

## GENERAL PROJECT INFORMATION

<i><b>Applicant/ Contact:</b></i>	<i><b>Harb Engineering Gus Harb, P.E. 701 Columbia St. Suite 111 Vancouver, WA 98660</b></i>
<i><b>Property Owners:</b></i>	<i><b>Provence, LLC</b></i>
<i><b>Contact:</b></i>	<i><b>Same as Applicant</b></i>
<b>Location:</b>	<b>SW 1/4 of Section 28, T2N, R3E, W.M.</b>
<b>Project Size:</b>	<b>+/- 2.09 acres</b>
<b>Zoning:</b>	<b>R-7.5 – Single-Family Residential</b>
<b>Comprehensive Plan:</b>	<b>SFM (Single Family Medium)</b>
<b>Current Use:</b>	<b>Single-family home which was removed</b>
<b>Tax Lot Information:</b>	<b>175961-000</b>
<b>School District:</b>	<b>Camas</b>
<b>Water District:</b>	<b>City of Camas</b>
<b>Sewer District:</b>	<b>City of Camas</b>

## **SITE CHARACTERISTICS AND PROJECT DESCRIPTION**

The site is a vacant parcel which had a residential home that has been removed. The parcel is known as Parcel #175961-000 consisting of about 2.09 acres located in the SW ¼ of Section 28, T2N, R3E, W.M. Clark County, WA. The site is located within the R-7.5 Zoning District.

The site consists of grass vegetation and few trees. The following sections of this narrative describe how the proposal complies with applicable sections of the City of Camas code.

### **CAMAS MUNICIPAL CODE (CMC) SECTION 16.05: SEP A**

A SEPA checklist has been prepared and included with the preliminary plat packet.

### **CMC SECTION 16.31: ARCHAEOLOGICAL RESOURCE PRESERVATION**

Clark County GIS shows the site as having a moderate to high probability. An archaeological predetermination was completed by Archaeological Services of Clark County and determined that no archaeological materials were observed during the surface and subsurface portions of the predetermination survey. Therefore, no further archeological work is necessary. The predetermination was sent to the Department of Archaeology & Historic Preservation (DAHP).

## **CMC SECTION 16.53: WETLANDS**

There is no wetlands on the site.

### **TRANSPORTATION**

After meetings and close coordination with city staff, a proposed cul-de-sac has been designed to gain to be extended from phase 1 “The Village” project and will provide direct access to the proposed 10 lots. No direct access onto Larkspur Street is proposed. The new cul-de-sac will have 28-foot paved section plus curb and sidewalks on both sides located within a total of 52-foot right-of-way.

NW Larkspur Street fronting the site is scheduled to be improved by the City of Camas summer 2018. Right-of-way along the frontage has already being transferred to the City of Camas. There is no need for any right-of-way dedication along Larkspur Street.

### **EROSION CONTROL**

Appropriate erosion control measures will be placed on the site prior to construction. A final erosion control plan and details will be prepared for review and approval and will be designed in accordance with City of Camas Municipal Code.

### **STORMWATER**

Stormwater runoff from the cul-de-sac will be collected conveyed and treated by a stormwater filter. The runoff will then be discharged into an existing pipe that will convey the treated water into an existing wetland that has already being analyzed and approved for detention as part of the overall study prepared by “The Village at Camas Meadows” project. A separate stormwater lateral has already being constructed and stubbed from Camas Meadows Dr. into the subject parcel.

A separate conveyance system will collect runoff from offsite and direct it into the existing system.

Conveyance pipes will be installed the public street and the conveyance pipes collecting runoff from the lots will be placed within an easement.

Maintenance of the stormwater filter and conveyance pipes within the lots will be provided by the HOA.

## **SANITARY SEWER & WATER UTILITIES**

The site is within the water and sanitary sewer service areas of the City of Camas and the site will connect to the City's public sewer and water systems. Both water and sewer will be extended within the cul-de-sac and will provide individual sewer laterals and water services to each individual lot.

### **CMC SECTION 17.11.030D: PRELIMINARY PLAT APPROVAL CRITERIA**

Section 17.11.030D of the City's municipal code provides approval criteria for preliminary plat applications. This section of code includes a list of 10 approval criteria. The approval criteria are provided in a numbered list below followed by a discussion (see *italic text*) of how each criterion has been satisfied with the proposal.

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 preliminary plat has been prepared keeping in mind adopted City plans including the comprehensive plan, the parks and open space plan, and neighborhood traffic management. Chapter V of the City's comprehensive plan focuses on housing.*

*Policy HO-4, is to encourage new residential development to achieve a substantial portion of the maximum density allowed. The plat has been laid out in a manner to attempt to approach the maximum densities allowed by the R-7.5.*

*In addition, the site has been designed to minimize impact on steep slopes and neighboring properties. After meeting with city staff and in close coordination with them, the site was designed to gain access through Phase 1 of “The Village” project” instead of a direct connection to Larkspur Street. Therefore, eliminating the need of major grading, extensive cuts/ fills and the need of placing retaining walls within the site. Also, by doing so, we avoided imposing major cuts along the neighboring property south and west of the site where the steep slopes exist.*

*Portions of the Transportation element of the comprehensive plan (Chapter VII) also apply to this project. The site has been designed to connect to Phase 1 of “The village” project. Additional right-of-way to Larkspur Street has already been completed in order to allow the City to construct the improvements and widening of Larkspur Street in Summer 2018.*

**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;**

*The preliminary design for utilities to serve this site addresses improvements necessary to provide adequate utilities to serve the site. Erosion control measures including construction entrances, silt fencing, storm inlet protection, sediment traps and/or ponds, and protection of exposed soils will be incorporated into site construction drawings and the project will be required to obtain a construction stormwater NPDES permit from the Washington State Department of Ecology.*

*Public sewer and water will be extended within the proposed cul-de-sac and will provide laterals and services to each individual lot in accordance with The City of Camas Standards.*

**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;**

*The proposed street layout including proposed right-of-way and pavement dimensions are shown in the preliminary drawings submitted as part of this preliminary plat application. Street trees are shown on the attached landscape plan and street lighting consistent with City standards will be documented on the final construction drawings.*

*The cul-de-sac will be constructed with 28-foot paved section plus curb and sidewalks within a 52-foot right-of-way in accordance with The City of Camas Standards.*

*Public utilities will be extended to the site and will provide services and laterals to each lot. Street lights and dry utilities will be constructed per standards.*

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

*Proposed right-of-way dedications are shown on the preliminary drawings. On-site utility easements that may be needed to provide utilities to each lot will be shown on the construction drawings. Right-of-way needed for future Larkspur Street widening has already been provided to the City of Camas. Improvements are scheduled to start in Summer 2018.*

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

*The layout of the proposed subdivision took into account the steep slopes that exist within the southwest portion of the site. Therefore, street access is being provided from the north through the extension of a stubbed street from phase 1 of The Village project. By doing so, we eliminate the need of extensive grading, cuts/fills and placing big retaining walls neighboring adjacent properties. The propose use of single family residences is consistent with the R-7.5 Zoning District*

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

*Discussion of the site's compliance with the City's land development and zoning codes is provided throughout this narrative and through the other documents submitted as part of the subdivision application including the preliminary plat and the various reports completed by the consultant team.*

*As mentioned previously, the proposed 10 lots subdivision meets or exceeds the minimum lot area and dimensions set by the R-7.5 Zoning District. The proposed lot width are 70 feet or more and depth are 90 feet or more. The maximum densities allowed, based on dwelling units per net acre is 5.8 DU/acre and the proposed density is 5.69 DU/ net acre, which is within the maximum allowed.*

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

*The site access has been designed in close coordination with city staff in order to gain access from Phase 1 'The Village' instead of a direct access to Larkspur Street. To do so, we had to eliminate one approved lot within phase 1 "The Village". Also, the site had an existing house*



*which was removed. Therefore, traffic generated for the new subdivision is equivalent to 8 new lots. The City does not require traffic study related to traffic generated from 9 lots or less.*

*The proposed street has been designed with a 28-foot paved section plus curb and sidewalk within a 52-foot right-of-way which is in compliance with City Standards.*

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

*Provisions for maintenance of commonly owned private facilities associated with the development will be incorporated into the Homeowner's Association documents when they are developed. HOA documents and CC&R's have not yet been developed for the site since the ultimate homebuilder or builders that will be involved with the project have not yet been determined. Stormwater easements and landscape easements will be maintained by the future HOA.*

**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;

*Satisfaction of the requirements of RCW 58.17.110 is provided through the information provided in the preliminary subdivision application. The application materials discuss such issues as potable water, sanitary*



*waste, storm drainage, and roadways in depth. Regarding parks and recreation, the project is located in an area where significant recreational opportunities are available in close proximity including Lacamas Lake and Lacamas Lake Park. Additionally, park impact fees will be paid at the time of building permits. These fees help fund local recreation opportunities.*

*It is anticipated students will be bussed to schools in the Camas School District. Sidewalks throughout the subdivision will provide adequate, safe access to school bus stops.*

*Platting of this site is consistent with the comprehensive plan and the zoning of the subject properties. The development of the property will result in the payment of impact fees, utility connection fees, and taxes used to support the public services of the community.*

**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.**

*As mentioned previously, the proposed development is consistent with the comprehensive plan. The site is not located within any designated shoreline areas. No wetland or environmental areas exist within the site. After close coordination with city staff, the site access has been designed to minimize grading and any negative impact onto neighboring properties.*