



STAFF REPORT

Valley View Estates Subdivision

File No. SUB18-02 (consolidated files: SEPA18-15, ARCH18-08, CA18-08)

Type III

Staff Report Date: October 11, 2018

TO	Hearings Examiner	HEARING DATE	October 18, 2018
PROPOSAL	To subdivide 9.2 acres into 36 detached single-family residential lots.		
LOCATION	The site is located at 20109 SE 40 th Street in the NE ¼ of Section 8, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcels 125646-000 and 125635-000.		
APPLICANT	Sterling Design, Inc. 2208 E. Evergreen Blvd. Vancouver, WA 98661	CONTACT	Joel Stirling (360) 759-1794
APPLICATION SUBMITTED	May 24, 2018; Resubmitted June 25, 2018	APPLICATION COMPLETE	July 6, 2018
SEPA	The City issued a SEPA Mitigated Determination of Non-significance (MDNS) October 4, 2018, with a comment and appeal period that ends on October 18, 2018. The SEPA MDNS was mailed to property owners October 3, 2018 and published in the Post Record on October 4, 2018. Legal publication #45510.		
PUBLIC NOTICES	Notice of Application was mailed to property owners within 300 feet of the site on July 11, 2018, and published in the Post Record on July 12, 2018. Legal publication #610375. Notice of public hearing was mailed to property owners within 300 feet of the site on October 3, 2018, and published in the Post Record October 4, 2018. Legal publication #43310.		

APPLICABLE LAW: The application was submitted on May 18, 2018 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures.

CONTENTS

SUMMARY	2
FINDINGS	2
<i>Title 16 Environment</i>	2
<i>Title 17 Land Development</i>	3
PUBLIC COMMENTS	14
CONCLUSION	14
RECOMMENDATION	15
CONDITIONS OF APPROVAL	15

SUMMARY

Application has been made to the City of Camas for preliminary plat approval for a 36-lot single-family residential subdivision located at 20109 SE 40th Street in the R-7.5 single-family residential zone. The preliminary plat proposal would segregate 9.2 acres into 36 lots ranging in size from 5,900 square feet to 9,000 square feet. The proposal includes tracts for a trail, private access roads, parking, and stormwater detention facilities.

The subject property is bordered to the west by the Winchester Hills subdivision, which is located within unincorporated Clark County. The southwest corner of the site is abutted by City of Vancouver property planned for a mixed use development. To the south is the Breckenridge subdivision zoned single-family residential (R-7.5) and to the west is Knight Point subdivision zoned single-family residential (R-15) both within the City of Camas city limits. SE 40th Street and NW 18th Avenue abuts the site to the north. The road name changes approximately mid-way along the site's frontage. The north side of SE 40th Street / NW 18th Avenue is the location of the Camas School District Pacific Rim Campus. The site is accessed from north via SE 40th Street / NW 18th Avenue and the south via NW Goodwin Street.

The site slopes downwards from 5% to 25% towards the SE corner of the parcel. The entire project site is open and grassy, with large areas of blackberries and a few scattered trees.

The proposed preliminary plat does or can comply with the applicable standards of the Camas Municipal Code (CMC) and Revised Code of Washington (RCW).

FINDINGS

Title 16 Environment

STATE ENVIRONMENTAL POLICY ACT (SEPA18-15)

CMC CHAPTER 16.07

A SEPA checklist was submitted and a Mitigated Determination of Non Significance (MDNS) was issued October 4, 2018 as the proposed development includes more than ten residential dwelling units per CMC 16.07.020.A.1. The mitigation measures identified in the SEPA MDNS will need to be complied with (See Exhibit 26). The comment and appeal period ends October 18, 2018. As of the writing of this staff report, no SEPA comments were received.

FINDING: Staff finds the mitigation measures identified in the SEPA MDNS will need to be complied with.

The applicant provided an archaeological predetermination report that is consistent with CMC 16.31.090. Based on the report, no further archaeological work is necessary at this time. The report and findings are not subject to the open public records act and as such, the city cannot disclose the results. A note should be added to the face of the final plat that includes inadvertent discovery language as required by the State Department of Archaeology & Historic Preservation.

FINDING: Staff finds if potential artifacts are discovered during the course of construction, work must immediately cease and both State Department of Archaeological and Historic Preservation and the City shall be notified.

CMC Chapter 16.53 Wetlands and CMC 16.61 Fish and Wildlife Habitat Conservation Areas-

Clark County GIS mapping identified the subject property with a stream along the southern boundary. The 2007 Wetland Determination Report prepared by Ecological Land Services, Inc. (ELS) did not concur with the location of the mapped stream within the site boundary based on ELS's field investigation (See Exhibit 27). In 2013 a follow up on-site field investigation was performed by ELS, Inc. and confirmed the onsite wetland conditions have not changed; there are no wetlands onsite. A Category IV off-site wetland was identified but located approximately 120-feet south from the subject property boundary (See Exhibit 18).

FINDING: Staff finds the project to be developable based on the findings in the environmental reports.

CMC Chapter 16.59.060(C) Geotechnical Evaluation and Assessment-

Clark County GIS mapping identified the subject property within an area of geologically hazardous areas (i.e. steep slopes). As such, the applicant submitted a Geotechnical Report prepared by Rapid Soil Solutions (RSS) (revised August 2, 2018), which identified slopes up to 25% in the southeast corner of the property. At page 7 of the report, RSS found no signs of land slide hazards or slope stability during their site reconnaissance and concluded "the development of the site will not impact any geological hazards on the site as well as the surrounding areas" (See Exhibit 14). The City's geotechnical consultant Earth Engineers, Inc. (EEI), performed a peer review of the geotechnical report and concurred the report is in compliance with CMC 16.59.060 (See Exhibits 15 & 16).

FINDINGS: Staff finds the property to be developable based on the findings and recommendations in the geotechnical report. The applicant should comply with the geotechnical report recommendations to minimize any potential hazards associated with construction.

*Title 17 Land Development***CMC Chapter 17.11.030(D) Criteria for Preliminary Plat Approval:**

The hearings examiner decision on 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.**

Comprehensive Plan

The subject property is designated as Single-Family Medium in the City's Comprehensive Plan, which includes the Single-Family Residential (R-7.5) zone designation. Citywide Housing Goal H-1 states, "Maintain the strength, vitality, and stability of all neighborhoods and promotes the development of a variety of housing choices that meet the needs of all members of the community." To facilitate alternative housing choices, affordable housing and ageing readiness within the City of Camas, accessory dwelling units (ADU's) are an allowed use within the residential zones under CMC 18.07.040 Table 2 and should not be precluded in CC&R's.

Further, Neighborhood Goal LU-3 states, "Create vibrant, stable and livable neighborhoods with a variety of housing choices that meet all stages in the life cycle and a range of affordability." The side building elevations on corner lots are highly visible from the street and should exhibit architectural variation similar to the front of the building façade, including landscaping, in order to avoid blank walls thereby supporting the city's goal of creating vibrant and livable neighborhoods in Camas.

The Natural Environment Comprehensive Plan Policy NE-1.7 states, "Limit clearing, grading, and soil disturbance outside building footprints in order to maintain the natural hydrologic functions of the site." Due to the steep slopes, multiple retaining walls are utilized throughout the site to create flat lots, and therefore site grading should be minimized to retain the natural contours of the land.

Overall, the 2035 City of Camas Comprehensive Plan supports the subdivision through a number of land use and transportation policies such as the following:

- LU Policy 1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.
- LU Policy 1.4: Ensure the park and recreation opportunities are distributed equitably throughout the City and work to achieve park and continuous trail corridors from Green Mountain to the Columbia River.
- LU Policy 3.3: Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.
- LU Policy 3.4: Camas residents are protective of the small-town ambiance and family-friendliness of the community. Discourage exclusive neighborhoods, privacy walls, and gated communities.
- LU Policy 3.5: Where neighborhoods adjoin natural areas or trails, ensure connections through neighborhoods to enhance access to recreation amenities.
- LU Goal 4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.
- LU Policy 4.3: Encourage regional trail connectivity and increased access throughout the City to support multi-modal transportation and physical activity.
- T Policy 1.3: Construct streets that are interconnected and avoid long cul-de-sacs or dead ends.
- T Policy 2.1: Enhance travel choices and provide pedestrian and bicycle routes designed especially for them, not simply along routes designed for cars. Route planning should seek shortcuts and other opportunities that give walking or biking advantages over the automobile.
- T Policy 2.5: Coordinate with schools and the community to designate safe pedestrian and bicycle routes between residential areas, schools and public facilities.

Parks and Open Space Comprehensive Plan

The City of Camas adopted and updated the Parks, Recreation, and Open Space (PROS) plan in 2014. The subject site is located in an area identified by the PROS plan as requiring a trail connection, in particular the T-24 trail which connects to the north and south of the site. Per the PROS plan at page 4-5, "Proposed segments of the trail system are generalized to make connections or follow the direction of natural corridors. Final alignments are subject to change due to environmental conditions, development or alternate routes." Further, trails should be off-street as much as possible per Objective 4A of the PROS plan.

The applicant presented a conceptual trail connection to the Parks Ad Hoc Committee for feedback on July 25, 2018 and followed up with a site visit on July 31, 2018. The applicant and the Parks Ad Hoc Committee agreed the following general public accessible trail connection will be provided as shown on Preliminary Site Plan, Sheet 1 (Exhibit 4); a north-south trail through proposed Tract C connecting the existing T-24 trail alongside SE 40th Street / NW 18th Avenue to the sidewalk in NE Goodwin Street of the Breckenridge Subdivision development. The Parks Ad Hoc Committee further concurred the applicant should provide the following trail features; 1) landscaping along both sides of the trail 2) directional signage to the Breckenridge trail and a bench to be located near the intersection with NW Goodwin Street.

The placement of the trail should avoid the removal of existing healthy trees. The trail should be a 10-foot wide paved surface consistent with the existing T-24 trail located along the south side of SE 40th Street / NW 18th Avenue and to be constructed prior to final plat approval. Proposed Tract C will need to be owned and maintained by the City.

The T-24 trail is a 10-foot wide shared use trail for pedestrians and bicyclists. The applicant has not proposed any additional road widening that would allow for a separate bike lane on SE 40th Street / NW 18th Avenue. As such, staff finds that the applicant should extend the west end of the trail to match up with the existing curb and sidewalk on the east side of the intersection on SE 201st Avenue and SE 40th Street.

FINDING: Staff finds that as conditioned the applicant can and will provide an open space network and trail system consistent with the City's 2014 Parks, Recreation and Open Space Comprehensive Plan.

Neighborhood Traffic Management Plan

The City has a Neighborhood Traffic Management Plan (NTM). The NTM plan identifies the need for installation of acceptable traffic calming features when a proposed development will create 700 Average Daily Trips (ADT) or more. The submitted Transportation Impact Study (TIS) from H. Lee & Associates, PLLC, dated March, 2018, found the project is expected to generate approximately 333 Average Daily Trips (ADT) with 36 new AM peak hour trips and 35 PM peak hour trips.

FINDING: Staff finds that this proposed project is not subject to the requirements for traffic calming as noted in the City's NTM plan.

Traffic Impact Analysis

A Transportation Impact Study (TIS) was submitted by H. Lee & Associates, PLLC, dated March 16, 2018. The study assessed transportation impacts related to the proposed project located at 20109 SE 40th Street. The report evaluated existing traffic conditions in the study area; the 2035 "without project" condition in order to establish a baseline condition by which project impacts are determined; estimated trip generations; and the 2023 "with project" condition to determine project traffic impacts.

The findings in the TIS were as follows:

- The proposed development is expected to generate 333 daily, 26 AM peak hour (7 in, 19 out), and 35 PM peak hour (22 in, 13 out) net new trips.
- All the study area intersections are projected to meet the City of Camas' level of service standards in the 2023 "Without Project" and the 2023 "With Project" condition.
- Turn lane warrants at the SE 40th Street / NW 18th Street project access intersection were not conducted because a westbound left-turn lane into the site will be constructed with the subdivision.
- Based on field measurements conducted by H. Lee & Associates, PLLC, the project access intersection should be able to meet the sight distance requirements as long as any vegetation within the sight distance triangles are properly maintained after construction and no obstructions are placed within the sight distance triangles that could impede a driver's vision. Because the access into the project site is not built, the corner sight distance should be re-verified in the final engineering/construction stages of development.
- Staff finds that the applicant should submit a sight distance analysis at the access to SE 40th Street / NW 18th Avenue prior to final approval of engineering plans.

Recommendations were as follows:

- Based on the traffic impact analysis, documented in the report, no physical, off-site mitigation would be needed.

FINDINGS: Staff finds that the applicant should provide a sight distance analysis at the SE 40th Street / NW 18th Avenue access prior to final approval of the engineering plans. The applicant will need to install a left-turn lane from NW 18th Avenue into the development site, per the TIA.

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.

Water: There are three existing water mains located on the north, south, and southwest boundaries of the proposed project. There is an existing 12-inch ductile iron water main located in SE 40th Street / NW 18th Avenue located at the northern boundary, an existing 8-inch water main that is stubbed to the southern boundary from the Breckenridge subdivision, and an existing 12-inch water main that was recently stubbed to the southwest corner from the Columbia Palisades development. The applicant has proposed to install an 8-inch water main that is shown to connect to the southern and northern water mains.

Staff finds that the applicant should upsize the proposed 8-inch waterline to a 12-inch waterline from Columbia Palisades north to the 12-inch waterline located in SE 40th Street / NW 18th Avenue. This would provide for a looped system from SE 40th Street / NW 18th Avenue to Columbia Palisades. Staff supports the reducing to the proposed 8-inch waterline connection south to NW Goodwin Street. Water pressure from the 12-inch main located in SE 40th Street / NW 18th Avenue is sufficient to supply water to the 36 proposed lots.

The current water main design for Valley View indicates that a blowoff is proposed at the southwest end of the proposed thru road into Columbia Palisades. As part of the Columbia Palisades development, a 12-inch water main was installed and stubbed near the east end of the future road extension into the applicant's proposed development. Water for the Columbia Palisades development is provided by the City of Camas. Staff finds that the applicant should connect the proposed Valley View water system to the existing Columbia Palisades 12-inch waterline and work with the City's Utility Manager to evaluate water pressure and the potential need for a pressure reducing station.

Individual water services will be provided to each lot with meter boxes located in the proposed planter strips. Fire hydrants will also be installed in accordance with Camas Design Standards Manual (CDSM) and Fire Department requirements. Irrigation service(s) may also be installed to provide irrigation for landscaping needs of open space tracts, stormwater detention facilities, etc. Any irrigation meters proposed will be required to be privately maintained by the HOA and will require acceptable back flow prevention devices. The water lines, irrigation service(s), water services and fire hydrants will be located in both public and private streets that will serve the proposed lots.

Staff finds that the applicant will be conditioned to provide adequate access and utility easements to the City over the private street tracts at the time of final platting for the inspection, maintenance and operation of said public water lines.

The applicant will also be required to provide acceptable back flow device(s) (BFD) and yearly backflow testing for any private HOA irrigation service(s) proposed. Prior to occupancy of each home with an irrigation system, the builder should submit acceptable BFD testing for each irrigation meter installed and provide said testing results to the city.

FINDINGS: Staff finds that as conditioned the applicant can and will provide water system improvements consistent with the City's standards.

Storm Drainage:

[Stormwater Facilities]: The applicant is proposing to construct two detention ponds, Tract E located in the southwest corner and Tract F located in the southeast corner. Both facilities are bordered on all four sides with vertical retaining walls that range in height from 5-ft. to 20-ft. for the Tract E facility and 6-ft. to 12-ft. for the Tract F facility and include fencing on top of the walls as shown on the Preliminary Stormwater Plan, Sheet 6 (Exhibit 4). Access for both facilities is via a combination of a 12-ft. wide access road and ladders attached to the interior of the retaining walls. Ecology's Stormwater Maintenance Manual for Western Washington (SWMMWW), Volume III, section 3.2 has an option that allows deviating from the 25% vegetated slopes requirement and allows for storm facilities to have 100% of the perimeter to be vertical walls with the following requirements:

- a) Walls are constructed of reinforced concrete per Section 3.2.3, Material;
- b) A fence is provided along the top of the wall;
- c) The entire pond perimeter may be retaining walls ...;
- d) The design is stamped by a licensed engineer with structural expertise. If the entire pond is to be retaining walls, ladders should be provided on the walls for safety reasons.

Staff finds that the proposed design meets the guidelines as outlined in the 2014 SWMMWW. However, the facilities do not meet the guidelines as set forth in the Camas Stormwater Design Standards Manual.

The applicant has stated that the storm facility retaining walls will comply with CMC 18.17.060. However, the storm facility retaining walls do not meet the requirements of the Camas Stormwater Design Standards Manual, Chapter 4 for side slopes and setbacks.

Chapter 4.05, Side slopes states the following:

1. Interior side slopes shall be 3:1 or flatter, or constructed with retaining walls.
2. Exterior side slopes steeper than 3:1 are allowed if it is demonstrated that the facility can be adequately maintained. Long-term erosion control shall be provided and an approved maintenance plan is required.
3. Use of retaining walls in stormwater facilities taller than four feet requires approval of the Director. The height of the wall shall be measured from the bottom of the footing to the top of the wall.

4. The City may grant a deviation from the side slope standards when the Director determines that the safety, health, and welfare of the public will not be compromised.

Chapter 4.05, Setbacks states the following:

1. Per CMC 17.19.030.F from streets and accessory structures.
2. At least 10-feet from neighboring property lines.

The storm facility located on Tract E is proposing retaining walls that range in height from 5-ft. to 20-ft. and are located on the property lines along Lots 10-12 and Lot 21. These walls do not meet either the setback requirement for 10-feet from neighboring property line nor the side slope requirements for walls not exceeding 4-ft. in height.

The storm facility located on Tract F is proposing retaining walls that range in height from 6-ft. to 12-ft. The walls for this facility do not meet either the setback requirement for 10-feet from the neighboring property line nor the side slope requirements for walls not exceeding 4-ft. in height.

Staff finds that the storm facilities located on Tract E and Tract F be conditioned to meet the requirements of the Camas Stormwater Design Standards Manual, Chapter 4.05 Side Slopes and Setbacks, prior to final engineering plan approval.

Maintenance of the stormwater facilities is the responsibility of the HOA. Reasonable access for maintenance activities is to be provided, including 12-foot wide ramps for accessing inlet and outlet pipes. Staff finds that the applicant should provide reasonable accessibility for maintenance activities.

CMC 17.19.030.F.6 requires that storm drainage facilities be setback a minimum of 30-feet from any street or accessory structure and be landscaped in accordance with the Camas Design Standards Manual. The proposed storm facilities located in Tract E and Tract F meet the minimum setback requirement from the right-of-way, however the preliminary landscape plan does not indicate any landscaping on these tracts. Staff finds that the applicant should be required to include landscaping, screening, and fencing acceptable to the City prior to final engineering plan approval.

[Stormwater discharge]: The Knights Pointe subdivision, located on the east side of the proposed development, has historically had stormwater discharged into a series of 36-inch diameter storm pipe, that traveled overland across the Firestone property, and into a culvert, and then ultimately into the seasonal creek on the west side of Breckenridge. The applicant has proposed to construct an underground collection and conveyance system that will take the stormwater from Knights Pointe, route it around the southern end of the proposed development, thru a series of storm manholes, and discharge it into the seasonal creek that flows thru the wetlands along the western boundary of Breckenridge subdivision. Staff does not take exception to the proposed design as the pipe conveyance system mimics the existing route that the stormwater currently takes.

The applicant has stated that there aren't any wetlands on the property or immediately adjacent to the property. However, the stormwater from this development will discharge into a seasonal creek located within the off-site wetland approximately 160-ft. south of Tract E. The storm facilities located in Tracts E and F will both discharge into an existing stormwater manhole that is located at the northern boundary between the proposed development and Breckenridge. Staff finds that the applicant should provide documentation to the effect that any discharge of stormwater into wetlands, is to be consistent with Ecology's SWMMWW Appendix 1-D: Guidelines for Wetlands When Managing Stormwater criteria.

[Offsite Analysis]: The preliminary stormwater report, which was submitted by Joel Sterling on June 2018, discussed the offsite analysis that was performed. A site visit was conducted that followed the downstream flow route to a point in the receiving water, approximately ¼ mile from the site, in order to analyze existing conditions and potential impacts from this development. The proposed design

conveys all the stormwater from the site to a public storm manhole that was installed at the northern boundary of the Breckenridge subdivision. This portion of the Breckenridge conveyance system, then discharges into the seasonal creek that runs along the western boundary of Breckenridge. Per the offsite analysis, the stormwater flows from the proposed development will continue to follow historical flow routes and will not be rerouted to another drainage basin. Staff finds that the applicant should submit a final stormwater report (TIS) to the City for review and approval, prior to final engineering plan approval.

Stormwater facilities are to be owned and maintained by the HOA, with a right-of-entry granted to the City of Camas for inspections.

FINDINGS: Staff finds that as conditioned the applicant can and will make adequate provisions for stormwater control, detention, conveyance, and water quality treatment.

Erosion Control: Adequate erosion control measures can or will be provided during the site improvements contemplated for this subdivision in accordance with adopted city standards. The Erosion Sediment Control (ESC) plans will ultimately be submitted to the City for review and approval prior to any ground disturbance. The applicant will be required to provide an Erosion Control Bond, per CMC 17.21.050.B.3, prior to final approval engineering plan approval.

Additionally, the applicant will provide a copy of both their Stormwater Pollution Prevention Plan (SWPPP), which is a part of their application for their NPDES General Construction Stormwater Permit (GCSWP) that is required through the Washington State Department of Ecology for ground disturbances of over one acre, and their NPDES GCSWP, prior to approval of the engineering plans.

FINDINGS: Staff finds that adequate provisions for erosion control can or will be made.

Sanitary Sewage Disposal: The applicant is proposing to tie into the existing 8-inch PVC sanitary sewer system that was stubbed north from the Breckenridge development located south of the proposed development. The effluent flows from this development would be routed to the existing Grand Ridge pump station, located in the Grand Ridge subdivision, with the solids retained in individual tanks located on the individual lots. As such, staff finds that the applicant should be conditioned to perform a sewer basin analysis to quantify the existing and proposed sewer flows that will be conveyed to the existing pump station prior to final engineering approval.

Staff finds that the applicant should be conditioned to conduct a capacity analysis of the existing pump station that evaluates the existing flows from Grand Ridge, Breckenridge, and future Valley View flows. The analysis should include but not be limited to evaluation of pump sizes, pumping rates, and condition of existing structures, etc. The analysis is to evaluate the effects on the downstream facilities, from the Grand Ridge pump station to the Brady Road pump station and in to the STEP transmission main in NW Brady Road, to determine if there is adequate capacity to serve the existing and proposed new flows.

Staff finds that the applicant will be responsible for appropriate mitigation of any identified and necessary pump station or system upgrades to serve the proposed development.

The applicant is proposing the installation of a Septic Tank Effluent Filter (STEF) sewer system to serve the proposed lots. The system will consist of individual underground Roth STEF Tanks to be installed at the time of home construction on each lot. The tanks will retain the solids and the effluent will gravity flow out of the tank and into the STEF mainline where the flow will then be conveyed to the existing pump station. The City will maintain the individual STEF tank systems once home construction is completed. The individual lot owners will be responsible for the cost and installation of the individual systems at the time of home construction. A right-of-entry will also be granted to the City for the maintenance and repair of said STEF tanks.

Existing wells, septic tanks and septic drain fields: CMC 17.19.020 (A 3) requires abandonment of existing wells, septic tanks and septic drain fields. Existing water wells should be properly abandoned in accordance with State and County guidelines prior to final plat approval for the phase they may be located in.

FINDINGS: Staff finds that adequate provisions can or will be made as conditioned for water, storm drainage, erosion control and sanitary sewage disposal which are consistent with the Camas Municipal Code and 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 Standards Manual and other State adopted standards and plans;

Roads: The proposed development is located on the south side of the convergence between SE 40th Street and NW 18th Avenue. NW 18th Avenue / SE 40th Street is designated as an existing 2-lane collector. The applicant is proposing to extend a public road, currently un-improved SE 202nd Avenue, through the project in order to connect SE 40th Street / NW 18th Avenue to NW Goodwin Street to the south and Street 'E' to the southwest. Street 'E', at the southwest corner of the subject property is located within the City of Vancouver city limits. Street 'E' is a public road and constructed as part of the Columbia Palisades mixed use project.

The applicant is proposing public roads that would provide connectivity between the City of Vancouver's Columbia Palisades development, the City of Camas Breckenridge subdivision, and the Camas School District Pacific Rim Campus. The public street section proposed for the interior streets to the site, is consistent with the public street section 17.19.040.B.8 Table 17.19.040-2 Minimum Public Street Standards, which includes a 52-foot width right-of-way, a 28-foot paved surface, a 5-foot detached sidewalk on both sides with planter strips, and no parking restricted on one side. The proposed street section is the minimum allowable and requires approval from the City Engineer. The City Engineer supports the proposed street standards as shown.

NW 40th Street / NW 18th Avenue is classified as an existing 2-lane collector. As such, the minimum driveway setback from a collector road is 110-feet. A restricted access is required for Lots 1 and 36 to ensure that the driveway locations for these two lots meet or exceed the minimum access setback requirement.

Tracts B, D, and G are private streets providing access to four or less dwelling units. Per CMC 17.19.040.B.8 private streets are to meet the minimum private street standards per Table 17.19.040-2 with a 20-foot tract width and a 12-foot paved surface, optional sidewalk and no parking on both sides.

Staff finds that as a bike lane is not being constructed on SE 40th Street / NW 18th Avenue, the applicant should provide adequate improvements and necessary adjustments for the existing multi-use pedestrian trail (aka T-24). Improvements should include a 10-ft. minimum path width from the existing landing on the northeast corner of SE 201st Avenue east to the eastern boundary of the applicant's site. The existing 10-ft. wide path should be preserved to the extent possible.

The proposed street section for SE 40th Street / NW 18th Avenue does not meet the public street sections as indicated in Table 17.19.040-2. A half-street improvement is not proposed, however there is an existing 10-ft. wide multi-use pedestrian T-24 trail. A deviation from the public street standards in CMC 17.19.040 may be permitted with a recommendation from the City Engineer. The City Engineer supports the deviation.

Additionally, staff finds that the curb ramps at SE 40th Street / NW 18th Avenue and the site entrance should align both vertically and horizontally with the shared use path along SE 40th Street / NW 18th Avenue and shall meet Public Right-of-Way Accessibility Guidelines (PROWAG).

A Geotechnical investigation and analysis of the existing roadway (SE 40th Street / NW 18th Avenue) has not been provided. Staff finds that the applicant should provide a Geotechnical report with an analysis to determine if the existing street section meets the half-street improvement requirements of the Camas Design Standards Manual.

In accordance with the provisions of CMC 17.19.040 (A7) homes accessed from a private street require automatic fire sprinklers installed per NFPA 13D or 13R and the applicant will need to provide for adequate parking enforcement in the CC&R's at the time of final platting.

Utilities, Street Lighting, Street Trees, and Other Improvements:

[Street lighting]: LED Street lighting will be installed along all street frontages in accordance with the Camas Design Standards Manual (CDSM). Street light locations are to be shown on the construction plans. Draft electrical plans are to be submitted for review by the City prior to submittal to Clark Public Utilities.

[Street trees and Landscaping]: CMC 17.19.030 (F 1) requires one 2-inch diameter street tree in the planter strip of the right-of-way for each dwelling unit. The proposed street tree locations are shown on the Preliminary Landscape Plan, Sheet 9 (Exhibit 4) in compliance with this requirement. The applicant will also be required to provide acceptable fencing and landscaping behind lots 1-4 in accordance with CMC17.19.030.D.6 as further discussed under criterion 5 below. Additionally, prior to final engineering approval, the applicant is to show proposed driveway locations for each lot to ensure that street trees are not impacted.

The street tree plantings and other landscaping as discussed throughout this report, should be included on the landscaping plans with final engineering plan submittal for the site improvements. All landscaping should be installed or bonded for prior to final plat acceptance.

[Storm Facility Landscaping]: CMC 17.19.030.F.6 requires that storm drainage facilities be setback a minimum of 30-feet from any street or accessory structure and be landscaped in accordance with the Camas Design Standards Manual. The proposed storm facilities located in Tract E and Tract F meet the minimum setback requirement, however the preliminary landscape plan does not indicate any landscaping on these tracts. Staff finds the applicant should include on the final landscaping plans the landscaping and fencing for the stormwater facilities located on Tract E and Tract F.

[Parking]: The proposed average lot size falls below 7,400 square feet and as such, the applicant has provided 8 parking stalls within Tract F in compliance with this requirement in CMC 17.19.040.B.10.e. Subject to the requirements of CMC 18.13.060.A and E, parking areas are to be landscaped at all perimeters and provide a minimum 5-foot width of planting space.

FINDING: Staff finds that the applicant can or will make adequate provisions for roads, 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.

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

The applicant's submittal does not include any of the proposed private easements for storm, sewer or water lines and does not show existing easements of record on adjacent parcels. The applicant should be required to provide said easements on the construction drawings and the final plat.

The applicant is proposing to provide an internal public road to serve the development, with private driveways/roadways that will provide access to several flag lots. Proposed Tracts B, D & G are identified as private roadways/driveways on the preliminary plat. Public water and sewer services will also be located within these private roadways, as such the applicant is proposing to provide a blanket access and utility maintenance easement over the proposed private roads to the City of Camas at the time of final platting.

The applicant will also be required to provide a right-of-entry to the city for inspection and maintenance of the individual S.T.E.F. systems.

Tract H provides access to tax lots 58 and 47, which are not part of this proposed development and should not be under the ownership of the homeowner's association of this subdivision. Prior to final plat approval, the applicant will need to accomplish one of the following: 1) Add a note to the final plat that the developer will own and maintain Tract H, 2) quit claim deed Tract H to the property owners of tax lots 58 and 47 or 3) submit to the city for review and approval a boundary line adjustment between Tract H and tax lots 58 and 47.

A homeowner's association (HOA) will be required and a copy of the CC&R's for the development will need to be submitted to the City for review and approval. Specifically, the applicant will need to make provisions in the CC&R's for ownership and maintenance of the storm drainage systems, fencing, walls, landscaping, irrigation, private roads, and tracts or easements outside of the City's right-of-way if applicable. Further, all necessary easements and dedications should be noted on the final plat.

FINDING: Staff finds that adequate provisions for dedications, easements and reservations can or will be made by the applicant at the time of final platting.

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

Lot sizes: Proposed Tract C on the preliminary plat contains a proposed trail connection, which is identified on the Parks, Recreation, and Open Space (PROS) plan as the T-24 trail. The applicant has the ability to utilize the density transfer provisions per CMC 18.09.060.C when land is set aside in a tract that is approved as a recreational area (i.e. trails).

The density transfer provisions in the R-7.5 single-family residential zone requires a minimum lot size of 5,250 square feet and a maximum lot size of 9,000 square feet CMC 18.09.040 Table 1. As such, the proposed lots are between 5,900-9,000 square feet in size. Further, CMC 18.09.080.B requires new lots along the common property boundary needs to be the maximum size allowed of the zone designation with the development if adjacent to a lower density zone. In compliance with this requirement, lots 22-25 are 9,000 square feet in size as they abut the existing Knight Point subdivision which is located in a higher density residential zone (R-15).

Lot dimensions: The proposed lots meet the required minimum width of 60-feet and depth of 80-feet and density of the overall site is below the maximum allowed at 5.8 du/acre. CMC 18.09.040.C- Table 2 specifies that "Setbacks are based on average lot sizes (not zone specific)". The average lot size for the proposed development falls under the R-7.5 density range which requires a minimum 20-foot front yard setback, a 25-foot front minimum rear yard setback, a 5-foot minimum side yard and corner rear yard setback and a 20-foot minimum side yard flanking a street setback. A minimum 40x40 building envelope and building setbacks should be shown on the final plat.

Double-frontage lots: The preliminary plat proposed double frontage lots at Lots 1-4 adjacent to SE 40th Street. "Double Frontage lots shall be avoided" per CMC 17.19.030.D.6 except where the lots are adjacent to an arterial or collector; SE 40th Street / NW 18th Avenue is a Collector Road. Consistent with CMC 17.19.030.D.6.a, the applicant has provided a 10-ft. wide landscape tract (Tract A) along the rear

property lines of Lots 1-4. The landscape tract should include a minimum 2-inch caliper tree every thirty feet on center, three-foot tall shrubs that form a continuous screen and groundcover plants that fully cover the remainder of the landscaped area per CMC 17.19.030.D.6.a. A 4-foot sight obscuring fence or masonry wall should be located at the line that separates the lot from the 10-foot tract per CMC Figure 17.19-1 and include columns or physical indentations every fifty lineal feet per CMC 17.19.030.D.6.b. Subject to CMC 17.19.030.D.6.d, a 20-foot setback is required from the property line separating the lot from the tract. As such, Lot 1 building envelope should be reduced to comply with the required 20-foot building setback from the tract. The rear building elevations facing SW 40th Street should maintain the architectural design of the front building façade to avoid blank walls per CMC 17.09.030.D.6.c.

FINDINGS: The proposed lot sizes and dimensions conform to the density transfer provisions of the R-7.5 zone for single-family residential lots. Building envelopes and setbacks should be shown on the final plat. Lots 1-4 will need to comply with the development standards for double frontage lots in CMC 17.19.030.D.6(a-d).

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

CMC Section 17.19.030.A Environmental Regulations:

Relates to the preservation of significant trees and states, *"In addition to meeting the requirement 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."* CMC 18.31.080.B further states, *"To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred."* The applicant's narrative states few scattered trees are located on the property but not significant trees as defined by CMC 18.31.080. However, the applicant should submit an arborist report and tree survey for City review and approval prior to engineering plan approval.

CMC Section 15.50.090 Clearing and Grading Standards:

CMC 15.50.090.A requires clearing and grading activities be conducted as to minimize potential adverse impacts to the vegetation, drainage and other natural features of the land. Clearing and grading should be conducted in a manner to preserve and enhance the city of Camas aesthetic character to include the preservation of unique landforms and natural features per CMC 15.50.090.E. Further, CMC 15.50.100.B requires the minimization of clearing and grading on slopes greater than 15%. Residential land development projects with steep slopes often include retaining walls for flatter lots. The proposed subdivision includes several walls up to 10-feet in height for lot design. To minimize clearing and grading and to further highlight the existing aesthetic landscape character of Camas, a revised clearing and grading plan should be submitted in compliance with CMC 18.17.060 *Retaining walls* prior to final engineering plan approval.

FINDING: As stated in the responses to criteria in this staff report and as conditioned herein, this proposal can or will meet all relevant codes, regulations, ordinances and other requirements as identified herein.

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

The applicant was notified by staff at the pre-application meeting that a Traffic Impact Study (TIS) would be required for this project. The applicant's traffic engineer, Hann Lee & Associates, submitted a TIS with the application materials dated March 16, 2018.

The TIS indicated that adequate site distance was available at the site access points as long as any vegetation within the sight distance triangles are properly maintained after construction and no

obstructions are placed within the sight distance triangles that could impede a driver's vision. Additionally, all off site intersections within the study area were evaluated for, and met the Level of Service (LOS) standards in the 2013 "Without Project" and the 2023 "With Project" conditions. The study concluded that the area roadways will have adequate capacity for the proposed traffic that this development will generate.

Turn-lane warrants were not conducted at the project access intersection off SE 40th Street / NW 18th Avenue, as a left-turn lane into the project site will be designed prior to final engineering approval and constructed with this development.

Staff finds that there are no impacts needing mitigation associated with this development's traffic impacts to the area roadways based on the applicant's TIS.

See detailed comments under the approval criteria number 3 above, within this Section.

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

A Homeowner's Association will be required for this development including Conditions, Covenants, and Restrictions (CC&R's) to ensure there are adequate and appropriate measures in place for the perpetual maintenance of trails, fencing, landscaping, parking stalls, private roads and the stormwater detention/treatment systems.

FINDING: Staff find the applicant be required to place a note on the face of the plat that identifies the specific ownership and maintenance responsibilities for all tracts. The applicant should also submit to the City for review and approval a copy of the CC&R's.

9. Appropriate provisions in accordance with RCW 58.17.110, are made for (a) the public health, safety, and general welfare, and (b) The public use and interest will be served by the platting of such subdivision and dedication;

The applicant is proposing privately owned and maintained tracts for a public trail, landscaping, a stormwater facility and private roads. Furthermore, the applicant is providing adequate and appropriate utilities for stormwater, water, and sanitary sewer that will be dedicated to the public. The applicant will also provide sidewalks with the proposed street construction for adequate pedestrian mobility.

FINDINGS: As discussed throughout this report, staff finds that the subdivision can be conditioned to provide the appropriate provisions for public health, safety, general welfare, and assure safe walking conditions for pedestrians.

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 RCW36.70B.030.

FINDINGS: Staff concurs that the proposed subdivision can or will meet the requirements of RCW 58.17 and other applicable state and local laws that are in at the time of final platting. The final plat will be processed in accordance with the requirements of CMC 17.21.060.

PUBLIC COMMENTS

As of the writing of this staff report, staff has not received written public comments.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that Valley View Estates Subdivision (SUB18-02) should be approved, because it does comply with the applicable standards if all of the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the preliminary plat of Valley View Estates Subdivision (SUB18-02) subject to the following conditions of approval *in addition to* the conditions of the SEPA (SEPA18-15) permit:

CONDITIONS OF APPROVAL

Standard Conditions:

1. 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.
2. 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's engineering department 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.
3. Existing water wells, septic tanks and septic drain fields shall be properly abandoned in accordance with State and County guidelines prior to final plat approval.
4. 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 homeowners.
5. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, street lights, and associated appurtenances are installed.
6. A 6-foot private utility easement (PUE) shall be located outside of the right-of-way on public streets and outside of the tracts on private streets.
7. A draft street lighting plan shall be submitted for review prior to final plan submittal to Clark Public Utility.
8. 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 subdivision.
9. A homeowner's association (HOA) will be required and a copy of the CC&R's for the development will need to be submitted to the City for review and approval. Specifically, the applicant will need to make provisions in the CC&R's for ownership and maintenance of the storm drainage systems, fencing, walls, landscaping, irrigation, private roads, and tracts or easements outside of the City's right-of-way if applicable. Further, all necessary easements and dedications should be noted on the final plat.
10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.
11. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.
12. Street names shall be reviewed and approved by the Building Department prior to final plat approval.

13. Building permits shall not be issued until this subdivision has been granted Final Acceptance and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.

Special Conditions:

14. The SEPA MDNS mitigation measures shall be complied with (SEPA18-15).
15. The applicant shall comply with the geotechnical report recommendations to minimize any potential hazards associated with construction.
16. Accessory dwelling units shall not be precluded from CC&R's.
17. On corner lots, the side façade elevation facing the street shall provide architectural variation similar with the front building façade. Additional landscaping shall be provided along the street side façade but shall not impede necessary vision clearance requirements.
18. The T-24 public access trail shall be generally located within Tract C as shown on the preliminary plat and installed in a manner to avoid the removal of existing healthy trees.
19. The applicant shall provide the following trail features:
 - A 10-foot wide trail with landscaping along both sides of the trail
 - Directional signage to the Breckenridge trail and a bench located near the intersection of NW Goodwin Street
20. The trail shall be constructed prior to final plat approval and owned and maintained by the City.
21. Prior to engineering plan approval, a sight distance analysis shall be provided at the SE 40th Street / NW 18th Avenue access.
22. The applicant shall install a left-turn lane from NW 18th Avenue into the development site per the TIA.
23. The applicant shall upsize the proposed 8-inch waterline to a 12-inch waterline from Columbia Palisades north to the 12-inch waterline located in SE 40th Street / NW 18th Avenue.
24. The applicant shall connect the proposed Valley View water system to the existing Columbia Palisades 12-inch waterline and work with the City's Utility Manager to evaluate water pressure and the potential need for a pressure reducing station.
25. The applicant shall provide adequate access and utility easements to the City over the private street tracts at the time of final platting for the inspection, maintenance and operation of said public water lines.
26. The applicant shall provide acceptable back flow device(s) (BFD) and yearly backflow testing for any private HOA irrigation service(s) proposed. Prior to occupancy of each home with an irrigation system, the builder shall submit acceptable BFD testing for each irrigation meter installed and provide said testing results to the city.
27. Prior to engineering plan approval, the storm facilities located on Tract E and Tract F shall meet the requirements of the Camas Stormwater Design Standards Manual, Chapter 4.05 Side Slopes and Setbacks.
28. The applicant shall provide reasonable accessibility for maintenance activities of the stormwater facilities.
29. The applicant shall provide documentation demonstrating compliance with Ecology's SWMMWW Appendix 1-D: Guidelines for Wetlands When Managing Stormwater criteria for any discharge of stormwater into the off-site wetlands.
30. Prior to engineering plan approval, the applicant shall submit a final stormwater report (TIS) to the City for review and approval.

31. Stormwater facilities shall be owned and maintained by the HOA, with a right-of-entry granted to the City of Camas for inspections.
32. Prior to final engineering approval, the applicant shall perform a sewer basin analysis to quantify the existing and proposed sewer flows that will be conveyed to the existing pump station.
33. The applicant shall conduct a capacity analysis of the existing pump station that evaluates the existing flows from Grand Ridge, Breckenridge, and future Valley View flows. The analysis shall include but not be limited to evaluation of pump sizes, pumping rates, and condition of existing structures, etc.
34. The applicant shall be responsible for appropriate mitigation of any identified and necessary pump station or system upgrades to serve the proposed development.
35. The individual lot owners shall be responsible for the cost and installation of the individual STEF systems at the time of home construction. A right-of-entry will also be granted to the City for the maintenance and repair of said STEF tanks.
36. A restricted access is required for Lots 1 and 36 to ensure that the driveway locations for these two lots meet or exceed the minimum 110-foot access setback requirement from a collector road.
37. The applicant shall provide adequate improvements and necessary adjustments for the existing multi-use T-24 trail alongside SE 40th Street / NW 18th Avenue to include:
 - a 10-ft. minimum path width from the existing landing on the northeast corner of SE 201st Avenue east to the eastern boundary of the applicant's site.
 - curb ramps at SE 40th Street / NW 18th Avenue and the site entrance that align both vertically and horizontally with the shared use path along SE 40th Street / NW 18th Avenue and shall meet Public Right-of-Way Accessibility Guidelines (PROWAG).
38. Prior to engineering plan approval, the applicant shall provide a Geotechnical report with an analysis to determine if the existing street section meets the half-street improvement requirements of the Camas Design Standards Manual.
39. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.
40. Provisions for parking enforcement acceptable to the Fire Marshal shall be included in the CC&R's at the time of final platting.
41. Prior to the Building Department issuing a Certificate of Occupancy, street trees shall be located within the planter strip as approved on the final plat. Trees shall be a minimum of two-inch diameter at breast height.
42. Required trees shall be maintained in good health, and shall be promptly replaced (within six months) if damaged or in poor health, and a note to this effect shall be on the final plat document.
43. Prior to final engineering plan approval, the applicant shall submit a landscape plan for City review and approval that details the location, plant species, planting, irrigation and fencing notes and associated details for all required landscaping including but not limited to the stormwater facilities located on Tract E and F.
44. All landscaping shall be installed or bonded for prior to final plat acceptance.
45. Prior to final engineering approval, the applicant shall show proposed driveway locations for each lot to ensure that street trees are not impacted.
46. Off-street parking lot areas shall be landscaped at all perimeters and provide a minimum 5-foot width of planting space.

47. The applicant shall provide private easements for storm and, sewer and water lines. These easements shall be shown on the construction drawings and the final plat for recording.
48. The applicant shall grant an access and utility easement to the City of Camas for access, inspection and maintenance of the water and S.T.E.F. sanitary sewer systems.
49. Prior to final plat approval, the applicant shall accomplish one of the following: 1) add a note to the final plat that the developer will own and maintain Tract H, 2) quit claim deed Tract H to the property owners of tax lots 58 and 47 or 3) submit to the city for review and approval a boundary line adjustment application between Tract H and tax lots 58 and 47.
50. All building envelopes and setbacks shall be shown on the final plat.
51. Lots 1-4 shall comply with the development standards for double frontage lots in CMC 17.19.030.D.6(a-d).
52. Prior to engineering plan approval, the applicant shall submit the arborist report and tree survey for City review and approval.
53. Prior to engineering plan approval, a revised clearing and grading plan shall be submitted in compliance with CMC 18.17.060 *Retaining walls*.

Proposed Plat Notes

1. A homeowner's association (H.O.A) will be required for this development. Copies of the CC&R's shall be submitted and on file with the City of Camas.
2. The homeowner's association is responsible for maintaining all private roads and associated infrastructure in this subdivision, including but not limited to the pavement, curbs, sidewalks, landscaping, street lights and storm drainage utilities.
3. All costs associated with the installation of the step systems for individual lots will be the responsibility of said individual lot owners.
4. An access and utility maintenance easement is provided to the City over the private street tracts for the inspection, maintenance and operation of said public water lines.
5. A right of entry is hereby granted to the City of Camas for the repair and maintenance of the individual S.T.E.F systems located on the lots within the plat.
6. The following setbacks shall apply: Front yard 20-feet, Rear yard 25-feet, Side yard 5-feet, Corner rear yard 5-feet, Side yard flanking a street 20-feet.
7. No further short platting or subdividing will be permitted once the final plat has been recorded.
8. A final occupancy permit will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.
9. The lots in this subdivision are subject to traffic impact fees, school impact fees, and park/open space impact fees. Each new dwelling unit will be subject to the payment of appropriate impact fees at the time of building permit issuance or as otherwise provided by the city.
10. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2" caliper tree to be located in the planter strip as specified on the plat. Specified trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.
11. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures.
12. Illegally parked vehicles may be subject to towing or other private parking enforcement measures in accordance with the provisions outlined in the HOA documents.

13. Should archaeological materials (e.g. cones, shell, stone tools, beads, ceramics, old bottles, hearth, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City planning office, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.
14. Prior to occupancy for each home with an irrigation system, the builder shall submit acceptable back flow device (BFD) testing for each irrigation meter installed and provide said testing results to the City.
15. A restricted access is required for Lots 1 and 36 to ensure that the driveway locations meet or exceed the minimum 110-foot access setback requirement from SE 40th Street / NW 18th Avenue.
16. Tract "A" is a landscape area to be owned and maintained by the homeowner's association.
17. Tract "C" is a public access trail to be owned and maintained by the City of Camas.
18. Tracts "B", "D" and "G" are hereby conveyed to the homeowner's association (HOA) upon the recording of this final plat for pedestrian and vehicle access and utilities. Parking shall not be allowed in the tracts. The HOA shall be responsible for the maintenance of the tract and the access improvements therein.
19. Tract "E" is a stormwater area to be owned and maintained by the homeowner's association (HOA). An easement for access and inspection shall be granted to the City of Camas with this plat.
20. Tract "F" is a parking area and stormwater area to be owned and maintained by the homeowner's association (HOA). An easement for access and inspection to the stormwater facility shall be granted to the City of Camas with this plat.
21. Tract "I" is a monument sign and landscape area to owned and maintained by the homeowner's association.