



Melanie Poe
McIntosh Ridge, LLC
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June 29, 2017

RE: Dawson's Ridge Subdivision (SUB17-02)

Dear Ms. Poe,

This letter is to inform you that the above application, which was submitted on **June 2, 2017**, is incomplete. The intent of this letter is to inform the applicant that the information necessary for processing this application has not been submitted, and to provide additional guidance for compliance with the applicable standards (Ordinance 17-005, May 15, 2017).

Information required for a complete application:

1. The application included mailing labels generated from a title company. The application must include a list of current property owners within three-hundred feet of the subject parcel, certified as based on the records of the Clark County Assessor per CMC§18.55.110 (C), or provide a waiver of this requirement from the director.
2. The applicant must install a development sign on the subject property in accordance with CMC§18.55.110(H). The sign must be visible from McIntosh Road, in a location that is safe for the public to read.
3. The application did not include a circulation plan per CMC§17.19.040(B)(10)(a).
4. The application did not include a wetland mitigation report. The application binder noted that the report was submitted separately, however, no report was submitted. When impacts to a critical area are proposed, then a preliminary wetland mitigation report is required in order to determine feasibility. The requirements for a preliminary report are detailed at CMC§16.53.050(E) Mitigation Plans.
5. The preliminary grading plan did not include total quantities of cut and fill per CMC§17.11.030(B)(7)(d).
6. The archaeological report is not current and does not include current information, as it is dated August 7, 2006. A report must be prepared based on the best available technology and techniques per CMC Chapter 16.31 Archaeological. "For projects subject to Title 18, Chapter 18.55 of the Camas Municipal Code, a determination that an application is complete shall not be made until any required predetermination has been completed and a predetermination report has been submitted." CMC§18.31.030 (D) Development Review
7. A current predetermination report must be sent to the Department of Archaeology and Historic Preservation and to the tribes. Proof of mailing or emailing must be provided to the city per CMC§16.31.160 Notification to Tribes, in order for the timeframe for comment to commence.

Other Issues:

The following is an initial discussion of elements of the application that appear to be inconsistent with Camas Municipal Code, the comprehensive plan or other city design standards. If staff missed these items in the application, please provide the page number where they were best addressed, or provide additional evidence to demonstrate compliance.

The subject site includes seven parcels as listed on the General Application form. The property fronts Brady and McIntosh Roads, which is within a gateway zoning overlay. Policies within Camas 2035, ED-6.1 and 6.2, state "Ensure that development

in gateway corridors **exceeds** (where possible) design principles and guidelines of the Camas Design Review Manual.” (Emphasis added).

Applicable Codes

The application narrative has included excerpts from Titles 16 and 17 of the Camas Municipal Code (CMC) that are out of date. The applicable regulations include revisions adopted through Ordinance 17-005 (May 15, 2017), which was enacted but has not been codified online. For convenience, a copy of the ordinances are attached to these notes.

Stormwater.

All references in the Stormwater technical manual (preliminary and final) that make references to the Camas Stormwater Design manual must meet or exceed the requirements of the Storm Water Management manual for Western Washington (amended 2014). Remove all references to the 2005 Stormwater Management Manual for Western Washington and refer to the 2014 Stormwater Management Manual for Western Washington.

Roads and Gated Development.

The application does not provide half width street improvements to NW McIntosh as required per CMC§17.19.040. Also, the design does not show a 300’ setback from NW McIntosh Road (an Arterial) to the access road for the adjacent property to the east of Tract “G”. The exceptions from these standards are not supportable as submitted.

The proposal to build an exclusive and gated community is inconsistent with the comprehensive plan. Policy LU-3.4 states, “Discourage exclusive neighborhoods, privacy walls, and gated communities”. The private road system does not connect to adjacent properties after the gated entry. It includes a loop road and a 500-foot cul-de-sac. The cul-de-sac is inconsistent with the comprehensive plan policies in regard to connectivity and with CMC§17.19.040(B)(14). Plan policies include: T-1.3 Interconnect streets and avoid creation of cul-de-sacs. T-2.3 Requires connectivity at cul-de-sacs. T-4.3 Encourages the use of low-impact development features. LU 3.3 and 3.5 Ensure connections through neighborhoods. LU-1.6 Ensure that new developments provide adequate roadways and to mitigate potential impacts to current residents.

The proposed hammer head and cul-de-sac are inconsistent with circulation standards. The cross circulation standards of CMC§17.19.040(B)(10)(b)(ii) states, “Cul-de-sacs and permanent dead-end streets over 300 feet in length may be denied unless topographic or other physical constraints prohibit achieving this standard. When cul-de-sacs or dead end streets are permitted, a direct pedestrian or bicycle connection shall be provided to the nearest available street or pedestrian oriented use.”

Park Areas:

The project lacks a designated view point as identified in the Parks, Recreation, and Open Space Comprehensive Plan.

Geohazard Areas:

Geotechnical hazard setbacks are proposed within the backyard of lots. The application does not demonstrate that efforts were taken to avoid or minimize impacts to this critical area. Mitigation sequencing per CMC§16.51.170 must be addressed in this application for proposed development within the geological hazard areas.

Staff will continue to review the submitted documents in depth, and will contact you as other issues or concerns arise. If you have any questions, or would like to discuss these comments, please contact me at (360) 817-7269 or Norm Wurzer at (360) 817-7235. You may also check on the status of city’s review of this project at the following online resource:

<https://app.smartsheet.com/b/publish?EQBCT=2704d839e1114d36b2a4a157d05e34a6>.

Best,

Sarah Fox, Senior Planner

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