

NOTICE OF DECISION

GREEN MOUNTAIN PLANNED RESIDENTIAL DEVELOPMENT PHASE 2

Decision Issued: June 15th, 2017

City Contact: Robert Maul, Planning Manager
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LOCATION: Phase 2 is located on 2817 NE Ingle Road, Camas, WA 98607. Tax lot 22 (parcel number 173178-000), Tax lot 16A (parcel number 986037-000).

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

THIS IS TO SERVE AS NOTICE that a decision of **APPROVAL** has been rendered for the consolidated permit application for the Green Mountain PRD Phase 2 (City file #SUB16-02) to build 228 residential lots in phase 2 of the overall approved master plan.

The decision includes conditions of approval, which are included at the end of the Final Order of the city's hearings examiner. The Final Order and all application materials are also available at City Hall.

RECONSIDERATION (Refer to CMC§ 18.55.235)

Any party of record believing that a decision of the hearings examiner is based on erroneous procedures, errors of law or fact, or the discovery of new evidence which could not be reasonably available at the public hearing, may make a written request to the examiner, filed with the city clerk, to be accompanied by an appeal fee, for reconsideration by the examiner.

A. Time Frame. The request for reconsideration shall be filed **within fourteen (14) calendar days** of the date the decision was rendered.

B. Content. The request for reconsideration shall contain the following:

1. The case number designated by the city and the name of the applicant;
2. The name and signature of each petitioner;
3. The specific aspect(s) of the decision being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. If the petitioner wants to introduce new evidence in support of the appeal, the written appeal must explain why such evidence should be considered.

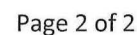
C. The hearings examiner may, after review of the materials submitted in conjunction with the reconsideration request, and review of the open record hearing transcript, take further action as he or she deems proper; including, but not limited to, denying the request, modifying the decision, or affirming the decision.

D. The hearings examiner shall issue a decision on a request for reconsideration within forty-five (45) days of the filing of the request for reconsideration. When a request for reconsideration has been timely filed, any appeal to Clark County Superior Court under the Land Use Petition Act shall be filed within twenty-one (21) days after a hearings examiner issues its decision on the request for reconsideration.

JUDICIAL APPEALS (Refer to CMC§ 18.55.240)

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

(FILE #SUB16-02)



**BEFORE THE LAND USE HEARING EXAMINER
FOR THE CITY OF CAMAS, WASHINGTON**

Regarding an application by Green Mountain Land, LLC for approval of a preliminary plat to divide 50.63-acres into 230 single-family lots northeast of the NE Goodwin/Ingle Road intersection in the City of Camas)	<u>FINAL ORDER</u> File Nos. SUB16-02 & SEPA 17-02 (Green Mountain Phase 2)
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A. SUMMARY

1. The applicant, Green Mountain Land, LLC, applied for, and received master plan approval for a planned residential development (PRD) and preliminary plat approval for the first phase of the Green Mountain area on August 3rd, 2015 (SUB14-02). The PRD proposal included 1,300 single and multi-family residential units, 8.8 acres of commercial/retail/office buildings, common open spaces, parks, trails, landscaping, associated parking lots, access roads, stormwater and detention facilities, utilities and other related infrastructural improvements. The master plan created development areas (“aka pods”) with designated residential densities. The PRD will be developed in multiple phases with subsequent preliminary plat approval processes. The entire project is located northeast of the intersection NE Goodwin and Ingle Roads in Camas, Washington and is comprised of nine tax parcels: 172555-000, 171727-000, 171704-000, 172341-000 zoned (R-10); 172557-000 and 172553-000 zoned (MF-10); 173178-000 and 173165-000 zoned (R-6) and 172559-000 zoned (CC); and further described as Sections 17, 20 and 21, Township 2 North, Range 3 East of the Willamette Meridian, Camas Washington (the “PRD site”).

2. This application is for Phase 2 of the overall master plan that will include 228 lots for detached residential units. Phase 2 is comprised of a total of 50.63 acres located at 2817 NE Ingle Road; also known as tax lot 22 (parcel number 173178-000) and tax lot 16A (parcel number 986037-000) (the “Phase 2 site”). Of this area, 3.88 acres is located just north of and connected to Phase 1. The remaining 46.75 acres is located north of NE Goodwin Road/28th Street. The applicant proposed to develop Phase 2 in eight (8) sub-phases, or pods.

a. The Phase 2 site is zoned R-6 (Single Family Residential, 6,000 square foot average lot size) in the southeast corner, MF-10 (Multi-Family, 10 units/acre) in the central portion, and R-10 (Single Family Residential, 10,000 square foot average lot size) in the northwest corner. The Mountain Glenn subdivision is located adjacent to the northwest portion of the Phase 2 site. Properties north of the eastern portion of the Phase 2 site are outside of the Urban Growth Area (the “UGA”) and zoned FR-20 (Forest, 20-acre minimum lot size). Lands to east of the Phase 2 site, across NE 222nd Avenue, are zoned R-6. NE Goodwin Road abuts the south boundary of the PRD site and NE Ingle Road abuts the west boundary.

b. The top of Green Mountain, including its western and southern slopes, stands at the northeast corner of the property. The northern portion of the property is generally forested with moderate to steep slopes and contains multiple terraces and rock

outcroppings. The Green Mountain clubhouse and golf course sit on the southern half of the property on gentle to moderate slopes. The southern section also contains numerous wetlands, man-made ponds and ditches, a tributary creek with an adjoining oak grove and a Pacific Power gas transmission line within a 100-foot easement. A BPA power line traverses the entire property from southeast to northwest.

c. The City of Camas will supply domestic water and sanitary sewer service to the site. The applicant will collect stormwater from impervious areas on the site, treat and detain it in one of two wetponds, and discharge it to the on-site streams at less than predevelopment rates.

d. The applicant will dedicate right-of-way and construct frontage improvements along the Phase 2 site's NE Goodwin Road/28th Street frontage. The applicant proposed to extend a new public street (proposed NE Boxwood Street) through the Phase 2 site from NE Goodwin Road/28th Street. The applicant proposed to extend additional public streets into the site from NE Boxwood Street. The applicant will stub proposed "A" Avenue to the northeast boundary of the site to allow for further extension when the abutting property east of the site redevelops.

3. The City issued a Determination of Nonsignificance ("DNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA") on March 3, 2017. The SEPA determination was not appealed and is now final.

4. City of Camas Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff recommended the examiner approve the preliminary plat subject to conditions. See the City of Camas Staff Report to the Hearing Examiner dated May 19, 2017 (the "Staff Report"), as amended at the hearing. The applicant accepted those findings and conditions, as amended, without exception. Pacific Power and two persons testified in writing with questions and concerns Exhibits 52, 53, and 56. Contested issues in the case include:

a. Whether the applicant can be required to extend a stub street to the north boundary of the site to provide access to properties outside the City limits and the UGA;

b. Whether traffic from this development will impact access to properties south of the site; and

c. Whether, and to what extent, the applicant can construct improvements within the 100-foot wide Pacific Power easement.

5. Based on the findings provided or incorporated herein, the examiner approves the preliminary plat subject to the conditions at the end of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on May 25, 2017. All exhibits and records of testimony are filed at the City of Camas. At the beginning of the hearing the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex parte* contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planning manager Robert Maul summarized the Staff Report.

a. He noted that the City received comment letters from Rocque Merritt, Exhibit 52, and Monica Gruher, Exhibit 53. City engineering staff responded to several of the questions in Ms. Gruher's letter, Exhibit 54.

b. The applicant requested certain amendments to the findings and conditions in the Staff Report, Exhibit 55. The City agreed with most of the proposed amendments. However, the proposed condition allowing individual septic tanks should require that the applicant, rather than future homeowners, be responsible for removing the septic tanks in the future, when public sewer is available to the site.

c. He agreed with the additional condition proposed by Mr. Printz regarding use of the Pacific Power easement, Exhibit 57.

d. He requested the examiner modify proposed condition 33 to require fencing and signs consistent with CMC 16.51.210 along the side and rear boundaries of lots abutting open space tracts.

e. He agreed with Mr. Printz's proposed change to condition 32.

3. Attorney Randy Printz testified on behalf of the applicant. He summarized the history of the development, including the pre-annexation agreement and development agreements, which approved a master plan for development on this site. The master plan includes dimensional standards, minimum density, and tree preservation requirements for each development "pod." The applicant completed a traffic analysis based on full buildout of the PRD site that was included as part of the development agreement.

a. Traffic from the proposed development will not have a significant impact on the Gruher's existing driveway access to NE 28th Street south of the site.

i. The proposed Phase 2 site access, proposed NE Boxwood Street, is offset slightly to the east of the Gruher's driveway. The applicant chose this intersection location at the request of the City in order to maximize separation between the NE Boxwood Street/28th Street intersection and the proposed Green Mountain Estates access to the east.

ii. Vehicle queues at this intersection will not block the Gruher's driveway. The proposed development will generate approximately 30 eastbound left turns from NE 28th Street to NE Boxwood Street during the a.m. peak hour and approximately

100 turns during the p.m. peak hour. The p.m. peak hour volumes equate to a couple of cars per minute. This intersection is projected to operate at a volume to capacity (“v/c”) ratio of 0.05 with an average vehicle queue length of 25 feet; one car. In addition, the applicant will construct a shared center left turn lane on NE 28th Street, which will facilitate access to the Gruher’s driveway. The planned construction of a traffic signal at the intersection of Goodwin and Ingle Roads will create additional gaps in eastbound traffic, which will further enhance access to the Gruher’s driveway.

b. The applicant cannot be required to extend a stub road to the boundary of the Merritt’s property abutting the north boundary of the east portion of the Phase 2 site, because the Merritt’s property is located outside the UGA in unincorporated Clark County. In addition, the Green Mountain Estates development east of the Phase 2 site proposed to extend a road along the east boundary of the Phase 2 site, which will provide access to the Merritt’s property if it is brought into the UGA in the future. The Merritt’s have adequate access to their property via NE 22nd Avenue.

c. Pacific Power has a powerline easement over a portion of the site. However, the applicant retains ownership of the underlying land. The applicant has the right to use its land within the easement for any purpose that does not interfere with Pacific Power’s use of the easement. He requested the examiner add a condition of approval as outlined in Exhibit 57 to allow the applicant to modify the development if necessary to comply with the terms of the easement agreement.

d. He requested the examiner modify proposed condition 32 to allow the proposed sales office to remain on the site until the last lot in the phase is sold.

4. City engineer James Carothers agreed with the applicant’s proposed change to condition 25, requiring construction of the right turn lane prior to occupancy of the 203rd dwelling unit on the PRD site.

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

C. DISCUSSION

1. City staff recommended approval of the preliminary subdivision plat, based on the affirmative findings and subject to conditions of approval in the Staff Report, as modified at the hearing. The applicant accepted those findings and conditions, as modified, without exceptions.

2. The examiner concludes that the affirmative findings in the Staff Report, as modified, show that the proposed preliminary plat does or can comply with the applicable standards of the CMC and the Revised Code of Washington, provided that the applicant complies with recommended conditions of approval as modified herein. The examiner adopts the affirmative findings in the Staff Report as his own, except to the extent they are inconsistent with the following findings.

3. The examiner finds that the applicant cannot be required to extend a stub street to the north boundary of the site, the south boundary of the Merritt's property, because the Merritt's property is located outside of the City limits and the UGA, in unincorporated Clark County. It is currently zoned Clark County FR-20 (Forest, 20-acre minimum lot size). Therefore, the Merritt's property is unlikely to redevelop and extend such a street in the foreseeable future. The Merritt's property has adequate access under existing conditions via existing NE 222nd Avenue.

4. The proposed use will generate additional traffic on area streets generally, including NE 28th Street. That increased traffic will be perceptible to area residents. However, the County engineer determined, based on the applicant's traffic study, that the additional traffic will not exceed the capacity of those streets nor create a hazard. There is no substantial evidence to the contrary.

a. Traffic from this development will not have a significant impact on the Gruher's driveway. As Mr. Printz noted at the hearing, the proposed development is projected to generate approximately 100 vehicle trips on NE 28th Street during the p.m. peak hour for an average of 1.7 vehicles per minute. This volume of traffic will maintain adequate gaps to allow drivers to exit the Gruher's driveway onto westbound NE 28th Street. Vehicles waiting to turn left into the site from NE 28th Street will not create lengthy queues; the average vehicle queue will not exceed one vehicle. In addition, the applicant is required to construct a shared left-turn lane along the site's NE 28th Street frontage, which will allow drivers leaving the Gruher's driveway to make a two-stage left turn. The planned traffic signal at the NE Goodwin/Ingle Road intersection will create additional gaps in eastbound traffic on NE 28th Street, which will facilitate access to the Gruher's driveway.

b. The applicant has no authority to reduce the posted speed limit on area streets. However, based on Mr. Carothers' testimony in Exhibit 54, the City plans to lower the speed limit on the section of NE 28th Street abutting the site in the near future.

c. Construction on and abutting this site, including construction of required road improvements, may require temporary road closures as well as other impacts on adjacent properties and area residents. However, this is only one of the many consequences of living in an urban area. The examiner finds that, while such impacts may occur, they are short term and not significant enough to require specific limitations on construction other than those imposed by State law and the City Code. The examiner encourages residents to contact the City if excessive impacts occur. The applicant will construct improvements within the existing right-of-way and/or easements. The applicant has no right to enter or directly impact adjacent properties.

d. Mr. Carothers responded to the remaining concerns raised in Ms. Gruher's letter in Exhibit 54.

5. Pacific Power expressed concerns with the applicant's proposal to construct certain road, parking, and other improvements within its 100-foot wide gas transmission

line easement on the site. (Exhibit 56). The examiner has no authority to determine the parties' rights under the easement agreement. Such a determination is within the jurisdiction of the Courts, if the applicant and Pacific Power are unable to reach an agreement regarding the use of the easement. The examiner finds that a condition of approval is warranted to allow the applicant to modify the proposed development if necessary to alter portions of the development within the easement, provided such modifications do not increase the number of lots proposed and otherwise comply with applicable regulations. A condition of approval is warranted to that effect.

D. CONCLUSION

Based on the above findings and discussion, the examiner concludes that File No. SUB16-02 & SEPA 17-02 (Green Mountain PRD Phase 2 Subdivision) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code and the Revised Code of the State of Washington, subject to conditions of approval necessary to ensure the final plat and resulting development will comply with the Code.

E. DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves File No. SUB16-02 & SEPA 17-02 (Green Mountain PRD Phase 2 Subdivision), subject to the following conditions of approval:

Engineering:

1. Stormwater treatment and control facilities shall be designed in accordance with the 2012 Stormwater Management Manual for Western Washington.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.
3. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved development in accordance with CMC 17.19.030 (I) & (J).
4. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
5. An address monument acceptable to the Fire Marshal shall be placed at each private access tract (fifteen in total) where the access tracts leave the public street. The address monuments shall be placed prior to issuance of final occupancy by the Building Department.

6. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the CC&R's for the development to the City for review and approval. Specifically, the applicant will need to make provisions in the CC&R's for maintenance of the stormwater detention and treatment facilities and any private storm drainage system outside of the city right of way. Additionally, the applicant will need to make provisions for maintenance of all community fencing, landscaping, irrigation, parking areas, retaining walls, access tracts and open space tracts. The applicant shall also make adequate provisions for parking enforcement along the private access tracts acceptable to the Fire Marshal.
7. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the owners.
8. The applicant shall comply with all conditions of approval for the Washington State Department of Archaeology Historic Preservation prior to any construction taking place on site.
9. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Public Works Department and DAHP.
10. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.
11. Final landscaping and fencing plans shall be included with the final engineering plans. The plans shall detail planting types, quantities, locations and details along with acceptable fencing plans, irrigation if necessary and installation details.
12. Building permits shall not be issued prior to the city's final acceptance of the improvements.
13. Prior to final engineering plan approval for any phase, the applicant shall install acceptable traffic calming elements in the number, type and location deemed necessary by the City Engineer.
14. Prior to final approval of infrastructure, construction of the T-7 (24-inch and 18-inch diameter) watermain in NE 28th Street and on NE Boxwood Street shall be completed. Additionally, extension of the 12-inch diameter watermain on NE 28th Street from the intersection of NE Goodwin Road and NE Ingle Road to NE Boxwood Street shall be completed if modeling of the system shows this connection is required; otherwise, a 12-inch line will be installed from NE Boxwood to the western Phase 2 boundary.
15. Final landscaping plans detailing the enhanced landscaping and screening of the detention facilities shall be submitted at the time of final engineering plan review.

16. Stormwater lines serving the site not located within the public right-of-way will shall be placed within private stormwater easements and shall be maintained by the homeowner's association.
17. Prior to final approval of infrastructure, the applicant will be required to connect to the NS-STS Goodwin Road Pump Station through construction of a gravity sewer main in NE 28th Street/NE Goodwin Road that flows west to the new pump station located just east of Lacamas Creek. This gravity main shall be sized appropriately to be able to serve all up-stream and downstream areas within and outside of the applicant's project. Additionally, the applicant will be required to construct a system of traditional gravity mains throughout Phase 2 to collect and convey sewer to the main in NE 28th Street or to the existing gravity system constructed within Phase 1 of the Masterplan.
18. The applicant will be restricted to the issuance of 149 total building permits until such time that the NS-STS is constructed by the City and fully operational. Additionally, if the applicant uses the temporary sewer system, prior to final engineering plan approval the applicant shall submit a sewer basin analysis, tank sizing and anti-buoyance calculations acceptable to the City. The applicant will also be responsible for providing appropriate odor control for the temporary system including the large community septic tanks as well as the downstream system to the pump station. The entire temporary system shall be designed and constructed prior to final infrastructure approval such that the septic tanks may be abandoned or removed so the subdivision may be served via a conventional gravity system. Because the septic tanks provide a temporary service, the applicant shall be required to maintain all tanks according to the manufacturer's recommendations and City standards. Alternatively, the applicant may provide for individual septic tanks on each lot. The tanks shall be plumbed to allow for conversion to a conventional gravity sewer system. The applicant shall be solely responsible for all costs of abandoning or removing the septic tanks after gravity flow sewer becomes available.
19. Existing water wells on-site shall be properly abandoned in accordance with State and County guidelines prior to final plat approval for the particular phase that the well may be located in. Additionally, any water rights associated with the abandoned well shall be transferred to the City.
20. Prior to issuance of final occupancy permits acceptable address monument signs and addresses shall be installed at the public right of way line for all lots served from these access Tracts.
21. Residents served by private access Tracts shall be required to place their garbage, recycling and yard debris containers out on the public street right of way for weekly or bi-weekly pickups due to the lack of adequate turnarounds at the end of said Tracts.
22. The applicant shall be required to re-assess the potential need for installing an east bound right turn taper or lane on NE 58th Street at NE 199th Avenue with subsequent development applications.

23. The engineering plans shall include a detailed landscaping plan for all landscape areas located along double frontage lots. The landscaping strips shall include 2-inch caliper trees placed 30' on center as well as planted in-between with broadleaf evergreen shrubs that can reach heights to provide a functional screen of up to 5'.
24. Prior to occupancy of the 203rd home on the PRD site, the applicant shall complete the design and construction of a west bound right turn lane on NE Goodwin Road at NE Ingle Road with a minimum vehicle storage length of 100 feet.
25. The applicant shall be conditioned to make the payment based upon this record with the City of Vancouver for proportionate share contributions towards the construction of a northbound right turn lane on NE 192nd Ave. and a westbound right turn lane on NE 13th Street. The agreement shall specify when proportionate share payments are triggered and the amount of those payments.

Planning and Building:

26. The applicant shall dedicate land to provide for a minimum of 37' of right of way from the centerline of NE 28th Street. Furthermore, the applicant shall provide sufficient land for ROW purposes on NE 28th Street that will provide a minimum paved width of 38 feet, which shall include an 11-foot wide center left turn lane, one 5-foot wide westbound bike lane on the north side, and two 11 foot wide travel lanes.
27. The applicant shall install all appropriate stream and wetland buffer mitigation planting prior to final plat approval.
28. All jurisdictional wetlands on site shall be contained in separate tracts and clear signage and demarcation approved by the city shall be installed at appropriate wetland and buffer boundaries as appropriate, prior to final plat approval.
29. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2-inch caliper tree to be located in the planter strip or front yard of each lot, as specified on the plat. This condition shall be noted on the final plat.
30. Final landscaping plans for off-street parking areas in conformance with the parking lot landscaping standards of CMC Chapter 18.13 shall be included with final engineering plans for each phase.
31. A single sales office in a model home or trailer for purposes of selling lots within the development may be located within each phase, and remain until the last lot within the phase is sold. After such time, the sales office in the home or the trailer must be removed.
32. Final landscaping plans shall include fencing and signs consistent with CMC 16.51.210 along rear and side yards of residential lots that are adjacent to open space tracts. A minimum 4-foot, continuous, uniform fence shall be installed prior to final acceptance of each phase, or other demarcation as acceptable by the city.

33. All lots 4,000 square feet or less are subject to minor design review and shall be formally submitted to the city.
34. All applicable trail improvements and connections associated with this phase shall be done so according to the approved master plan, and prior to final plat approval.
35. For oak habitat impacts, a detailed planting, mitigation and monitoring plan will be required to be provided to the city prior to any construction taking place on site. This shall be provided prior to engineering approval for the first, and each subsequent phase.
36. In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
 - c. Take reasonable steps to restrict access to the site of discovery. The project proponent shall notify the concerned tribes and all appropriate city, county, state, and federal agencies, including the Washington State Department or Archaeology and Historical Preservation. (CMC 16.31.150(D))
37. In the event the Applicant and Pacific Power cannot reach an agreement regarding construction of certain improvements, and in the event that a court of competent jurisdiction determines that some or all of the Applicant's proposed improvements violate the provisions of Pacific Power's easement, then the Applicant shall amend the preliminary plat in a manner that does not violate any provisions of the easement, does not create more lots and otherwise complies with all applicable City regulations and the provisions of the Development Agreement.

Fire:

38. Low Flow Life Safety Residential Fire Sprinklers (NFPA 13D) required in all new dwellings: Dead ends over 400 feet. CMC (Camas Municipal Code) 17.19.040.14, CMC 17.19.030.D.5.d
39. Low Flow Life Safety Residential Fire Sprinklers are required where structure(s) are accessed by a flag lot, access tract, or private road. CMC 17.19.030.D.5.c, 17.19.040.A.7
40. Low Flow Life Safety Residential Fire Sprinklers that comply with 13D or 13R are required in all buildings abutting a street designed and constructed with less than 36 feet of pavement width.
41. In the unusual case where a subdivision is not required to have residential sprinklers, any new single family residence or duplex to be used as a model home or home sales office shall have Low Flow Life Safety Residential Fire Sprinklers installed. CMC 15.17.050

42. The distance from a required fire hydrant may be doubled when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. CMC 17.19.040.C.4.a. Distance shall be reduced by 100 feet for dead end roads or single point access. For Green Mountain PRD the maximum hydrant spacing shall be 900 feet or less.
43. Establishing Hydrant Flow Tests per NFPA 24 (National Fire Protection Association) utilizing a Washington State Licensed Fire Sprinkler Contractor may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. 17.15.030.D.C
44. Low Flow Life Safety Residential Fire Sprinklers are required where minimum hydrant water flow from the closest hydrant is not met. CMC 17.19.040.C.4.a, CMC 15.04.010.D (IFC Appendix B, Fire Flow) A Washington State Licensed Fire Sprinkler Contractor meeting NFPA 24 Fire Flow guidelines may be hired to establish the gallons per minute (fire flow). A permit is required with the fire marshal's office prior to the flow test.
45. An approved address sign, in accordance with the Camas Municipal Code, must be posted for each residence where the flag lot leaves the public road or access tract. CMC 17.19.030.D.5.d
46. When access grades exceed those specified in CMC 17.19.040.12.b, Low Flow Life Safety Residential Fire Sprinklers are required to be installed. CMC 17.19.040.12.b.iii.
47. Underground oil tank removal requires a permit with the fire marshal's office following IFC (International Fire Code) 3404.2.14
48. Any existing structures that are scheduled to be torn down may be considered for fire department training.
49. Any blasting that may be needed for this location is required to follow the CMC Blasting Code and requires a permit with the fire marshal's office. CMC 15.40
50. Any gates serving two or more homes is required to follow the gate code CMC 12.36
51. Gated access to two or more homes is required to have Low Flow Life Safety Residential Fire Sprinklers installed CMC 12.36.040.J
52. A second means of a fully constructed normal access to a subdivision may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed. Each request will be evaluated for possible approval and will include factors such as grade, wild land urban interface, distance of dead ends, density, street widths and so on.
53. Currently fire Impact Fees of .20 cents per square foot are waived when Low Flow Life Safety Residential Fire Sprinklers are installed.

54. Currently 13D Permit fees are waived when Low Flow Life Safety Residential Fire Sprinklers are installed. However, permit submittals are still required.
55. No building, structure or development regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building, structure or development has first been obtained from the fire department. Camas Municipal Code 15.04.030.D.12a.
56. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. 35-foot radius cul-de-sac is acceptable. IFC 503.2.5 Flexibility on length possible when entire subdivision is sprinklered.
57. Automatic fire sprinkler system designed and installed in accordance with NFPA 13D is required in all new dwellings. IFC B 105, CMC 17.19
58. Onsite fire hydrants required contact fire department for locations. IFC Appendix C Sec. C 105
59. Required distance from a fire hydrant may be increased when approved automatic fire sprinklers are installed in the entire subdivision. IFC C 105, CMC 17.19
60. Contact the building department for street names and addresses. CMC 17.19.040 (b) (7) Ord. 2421
61. Separate permits with the Fire Marshal's office and the public works dept. for private access gates/barriers. IFC D 103.5, CMC 12.36
62. A separate permit with the Fire Marshal's office is required for any underground tank removal/disposal or abandoning in place. IFC 105.7.5, 3404.2.13.1.4
63. Approved monument provisions required to be made for the addressing of flag lots or access driveways. Address numbers shall be plainly legible and clearly visible and must be posted for each residence where the flag lot access or easement leaves the public road, one monument shall be used for multiple addresses. IFC 505.1, CMC 17.19.030-D-5-G
64. Contact the fire marshal's office for residential water line supply installation guidelines regarding water flow for Life Safety Fire Sprinkler Systems. Items to discuss, early involvement with your fire sprinkler contractor, 1-1/4-inch minimum supply line. Larger supply line may be required if there are long runs or significant elevation gain, and valve shut off at the meter shall be a flow through type such as a ball valve, gate valve type, minimizing 90 degree connections decreasing friction loss. (360-834-6191 option 2)
65. Third Party Wildland Urban Interface study by Third Party evaluations on each lot may be waived when entire subdivision has life safety residential fire sprinklers installed.

66. A separate permit with the Fire Marshal's office required for any blasting performed on site. IFC 105.6.15, CMC 1540
67. Any structure needing to be demolished may be evaluated for use as a CWFD training burn if. Please contact 360-834-6191 for further information.
68. Street signs to include hundred block designations.

Plat Notes:

1. A homeowner's association (HOA) will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.
2. Each phase of the subdivision plats shall contain the approved density and dimensional standards table as approved with this development.
3. Building permits will not be issued by the Building Department until all subdivision improvements are completed and Final Acceptance has been issued by the City.
4. Automatic life safety residential fire sprinkler system designed and installed in accordance with NFPA 13D is required in all new dwellings.
5. The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.
6. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2-inch caliper tree to be located in the planter strip or front yard of each lot, as specified on the plat. Required trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.
7. Prior to the Building Department issuing a Certificate of Occupancy, each lot abutting a critical area tract shall have a continuous 6' barrier fence installed along the appropriate property boundary line.
8. The following architectural design standards shall be placed on the face of the plat:
 - A. Minimums required on each rear façade along Boxwood and NE 28th Street.
 - i. Minimum 4-inch wide exterior window trim
 - ii. Minimum of two exterior siding materials from List C
 - B. At least one of the following options required on each rear façade along Boxwood:
 - i. Dormers
 - ii. Bay windows

- iii. Provide one offset in the wall plane facing Boxwood with a minimum 3-foot offset
 - iv. A minimum of three planes on the roof
 - v. French doors or similar decorative door type
 - iv. Covered deck/porch with roofing material matching the residential structure roof
 - vii. Gables
 - viii. Window Shutters
 - ix. Changes in a combination of texture, pattern or color of a single material
- C. Siding Materials (In general, materials should change on horizontal planes, not vertical planes)
- i. Horizontal lap siding, including simulated horizontal lap siding where the boards in the pattern are 6 inches or less in width
 - ii. Vertical cedar siding
 - iii. Beveled siding
 - iv. Scales/Shingles
 - v. Belly Band
 - vi. Wainscoting
 - vii. Stucco
 - viii. Brick
 - ix. Stone
 - x. Scored masonry

DATED this 15th day of June 2017


Joe Turner, AICP
City of Camas Land Use Hearing Examiner