

Project Narrative:

The "Valley View Estates" Subdivision proposal is to subdivide two parcels of land, serial number(s): 125646-000 and 125635-00, located in the NE ¼ quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington into 36 single family residential lots utilizing the R-7.5 zone development standards with the Density Transfer design subsection. The site area is approximately 9.2 acres and currently has one (1) single family home on it. The single-family home will be removed as part of the development process. The property topography slopes moderately from the Northeastern property corner down to the Southwestern property corner and currently has field grass with black berry bushes.

The site is zoned R-7.5 and the comprehensive plan designation for the site is SFM. There are no sensitive lands located on the property and none were located within 100' from the property on adjacent properties as was field verified by Ecological Land Services, Inc.

CMC18.09.040 - Table 2 shows the Lot Requirements for properties within the R1-7.5 zoning district:

18.09.040 Table 2—Density and dimensions—Single-family residential zones.

Density and Dimensions for Single-family Residential Zones¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
B. Density Transfer Lots¹							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000

Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
C. Setbacks based on average lot sizes (not zone specific)²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30				

The proposed plat has been designed in accordance with CMC18.09.040 Table 2(B.) Density Transfer Lots, as allowed within CMC18.09.080(B.) due to the requirement for a Public Trail (T-21) to be extended through the Project.

The proposed lots all exceed the minimum requirements of the R-7.5 zone, utilizing CMC18.09.040 Table 2(B.). The minimum lot size is 5,900 sq.ft.; the maximum lot size is 9,000 sq.ft. and the average lot area is 7,087 sq.ft. The total property area is 9.2 acres and the maximum density allowed for the property at 5.8 units/acre is 53 lots.

The site is located to the north of the recently constructed "Breckenridge" subdivision near the intersection of SE 202nd Avenue with NW 18th Street. The project is bordered to the East by the existing "Knight Point At Prune Hill" subdivision, to the West by the existing "Winchester Hills Phase 1" subdivision, to the South by the "Breckenridge" subdivision and to the North by SE 40th Street, a public road.

During the preparation of the Type 3 Subdivision Application materials several site studies were performed on the property to assure that the project is feasible and the reports from these studies are included within the application packet. A site geotechnical study was performed by Rapid Soil Solutions, a traffic study was performed by H. Lee and Associates, a wetland determination was performed by Ecological Land Services, Inc. and an archaeological predetermination was performed by Archaeological Services of Clark County. As mentioned previously, all reports are included within the application packet.

CMC17.11.030.D (1 – 10):

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;

The proposed Valley View Estates Subdivision is in substantial conformance with the Camas Comprehensive Plans, Parks and Open Space Comprehensive Plan, Neighborhood Traffic Management Plan, and all other City Adopted Plans.

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

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

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;

Roads, Utilities, Street Lighting, Street Trees and other required project improvements are consistent with the six-year street plan, the Camas Design Standard Manual and other State Adopted Standards and Plans are included herein.

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

Dedications and easements are designed into the project as required.

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

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

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

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

There are no offsite improvements proposed as part of the project since none were identified as needed within the Transportation Impact Study.

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

All commonly owned private facilities will be owned and maintained by a Home Owners Association (HOA) that will be formed and put in place to assure perpetual ownership and maintenance of all private facilities within the project.

9. Appropriate provisions, in accordance with RCW 58.17.110, are made for:
 - a. The public health, safety, and general welfare and for such open spaces, drainage ways, streets, or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe conditions at schools bus shelter/stops, and for students who walk to and from school, and
 - b. The public use and interest will be served by the platting of such subdivision and dedication;

Provisions are made for public health, safety, and general welfare for open spaces, drainage ways, streets, roads, potable water supplies, sanitary wastes, parks and recreations, including sidewalks and other planning features that assure safe conditions at school bus shelter/stops, and for students who walk to and from school. The public use and interest will be served by the platting of such subdivision and dedication.

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.

The Valley View Estates Subdivision has been designed to be consistent with the applicable regulations of the comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030.

A pre-application conference was held for the project on January 18, 2018 to review the proposed development and the report issued by the City of Camas is included herein. The specific issues discussed in the conference are addressed further on within this document.

STERLING DESIGN, INC. has prepared a Preliminary Plat for the project along with a Preliminary Utility Plan, Grading & Erosion Control Plan, Preliminary Transportation Plan, and a Preliminary Stormwater Plan with Technical Information Report demonstrating that the project is feasible. Water Quantity and Quality control for the new drainage from the required infrastructure and future home sites will be managed onsite within privately owned and maintained stormwater facilities that will be constructed at the time of infrastructure installation. As part of the recent infrastructure improvements that were installed with the "Breckenridge" subdivision, two (2) 18" storm conveyance systems were extended to the Southern property line of the Valley View Estates property. All stormwater from the project will be conveyed to these conveyance systems following water quality and water quantity control as required by City of Camas development code CMC14.02 and the SMMWW standards from Washington Department of Ecology.

The site currently has public road access from NW 18th Street on the Northern boundary and to SE 202nd Avenue from the South. There is a project that is being constructed to the south and west of the property that will be extending a Public Road to the southwest corner for extension. All roads accessing the property are a minimum of 20' wide paved roads and there are no offsite road improvements needed to serve the project. New Public Roads will be extended through the project to connect SE 202nd Avenue to SE 40th Street and to provide access the proposed single-family lots. Sight distance has been verified at all proposed intersections.

Public sanitary sewer facilities were extended to the property as part of the "Breckenridge" subdivision and each new lot will be provided via a 4" sanitary sewer lateral that is connected into the Public Sanitary Sewer system owned and operated by the City of Camas.

Public water facilities are available on both the Northern and Southern property boundaries. Public water will be provided to each new lot via a water service connection to the Public Water system owned and operated by City of Camas

There are fire hydrants near the property both on the Northern and Southern boundaries, however, new hydrants will be installed as required to meet the spacing requirements of the City of Camas Fire Marshall. Since the project is proposing to utilize a 28-foot-wide paved Public Road section for access to the future home sites, all new homes will utilize residential fire suppressant sprinkler systems.

All newly constructed homes located on the site will be required to pay park, school and traffic impact fees at the time of building permit issuance. These fees are collected to ensure that adequate facilities are available to serve new growth and development; promote orderly growth and development by requiring that new development pay a proportionate share of the cost of new established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

The development of this site into 36 single family home sites that meet the dimensional and area requirements of the Density Transfer Section of the R-7.5 zone, will aid in meeting the zoning and comprehensive plan goals for the area. The development of this site will improve public road and utility access to the area. The full build out of this development will provide housing consistent with the goals of the Growth Management Act and will provide housing that is compatible with the existing housing types located in the vicinity.

Specific Items as addressed in the Pre-Application Conference Report:

Planning:

- (1.) The required application fee has been paid for the project application.
- (2.) A SEPA Checklist has been prepared for the project and is included herein.
- (3.) Land Use Application materials have been prepared utilizing the requirements found in the City of Camas Development Code along with the specific comments from the Pre-Application Conference Report.

- (4.) A Vicinity Map Showing the Location of the Site is included herein.
- (5.) There are a few small scraggly trees scattered on the property but no Significant Trees are located on the property as defined in CMC 18.31.080.
- (6.) Existing conditions are shown within the Preliminary Development Plans.
- (7.) A Preliminary Grading Plan is included within the Preliminary Development Plans.
- (8.) A Preliminary Stormwater Plan and Report are included within the Application Materials.
- (9.) A Geotechnical Report is included within the Land Use Application Materials.
- (10.) A Clark County Assessor's Map of Properties within 300 feet is included.
- (11.) Mailing Labels as required by CMC 18.55.110 are provided.
- (12.) A Traffic Study is included within the Land Use Application Materials.
- (13.) All Open Spaces and Tract's will be owned and maintained by the HOA.
- (14.) The required Development Sign has been ordered for installation.
- (15.) 3 Copies and an Electronic Copy of the Land Use Application is provided.

Preliminary Plat Review

- (1.) The T-21 Trail will be set aside within a tract as required for Density Transfer.
- (2.) A 10-foot-wide Landscape Tract has been placed along the northerly edge of Lot(s) 1 - 4 as required to address "double frontage" Lot(s).
- (3.) All Lot(s) will accommodate a minimum 40' x 40' Building Envelope. Building Envelopes are shown for all Lot(s) but only the smallest Lot(s) show the 40' x 40' Footprint.
- (4.) All Lot Frontages on a curve are a minimum of 30 feet.
- (5.) All Lot areas have been adjusted as required by the Pre-application Conference Report.
- (6.) As required, eight (8) "off street" parking spaces are provided as shown.
- (7.) A Circulation Plan is included within the Land Use Application Materials as required.
- (8.) Future Retaining Walls are shown on the Preliminary Grading Plan as required.

Engineering:

- (1.) Construction Plans will be prepared by a licensed Washington State Engineer.
- (2.) Plan review and inspection fees will be paid at the time of Final Construction Plan Submittal.
- (3.) Construction of project infrastructure will be completed per CMC 17.19.020.
- (4.) Final Platting will be completed as required by City of Camas Development Code.
- (5.) All existing wells and septic systems will be abandoned as required.
- (6.) Street improvements to NW 18th Street are designed to the ST5 Standard, including a center turn lane.
- (7.) Street rights-of-way meet the criteria of CMC 17.19.040(B.), Table 17.19.040-2(C.).
- (8.) Sidewalk and fencing along NW 18th meets the Camas Design Standards.
- (9.) All improvements will blend with the Camas School District PBL Project at the time of construction. It is anticipated that both projects will construct the NW 18th Road improvements during the summer of 2018.
- (10.) As stated in number 8, sidewalk and fencing along NW 18th meets the Camas Design Standards. It is impossible to have both a sidewalk and a multi-mobile access in the same location.
- (11.) Tracts for home access meet the Minimum Private Street Standards.
- (12.) A Traffic Study is included within the Land Use Application Materials.
- (13.) This is no longer applicable now that all lots access from the internal street network.
- (14.) The proposed intersection with NW 18th Street is designed to meet the intersection spacing standards and is 333 feet from the intersection to the west.
- (15.) NW 18th Street is designed with a center turn lane instead of a raised median which will allow for left turn movements into the proposed Valley View Estates Development.
- (16.) Uniform fencing and landscaping will be installed along NW 18th.
- (17.) ADA compliant street crossings will be installed as required.
- (18.) A right deceleration lane is not needed based on the Traffic Study.

- (19.) Traffic signs, street names, pavement markings and street lighting will be installed as required by City of Camas Standards.
- (20.) A utility plan will be provided as required prior to approval of the infrastructure construction drawings.
- (21.) A road connection is being provided to the southwesterly corner of the project to connect to the Vancouver Riverview Gateway Subarea.
- (22.) Streets will be named to reflect Camas addresses.
- (23.) Stormwater Management is in accordance with the Western Washington and City of Camas Stormwater Design Standards Manual.
- (24.) Stormwater facilities will be located and landscaped as required.
- (25.) Stormwater facilities are designed as required by City of Camas standards.
- (26.) Stormwater facilities will be Privately Owned and Maintained by the future HOA.
- (27.) All contributing stormwater will be collected and conveyed through the project as required. Flow calculations will be provided to assure that flow rates following installation of the stormwater facilities will be equal to, or less than, pre-developed flow rates.
- (28.) Public water system will be extended through the project.
- (29.) Public sanitary sewer system will be extended through the project.
- (30.) The existing 8" STEF sanitary sewer system will be utilized.
- (31.) A sewer basin analysis will be completed prior to approval of the infrastructure construction drawings.
- (32.) Community mailboxes will be coordinated with the Postmaster and City of Camas prior to installation.
- (33.) Garbage and recycling containers will be placed at the public right-of-way.

Building Division

All Building Division Comments will be addressed at the time of home construction

Fire Department

All Fire Department Comments are addressed within the Land Use Application Materials or will be completed with the future home construction.

Applications submitted for this project:

- Subdivision Type III
- SEPA Checklist
- Archeological review
- Critical area review
- Fire department review

Please review the enclosed data and contact us as soon as possible if you have any questions or need any additional data.

Thank you for your assistance,



Joel G. Stirling, P.E.
STERLING DESIGN, INC.