

B1 Pod Project Narrative (Supplement to the Green Mountain Mixed Use PRD):

(Please refer to the Green Mountain Mixed Use PRD Narrative, included herein, immediately following this supplemental narrative for the B1 Pod portion of the project.

The Green Mountain PRD B1 Pod Subdivision proposal is to subdivide two parcels of land, serial number(s): 986037-307 and 173178-000, located in the NW ¼ quarter of Section(s) 20 & 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, into 128 residential units utilizing the approved Master Plan Development Standards within the MF-18 section of the Green Mountain PRD Development. The site area is approximately 7.9 acres and currently is vacant land that was previously utilized in a portion of the Green Mountain Golf Course. The property topography slopes moderately from the north westerly property corner down to the south easterly property corner and currently contains construction debris from other phases, field grasses, weeds and 2 Oregon White Oak Trees, on it.

The site is zoned MF-18, under the Green Mountain PRD Pods definitions, and the comprehensive plan designation for the site is MFL. The Green Mountain PRD Master Planned Development was submitted and approved in 2014/2015 and is made up of a total of 283 acres of land. The Project Narrative submitted with the Approved PRD Master Planned Development is included here in, following this narrative, and the information contained within this Supplemental Narrative is Site Specific to the B1 Pod portion of the project and how it complies with the approval criterion within the Developer Agreement and Decision for the Green Mountain PRD Master Planned Development. The Green Mountain PRD Master Planned Development provided a broad overview of the proposed development with the understanding that each of the Development “Pods” would clarify how the proposed development configuration met the goals and intents of the Approved Master Plan.

The B1 Pod is located along NE Ingle Road, just to the south and east of the recently constructed Green Mountain Mixed Use PRD Phase 1D Subdivision. The project has Public Roads along the northern and southern boundaries and future phases of the Green Mountain PRD Project to the south and east.

Because the Green Mountain PRD B1 Pod Subdivision is part of a larger Approved Master Planned Development, all project studies/reports that were prepared for the Master Planned Development are applicable to the project and minimal new information was collected. Kittelson & Associates provided a Traffic Trip Generation Accounting Letter specific to the 128 Lot Design as required to supplement the original approved Traffic Study and their letter is included within the Land Use Application Materials. A Geotechnical Report was completed on the project by GeoPacific Engineering for the Master Planned Development to show feasibility of development and it is included also. Environmental Studies with Tree Inventory of the existing Oregon White Oaks on the property were completed by Ecological Land Services and their Reports are included within the Land Use Application.

The underlying zone of the property is zoned MF-10 however, the approval criteria within the Approved Master Planned Development governs the Lot Requirements within the B1 Pod and is listed as MF-18. The Density and Dimensions Table outlining the Lot Requirements, Density and Setbacks approved for the B1 Pod Phase are included in the following Table:

Green Mountain PRD PODs A-G and corresponding Camas Zones

	A POD	B POD	C POD
DENSITY	MF-24	MF-18	MF-10
Max. du/gross ac	24	18	10
Min. du/gross ac	6	6	6
STANDARD LOTS			
Min. lot SF	1,000 [a]	1,000[a]	3,000 [a]
Min. lot width	20	20	30
Min. lot depth	50	50	70
Max. Floor Area per du	No Max	No Max	No Max
SETBACKS			
Min. front/at garage	None	6/3@OS/18	10/18
Min. side	3 [1]	3 [1] [d]	3 [1] [d]
Min. side Flanking Street	None [e]	10 [d]	10 [d]
Min. rear <u>(garage @alley)</u>	None [e]	10 [b][c]	10[b][c]
LOT COVERAGE, Max.	None [c]	None	55%
BUILDING HEIGHT, Max.	60	45 [2]	35 [2]

a. Single Family Detached homes to be permitted. For SFD in A POD apply B Pod setbacks.

b. 10 foot rear yard for front access garage.

c. Minimum rear yard for alley accessed garage is either 4' or 18'.

d. Minimum side yard at alley is 5'.

e. Franchise utilities to be located in front or side yard easements abutting right of way.

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed maximum building height.

The proposed density of the B1 Pod is 16.4 units/acre which falls within the approved Density range of 6 – 18 units/acre. The proposed lots all exceed the minimum requirements of the Table as follows:

Proposed B1 Pod

- Minimum Lot Width: 20 feet
- Minimum Lot Depth: 60 feet
- Minimum lot size is 1,200 sq.ft.
- Maximum lot size is 2,736 sq.ft.

The Preliminary Project Narrative for the Green Mountain Mixed Use PRD (included herein) describes the B Pods as follows:

“B Pods: The master plan contains five B pods. B pods are intended to provide for attached townhomes or small detached lots. B1 is the largest B pod at approximately 7.6 acres. B1 is located west of central park and abuts the Urban Village located to the south. The other four B pods total 7.9 acres with the largest being 3.2 acres and these four pods are essentially surrounded by open space.”

Although Trails and Open Spaces are integrated into the B1 Pod phase of the project, the Master Plan Trail, Park, and Open Space Plan accounts for all of the requirements for the project. The Trails & Open Spaces that are located within the B1 Pod will be owned and maintained by a Home Owners Association (HOA) that will be created as part of the Subdivision. HOA dues will be collected from the future owners of the residential units and will be utilized for maintenance of all Private Improvements, including all or a portion of the offsite Stormwater Management Facility that will be located within an acre of property to the east of the B1 Pod.

CMC17.11.030.D (1 – 10):

Criteria for Preliminary Plat Approval. The hearing 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 Green Mountain PRD B1 Pod 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. Stormwater management will take place within an offsite Stormwater Facility that may be utilized for additional stormwater associated with future pods within the Green Mountain PRD Development. At the time of the development of the B1 Pod, the offsite Stormwater Facility will be located within a portion of land that is an acre in size.

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. Improvements will be made to NE Ingle Road along the project frontage to bring the road up to the City of Camas Public Road Standards.

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

Dedications and easements are designed into the project as required by City of Camas Code.

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

The design, shape and orientation of the proposed lots are appropriate to the proposed use and meet the minimum requirements outlined within the Approved Master Plan for the Green Mountain PRD Development.

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.

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 school's 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 Green Mountain PRD B1 Pod 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 May 3, 2018 to review the proposed development and the report issued by the City of Camas is included within the Land Use Application Submittal Packet. The specific issues discussed in the conference have been reviewed and discussed with City of Camas Staff prior to the Land Use Application being filed and Final Construction Drawings along with a Final Plat will be submitted for review and approval prior to commencing construction of the project infrastructure.

STERLING DESIGN, INC. has prepared a Preliminary Plat for the project along with a Preliminary Engineering Plan, Grading & Erosion Control Plan, Preliminary Stormwater 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 in an offsite facility that will be located within an area of 1 acre of land. The offsite stormwater facility may also be utilized for drainage from future Pods but will be sized only for the B1 Pod at the time of construction. All stormwater quality and water quantity control will be provided 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 N. 90th Avenue, NE Boxwood Street, and N. Dogwood Street. New Public/Private Roads and Alleys will be extended through the project to provide for access to the new residential units. Sight distance has been verified at all proposed intersections and meets the minimum requirements of the City of Camas Design Standards.

Public sanitary sewer facilities were extended to the property as part of the Green Mountain Mixed Use PRD Ph1D 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 from the recent completed phases and 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, 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 residential units, all new units will utilize residential fire suppressant sprinkler systems.

All new residential units 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 128 residential units that meet the dimensional and area requirements of the Approved Green Mountain PRD Development, 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.

Project submittal materials:

- (1.) The required application form is included and the fee is included 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.) Existing conditions are shown within the Preliminary Development Plans.
- (6.) A Preliminary Grading Plan is included within the Preliminary Development Plans.
- (7.) A Preliminary Stormwater Plan and Report are included within the Application Materials.
- (8.) A Geotechnical Report from the original Green Mountain PRD Development Application is included within the Land Use Application Materials.
- (9.) A Clark County Assessor's Map of Properties within 300 feet is included.
- (10.) Mailing Labels as required by CMC 18.55.110 are provided.
- (11.) A Traffic Trip Accounting report prepared by Kittelson & Associates is included within the Land Use Application Materials.
- (12.) All Open Spaces and Tract's will be owned and maintained by an HOA.
- (13.) The required Development Sign has been ordered for installation.
- (14.) 3 Copies and an Electronic Copy of the Land Use Application is provided.

Preliminary Plat Review

- (1.) The project design has been reviewed and discussed with City of Camas Staff and integrates roads, sidewalks, trails, and open space areas with the existing infrastructure installed with the existing phases of the Green Mountain PRD

Development and with the Approved Master Planned Development of future phases.

Engineering:

- (1.) All required Engineering Construction Plans and Details will be provided at the time of Final Construction Plan preparation and submittal. Conceptual Engineering information is provided with the Land Use Application to show points of connection for sanitary sewer and water systems along with feasibility of project grading and stormwater management.
- (2.) The owner of the B1 Pod project has purchased an area of the adjacent phase to the south and east, 1 acre in size, to be utilized for stormwater management. A design drawing for the adjacent Phase 1 Pod from Olson Engineering has been included within the Preliminary Plan Set to demonstrate that 1 acre of property is sufficient to feasibly locate a stormwater facility in for the B1 Pod. Stormwater management facilities will be designed and constructed to the minimum requirements of the City of Camas Design Manual and the Department of Ecology Manual.

Design Review:

At this time the project is only requesting Preliminary Plat Approval and Design Review will be submitted once an end user/builder has provided the required building elevations and plans.

Applications submitted for this project:

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

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

Thank you for your assistance,



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