

## Legislation Details (With Text)

<b>File #:</b>	AI 17-283	<b>Version:</b>	1	<b>Name:</b>	Dawson's Ridge (SUB17-02)
<b>Type:</b>	Action Item	<b>Status:</b>		<b>Meeting Item</b>	
<b>File created:</b>	12/5/2017	<b>In control:</b>		<b>HEARINGS EXAMINER</b>	
<b>On agenda:</b>	12/13/2017	<b>Final action:</b>			
<b>Title:</b>	<p>Public Hearing for Dawson Ridge Subdivision (City File Number SUB17-02)</p> <p>Details: An application from McIntosh Ridge PRD, LLC was received on June 2, 2017, to request approval of a 43-lot subdivision, named "Dawson Ridge", and was deemed technically complete on August 25, 2017. The development is located near the intersection of SE Brady Road and NW McIntosh Road, on 32.75 combined acres [Tax Parcels: 127162-003, 127162-007, 127175-000, 127144-000, 127162-009, 127174-000, 127162-000]. The project area is zoned Single-family Residential 15,000 (R-15), however the applicant is proposing to utilize density transfer provisions of Camas Municipal Code* (CMC), Section 18.09.040 (Table 2, B) to create lots that average 11,351 square feet. The City issued a SEPA Mitigated Determination of Non-significance (SEPA 17-16) on November 23, 2017, with a comment and appeal period that ended on December 7, 2017, at 5:00 p.m. The applicant submitted a timely appeal of the SEPA determination (Exhibit 66). The City may combine the appeal with the scheduled public hearing. The application materials are attached, along with a Staff Report.</p> <p>[*Note: Application is vested from date of application. Code citations may differ as amendments to these titles were adopted in the interim.]</p> <p>Presenter: Sarah Fox, Senior Planner</p>				
<b>Sponsors:</b>	Sarah Fox				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<p>1. Dawson Ridge Preliminary Plat Staff Report (SUB17-02), 2. 1 - General Application Form (SUB17-02), 3. 2 - Narrative, 4. 3 - Narrative revised, 5. 4 - Development sign, 6. 5 - Preliminary Plat 1 of 2, 7. 6 - Preliminary Plat 2 of 2, 8. 7 - Preliminary Plat PL10 revised, 9. 8 - Preliminary Plat PL11 revised, 10. 9 - Preliminary Plat Phasing Revised Page 1, 11. 10 - Preliminary Plat Phasing Revised Page 2, 12. 11 - Existing Conditions Plan, 13. 12 - Conceptual Landscape Plan 1 of 3, 14. 13 - Conceptual Landscape Plan 2 of 3, 15. 14 - Conceptual Landscape Plan 3 of 3, 16. 15 - Preliminary Utility and Grading Plan 1 of 4, 17. 16 - Preliminary Utility and Grading Plan 2 of 4, 18. 17 - Preliminary Utility and Grading Plan 3 of 4, 19. 18 - Preliminary Utility and Grading Plan 4 of 4, 20. 19 - Revised Utility Plan North, 21. 20 - Revised Utility Plan South, 22. 21 - Revised Grading Plan North, 23. 22 - Revised Grading Plan South, 24. 23 - Pre-Application Notes, 25. 24 - Circulation plan drawing, 26. 25 - Exception Request, 27. 26 - Deviation Request to Cross Circulation Standards, 28. 27 - Public Comment from Martin Lougen, 29. 28 - McIntosh Road Drawing, 30. 29 - Exhibit Turn Movements, 31. 30 - Exception Requests, 32. 31 - Legal Descriptions &amp; Existing Easements, 33. 32 - BLA Deed - Recorded, 34. 33- Covenant Regarding Roadways, 35. 34 - Mailing List, 36. 35 - Certified Mailing Labels and Map, 37. 36 - Revised Certified Mailing Labels, 38. 37 - Revised Mailing Labels, 39. 38 - SEPA Checklist, 40. 39 - Appendix D - Revised SEPA, 41. 40 and 41 Not for Public Disclosure, 42. 42 - Appendix F - Traffic Impact Study (Kittelson), 43. 43 - Appendix G - Geotechnical Report (PBS), 44. 44 - Geotech Addendum 1 (PBS), 45. 45 - Geotech Addendum 2, 46. 46 - Appendix H - Wetland Delineation Report (TRC), 47. 47 - Appendix I - Habitat Mitigation, 48. 48 - Appendix I - Preliminary Wetland Mitigation, 49. 49 - Appendix J - Habitat Report, 50. 50 - Revised Habitat Mitigation (Aug 2017), 51. 51 - Tree Plan, 52. 52 - Appendix K - Tree Report, 53. 53 - PrelimDrainage Analysis, 54. 54 - Appendix L -Revisions to Storm Report, 55. 55 - Appendix M- Draft Homeowners' Association Document, 56. 56 - Draft Development Agreement, 57. 57 - Appendix O Covenant, 58. 58 - Incomplete Letter to Applicant, 59. 59 - Technically Complete Letter to Applicant, 60. 60 - Email from Kurt Stonex with Meeting Summary, 61. 61 - Email from Rich Prouse, 62. 62 -Email from Stonex Regarding Frontage Improv, 63. 63 - Email from Melanie Poe Regarding Parcels, 64. 64 -Consultant</p>				

review of Geotechnical SUB17-02, 65. 65 - Ecology SEPA Comments, 66. 66 - SEPA Appeal from Applicant, 67. 67 - SEPA Comment from Depart. of Natural Resources, 68. 68 - Copy of SEPA Determination (SEPA17-16), 69. 69 - Kates Woods Settlement, 70. 70 - Memo from Morasch, 71. 71 - Staff's Presentation, 72. 72 - Dawson Ridge Drawing Existing Lots from Poe, 73. 73 - Memo from Steve Morasch, 74. 74 - Tract B Photos from Steve Morasch, 75. 75 - Southern Property Line Photos from Morasch, 76. 76 - Comments from View Ridge Estates HOA, 77. 77 - Recorded Covenant

Date	Ver.	Action By	Action	Result
12/13/2017	1	HEARINGS EXAMINER		

#### Public Hearing for Dawson Ridge Subdivision (City File Number SUB17-02)

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Recommended Action: Staff recommends that the Hearings Examiner conduct a public hearing, receive public testimony, deliberate and render a decision.