided where necessary and shown on the plat.

H. Watercourse Easements. Where a development is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for the purpose. Streets parallel to major watercourses may be required.

**RESPONSE:** The stream is located in an open space area (Tract A) and can include any waterway easements required by the City.

I. Street Signs. The developer shall be responsible for the initial cost of any street name or number signs, or street markings, including installation thereof, that public works finds necessary for the development.

**RESPONSE:** The developer will install any necessary street name or number signs.

J. Lighting. Street lighting shall conform to the Clark public utility standards and approved by the city. The developer shall bear the cost of the design and installation of the lighting system.

**RESPONSE:** The developer will install decorative acorn-style street lights to a City-approved plan.

K. All residential streets shall conform to the guidelines and standards of the city neighborhood traffic management plan. (Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006) (Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))



**RESPONSE:** The proposed project will provide streets with landscaped entries to promote the guidelines of the city neighborhood traffic management plan. The plat's internal design establishes a neighborhood with built-in traffic calming features.

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**17.19.040 Infrastructure Standards**

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Note: For the purposes of this title, the terms "street" and "road" are synonymous in meaning.

*A. Private Street: Private street(s) may be authorized when all of the following occur:*

- 1. Allowing private streets in the area being developed will not adversely affect future circulation in neighboring lots of property or conflict with an existing adopted street plan;*
- 2. Adequate and reasonable provisions are made for the ownership, maintenance, and repair of all utilities and the proposed private streets;*
- 3. The proposed private streets can accommodate potential full (future) development on the lots or area being developed;*
- 4. Connect to no more than one public street, unless it is an alley;*
- 5. Conform to the Camas Design Standard Manual;*
- 6. Alleys shall be privately owned and maintained;*
- 7. Homes constructed to access from private roads shall have automatic fire sprinklers installed per NFPA 13D or 13R;*
- 8. Access requirements for recycle service, garbage service, and emergency vehicles are provided;*
- 9. Provisions for adequate parking enforcement are recorded within a private covenant to ensure emergency vehicle access. These provisions shall be noted on the final plat, e.g. Towing service.*

**RESPONSE:** The proposed private streets will not adversely affect future circulation, as there will be no further development to the west or south due to topography. The proposed HOA will be responsible for the ownership, maintenance and repair of all utilities and private streets. The proposed private streets can accommodate development on all lots being developed. The proposed private street connects to only one public street – NW McIntosh Road. Homes constructed on the private streets will have automatic fire sprinklers. Access requirements for garbage, recycling and emergency services are provided.

*B. Streets.*

- 1. Half Width Improvement. Half width improvements, when determined appropriate by the City Engineer, shall include utility easements, pedestrian pathway, storm water drainage, street lighting and signage, environmental permits, provisions for mitigation improvements and mitigation areas as necessary, bike lanes, and improvements to the centerline of the right-of-way as necessary to provide the minimum structural street section per the Camas Design Standard Manual.*

**RESPONSE:** The applicant is proposing to provide payment in lieu of frontage improvements along NW McIntosh Road. Refer to requested Deviations, page 21. The applicant proposes to construct a curb following the south edge of the pavement on NW McIntosh Road and to provide signing and striping.

- 2. Streets abutting the perimeter of a development shall be provided in accordance with CMC [17.19.040\(B\)\(1\)](#) above, and the Design Standard Manual. Additional paving may be required to ensure safe and efficient roads to exist to serve the land development and provide bike lanes*

**RESPONSE:** NW McIntosh Road abuts the project site on the north. The applicant is proposing payment in lieu of frontage improvements as discussed in section (B)(1) above.

3. The city engineer may approve a delay of frontage street improvements for development proposals under any of the following conditions:

- a. If the future grade or alignment of the adjacent public street is unknown and it is not feasible to establish the grade in a reasonable period;
- b. The immediate improvement of the street would result in a short, isolated segment of improved street;
- c. The frontage is part of an impending or eminent city street improvement project;
- d. Street improvements in the vicinity are unlikely to occur within six years.

**RESPONSE:** The applicant is proposing to provide payment in lieu of frontage improvements along NW McIntosh Road. Refer to requested Deviations, page 21.

4. In the event the frontage improvement is delayed, the owner must provide an approved form or financial surety in lieu of said improvements.

**RESPONSE:** The applicant is proposing to provide payment in lieu of frontage improvements along NW McIntosh Road.

5. Dedication of additional right-of-way may be required for a development when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.

**RESPONSE:** Additional right-of-way dedication is proposed as shown on the Preliminary Plat.

6. Extension. Proposed street systems shall extend existing streets at the same or greater width unless otherwise approved by the public works department and authorized by city council in approval of the plat.

- a. Where appropriate, streets shall be extended to the boundaries of the plat to ensure access to neighboring properties. The city's goal is to have an integrated system of local streets whenever practical. Where platted streets touch, they shall connect and show extension to adjoining streets.
- b. Grading of steep topography may be necessary to achieve this objective..

**RESPONSE:** A street extension to the east already exists at the entry cul-de-sac. No extensions are required to the west or south due to steep slopes.

7. Names. All street names, street numbers, and building numbers shall be assigned in accordance with CMC [12.24](#).

**RESPONSE:** Street names and numbers will be assigned as required.

8. Right-of-way, tract and pavement widths for streets shall be based on Table 17.19.040-1 and Table 17.19.040-2.

**RESPONSE:** NW McIntosh Road is a 2-lane arterial located along the north edge of the project site. The applicant will dedicate an additional 5' of right-of-way along the project frontage on McIntosh Road. The applicant will provide a pedestrian trail connector on the south side of McIntosh.

**The interior private streets will have a pavement width of 28' in a 52' right-of-way, and sidewalks separated by planters on both sides.**

*9. Intersections. Any intersection of streets that connect to a public street, whatever the classification, shall be at right angles as nearly as possible, shall not exceed fifteen degrees, and not be offset insofar as practical. All right-of-way lines at intersections with arterial streets shall have a corner radius of not less than twelve feet.*

**RESPONSE:** The intersection of the project's internal street with NW McIntosh Road already exists at a right angle and the right-of-way radii at the arterial intersection are 35'. The project does not contain any offset intersections.

*10. Street Layout. Street layout shall provide for the most advantageous development of the land development, adjoining area, and the entire neighborhood. Evaluation of street layout shall take into consideration potential circulation solutions for vehicle, bicycle and pedestrian traffic, and, where feasible, street segments shall be interconnected.*

**RESPONSE:** The street layout is designed to allow efficient access within the site and to adjacent properties. The proposed street system's sidewalks will provide a continuous pedestrian system through the site.

*a. While it is important to minimize the impact to the topography from creating an integrated road system, improved site development and circulation solutions shall not be sacrificed to minimize the amount of cut and fill requirements of the proposal.*

**RESPONSE:** Site development and circulation solutions have not been sacrificed due to cut and fill requirements.

*b. Where critical areas are impacted, the standards and procedures for rights-of-way in the critical areas overlay zone shall be followed.*

**RESPONSE:** No street impacts are proposed in critical areas.

*c. When the proposed development's average lot size is seven thousand four hundred square feet or less, one additional off-street parking space shall be required for every five units, notwithstanding the requirements of CMC [Chapter 18.11](#). These spaces are intended to be located within a common tract.*

**RESPONSE:** No additional off-street parking spaces are required.

*d. When, on the basis of topography, projected traffic usage or other relevant facts, it is unfeasible to comply with the foregoing right-of-way, tract and street width standards, the approval authority, upon recommendation from the city engineer, may permit a deviation from the standards of Table 17.19.040-1 and Table 17.19.040-2.*

**RESPONSE:** The applicant is requesting two deviations from these standards:

**The first deviation relates to the right-of-way width and section design for McIntosh Road. It appears that McIntosh Road is designated as a 2-lane arterial which requires 60' of right-of-way, a 36' pavement width and a 5' detached sidewalk with planter strips on both sides. The Applicant requests a minimum 60' right-of-way, 28' of pavement, a curb on both sides, a detached meandering trail on the south side, and existing 5' sidewalk on the north side.**

The second deviation requests relief from the Standard Policy Issue #2 listed under the Transportation Impact Guidelines, City of Camas, which states: “Left turn storage lanes are required on all arterial and collector streets”. The addition of a left turn lane results in a 3-lane section of roadway with a requirement of 46’ of pavement per the Table.

## **1. ROW and Street Width**

Currently, McIntosh Road is approximately 28’ wide, and the right-of-way varies from 40’ to 60’ along the frontage of the site. There is a Type F stream (fish-bearing, non-anadromous) rating on the north boundary of the subject property. The south edge of the road has a narrow shoulder with a steep embankment which slopes down to the stream. The stream buffer encompasses the entire area between the edge of the road and stream. The distance from the road to the stream channel ranges from approximately 10’ to 50’.

In order to avoid substantial impacts to the stream or buffer, the applicant proposes to dedicate right-of-way to create a 37’ half-street of right-of-way, and to pay a fee of \$365,000 for 1300 lineal feet of frontage in lieu of development. The applicant also proposes to provide a pedestrian trail on the south side of McIntosh Road.

Standard improvements would require widening the existing road by up to 8’ on the south side. The code also requires varying widths of right-of-way to be dedicated, depending on the existing right-of-way width at any given location. Table 17.19.1 requires a maximum total half width right-of-way of 30’ for this roadway classification. The proposed dedication of right-of-way, trail installation, and payment in lieu of construction avoids stream impacts, provides for safe pedestrian and vehicular passage and is more than adequate mitigation for the minimal traffic impacts that result from the project.

## **2. Left Turn Pocket**

Including a turn lane would result in a 3-lane section of roadway or 46’ of pavement according to the Table. With the deviation request above, the addition of a left turn lane into the site would require an additional 12’ of pavement. Because of the stream on the north (to the east of the intersection of NW Sacajawea & NW McIntosh) and on the south (to the west of the the intersection), if a turn lane was added, the road would need to be widened even further to the south and north, resulting in stream impacts to the north and south. Additional widening would be required to both the east and west

to allow for tapered transitions. A standard taper ratio for this type of improvement is 35 to 1 because the road is posted at 35 m.p.h.

The traffic analysis included with this application indicates that traffic volumes are too low at the site access to meet WSDOT guidelines for a westbound turn lane. The analysis indicates that there will be only one left turn movement into the site during the PM peak hour and one during the AM peak hour.

The topographic conditions created by the stream along the north and south sides of McIntosh Road, minimal traffic volumes, and payment of fee in lieu of development are all relevant factors that would support the requested deviation. Additionally, extensive offsite improvements together with an unusually large onsite right-of-way dedication would be needed from adjoining property owners. It is also clear from the information in the traffic study that a turn lane is not warranted at the site access based on transportation industry standards.

Based upon the above information and the deviation criteria, the Applicant requests that deviations from the road standards be granted.

*e. The city engineer or designee may determine a wider width is necessary due to site circumstances, including but not limited to topography, traffic volume, street patterns, on-street parking, lot patterns, land use and bike and transit facilities that justify an increase in width.*

**RESPONSE:** No circumstances have been identified at this site that would require wider streets.

*f. When existing streets adjacent to or within land to be developed are of inadequate width, additional right-of-way shall be provided at the time of land development.*

**RESPONSE:** The applicant will dedicate additional right-of-way along the McIntosh Road frontage to provide adequate right-of-way along the project frontage.

#### *11. Access Management.*

*a. Access to all marginal access streets shall be restricted so as to minimize congestion and interference with the traffic carrying capacity of such street, and to provide separation of through and local traffic. The restrictions imposed shall be in accordance with the Camas Design Standard Manual.*

**RESPONSE:** NW McIntosh Road is classified as a marginal access street. The applicant is proposing to use an existing access point (a public road intersection) on NW McIntosh Road for the proposed development.

*b. The city engineer may grant exceptions to the access restriction policies and standards when no other feasible access alternative exists.*

**RESPONSE:** The applicant is not requesting any exceptions to allow individual lot access from NW McIntosh Road.

*c. In addition to restricting access, where a residential development abuts or contains an existing or proposed marginal street, the city may also require reverse frontage lots with suitable depth, appropriate fencing with landscaping or masonry walls contained in a non-access reservation with a minimum ten-foot width along the real property line, or such other treatment as may be necessary for adequate protection of residential properties and for the separation of through and local traffic.*

**RESPONSE: Critical areas lie between the marginal street and the project site, except at the project entry.**

*12. Street Design. When interior to a development, publicly owned streets shall be designed and installed to full width improvement as a means of insuring the public health, safety, and general welfare in accordance with the city comprehensive plans. Full width improvements shall include utility easements, sidewalks, bike lanes as necessary, and control of stormwater runoff, street lighting, and signage, as provided below*

*a. Shall be graded as necessary to conform to Camas Design Standard Manual.*

**RESPONSE: The proposed street grades conform to the Camas Design Standard Manual (see attached Grading plan).**

*b. Grades shall not exceed six percent on major and secondary arterials, ten percent on collector streets, or twelve percent on any other street. However, provided there are no vehicular access points, grades may be allowed up to fifteen percent when:*

- i. Exceeding the grades would facilitate a through street and connection with a larger neighborhood;*
- ii. The greater grade would minimize disturbance of critical slopes;*
- iii. Automatic fire sprinklers are installed in all structures where the fire department response to the structure requires travel on the grade;*
- iv. Tangents, horizontal curves, vertical curves, and right-of-way improvements conform to public works department standards;*
- v. Full width improvement is required as a condition of the land use approval in accordance with city standards; and*

**RESPONSE: No grades in excess of twelve percent are proposed (see attached Grading plan).**

*vi. In flat areas allowance shall be made for finished street grades having a minimum slope of one-half percent.*

**RESPONSE: This minimum slope will be achieved in flat areas.**

*c. Centerline radii of curves shall be not less than three hundred feet on primary arterials, two hundred feet on secondary arterials, or seventy feet on other streets.*

**RESPONSE: The applicant is proposing 75' minimum centerline radii on interior streets.**

*d. Shall be of asphaltic concrete according to Camas Design Standard Manual.*

**RESPONSE: Proposed roads will be constructed of asphaltic concrete.**

*e. Shall have concrete curbs and gutters. Curb return radii shall be no less than thirty-five feet on*



arterial and collector streets and no less than twenty-five feet on all other streets. Larger radii may be required at the direction of the city engineer.

**RESPONSE:** The proposed streets will have concrete curbs and gutters. Internal curb radii are a minimum of twenty-five feet, and arterial intersection radii are thirty-five feet.

*f. Shall have storm drains in accordance with the Camas Design Standard Manual.*

**RESPONSE:** Streets will have sufficient storm drainage piping and catch basins.

*13. Sidewalks shall be constructed as specified in Camas Design Standard Manual. See Table 17.19.040-1 and Table 17.19.040-2 for dimensions.*

**RESPONSE:** Sidewalks that are a minimum of five feet in width, meeting City design specifications, will be provided.

*a. Prior to final acceptance of any land development, the developer shall install sidewalks, when required under Table 17.19.040-1 and Table 17.19.040-2, adjacent to or within all public or common areas or tracts, and at all curb returns. Sidewalks along individual lots may be deferred at the discretion of the city engineer until occupancy of the primary structure. Further, any trail or trails, including but not limited to the T-5 and T-1 trails, identified in the most recent Camas Parks and Open Space Plan shall be constructed prior to final acceptance;*

**RESPONSE:** All required sidewalks will be constructed prior to final acceptance.

*b. All sidewalk areas shall be brought to subgrade by the developer at the time of improving streets.*

**RESPONSE:** This requirement will be met at the time of improving streets.

*14. Cul-de-sacs. A cul-de-sac greater than four hundred feet from the centerline-to-centerline intersections shall require special considerations to assure that garbage, recycle, and emergency vehicles have adequate access. Buildings on all lots located more than four hundred feet from the centerline-to-centerline intersections shall have automatic fire sprinklers.*

**RESPONSE:** The applicant is proposing a cul-de-sac that exceeds four hundred feet from centerline to centerline, and will implement any required special considerations to assure that garbage, recycle and emergency vehicles have adequate access. All homes in the project will have automatic fire sprinklers.

*15. Turn-arounds. Adequate provisions for turn arounds shall be provided and shall be designed and installed in a manner acceptable to the city engineer, or in accordance with the Camas Design Standard Manual, if applicable.*

**RESPONSE:** The Phase 2 road design acts as a turnaround.

#### *C. Utilities.*

*1. Generally. All utilities designed to serve the development shall be placed underground and, if located within a critical area, shall be designed to meet the standards of the critical areas ordinance.*

*a. Those utilities to be located beneath paved surfaces shall be installed, including all service connections, as approved by the public works department; such installation shall be completed and approved prior to application of any surface materials.*

*b. Easements may be required for the maintenance and operation of utilities as specified by the public works department.*

**RESPONSE:** All utilities will be installed, and easements provided, to meet City utility standards. Refer to attached Preliminary Plat and Utility Plans.

2. Sanitary sewers shall be provided to each lot at no cost to the city and designed in accordance with city standards.

*a. Detached units shall have their own sewer service and STEP or STEF or conventional gravity system as required.*

*b. Duplex units may have up to two sewer services at the discretion of the engineering and public works departments.*

*c. Multifamily units shall have one sewer lateral per building.*

*d. Commercial or industrial units shall have privately owned and maintained sewer systems acceptable to the city.*

*e. Capacity, grade and materials shall be as required by the city engineer. Design shall take into account the capacity and grade to allow for desirable extension beyond the development. The city will not require the developer to pay the extra cost of required oversize sewer mains or excessive depth of mains necessary to provide for extension beyond the development.*

*f. If sewer facilities mandated by this section will, without additional sewer construction, directly serve property outside the development, equitable distribution of the costs thereof shall be made as follows:*

*i. If the property outside the development is in a stage of development wherein the installation of sewer facilities may occur, then the city may require construction as an assessment project, with appropriate arrangements to be established with the developer to insure financing their proportional share of the construction.*

*ii. In the event the sewer facility installation is not constructed as an assessment project, then the city shall reimburse the developer an amount estimated to be equal to the proportionate share of the cost for each connection made to the sewer facilities by property owners outside of the development, limited to a period of fifteen years from the time of installation. At the time of the approval of the plat, the city shall establish the actual amount of reimbursement, considering current construction costs.*

*g. Developments that require a sanitary sewer pumping station that will be conveyed to the city for future operation and maintenance shall be shown on a separate tract, and be dedicated to the city at the time the plat is recorded.*

**RESPONSE:** STEF units will be provided to meet City standards. See attached Utility Plan. There is an available 8" diameter STEF line in NW McIntosh that flows to the Brady Road sanitary pump station. A sewer basin analysis for the Brady Rd Sanitary Pump Station can be provided at the time of final engineering, as needed, to confirm there is adequate capacity for this proposed development.

3. Storm Drainage. The storm drainage collection system shall meet the requirements of the city's officially adopted storm water standards.

*a. Storm drainage facilities shall be placed on their own tract or within an open space tract and are to be maintained by the homeowners within the development in accordance with city standards. Alternatively, the city may allow, on a case by case basis, a development to connect to an off-site storm drainage facility provided such facility will*



*be adequately sized and appropriate agreements are in place for maintenance of said facility. Provisions must be in writing informing the homeowners of the responsibility and outlining the maintenance procedures in accordance with adopted city standards.*

*b. Drainage facilities shall be provided within the development. When available and required by the public works department, drainage facilities shall connect to storm sewers outside of the development.*

*c. Capacity, grade and materials shall be as provided by the city engineer. Design of drainage within the development shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the development and to allow extension of the system to serve such areas.*

*d. All stormwater generated by projects shall be treated, detained, and disposed of in accordance with the applicable standards set forth in CMC [14.02](#). Any deviations from the aforementioned standards shall be submitted in writing to the director of public works for his review and approval.*

*e. All lots shall provide drainage for stormwater runoff from roof and footing drains to an approved drainage system. Rear yard low point area drains and/or storm drain lateral stubs connected to an approved drainage system shall be provided to each lot as necessary to prevent stormwater runoff impacts to adjoining parcels as determined by the city.*

**RESPONSE:** Underground storm treatment and detention will be provided as shown on attached Utility Plan and Stormwater Report. Stormwater quality treatment will be provided by an underground cartridge filter system, and stormwater quantity control will be provided by underground detention pipes. Stormwater will be discharged from the detention facility through an underground flow-control structure to the existing stream north of the site and, ultimately, to an unnamed tributary of the Columbia River in accordance with the City of Camas Municipal Code. Refer to the plans and stormwater report (Appendix L) submitted with this application for additional information.

#### 4. Water System.

*a. Each lot within a proposed development shall be served by a water distribution system designed and installed in accordance with city design standards. Locations of fire hydrants and flow rates shall be in accordance with city standards and the International Fire Code. The distance between fire hydrants, as indicated in the fire code, is allowed to be doubled when automatic fire sprinklers are installed throughout the development.*

*b. Each unit of a duplex shall have its own water service.*

*c. Multifamily units shall have one service for each building.*

*d. Landscaping in open space tracts must have a service for an irrigation meter. The owner of the tract is responsible for payment for all fees associated with the installation of the meter and the water usage.*

*(Ord. 2491 § 1 (Exh. A), 2007; Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2450 § 1, 2006; Ord. 2443 § 2 (Exh. A (part)), 2006)*

*(Ord. No. 2545, § II, 5-4-2009; Ord. No. 2582, § III, 2-1-2010; Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))*

**RESPONSE:** A water system will be provided to meet City standards. See attached Utility Plan. The project water line will be connected to an 8" diameter ductile iron pipe in NW McIntosh. There is an 8" stub out

**from the Hidden Leaf development towards the proposed development entrance. The applicant will incorporate a loop design within the development to help minimize water interruptions during repair/maintenance activities to the water mainline.**

## ***PROCEDURES FOR PUBLIC IMPROVEMENTS- (CMC 17.21)***

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### ***17.21.010 Plans and permits required for public improvements***

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*A. Approval of a land division, binding site improvement plan, boundary line adjustment, or site plan shall constitute approval for the applicant to develop construction plans and specifications, for all facilities and improvements, in substantial conformance to the preliminary approval, design standards, and any special conditions required by the city; to obtain permits and complete installation for such improvements; and to prepare a final plat, plans, surveys and other documents for recording, or final acceptance as applicable.*

*B. Prior to installing improvements, the developer shall apply for all required permits for those improvements. The applications shall include development plans as specified on the application form. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** The project developer will apply for all required permits upon approval of this application.

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### ***17.21.020 Process for installing public improvements***

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*Improvements installed by the developer, either as a requirement or of the developer's own option, shall conform to the requirements of this title and improvement standards, specifications, inspections and procedures as set forth by the Camas Design Standard Manual and shall be installed in accordance with the following procedures:*

*A. Work shall not be commenced until fees are paid and plans have been checked for adequacy and approved by public works to the extent necessary for the evaluation of the development proposal. The plans may be required before approval of the final plat, if improvements are to be deferred. Plans shall be prepared in accordance with the requirements of the city.*

**RESPONSE:** The project developer will prepare and submit plans for approval prior to commencing work.

*B. Work shall not commence until public works has been notified in advance and if work has been discontinued for any reason, it shall not be resumed until public works has been notified.*

**RESPONSE:** The project developer will notify public works prior to commencement of work and after discontinuation of work, excepting normal breaks in the work week or for holidays.

*C. Public improvements shall be constructed under the inspection and to the satisfaction of the director of public works. The city may require changes in typical sections and details if unusual conditions arise during construction to warrant the change.*

**RESPONSE:** The required public improvements will be constructed under the inspection of the director of public works.

*D. All underground utilities, sanitary sewers, water, and storm drainage systems improvements installed*

*in the streets by the developer shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities, sanitary sewers, and water system improvements shall be placed to a length obviating the necessity for disturbing the street improvements when surface connections are made.*

**RESPONSE:** The project developer will install utilities according to these requirements.

*E. All regional, neighborhood and local trails shall be shown on a trail plan as constructed.*

**RESPONSE:** The trail will be shown on a trail plan as constructed.

*F. Plans showing all improvements as built shall be filed with the city upon completion of the improvements. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** The project developer will provide as-built drawings upon completion of the improvements.

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#### **17.21.030 Land disturbing activities – Erosion prevention/sediment control**

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*Any person, company, corporation, group, entity or jurisdiction proposing to commence any land-disturbing activity, shall be required to meet the following standards:*

*A. Install all erosion prevention/sediment control measures required by the approved erosion prevention/sediment control plan prior to commencement of work.*

**RESPONSE:** The project developer will install required erosion prevention/sediment controls prior to commencement of work.

*B. Furnish to the city an approved form of security in the amount of two hundred percent of the estimated cost of the erosion prevention/sediment control measures, including associated labor, set forth in the approved erosion prevention/sediment control plan for all land-disturbing activities of an acre or more.*

**RESPONSE:** The project developer will provide the required security.

*C. Construct any storm drainage facilities required to detain and dispose of stormwater generated by the project, prior to commencement of work on other portions of the project. The city may require the construction of a temporary storm drainage facility that would bypass and protect the permanent facility until such time as the rest of the project is complete and ready for the permanent facility to be brought online.*

**RESPONSE:** The project developer will comply with any requirements for temporary storm drainage facilities. Any necessary temporary storm drainage facilities will be designed along with the project's final civil engineering plans.

*D. Implementation of erosion prevention/sediment control measures in addition to those measures approved on the erosion prevention/sediment control plan may be required to address weather-related problems and to assure compliance with local, state and federal requirements for water quality. Any proposed additional erosion prevention/sediment control measures must be approved by the city prior to use. The city shall have the right to issue a stop work order on all construction not related to erosion prevention/sediment control until such time as acceptable prevention and control measures are implemented. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** The project developer will comply with any weather-related or compliance requirements for additional erosion prevention/sediment control measures.

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**17.21.040 Improvement agreements**

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*A. Required Improvements. Before any development receives final plat approval, the developer shall install required improvements and replace or repair any such improvements, which are damaged during the development. In lieu of installation of all required improvements, the developer may execute and file with the city an agreement guaranteeing completion of such improvements together with any needed replacement or repair. The agreement shall:*

- 1. Specify the period of time within which all work required would be completed. The time for completion shall not exceed two years from the date of final approval of the plat. The agreement may provide for reasonable extensions of time for completion of work. Extensions must be requested, approved by the city council, and properly secured in advance of the required initial completion date;*
- 2. Require notice by the developer to the public works director promptly upon completion of all required improvements;*
- 3. Provide for notice of approval or disapproval by the public works director of the improvement within a reasonable time after receiving notice of completion;*
- 4. Require bond or other financial security to be provided by the subdivider pursuant to CMC Section 17.21.050;*
- 5. Provide that if the developer fails to complete all required work within the period specified, the city may take steps to demand performance of the developer's obligation within a reasonable time not to exceed ninety days from the date of demand;*
- 6. Provide that if the required improvements are not completed within that time, the city may take action to require the subdivider to forfeit the financial security;*
- 7. Provide that the city shall be entitled to recover all costs of such action including reasonable attorney's fees;*
- 8. Provide that following recovery of the proceeds of the financial security, those proceeds shall be used to complete the required improvements and pay the costs incurred; and*
- 9. Provide that should the proceeds of the financial security be insufficient for completion of the work and payment of the costs, the city shall be entitled to recover the deficiency from the developer.*

**RESPONSE: The project developer will install required improvements prior to final plat approval, or they may provide a financial surety for any work not yet complete at the time of final plat approval.**

*B. Maintenance Agreement. Regardless of whether all required improvements are completed prior to final approval, as a condition of such approval the developer shall execute an agreement to assure successful operation of all improvements. The agreement shall:*

- 1. Require the developer to post a bond or other financial security in an amount equal to at least ten percent of the total cost of all required improvements to secure successful operation of all required improvements and full performance of the developer's maintenance obligation. Such financial security shall be effective for a two-year period following final acceptance of installation of all required improvements;*
- 2. Require the developer to perform maintenance functions on drainage improvements for a period of time not to exceed two years from approval of their completion or final acceptance, whichever is later. It shall be the developer's responsibility to assure there is a functioning storm drainage system at the end of the two-year warranty period; and*
- 3. Not relieve the developer of liability for the defective condition of any required improvements discovered following the effective term of the security given;*
- 4. Provide a waiver by the developer of all claims for damages against any governmental authority that may occur to the adjacent land as a result of construction, drainage and maintenance of the streets and other improvements. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

**RESPONSE:** The project developer will provide the necessary agreements and financial surety prior to the project's final acceptance.

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**17.21.050 Bonds and other financial agreements**

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*A. Bond Requirements. To assure full performance of the agreements required herein, the developer shall provide one or more of the following in a form approved by the city attorney:*

- 1. A surety bond executed by a surety company authorized to transact business in the state of Washington. Surety bonds may be performance, maintenance/warranty bonds, erosion control/wetland, or subdivision improvement bonds;*
- 2. An assignment of account with a financial institution, which holds the money in an account until such time the city, signs a written release. The assignment of account will allow the city to withdraw the funds in the event the provisions of the agreement are not met; and*
- 3. A cash deposit made with the city of Camas.*

*B. Amount of Financial Security.*

- 1. For site plan or subdivision improvement bonds, the financial security provided shall be at least one hundred five percent of the estimated cost of the improvements to be completed, all related engineering and incidental expenses, final survey monumentation and preparation of reproducible mylar or electronic records in a format approved by public works and meeting current public works drawing standards of the "as-built" improvements. The subdivider shall provide an estimate of these costs for acceptance by the public works director.*
- 2. For warranty or maintenance bonds, the financial security provided shall be at least ten percent of the cost estimate provided in subsection (B)(1) of this section.*
- 3. Erosion prevention and wetland bonds shall equal two hundred percent of the erosion prevention and sediment control items or wetland management items from the estimate provided in subsection (B)(1) of this section.*

**RESPONSE:** The project developer will provide bonds or other form of financial surety as required in order to ensure full performance of agreements.

*C. Defective Work. The acceptance of improvements by the city shall not prevent the city from making a claim against the developer for any defective work if such is discovered within two years after the date of completion of the work. (Ord. 2483 § 1 (Exh. A (part)), 2007)*

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**VII. ZONING (CMC CHAPTER 18)**

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**DENSITY AND DIMENSIONS- (CMC 18.09)**

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**18.09.040 Table 2 - Density and Dimensions – Single-family Residential Zones**

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**RESPONSE:** The property is zoned R-15. This zone allows a maximum density of 2.9 units per gross acre. The site is 21.7 acres, and at 2.9 units per gross acre, the maximum density for this site is 63 units. The applicant is proposing to create a maximum of 43 single-family lots. The applicant is proposing to use density transfer standards and is requesting setback adjustments due to the provision of open space areas and an on-site portion of the T-11 trail.

**Table 2: Lot Development Standards for the Dawson’s Ridge Density Transfer Subdivision**

<b>DENSITY TRANSFER LOTS<sup>1</sup></b>		
	<b>City R-15 DT Lots</b>	<b>Dawson’s Ridge DT Sub.</b>
<b>Max. Density</b>	2.9 D.U. / Gross Acre	2.9 D.U. / Gross Acre
<b>Avg. Lot Size<sup>5</sup></b>	-	11,375 S.F.
<b>Min. Lot Size</b>	10,500 S.F.	10,503 S.F.
<b>Max. Lot Size<sup>4</sup></b>	18,000 S.F.	18,000 S.F.
<b>Min. Lot Width<sup>1</sup></b>	80’	80’
<b>Min. Lot Depth<sup>1</sup></b>	100’	100’
<b>Max. Lot Coverage</b>	35%	35%
<b>Max. Bldg Height<sup>3</sup></b>	35’	35’

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

2. Setbacks may be reduced to be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.

3. Maximum building height: three stories and a basement, not to exceed height listed.

4. For parcels with an existing dwelling, a one time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.

5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.

6. The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels. (Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006) (Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 15-010](#), § I, 8-17-2015)

<b>DENSITY TRANSFER SETBACKS: based on average lot size between 10,000 and 11,999 SF</b>						
	<b>Min. Front Yard</b>	<b>Min. Side Yard, Interior</b>	<b>Min. Side Yard, Streetside</b>	<b>Min. Rear Yard, Corner</b>	<b>Min. Rear Yard, Interior</b>	<b>Min. Lot Frontage on a cul-de-sac or curve</b>
<i>City Standards</i>	<b>20’</b>	<b>5’</b>	<b>20’</b>	<b>5’</b>	<b>25’</b>	<b>30’</b>

### **18.09.060 Density Transfers**

*A. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.*

*B. Scope. This section shall apply to new development in all residential (R) zoning districts.*

*C. Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network or network connector (identified in the city of Camas parks plan), or approved as a*

recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2.

**RESPONSE:** The applicant's proposed preservation of critical areas qualifies the applicant to use density transfer provisions according to this code standard and CMC 17.19.030(A)(3).

*D. Where a tract under "C" above, includes one-half acre or more of contiguous acreage, the city may provide additional or negotiated flexibility in lot sizes, lot width, depth or setback standards. In no case shall the maximum gross density of the overall site be exceeded. (Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)*

**RESPONSE:** The applicant is providing a critical areas tract that exceeds four acres. The applicant is also providing an T-11 trail connection along the south side of McIntosh Rd, as identified in the PROS plan.

**The proposed neighborhood does not exceed the maximum gross density for the site. The requested density transfer will allow for smaller average and minimum lot sizes.**

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#### **18.09.080 Lot Sizes**

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*A. In planned residential developments with sensitive lands and the required recreational open space set aside, a twenty percent density bonus on a unit count basis is permitted. Density may be transferred for sensitive areas but the total lot count shall never exceed the number of lots established in the density standards established in CMC [Section 18.23.040](#) "Density Standards."*

**RESPONSE:** This code section is not applicable to a Density Transfer Subdivision.

*B. When creating new lots via short plats or subdivisions that are adjacent to a different residential zone designation, the new lots along that common boundary shall be the maximum lot size allowed for the zone designation of the new development (if a lower density adjacent zone), or the minimum lot size allowed for the zone designation of the new development (if a greater density adjacent zone), as based on CMC 18.09.040 Table 2, Section A. In applying this section, where a land division is required to increase the size of lots, the land division may utilize the density transfer provisions provided for in CMC [Section 18.09.060](#). (Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006) (Ord. No. 2612, § I(Exh. A), 2-7-2011)*

**RESPONSE:** This code section is not applicable, as the project site is adjacent to sites that are also zoned R-15.

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#### **18.09.090 Reduction Prohibited**

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*No lot area, yard, open space, off-street parking area, or loading area existing after the effective date of the ordinance codified in this chapter shall be reduced below the minimum standards required by the ordinance codified in this chapter nor used as another use, except as provided in Chapter 18.41 "Nonconforming Lots, Structures, Uses." (Ord. 2515 § 1 (Exh. A (part)), Ord. 2443 § 3 (Exh. A (part)), 2006)*

**RESPONSE:** The applicant is proposing lot area reductions permitted under Section 18.09.060(D) above.



## **PARKING- (CMC 18.11)**

### **18.11.100 Residential Parking**

*Residential off-street parking space shall consist of a parking strip, driveway, garage, or a combination thereof and shall be located on the lot they are intended to serve. (Ord. 2515 § 1 (Exh. A (part)), 2008, Ord. 2443 § 3 (Exh. A (part)), 2006)*

**RESPONSE:** At least two off-street parking spaces will be provided for each of the proposed houses.

### **18.11.130 Standards**

*The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-1, Off-Street Parking Standards. The city shall have the authority to request a parking study when deemed necessary. (Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)(Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))*

**RESPONSE:** According to Table 18.11-1, two off-street parking spaces are required for each dwelling unit. The project developer will provide at least two off-street parking spaces for each dwelling unit.

## **SIGNS- (CMC 18.15)**

### **18.15.050 Signs Controlled by Zoning District**

**RESPONSE:** Any project entrance signs will be the subject of a separate sign permit application.

## **SUPPLEMENTAL DEVELOPMENT STANDARDS- (CMC 18.17)**

### **18.17.030 Vision Clearance Area**

*Vision clearance area shall be maintained in all zoning districts except in the DC, CC, RC, HI, and MX zoning districts. Within these zoning districts, vision clearance areas shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a private street entering a public street. Driveways and alleys are excluded from the provisions of this section.*

**RESPONSE:** Vision clearance areas will be maintained in this project as required.

*A. On all corner lots no vehicle, fence, wall, hedge, or other obstructive structure or planting shall impede visibility between a height of forty-two inches and ten feet above the sidewalk or fourteen feet above the street.*

**RESPONSE:** No obstructions between the heights of 42” and 10’ are proposed in vision clearance triangles.

*B. The triangular area shall be formed by measuring fifteen feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle. See Figures 18.17.030-1 and 18.17.030-2. (Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006) (Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § VIII, 5-18-2009; Ord. No. 2612, § I(Exh. A), 2-7-2011)*



**RESPONSE:** Vision clearance areas have been provided at each intersection in the proposed development. In order to obtain necessary vision clearance at the intersection of the proposed street and NW McIntosh Road, vegetation clearing within the existing right-of-way may be required.

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#### **18.17.050 Fences**

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*A. Purpose. The purpose of this section is to provide minimum regulations for fences with the desired objectives of privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.*

*B. Heights. Fences not more than six feet in height may be maintained along the side yard or rear lot lines; provided that such wall or fences does not extend into the front yard area. The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title. See Figure 18.17.050-1.*

**RESPONSE:** Fences within the project development will meet these requirements.

*C. A fence shall not exceed three and a half feet (forty-two inches) in height in the front yard.*

**RESPONSE:** Fences within the project development will meet these requirements.

*D. Access. No fence shall be constructed so as to (1) block or restrict vehicular access to a dedicated alley, access, or way, or (2) create a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access. Fences over three and a half feet shall not be placed in the vision clearance area on corner lots.*

**RESPONSE:** No fences are proposed that would impede vehicular access or create a traffic hazard. No fences will be placed in vision clearance triangles.

*E. Prohibited Materials. Fiberglass sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing material.*

**RESPONSE:** No prohibited materials will be used as fencing material.

*F. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six-foot high, non-view obscuring fence.*

**RESPONSE:** Any temporary fences will not exceed the maximum 6 foot height.

*G. Measurement of Fence and Wall Height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.*

**RESPONSE:** Project fences and walls will meet these height requirements.

*H. Agriculture/Ranching (A/R) Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair, and replacement of existing fences shall be governed by state law.*

**RESPONSE:** There will be no electric or barbed wire fencing adjoining the new lots.

*I. Security fencing may be permitted with the following limitations:*

*1. The security fencing shall consist of not more than four strands of barbed wire located on the top of a six-foot high fence, and*

2. The security fencing shall be associated with a commercial or industrial development. (Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006) ( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )

**RESPONSE:** This code section is not applicable because the site is not a commercial or industrial development.

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#### **18.17.060 Retaining Walls**

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A. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed. See Figure 18.17.060-1(A) Retaining Walls.

B. Where a retaining wall contains a fill above the natural grade, and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A nonsight obscuring fence up to three and one-half feet in height may be erected at the top of the retaining wall for safety. See Figure 18.17.060-1(B) Retaining Walls.

C. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall shall be setback a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained. See Figure 18.17.060-1(C) Retaining Walls. (Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

**RESPONSE:** The project developer will comply with these code requirements in the design and construction of retaining walls in required yards.

### **ADMINISTRATION AND PROCEDURES- (CMC 18.55)**

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#### **18.55.110 Application – Required Information**

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Type II or Type III applications include all the materials listed in this subsection. The director may waive the submission of any of these materials if not deemed to be applicable to the specific review sought. Likewise, the director may require additional information beyond that listed in this subsection or elsewhere in the city code, such as a traffic study or other report prepared by an appropriate expert where needed to address relevant approval criteria. In any event, the applicant is responsible for the completeness and accuracy of the application and all of the supporting documentation. Unless specifically waived by the director, the following must be submitted at the time of application:

A. A copy of a completed city application form(s) and required fee(s);

**RESPONSE:** The Applicant has submitted a completed application form and fees with the application.

B. A complete list of the permit approvals sought by the applicant;

**RESPONSE:** The applicant is requesting review and approval of a Density Transfer Subdivision in an R-15 zone.

C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;

**RESPONSE:** A current mailing list and 300' radius map are included with this application.

*D. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall also explain how the criteria are or can be met, and address any other information indicated by staff at the preapplication conference as being required;*

**RESPONSE:** This narrative provides a complete and detailed description of the proposed plan and responds to the applicable code criteria.

*E. Necessary drawings in the quantity specified by the director;*

**RESPONSE:** The applicant has submitted drawing sets in the quantity specified by Planning staff.

*F. Copy of the preapplication meeting notes (Type II and Type III);*

**RESPONSE:** A copy of the preapplication meeting notes is included in this submittal.

*G. SEPA checklist, if required;*

**RESPONSE:** A SEPA Checklist is included in this application submittal. Refer to Appendix D.

*H. Signage for Type III applications and short subdivisions: Prior to an application being deemed complete and Type III applications are scheduled for public hearing, the applicant shall post one four-foot by eight-foot sign per road frontage. The sign shall be attached to the ground with a minimum of two four-inch by four-inch posts or better. The development sign shall remain posted and in reasonable condition until a final decision of the city is issued, and then shall be removed by the applicant within fourteen days of the notice of decision by the city. The sign shall be clearly visible from adjoining rights-of-way and generally include the following:*

- 1. Description of proposal,*
- 2. Types of permit applications on file and being considered by the City of Camas,*
- 3. Site plan,*
- 4. Name and phone number of applicant, and City of Camas contact for additional information,*
- 5. If a Type III application, then a statement that a public hearing is required and scheduled. Adequate space shall be provided for the date and location of the hearing to be added upon scheduling by the city. (Ord. 2515 § 1 (Exh. A (part)), 2008) (Ord. 2612 § 1 (Exh. A), 2-7-2011)*

**RESPONSE:** A notice sign will be placed at an appropriate location on site, and evidence of notice posting will be provided to City staff prior to determination of completeness.

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## VIII. ENVIRONMENT

### SEPA CATEGORICAL EXEMPTION AND THRESHOLD DETERMINATIONS- (CMC 16.07)

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#### 16.07.040 Environmental Checklist

*A. A completed environmental checklist (or a copy) in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate, or other approval not specifically exempted in this title; except, a checklist is not needed if the city and applicant agree an EIS*

is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.

B. For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for that proposal.

C. The city may require that it, and not the private applicant, will complete all or part of the environmental checklist for a private proposal, if either of the following occurs:

1. The city has technical information on a question or questions that is unavailable to the private applicant; or
2. The applicant has provided inaccurate information on previous proposals or on proposals currently under consideration. (Ord. 2517 § 1 (Exh. A (part)), 2008)

**RESPONSE:** The applicant has submitted a SEPA Checklist – see Appendix D.

## **ARCHAEOLOGICAL RESOURCE PRESERVATION- (CMC 16.31)**

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### **16.31.060 Applicability**

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A. The provisions of this chapter shall apply:

1. When any item of archaeological interest is discovered during the course of a permitted ground-disturbing action or activity (Section 16.31.150);
2. When the director determines that reliable information indicates the possible existence of an archaeological site on a parcel for which an application for a permit or approval for a ground-disturbing action or activity has been submitted.

**RESPONSE:** The applicant will comply with the provisions of this chapter if any item of archaeological interest is discovered during the course of a permitted ground-disturbing action or activity.

B. The provisions of this chapter shall apply, except as provided in this section and in subsection C of this section, to all ground-disturbing actions or activities for which a permit or approval is required:

1. On all parcels in probability level high;
2. On parcels of at least five acres in probability levels moderate-high and moderate;
3. Regardless of parcel size or probability level, when proposed within one-fourth mile of a known, recorded archaeological site as measured on a horizontal plane extending in all directions. Such an action or activity may be exempted by the director, when appropriate, during the predetermination process due to the effects of a geographic barrier (Section [16.31.070\(F\)](#)).

**RESPONSE:** The applicant is requesting a land use approval on a site of at least five acres that is considered to have probability levels that include moderate-high and high levels, so a predetermination report is required. A Predetermination report has been completed and included with this application (see Appendix E).

C. The following shall not trigger or shall be exempted from the provisions of this chapter:

1. Accessory dwelling units;
2. Land use permits issued under clear and objective standards, such as those for fences, sheds, decks, patios or driveways;
3. Sign permits;
4. Conditional use permits for a change in use only, not involving ground disturbance for structural modification;
5. Zoning variance approvals;

6. Ground-disturbing actions or activities which constitute normal maintenance and repair of existing structures and facilities; or
7. Ground-disturbing actions or activities proposed in areas which the director determines to have been adequately surveyed and documented (as defined in Section 16.31.020) in the past and within which no archaeological resources have been discovered.

**RESPONSE:** The proposed project does not trigger any of the exemption standards.

*D. When more than one probability level traverses a parcel, the entire parcel shall be considered to be within the level with the greatest probability rating. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

**RESPONSE:** The project site has probability levels of low, low-moderate, moderate-high and high as shown on Clark County GIS maps, so the entire site is considered to have a high probability level according to this code provision.

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#### ***16.31.070 Predetermination Required***

*A. Predetermination reports shall be required for any nonexempt ground-disturbing action or activity for which a permit or approval is required for the following:*

1. Properties within probability level high;
2. On a parcel of at least five acres within probability levels moderate-high and moderate; or
3. Within one-fourth mile of a known, recorded archaeological site.

*B. A predetermination shall be required when the director determines that reliable information indicates the possible existence of an archaeological site on a parcel for which an application for a permit or approval for a ground-disturbing action or activity has been submitted.*

*C. A predetermination shall be required when any item of archaeological interest is discovered during the course of a permitted ground-disturbing action or activity.*

*D. During the predetermination process, the director will determine whether a ground-disturbing action or activity is exempt under Section 16.31.060(B)(3) or 16.31.060(C)(7) of this chapter. In the event that the director is able to make such a determination of exemption based solely upon background research (Section 16.31.080(C)), the city shall reduce the applicant's total fee obligation for the project by one-half of the predetermination fee.*

*E. A predetermination shall not be performed when a survey is required under Section 16.31.110 of this chapter.*

*F. The director may waive the requirement for a predetermination if the applicant chooses to provide a survey in accordance with Sections 16.31.110 and 16.31.130 of this chapter. (Ord. 2517 § 1 (Exh. A (part)), 2008) (2017)*

**RESPONSE:** The applicant is requesting a land use approval on a site of at least five acres that is considered to have probability levels that include moderate-high and high levels, so a predetermination report is required. A Predetermination report has been completed and included with this application (see Appendix E).

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#### ***16.31.080 Predetermination Report Standards***

*A predetermination report shall be completed to the high standard of quality which fulfills the purposes of this chapter. Predeterminations shall include at a minimum the following elements:*

*A. Predeterminations shall be performed by a qualified professional archaeologist.*

*B. Background Research. A thorough review of records, documentation, maps, and other pertinent literature shall be performed.*

*C. Surface Inspection. A visual inspection of the ground surface shall be completed when conditions yield at least fifty percent visibility.*

*D. Subsurface Investigation. Subsurface investigation shall be performed when considered necessary by the archaeologist. When necessary, the following standards shall apply:*

1. Subsurface probes shall be no less than eight inches/twenty centimeters in diameter (twelve inches/thirty centimeters or more preferred) at the ground surface, and shall delve no less than twenty inches/fifty centimeters deep into natural soil deposits whenever possible.
2. The most appropriate number of and locations for subsurface probes shall be determined by the archaeologist.
3. All material excavated by subsurface probes shall be screened using both one-fourth inch and one-eighth inch hardware mesh cloths. (Ord. 2517 § 1 (Exh. A (part)), 2008) (2017)

**RESPONSE:** A Predetermination report has been completed by a qualified professional archaeologist and included with this application.

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#### **16.31.150 Discovery Principle**

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*In the event that any item of archaeological interest is uncovered during the course of a permitted ground-disturbing action or activity:*

- A. All ground-disturbing activity shall immediately cease.
- B. The applicant shall notify the department and DAHP.
- C. The applicant shall provide for a predetermination and a predetermination report prepared in accordance with the provisions of this chapter. The director shall review the report and issue a determination in accordance with Section 16.31.100 of this chapter. Where such determination is that an archaeological site is not likely to exist, construction may continue. Where such determination is that an archaeological site is likely to exist, the applicant shall provide a survey and survey report. The director shall produce a map of the parcel indicating clearly the portion(s) of the parcel, if any, within which construction may continue under the supervision of an archaeologist and monitoring by the director while the required survey is being completed.
- D. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a one hundred-foot buffer; this number may vary by circumstance) must stop and the following actions taken:
  1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
  2. Take reasonable steps to ensure the confidentiality of the discovery site; and
  3. Take reasonable steps to restrict access to the site of discovery.
  4. The project proponent will notify the concerned tribes and all appropriate city, county, state, and federal agencies, including the Washington State Department of Archaeology and Historical Preservation (DAHP).
  5. The agencies and tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding action to be taken and disposition of material.
  6. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be native, consultation with the affected tribes will take place in order to mitigate the final disposition of said remains. (Ord. 2517 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011). (2017).

**RESPONSE:** The applicant will comply with the provisions of this chapter if any item of archaeological interest, or an archaeological or historical materials, are discovered during the course of a permitted ground-disturbing action or activity.

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#### **16.31.160 Notification to Tribes**

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- A. Whenever a predetermination or survey is required, the applicant shall provide the tribes with a copy of the application and all supporting materials.

1. The submittal to the tribes must include city staff contact information. The report must also inform the tribes that any comments on the development must be received by the Director within fourteen days from the date that notification was mailed or electronic mailed ("email").
  2. Reports may be sent by certified mail, return receipt requested; or by email.
  3. For an application to be considered "technically complete", the applicant must provide proof of mailing or emailing.
- B. Comments from the tribes shall be accepted by the director until five p.m. on the fourteenth day from the date notification was mailed to the tribes. Should the fourteenth day fall on a nonbusiness day, the comment period shall be extended until five p.m. on the next business day. (Ord. 2517 § 1 (Exh. A (part)), 2008) (2017)

**RESPONSE:** The applicant will provide a copy of the Archaeological Predetermination report (Appendix E) and supporting application materials to the tribes. Proof of compliance with this requirement will be provided per these requirements.

## ***PUBLIC VIEW AND OPEN SPACE PROTECTION - (CMC 16.33)***

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### ***16.33.010 Public view & open space protection policies.***

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A. *Policy Background.*

1. *Camas has a magnificent natural setting of greenery, mountains, and water; visual amenities and opportunities are an integral part of the city's environmental quality.*
2. *The city has developed particular sites for the public's enjoyment of views of mountains, water, open space networks and skyline and has many scenic routes and other public places where such views enhance one's experience.*
3. *Obstruction of public views or open space networks may occur when a proposed structure is located in close proximity to the street property line, when development occurs on lots situated at the foot of a street that terminates or changes direction because of a shift in the street grid pattern, when buildings are built on a ridge line, or when development along a street creates a continuous wall separating the street from the view.*
4. *As part of the city's character, it is important to preserve sites and structures which reflect significant elements of the city's historic heritage and to designate and regulate such sites and structures as historic landmarks.*
5. *Adopted land use regulations attempt to protect private views through height and bulk controls and other zoning regulations but it is impractical to protect private views through project-specific review.*

B. *Policies.*

1. *It is the city's policy to protect public views of the following significant natural and human-made features as viewed from public rights of way, public open spaces and water bodies, public trails and parks, or land that is planned for inclusion in the Open Space Network as identified in the City of Camas Park, Recreation and Open Space Comprehensive Plan (as currently adopted):*
  - a) *Mount Hood;*
  - b) *The Columbia River;*
  - c) *Lacamas Lake;*
  - d) *The Washougal River; and*
  - e) *The natural backdrop of Lacamas Lake and the Washougal River.*

2. *It is the city's policy to protect public views of historic sites or landmarks designated by the city or identified in the review process which, because of their prominence of location or contrasts or siting, age, or scale, are easily identifiable visual features of their neighborhood or the city and contribute to the distinctive quality or identity of their neighborhood or the city.*
3. *A proposed project may be conditioned or denied to mitigate view impacts.*
4. *Mitigating measures may include, but are not limited to:*
  - a. *Requiring a change in the height of development;*
  - b. *Requiring a change in the bulk of the development;*
  - c. *Requiring a redesign of the profile of the development;*
  - d. *Requiring on-site view corridors or requiring enhancements to off-site view corridors;*
  - e. *Relocating the project on the site;*
  - f. *Requiring a reduction or re-arrangement of walls, fences, or plant material; and*
  - g. *Requiring a reduction or rearrangement of accessory structures including, but not limited to, tower railings and antennae.*

*C. Visual Analysis Required.*

1. *A view analysis must be submitted when a proposed development is likely to impact the public views of areas identified under Subsection B of this chapter.*
2. *All visual analyses are to be performed by a qualified Landscape Architect.*
3. *The visual analysis will assess both positive and negative visual impacts.*
4. *The supporting documentation must include a minimum of two views for consideration: the view from the development to the public view, and the view toward the development.*  
*(Ord. 2517 § 1 (Exh. A (part)), 2008) (2017)*

**RESPONSE:** There are no existing significant public views that will be blocked by this development. Approaching the ridge, all properties and open space areas are privately owned, so there is no existing public view. The current views into the site are only possible at the intersection of NW Sacajawea and NW McIntosh Road, and that view is of the existing cul-de-sac with field and trees behind. See Figure 1 below.





*Figure 1. View into site, south from NW Sacajawea & NW McIntosh Road.*

**Views of the riparian corridor along McIntosh Road will not be altered by the proposed project. See Figure 2 below.**



*Figure 2. View of riparian corridor to remain along south side of NW McIntosh Road.*



**There are no significant natural and human-made features that will be blocked by proposed development as viewed from public rights of way, public open spaces and water bodies, public trails and parks, or land that is planned for inclusion in the Open Space Network as identified in the City of Camas Park, Recreation and Open Space Comprehensive Plan (as currently adopted). The views along the proposed T-11 trail will be altered in some locations at the time of Phase 2 development, although existing trees and shrubs within the riparian corridor will serve as screening. See Figures 3 and 4 below.**



*Figure 3. View of proposed trail area south of existing equestrian center driveway.*



Figure 4. View of field and equestrian center adjacent to proposed trail area.

## GENERAL PROVISIONS FOR CRITICAL AREAS - (CMC 16.51)

### ***16.51.070 Critical areas—Regulated.***

*A. Critical areas regulated by this chapter include wetlands (CMC Chapter 16.53), critical aquifer recharge areas (CMC Chapter 16.55), frequently flooded areas (CMC Chapter 16.57), geologically hazardous areas (CMC Chapter 16.59), and fish and wildlife habitat conservation areas (CMC Chapter 16.61).*

*B. All areas within the city meeting the definition of one or more critical area, platted natural open space area, and conservation covenant areas, regardless of any formal identification, are designated critical areas and are subject to these provisions. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

**RESPONSE:** Potential critical areas on the site were reviewed by qualified professionals. Their reports are included with this application. Geological, wetland and habitat areas were reviewed.

### ***16.51.130 Review Required.***

*Mapping. The approximate location and extent of critical areas are shown on critical area maps that are provided by interlocal contract by the Clark County Geographic Information Systems (a.k.a. “Maps Online”). These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continually updated as new critical areas are identified. They are a reference and do not provide a final critical area designation or delineation. If the proposed activity is within, adjacent to (within 200 feet), or is likely to impact a critical area, the city shall require a critical area report from the*



applicant that has been prepared by a qualified professional. If the report concludes that there is a critical area present then the city of Camas shall:

- A. Review and evaluate the critical area report;
- B. Determine whether the development proposal conforms to the purposes and performance standards of these provisions;
- C. Assess potential impacts to the critical area and determine if they are necessary and unavoidable; and
- D. Determine if any mitigation proposed by the applicant is sufficient to protect the functions and values of the critical area and public health, safety, and welfare concerns consistent with the goals, purposes, objectives, and requirements of these provisions. (Ord. 2517 § 1 (Exh. A (part)), 2008) (2017)

**RESPONSE:** The project activity is within 200 feet of critical areas. Geotechnical, wetland and habitat reports have been provided to evaluate these critical areas within 200' of the project site. Proposed impacts to critical areas consist of a) release of treated stormwater at pre-development rates, b) wetland buffer impact at project entry to allow addition of sidewalk, c) riparian buffer impacts to allow installation of stormwater pipes and trail extension and d) buffer impacts from up to two residential lots.

#### **WETLANDS- (CMC 16.53)**

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##### **16.53.010(B) Applicability.**

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- 1. The provisions of this chapter apply to all lands, all land uses and development activity, and all structures and facilities in the city, whether or not a permit or permit authorization is required, and shall apply to every person, firm, partnership, corporation, group, governmental agency, or other entity that owns, leases, or administers land within the city. No person, company, agency, or applicant shall alter a wetland or wetland buffer except as consistent with this chapter.
- 2. The city will not approve any permit or otherwise issue any authorization to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a wetland or wetland buffer, without first ensuring compliance with the requirements of this chapter, including, but not limited to, the following development permits...
- 3. Reasonable Use Exceptions...
- 4. Approval of a development permit application pursuant to the provisions of this chapter does not discharge the obligation of the applicant to comply with the provisions of this chapter. (Ord. 2517 § 1 (Exh. A (part)), 2008)

**RESPONSE:** A buffer of an offsite wetland will be impacted at the project entry. These impacts are necessary to add sidewalks to the existing cul-de-sac at the project entry. See Wetland Delineation Report, Appendix H, and Mitigation Report, Appendix I.

#### **GEOLOGICALLY HAZARDOUS AREAS- (CMC 16.59)**

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##### **16.59.010 Designation of Geologically Hazardous Areas**

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Geologically hazardous areas include areas susceptible to erosion hazard, landslide hazard, seismic hazard, mine hazard and other geologic events. These areas pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. Areas susceptible to one or more of the following types of hazards shall be designated as a geologically hazardous area:

- A. Erosion hazard;
- B. Landslide hazard;
- C. Seismic hazard; or

*D. Other geological events including, mass wasting, debris flows, rock falls and differential settlement. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

**RESPONSE: There are geologically hazardous areas on the project site. A small Severe Erosion Hazard area is located in the southeast portion of the project site, and slopes exceeding 15% are located along the edge of the west lots in Phase 2, and the riparian corridor. See Geotechnical Report, Appendix G.**

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#### ***16.59.020 Designation of Specific Hazard Areas***

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*A. Erosion Hazard Areas. Erosion hazard areas are areas where there is not a mapped or designated landslide hazard, but where there are steep slopes equal to or greater than forty percent slope. Steep slopes which are less than ten feet in vertical height and not part of a larger steep slope system, and steep slopes created through previous legal grading activity are not regulated steep slope hazard areas.*

**RESPONSE: There are no steep slopes exceeding 40% on the project area to be developed. There is a small area of slopes exceeding 40% located in the riparian corridor.**

*B. Landslide Hazard Areas. Landslide hazard areas are areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Examples of these may include, but are not limited to the following:*

- 1. Areas of previous slope failures including areas of unstable old or recent landslides;*
- 2. Areas with all three of the following characteristics:*
  - a. Slopes steeper than fifteen percent,*
  - b. Hillsides intersecting geologic contacts with permeable sediment overlying a low permeability sediment or bedrock, and*
  - c. Any springs or ground water seepage;*
- 3. Slopes that are parallel or sub-parallel to planes of weakness, such as bedding planes, joint systems and fault planes in subsurface materials;*
- 4. Areas mapped by:*
  - a. Washington Department of Natural Resources Open File Report: Slope Stability of Clark County, 1975, as having potential instability, historical or active landslides, or as older landslide debris, and*
  - b. The Washington Department of Natural Resources Open File Report Geologic Map of the Vancouver Quadrangle, Washington and Oregon, 1987, as landslides;*
- 5. Slopes greater than eighty percent, subject to rock fall during earthquake shaking;*
- 6. Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and stream undercutting the toe of a slope;*
- 7. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows, debris torrents or catastrophic flooding.*

*C. "Seismic hazard area" means an area subject to severe risk of damage as a result of earthquake-induced soil liquefaction, ground shaking amplification, slope failure, settlement, or surface faulting. Relative seismic hazard is mapped on the NEHRP site class map of Clark County, published by the Washington Department of Natural Resources.*

D. *Other Hazard Areas.* Geologically hazardous areas shall also include areas determined by the city to be susceptible to other geological events, including mass wasting, debris flows, rock falls, and differential settlement. (Ord. 2517 § 1 (Exh. A (part)), 2008)

**RESPONSE:** There are some areas in the riparian corridor that exceed 15% slope. The geotechnical engineer has reviewed the site, and has provided maps and discussion of slope conditions on and adjacent to the project site. See Geotechnical Report, Appendix G.

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#### ***16.59.030 Classification of Geologically Hazardous Areas***

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*All geologic hazard areas should be classified according to the following categories for each geologic hazard type:*

A. *Known or Suspected Risk.* Documentation of projection of the hazard by a qualified professional exists.

B. *Risk Unknown.* Documentation, or projection of the lack of hazard, by a qualified professional exists, or data is not available to determine the presence or absence of a geologic hazard. (Ord. 2517 § 1 (Exh. A (part)), 2008)

**RESPONSE:** Geologic hazard areas have been reviewed and identified. See Geotechnical Report, Appendix G.

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#### ***16.59.040 Mapping of Geologically Hazardous Areas***

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A. *The approximate location and extent of geologically hazardous areas are shown on the adopted critical area maps as revised or superseded. The adopted critical area maps may include:*

1. *U.S. Geological Survey landslide hazard and seismic hazard maps;*
2. *Department of Natural Resources seismic hazard maps for western Washington;*
3. *Department of Natural Resources slope stability maps;*
4. *Federal Emergency Management Administration flood insurance maps; and*
5. *Locally adopted maps.*

B. *These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

**RESPONSE:** Existing maps of geologically hazardous areas have been reviewed, and site-specific maps and descriptions have been included in the Geotechnical report. See Appendix G.

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#### ***16.59.050 Activities Allowed in Geologically Hazardous Areas***

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*The following activities are allowed in geologically hazardous areas, provided that the activity will not increase the risk of the hazard, pursuant to allowed activities under general provisions (CMC Section 16.51.120), and do not require submission of a critical area report:*

- A. Construction of new buildings with less than two thousand five hundred square feet of floor area or roof area, whichever is greater, and which are not residential structures or used as places of employment or public assembly;
- B. Additions to the ground floor of existing single-family residences that are two hundred fifty square feet or less; and
- C. Installation of fences. (Ord. 2517 § 1 (Exh. A (part)), 2008)

**RESPONSE: Project development will impact a small area designated as Severe Erosion Hazard. This area is less than 5% slope and does not adversely impact or pose a threat to adjacent properties or critical areas.**

**Stormwater facilities including an underground facility and pipes will be placed in areas exceeding 15% slope. A mitigation plan and geotechnical review will be provided for these areas.**

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#### **16.59.060 Critical Area Report Requirements for Geologically Hazardous Areas**

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- A. Prepared by a Qualified Professional. A critical areas report for a geologically hazardous area shall be prepared by a qualified professional who is either a civil engineer with a geotechnical background, or a geologist, licensed in the state of Washington, with experience analyzing geologic, and where applicable, hydrologic and ground water flow systems.
- B. Area Addressed in Critical Area Report. The project area of the proposed activity shall be addressed in a critical area report for geologically hazardous areas.
- C. Geotechnical Evaluation and Assessment. Except as provided for in subsections D and E of this section, a critical area report for geologically hazardous areas shall first contain a site evaluation and, if required, an assessment of geological hazards.
  - 1. Site Evaluation. A site evaluation shall include:
    - a. Identification of the geologically hazardous area including the type and extent of the geological hazard, and the reason the area is or is not likely to be impacted by the proposed development plan.
    - b. A description of the project including, where applicable:
      - i. Proposed structures;
      - ii. Proposed grading;
      - iii. Areas proposed for storage of materials;
      - iv. Proposed storm drainage areas;
      - v. Related project impacts which have a potential to adversely affect the geological hazard; and
      - vi. If available for the proposed activity, a site development plan may be included to illustrate proposed project impacts. The development plan when provided will show the geological hazard area, proposed site improvements, two-foot contours, proposed storm water treatment facilities, proposed or known existing septic drain fields, proposed stockpile areas, or proposed areas of mass grading.
    - c. Identification of proportionate and appropriate mitigation measures and a description of how they will adequately protect the proposed development, adjacent developments, and the subject geologically hazardous area.
    - d. A recommendation based on the proposed site activities of the level of study, construction monitoring, or site design changes which may be needed during the final design process.

2. *Geotechnical Assessment.* If recommended by the site evaluation, or determined necessary by the city, a geotechnical assessment for geologically hazardous areas shall include the following site- and proposal-related information at a minimum:

a. *Site Plans.* The report shall include a copy of the site plans for the proposal showing:

i. *The type and extent of geologic hazard areas, and any other critical areas, and management zones on, adjacent to, within three hundred feet of, or that are likely to impact the proposal;*

ii. *Proposed development, including the location of existing and proposed structures, fill, storage of materials, and storm drainage facilities, with dimensions indicating distances to hazard areas; and*

iii. *The topography, in two-foot contours, of the project area and all hazard areas addressed in the report.*

3. *Assessment of Geological Characteristics.* The report shall include an assessment of the geologic characteristics and engineering properties of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion and prior grading. Soils analysis shall be accomplished in accordance with accepted taxonomic classification systems in use in the region.

*The assessment shall include, but not be limited to:*

a. *A description of the surface and subsurface geology, hydrology, soils, and vegetation found in the project area, and in generally all hazard areas addressed in the report;*

b. *A detailed overview of the field investigations, published data, and references; data and conclusions from past assessments of the site; and site specific measurements, test, investigations, or studies that support the identification of geologically hazardous areas; and*

c. *A description of the vulnerability of the site to seismic and other geologic events.*

4. *Analysis of Proposal.* The report shall contain a geotechnical analysis, including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties.

5. *Summary and Recommendation.* The report shall make a recommendation for the minimum no disturbance management zone, or minimum building setback from any geologic hazard, or other appropriate mitigation measures based upon the geotechnical analysis.

D. *Incorporation or Acceptance of Previous Study.* Where a valid geotechnical report has been prepared within the last five years for a specific site, and where the proposed land use activity and surrounding site conditions are unchanged, such report may be incorporated into or accepted as the required critical area report. The applicant shall submit a geotechnical assessment detailing any changed environmental conditions associated with the site.

E. *Where the applicant can demonstrate that the proposed project or activity has no direct impact on the identified geologically hazardous area, or that the site evaluation requirements above are not applicable to the proposed project or activity, the city may not require additional site assessment work or may limit the scoping of the site evaluation based on identified site specific geologic hazards.*

F. *Mitigation of Long-Term Impacts.* When hazard mitigation is required the mitigation plan shall specifically address how the activity maintains or reduces the pre-existing level of risk to the site and adjacent properties on a long-term basis (equal to or exceeding the projected lifespan of the activity or occupation). Proposed mitigation techniques shall be considered to provide long-term hazard reduction only if they do not require regular maintenance or other actions to maintain their function. Mitigation may



also be required to avoid any increase in risk above the pre-existing conditions following abandonment of the activity. (Ord. 2517 § 1 (Exh. A (part)), 2008)

**RESPONSE:** The applicant is submitting a Geotechnical report that addresses the requirements in this code section. The report includes site evaluation, geotechnical assessment, assessment of geological characteristics, analysis of proposal, and summary and recommendations. The geotechnical engineer provides recommendations for a setback from hazard areas, and the setback line is shown on the Preliminary Plat. The geotechnical engineer also provides specific recommendations for site and housing construction. See Appendix G.

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#### ***16.59.070 Critical Area Report Requirements for Specific Hazards***

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*A. Erosion and Landslide Hazard Areas. In addition to the basic geological hazard area report requirements, a report for an erosion hazard or landslide hazard area shall include the following information at a minimum:*

- 1. Site Plan. The report shall include a copy of the site plan for the proposal showing:*
  - a. The height of slope, slope gradient, and cross section of the project area,*
  - b. The location of springs, seeps, or other surface expressions of ground water on or within three hundred feet of the project area, or that have potential to be affected by the proposal, and*
  - c. The location and description of surface water runoff;*
- 2. Geotechnical Analysis. The geotechnical analysis shall specifically include:*
  - a. A description of the extent and type of vegetative cover,*
  - b. An estimate of load capacity, including surface and ground water conditions, public and private sewage disposal systems, fills and excavations, and all structural development,*
  - c. An estimate of slope stability and the effect construction and placement of structures will have on the slope over the estimated life of the structure,*
  - d. An estimate of the bluff retreat rate that recognizes and reflects potential catastrophic events such as seismic activity or a one hundred year storm event,*
  - e. Consideration of the run-out hazard of landslide debris and/or the impacts of landslide run-out on down slope properties,*
  - f. A study of slope stability, including an analysis of proposed angles of cut and fill, and site grading,*
  - g. Recommendations for building limitations, structural foundations, and an estimate of foundation settlement, and*
  - h. An analysis of proposed surface and subsurface drainage, and the vulnerability of the site to erosion;*

**RESPONSE:** The applicant is submitting a Geotechnical report that provides review of existing hazards and slope stability, and recommendations for foundations and construction. See Appendix G.

- 3. Erosion and Sediment Control Plan. For any development proposal on a site containing an erosion hazard area, an erosion and sediment control plan shall be required. The erosion and sediment control plan shall be prepared in compliance with requirements set forth in CMC Chapter 15.32, CMC Chapter 17.21 and the city of Camas Design Standard Manual;*

**RESPONSE: The applicant is submitting erosion and sediment control specifications that address the requirements in this code section. See Grading Plan.**

4. *Drainage Plan. The report shall include a drainage plan for the collection, transport, treatment, discharge, and/or recycle of water prepared in accordance with CMC Chapter 17.21 and the city of Camas Design Standard Manual;*

**RESPONSE: The applicant is submitting a stormwater report and plan that addresses the requirements in this code section. See Stormwater Report, Appendix L, and Stormwater Plan.**

5. *Mitigation Plans. Hazard and environmental mitigation plans for erosion and landslide hazard areas shall include the location and methods of drainage, surface water management, locations and methods of erosion control, a vegetation management and/or replanting plan, and/or other means for maintaining long-term soil stability;*

**RESPONSE: Project development will impact a small area designated as Severe Erosion Hazard. This area is less than 5% slope and does not adversely impact or pose a threat to adjacent properties or critical areas.**

**Stormwater facilities including an underground facility and pipes will be placed in areas exceeding 15% slope. A mitigation plan and geotechnical review will be provided for these areas.**

6. *Monitoring Surface Waters. If the city determines that there is a significant risk of damage to downstream waters due to potential erosion from the site, based on the size of the project, the proximity to the receiving waters, or the sensitivity of the receiving waters, the critical area report shall include a plan to monitor the surface water discharge from the site. The monitoring plan shall include a recommended schedule for submitting monitoring reports to the city.*

**RESPONSE: The applicant will provide for short and long term erosion control until the project development is stabilized. The applicant is submitting erosion and sediment control specifications - see Grading Plan.**

B. *Seismic Hazard Areas. In addition to the basic report requirements, a critical area report for a seismic hazard area shall also meet the following requirements:*

1. *The site map shall show all known and mapped faults within three hundred feet of the project area, or that have potential to be affected by the proposal.*

2. *The geotechnical analysis shall include a complete discussion of the potential impacts of seismic activity on the site (for example, forces generated and fault displacement).*

**RESPONSE: No seismic hazards have been identified on or near the project site. Refer to seismic design recommendations in the Geotechnical Report, Appendix G.**

C. *Other Geologically Hazardous Areas. In addition to the basic report requirements, the city may require additional information to be included in the critical area report when determined to be necessary to review the proposed activity and the subject hazard. Additional information that may be required, includes, but is not limited to:*

1. *Site Plan. The site plan shall show all known hazard areas located within three hundred feet of the project area, or that have potential to be affected by the proposal; and*

2. *Geotechnical Analysis.* The geotechnical analysis shall include a complete discussion of the potential impacts of the hazard on the project area and of the proposal on the hazard. (Ord. 2517 § 1 (Exh. A (part)), 2008)

**RESPONSE:** The applicant is submitting a Geotechnical report that addresses the requirements in this code section. See Appendix G.

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#### ***16.59.080 Performance Standards – General Requirements***

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*Alterations of geologically hazardous areas or associated management zones may only occur for activities that will not adversely impact or pose a threat to adjacent properties or critical areas, and are designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than pre-development conditions. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

**RESPONSE:** Project development will impact a small area designated as Severe Erosion Hazard. This area is less than 5% slope and does not adversely impact or pose a threat to adjacent properties or critical areas.

Stormwater facilities including an underground facility and pipes will be placed in areas exceeding 15% slope. A mitigation plan and geotechnical review will be provided for these areas.

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#### ***16.59.080 Performance Standards – Specific Hazards***

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A. *Erosion and Landslide Hazard Areas.* Activities on sites containing erosion or landslide hazards shall meet the following requirements:

1. *Management Zone Required.* A management zone shall be established from all edges of erosion or landslide hazard areas. The size of the management zone shall be determined by the city to eliminate or minimize the risk of property damage, death, or injury resulting from erosion and landslides caused in whole or part by the development, based upon review of and concurrence with a critical area report prepared by a qualified professional.

a. *Management Zone Established.* A management zone shall be established from the edges of areas characterized by steep slopes, potentially unstable soils, erosion potential, or seismic activity. The management zone will be established by a qualified professional and shall adequately protect the proposed development, adjacent developments, and subject critical area. The management zone shall generally be equal to the height of the slope, or fifty feet, whichever is greater. A management zone less than fifty feet may be established if a qualified professional determines that such reduction will adequately protect the proposed development, adjacent developments, and subject critical area.

b. *Increased Management Zone.* The management zone may be increased where the city determines a larger management zone is necessary to prevent risk of damage to proposed and existing development(s);

**RESPONSE:** According to the Geotechnical Engineer, no buildings are proposed within the *Areas of Potential Instability*. Six lots are partially located within the *Severe Erosion Hazard* zone. A proposed buffer/setback line (solid red line), based on an initial line of 50', has been considered that ranges between 25 and 45 feet from the *Areas of Potential Instability* zone. The buffer/setback line is shown on the Preliminary Plat. See Geotechnical report, Appendix G.

2. *Design Standards.* Development under this section shall be designed to meet the following basic requirements. The requirement for long-term slope stability shall exclude designs that require periodic maintenance or other actions to maintain their level of function. The basic development design standards are:

a. *The proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions, and 1.2 for dynamic conditions. Analysis of dynamic conditions shall be based on a minimum horizontal acceleration as established by the current version of the International Building Code,*

b. *Structures and improvements shall be clustered to avoid geologically hazardous areas and other critical areas,*

c. *Structures and improvements should minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography,*

d. *Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation,*

e. *The proposed development shall not result in greater risk or a need for increased management zones on neighboring properties,*

f. *The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes, and*

g. *Development shall be designed to minimize impervious lot coverage;*

**RESPONSE: Proposed structures have been clustered away from geologically hazardous and other critical areas. Foundations will be tiered and retaining walls used where possible to minimize alterations to the topography. The proposed development does not result in a greater risk or a need for increased management zones on neighboring properties.**

3. *Vegetation Removal.* Within a geologically hazardous area and related management zone, removal of vegetation shall be limited to the following:

a. *Selective vegetation removal as provided under CMC Section 16.51.130, or*

b. *The city may authorize, as part of a critical area review, vegetation removal that has been determined to have no greater adverse impact on the geologically hazardous area, and is not necessary for mitigating any other impact under this code. The determination of no greater adverse impact will take into consideration a vegetation removal plan prepared by a certified landscape architect or arborist, and reviewed by a geotechnical engineer;*

**RESPONSE: No impacts are proposed in the proposed geological management zone. The applicant is proposing small impacts to areas within riparian and offsite wetland buffers – see Mitigation report, Appendix I, for purposes of stormwater line, lot and trail creation.**

4. *Seasonal Restriction.* Clearing and grading under a city permit shall be allowed only from May 1st to October 1st of each year, provided that the city may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions;

**RESPONSE: Clearing and grading activities will comply with seasonal restrictions as determined during City engineering and construction review.**

5. *Utility Lines and Pipes.* Utility lines and pipes shall be permitted in erosion and landslide hazard areas only when the applicant demonstrates that no other practical alternative is likely. The line or pipe shall be appropriately located and designed so that it will continue to function in the event of an underlying failure;

**RESPONSE: Stormwater pipes are proposed in areas of 15% slope, and will be reviewed by a geotechnical engineer.**

6. *Point Discharges. Point discharges from surface water facilities and roof drains onto or upstream from an erosion or landslide hazard area shall be prohibited except as follows:*

- a. *Conveyed via continuous storm pipe downslope to a point where there are no erosion hazards areas downstream from the discharge,*
- b. *Discharged at flow durations matching predeveloped conditions, with adequate energy dissipation, into existing channels that previously conveyed stormwater runoff in the predeveloped state, or*
- c. *Dispersed discharge upslope of the steep slope onto a low-gradient undisturbed management zone demonstrated to be adequate to infiltrate all surface and stormwater runoff;*

**RESPONSE: The applicant is proposing stormwater discharge at predevelopment rates to a low point below where there are no erosion hazards downstream from the discharge. Refer to Stormwater plan and report.**

7. *Roads and utilities (see subsection (A)(5) of this section) may be permitted within a geologic hazard area or management zone if the city determines that no other reasonable alternative exists which could avoid or minimize impacts to a greater extent.*

**RESPONSE: A portion of road is proposed in a Severe Erosion Hazard area of less than 5% slope. The location of the road is necessary to provide access for both on- and off-site properties. The road will not adversely impact adjacent properties or critical areas. Stormwater lines are proposed in areas of 15% slope. These areas will be reviewed by a geotechnical engineer.**

B. *Seismic Hazard Areas. Activities proposed to be located in seismic hazard areas shall meet the standards of CMC Section 16.59.080.*

**RESPONSE: There are no seismic hazard areas on the project site.**

C. *Other Hazard Areas. Activities on sites containing or adjacent to geologically hazardous areas, shall meet the standards of CMC Section 16.59.080. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

**RESPONSE: Project development will impact a small area designated as Severe Erosion Hazard. This area is less than 5% slope. The applicant is submitting a Geotechnical report that provides construction recommendations - see Appendix G. The geotechnical report includes establishment of a buffer setback from steep slope areas. Stormwater facilities including an underground facility and pipes will be placed in areas exceeding 15% slope. A mitigation plan and geotechnical review will be provided for these areas.**

## ***FISH AND WILDLIFE HABITAT CONSERVATION AREAS- (CMC 16.61)***

### ***16.61.010 Designation of fish and wildlife habitat conservation areas***

A. *Fish and wildlife habitat conservation areas include:*

1. *Areas with Which State or Federally Designated Endangered, Threatened, and Sensitive Species Have a Primary Association. The presence or absence of such species shall be determined by the field studies required by this section. Lists, categories and definitions of species promulgated by National Marine Fisheries Service (NMFS) and Washington Department of Fish and Wildlife (WDFW) are provided to the city to be used for guidance only.*

**RESPONSE:** No state or federally designated endangered, threatened and/or sensitive species or their habitats were observed within the study area during the on-site visit. A review of resource agency maps does not indicate that species with these designations have previously been identified on or near the property (see Fish and Wildlife report, Appendix J).

*2. State Priority Habitats and Areas Associated with State Priority Species. Priority habitats and species are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are those habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element. Priority habitats and species are identified by the state Department of Fish and Wildlife.*

**RESPONSE:** The WDFW Priority Habitats and Species maps were reviewed to determine the likelihood of priority habitats and species within the study site. The Clark County Habitat and Species maps were also reviewed to determine if any priority habitats or priority species are known to occur with the study area. The review identified riparian habitat area associated with Deer Creek along the north edge of the study area, and Oregon white oak woodland habitat area on the southeast edge of the study site associated with the mature forest in that area. See Habitat report, Appendix L.

*3. Habitats of local importance as identified by the city's parks and open space plan as natural open space, or as listed below:*

*a. Oregon White Oaks.*

*i. Individual Oregon White Oak trees with a twenty-inch diameter at breast height (twenty inches dbh).*

*ii. Stands of Oregon White Oak trees greater than one acre, when they are found to be valuable to fish and wildlife (i.e., may include trees with cavities, large diameter breast height (twelve inches dbh), are used by priority species, or have a large canopy.*

*iii. All Oregon White Oak snags unless determined by an arborist to be a hazard.*

*b. Camas Lily. To the extent practicable, Camas lily fields of a significant concentration (one-fourth acre) shall be preserved. If impacts or removal of significant concentrations of Camas lily are proposed, the proposal must include an evidence that the exploration of development options has included:*

*i. Maintaining Camas lily concentrations as they currently exist on site; and*

*ii. The option of transplanting Camas lily concentrations to other portions of the property. The proposal may be approved as proposed provided a finding is made based upon evidence that subsection (A)(3)(b)(i) and this subsection have been explored, that it is not possible to maintain significant concentrations of Camas lily on-site.*

**RESPONSE:** Oregon white oak and Camas lily were not observed within the study area.

*4. Naturally Occurring Ponds Under Twenty Acres. Naturally occurring ponds are those ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat,*

*including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds. Naturally occurring ponds do not include ponds deliberately designed and created from dry sites, such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary construction ponds, and landscape amenities, unless such artificial ponds were intentionally created for mitigation.*

**RESPONSE:** No naturally occurring ponds were observed in the study area.

*5. Waters of the State. Waters of the state includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington, as classified in WAC 222-16-031, or its successor. This does not include man-made ditches or bio-swales that have been created from areas not meeting the definition of waters of the state. Furthermore, wetlands designation and protection are regulated under CMC [Chapter 16.53](#)*

**RESPONSE:** The DNR map identifies Deer Creek along the northern portion of the property as a Type F stream. Deer Creek originates at the outfall of Haig Lake and terminates at the Columbia River. The creek enters the northeast corner of the study area from a culvert under McIntosh Road. The portion of the stream in the study area has an average width of 4-6 feet and an average depth of approximately 6-12 inches during the wet season. Substrate composition is dominated by mixed sizes of cobble, a few boulders, and bedrock. According to CMC 16.61.040 (D) the riparian buffer for Type F streams that do not support anadromous fish is 75 feet.

**Three seasonal, non-fish bearing streams (Type Ns) occur in the northeast corner of the study area. These streams have a riparian buffer width of 25 feet according to CMC 16.61.040(D). See Habitat report, Appendix J.**

*6. Bodies of water planted with game fish by a governmental or tribal entity.*

**RESPONSE:** No bodies of water planted with game fish were observed in the study area.

*7. State Natural Area Preserves and Natural Resource Conservation Areas. Natural area preserves and natural resource conservation areas are defined, established, and managed by the State Department of Natural Resources.*

**RESPONSE:** No State Natural Area Preserves or Natural Resource Conservation Areas were observed in the study area.

*All areas within the city of Camas meeting one or more of these criteria, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this title.*

**RESPONSE:** The applicant has provided a Fish and Wildlife Habitat Conservation Areas report (Appendix J), a Wetland Delineation Report (Appendix H), Mitigation reports (Appendix I) and a Geotechnical Report (Appendix G) that outline review of all potential and existing critical areas on the project site.

*B. Mapping. The approximate location and extent of habitat conservation areas are shown on the critical area maps adopted by the city of Camas, as most recently updated. Existing and updated Washington Department of Fish and Wildlife (WDFW) and Department of Natural Resources (DNR) mapping of priority habitat, water types, shore zones, salmonoid distribution, and State Natural Resources Preserves is hereby adopted by reference. WDFW and DNR mapping is to be used for guidance purposes only. In*

addition, the mapping included within the Camas parks and open space plan identifies areas of potential natural open spaces.

These maps are to be used as a guide for the city of Camas, project applicants, and/or property owners, and should be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation. (Ord. 2517 § 1 (Exh. A (part)), 2008)

## ***SENSITIVE AREAS AND OPEN SPACE- (CMC 18.31)***

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### ***18.31.010 Purpose.***

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*The guidelines, criteria, standards, special studies, and open space requirements in this chapter are intended to identify, protect, and preserve lands and areas within the city which are characterized by the presence of environmentally sensitive or valuable features and resources. These areas may include: steep slopes and areas of unstable soils, wetlands, streams, and watercourses. Certain activities, such as vegetation removal and the addition of impervious surfaces within these areas, unless regulated by the city, pose a potential threat to life, property, public health, and welfare. Unregulated activities also pose a significant threat to important environmental features and communities, and to the functions and values they perform. This chapter is also intended to implement the goals and policies of the comprehensive plan; to protect critical areas within the city as required by state policies, guidelines, and rules; to provide property owners and members of the public with notice as to the location and distribution of sensitive areas within the city; and to require special studies to help identify environmentally sensitive and valuable areas within the city. Such plans and studies shall be prepared by qualified professionals. (Ord. 2515 § 1 (Exh. A (part)), 2008)*

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### ***18.31.020 Scope***

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*Land proposals below are subject to the criteria, guidelines, conditions, performance standards and procedural requirements contained in this chapter:*

- A. Rezone;*
- B. Conditional use permit;*
- C. Variance;*
- D. Shoreline substantial development permit;*
- E. Planned development;*
- F. Subdivision;*
- G. Short subdivision;*
- H. Commercial development;*
- I. Business park development;*
- J. Any grading, filling or clearing of land or logging or removal of timber on land characterized by or adjacent to (within three hundred feet of) an environmentally sensitive area; or*
- K. Open space designation standards and requirements shall apply to any application proposals involving a subdivision or planned development.*
- L. The standards and requirements of this chapter shall apply in addition to any other regulations of the city applicable to the underlying zone. In case of any conflict between these and any other regulation(s), the stricter regulations(s) shall apply. (Ord. 2515 § 1 (Exh. A (part)), 2008)*

**RESPONSE:** The site is within 300 feet of streams, wetlands and steep slopes. The streams have been delineated and discussed in the Habitat study (see Appendix J). The wetlands have been delineated and discussed in the Wetland report (see Appendix I). The project development proposes some impacts to the riparian buffer and offsite wetland buffer; these impacts are addressed in the Mitigation reports (see Appendix I). The slopes have been



reviewed in the attached Geotechnical report (see Appendix G). Additional geotechnical review of the proposed detention facility may be required.

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**18.31.030 Administration**

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*The community development director shall determine, based on the city's sensitive area overlay maps, environmental information provided by the applicant, and field reconnaissance as necessary, whether a property for which development approval is requested contains the types of lands or areas subject to this chapter. If property for which development approval is requested does contain critical areas, as defined per CMC Section 16.51.070 Critical Areas Regulated, then a development application must be accompanied by relevant information pursuant to Title 16 Environment. The community development director may waive or modify the study and reporting requirements of this section if it is determined that the subject property does not contain such lands or areas. (Ord. 2515 § 1 (Exh. A (part)), 2008) ( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))*

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**18.31.080 Tree Retention**

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*A. A tree survey, conducted by a qualified biologist, landscape architect, or arborist, shall be conducted for all lands proposed to be developed and listed under Section 18.31.020. A survey shall not be required for lands proposed to be retained as undeveloped open space.*

**RESPONSE:** A tree survey has been conducted by a qualified biologist and is included as part of the application – see Existing Conditions Survey and Tree Plan. The tree survey identifies all trees on the site that are within the area of proposed development. See also Tree Report (Appendix K) and Tree Plan for proposed protection and removal of trees.

*B. To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred. All grading shall take place outside the drip line of those significant trees to be retained, except that the city engineer may approve grading within the drip line if it can be demonstrated that such grading can occur without damaging the tree or trees. (Ord. 2515 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011)*

**RESPONSE:** An arborist has reviewed the impact to trees within the proposed development area. See Tree Report (Appendix K) and Tree Plan.

The Tree Plan shows the trees that will be removed during project construction, and retained after project construction. The trees that are designated for removal will be removed for purposes of grading, creation of building envelopes, installation of utility and stormwater lines, and construction of access roads. Significant trees to remain will be protected during the construction process, and grading will occur outside of their drip lines unless approved by the arborist.

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**18.31.090 (A) Vegetation Removal in environmentally sensitive areas-Exceptions**

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*A. Exceptions. This section shall not apply to:*

- 1. Removal of vegetation outside of critical areas, in conservation areas, protected open space areas as shown on plats, or areas otherwise required to be protected;*
- 2. Removal of trees four inches or less in diameter, as measured at the base;*
- 3. Annual removal of vegetation from an area under one thousand square feet;*

4. Removal of dead, diseased, or dying vegetation and trees;
5. Normal maintenance associated with residential properties, including mowing, rototilling, and pruning;
6. Removal of nonnative invasive plant species, such as Himalayan blackberries and ivy;
7. Removal of vegetation associated with land surveys and environmental surveys;
8. Removal of vegetation related to the construction, installation, and maintenance of public utilities. (Ord. 2515 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))

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#### **18.31.110 Mandatory Preservation**

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A. As a condition of development approval for any development application set forth in [Section 18.31.020\(A\)](#) of this chapter, the applicant shall set aside and preserve all sensitive areas, except as otherwise permitted by this chapter. To insure that such areas are adequately protected, the applicant shall cause a protective mechanism acceptable to the city to be put in place.

B. For property zoned single-family residential or multifamily residential, the applicant shall receive a density transfer to the remainder parcel that is equal to the density lost due to the property set aside, except that the density transfer shall not exceed thirty percent of the allowable density for the entire development if it were not encumbered with sensitive lands. (Ord. 2515 § 1 (Exh. A (part)), 2008)

**RESPONSE:** The applicant will protect the stream corridor by placing a conservation covenant over the riparian buffer area within the open space tract.

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#### **18.31.120 Negotiated preservation.**

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A. The city and a landowner may negotiate an agreement whereby property is set aside and preserved with a protective mechanism. A negotiated preservation may be done incidental to a development proposal, or may be done independently of any development proposal.

B. To be eligible for a negotiated preservation, the property to be set aside must be:

1. Part of the open space network;
2. An open space connector identified in the parks, recreation, and open space comprehensive plan;
3. Land satisfying the open space criteria of Section 5.4 of the parks, recreation, and open space comprehensive plan; or
4. A park site identified in the parks, recreation, and open space comprehensive plan.

C. The city may, as part of any negotiated preservation, provide the landowner with:

1. Density transfer;
2. A density bonus;
3. A credit against park and open space impact fees;
4. Cash from the parks and open space impact fee fund or the general fund; or
5. Any combination of the above.

(Ord. 2515 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

**RESPONSE:** No additional preservation is proposed.

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## **IX. FIRE PREVENTION**

Life Safety Residential automatic fire sprinkler systems will be designed and installed in all new homes within the project. Water line sizing will be coordinated with fire sprinkler contractor to ensure correct sizing. Fire hydrants will be provided in accordance with Fire Department standards. Gate keys and

codes will be provided for emergency access. Wildland urban interface measures will be taken as described in the next section.

## **WILDLAND URBAN INTERFACE**

Wildland urban interfaces occur where urban development is intermixed and interfaces with the wilderness. The project is proposed in an area where housing development will be near forested, sloped areas. The proposed housing will not be intermixed within forested areas; rather it will be clustered away from forested areas, allowing for a 50' clear area separation where possible between structures and forest tree groups. NFPA 1144, Standard for Reducing Structure Ignition Hazards from Wildland Fire, as amended, can be used in reviewing any structures proposed within 30' of sloped, forested areas. Non-combustible exterior surfaces including decking materials will be considered. Landscape materials and vegetation, along with defensible spaces around structures, will be considered to help reduce the risk of fire spreading with the structure from outside events.

Development and construction will be designed, located and constructed to minimize the possibility of wildland fires involving structures and structural fires involving wildlands. The proposed new housing will be separated from sloped, forested areas by offsite lots to the west, stormwater facility area to the north, and open field to the east. Houses near the northern riparian corridor will be separated from forested tree groups by fields and/or trail easement. Houses along the south boundary of the project area will be separated from forested areas by at least 50' of open field and a required geotechnical setback.

The project will provide the required number of access routes for the number of homes proposed – one access route for 100 homes or less (per NFPA 1141). Newly constructed access roads will be provided with approved turnarounds at intervals not to exceed one thousand (1,000) feet. Approved turnarounds may include cul-de-sacs or circles of at least ninety (90) feet in diameter, which may include the width of the roadway, intersecting fire apparatus access roads, or other arrangements which are approved by the fire marshal.

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