



STAFF REPORT

WASHOUGAL RIVER OAKS COTTAGE DEVELOPMENT

(File No. Subdivision SUB20-01)

CONSOLIDATED FILES: ZONE CHANGE (ZC20-01); DESIGN REVIEW (DR20-07); CRITICAL AREAS REVIEW (CA20-07); ARCHAEOLOGICAL REVIEW (ARCH20-07); STATE ENVIRONMENTAL POLICY ACT (SEPA20-13)

Type III

Staff Report Date: December 8, 2021

TO	Hearings Examiner	HEARING DATE	December 16, 2021
PROPOSAL	To subdivide approximately 2.95-acres into 22-lot detached residential subdivision with cottage homes including a zone change request from multi-family (MF-18) zone to a multi-family cottage (MF-C) overlay zone.		
LOCATION	The site is located at 2515, 2523, 2527 & 2531 NE 3 rd Avenue NE ¼ of Section 12, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcels 89884000, 89883000, 89881000 and 898975000.		
APPLICANT	Degrosellier Development, Inc. 3100 E Evergreen Blvd. Vancouver, WA 98661		
APPLICATION SUBMITTED	November 16, 2020; Resubmitted January 11, 2021 and August 23, 2021	APPLICATION COMPLETE	August 23, 2021
SEPA	The City issued a SEPA Determination of Non-significance (DNS) November 18, 2021, with a comment period that ends on December 2, 2021. The SEPA MDNS was mailed to property owners November 17, 2021 and published in the Post Record on November 18, 2021. Legal publication #620210.		
PUBLIC NOTICES	Notice of Application was mailed to property owners within 300 feet of the site on September 1, 2021 and published in the Post Record on September 2, 2021. Legal publication #591700. Notice of public hearing was mailed to property owners within 300 feet of the site on November 17, 2021 and published in the Post Record November 18, 2021. Legal publication #620200.		

APPLICABLE LAW: The application was submitted on November 16, 2020 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 18.19 – Design Review, Chapter 18.51 – Comprehensive Plan and Zoning Amendments and Chapter 18.55 - Administrative Procedures.

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PROJECT SUMMARY

Application has been made to the City of Camas for preliminary plat approval for a detached residential subdivision located at 2515, 2523, 2527 & 2531 NE 3rd Avenue in the MF-18 Multi-Family Residential zone. The preliminary plat proposal would segregate approximately 3-acres into 22 lots ranging in size from 1,210 square feet to 2,486 square feet, with an average lot size of 1,823 square feet. The subdivision proposal includes tracts for an open space/critical area and a common area to include trails, landscaping, private access roads, parking, and stormwater facilities. The proposal also includes a zone change request from Multi-Family Residential (MF-18) zone to a Multi-Family Residential Cottage (MF-C) overlay zone to allow for small sized cottage units.

The subject property is bordered to the southwest by the Wedgewood multi-family residential subdivision, the northwest by a single-family residence and the east by vacant land that is also zoned MF-18. To the north is the Riverview Terrace single-family residential subdivision located in the City of Washougal. NE 3rd Avenue borders the site on its south side where site access is provided. This section of NE 3rd Avenue is also within one of the City’s gateways and corridors.

The site’s topography slopes from north to south and characterized as moderate to steep sloping terrain at the north end to gently sloping terrain at the south end with an elevation difference of approximately 150-feet. Vegetation at the southern end of the site is brambles while the north end is comprised of a mature forest with native trees and shrubs.

The development is subject to review and approval of the following permits: Preliminary plat review, Zone Change, Design Review, Critical Area review, SEPA review and Archaeological review. The staff report includes criteria for review for all these permit types.

FINDINGS

Title 18 Zoning

ZONE CHANGE (ZC20-01)

CMC CHAPTER 18.51

CMC Chapter 18.51.025.B.2 Zoning map amendment criteria:

The hearings examiner decision on application for zoning map amendment approval shall be based on the following criteria:

a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;

The property is zoned Multi-Family Residential (MF-18) and is in a zoning district with a comprehensive plan designation of “High Residential”. The proposed zoning amendment is to add an overlay zone to allow for residential cottage uses with a maximum density of 24 dwelling units per acre. Per CMC 18.05.040.H, the cottage overlay zone may be utilized in multi-family zones subject to approval of a zoning district change. Overlay zones must implement the goals and values in the comprehensive plan of the underlying land use designation. The proposed map amendment is consistent with Housing Policy 3.4, “Support and encourage the development of smaller (less than 1,000 square foot), single-story houses through the Multi-Family Cottage Overlay or other tools”.

b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;

Existing adjacent uses and zoning comprise of both detached single-family and attached multi-family residential. The proposed zoning amendment to a multi-family cottage overlay allows for detached residential cottages, which is compatible with existing adjacent residential zoning and uses.

c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;

The City of Camas 2035 Comprehensive Plan indicates 70 percent of new homes are over 3,000 square feet with only 7 percent of homes less than 2,000 square feet in the City of Camas. The Multi-Family Cottage Overlay would address this disparity in housing by providing an incentive to build smaller, single-level homes and accommodate mobility impairments as well. The recently adopted City of Camas Housing Action Plan strategies further demonstrates the need to diversify housing typologies and affordability; which the Multi-Family Cottage Overlay can provide.

d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;

The following table CMC 18.09.050 – Density and Dimensions for Multifamily Residential Zones:

	MF-C Overlay
Maximum density (dwelling units per net acre)	24
Minimum density (dwelling units per net acre)	6.0
Minimum lot area (square feet)	None
Minimum lot width (feet)	None
Minimum lot depth (feet)	None
Maximum gross floor area (GFA) per dwelling unit (square feet)	1,000 ^{Note 4}
Minimum front yard/at garage front (feet)	0/20
Minimum side yard (feet)	0 / If abutting R-zone than setback is 10'
Minimum side yard, flanking a street (feet)	15
Minimum rear yard	0 / If abutting R-zone than setback is 10'

Maximum building lot coverage	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Maximum building height (feet)	18 ^{Note 3}

Table Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum three stories and a basement but not to exceed height listed.
3. Maximum one story and a basement but not to exceed height listed.
4. Gross floor area (GFA) in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
5. Maximum four stories but not to exceed height listed.

In addition to the table above, the cottage units should be designed to include unique architectural elements such as a front porch, steep-pitch gable roof, a recessed garage and accommodate those with mobility impairments per CMC 18.05.040.H. The proposed cottage units include front porches and gable roofs with some to include attached rear-loaded garages. Staff provided evidence at approval criterion 5 under the Subdivision section of this staff report that demonstrates the cottage development is in overall compliance with the density and dimensions of the Multi-Family Cottage (MF-C) overlay development standards.

e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

There are adequate public facilities and services available for the development on the south and west sides of the subject site and can be mitigated for to serve the development, subject to subdivision review per CMC 17.11.030.D.

f. Specific information about the intended use and development of the property.

The purpose of the cottage development is to provide an alternative housing option (i.e. smaller dwellings) and a path to home ownership. A unique characteristic of the proposed cottage development is the opportunity for connection and interaction with neighbors via open gathering spaces including a community pavilion, benches and walking paths throughout the site. In addition, the inviting front porches with the deemphasis on garages help create a more pedestrian friendly neighborhood.

FINDING: Staff finds that the application narrative and materials demonstrate that the proposed zone change can meet the criteria of CMC 18.51.025.B.2.

Title 16 Environment

STATE ENVIRONMENTAL POLICY ACT (SEPA20-07)

CMC CHAPTER 16.07

A SEPA checklist was submitted and a Determination of Non Significance (DNS) was issued November 18, 2021 as the proposed development includes more than ten residential dwelling units per CMC 16.07.020.A.1. The SEPA comment period ended December 2, 2021. Staff received comments from Ecology concerning erosion control measures (Exhibit 31).

FINDING: Staff finds the SEPA comments from Ecology should be complied with.

An archaeological predetermination report dated April 29, 2019 was prepared by Archaeological Services LLC. Based on the report, no further archaeological work is recommended at this time, but an inadvertent discovery plan should be prepared in case of the discovery of archaeological materials. The report and findings are not subject to the open public records act and as such, the city cannot disclose the results.

FINDING: Staff finds a condition of approval is warranted that 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 16.55 Critical Aquifer Recharge Areas (CARA)

Clark County GIS mapping identified a portion of the proposed development site within a CARA zone and an additional source, Critical Aquifer Recharge Area Report prepared by Pacific Groundwater Group (PGG), indicated the site is located within a wellhead protection area for City Well No. 13. As such, the applicant submitted a Level One Hydrogeological Assessment prepared by PGG dated September 3, 2020. The PGG report concluded, “the stormwater infiltration facility can accommodate expected stormwater loading (Soil and water Technologies Inc., 2018) and that the transmissivity of the aquifer is sufficiently high that mounding will not significantly reduce local depth to water.” To mitigate potential impact to groundwater due to the proposed development, the applicant must comply with Ecology’s current Stormwater Management Manual for Western Washington as discussed under Criterion 2 of this staff report.

FINDING: Staff finds the project complies with the provisions for critical aquifer recharge areas, as outlined in the *Critical Aquifer Recharge Area Report* prepared by Pacific Groundwater Group (PGG) dated September 3, 2020.

CMC 16.61 Fish and Wildlife Habitat Conservation Areas

Clark County GIS mapping identified the subject property with Fish and Wildlife Habitat conservation areas (i.e. WDFW Habitat Area) as well as Habitats of Local importance (i.e. Oregon White Oaks), which are identified by the applicant. The *Critical Areas Report & Oak Mitigation Plan* report prepared by AshECO Solutions, LLC dated August 19, 2021 (Exhibit 9) identified several individual Oregon White Oak trees onsite, but the oak woodland habitat area as mapped by WDFW was not present as discussed on pages 3 and 4 of the report. However, the *Critical Areas Report & Oak Mitigation Plan* report did recognize a mature forest habitat along the hill slope area associated with the northern half of the project site. As a result, the development is focused on the southern portion of the site to avoid impacts to the mature forest habitat, which is proposed for preservation as shown as Open Space Tract B on the preliminary plat (Exhibit 6).

Per CMC 18.16.010.A.3.i., individual Oregon white oak trees greater than 20-inch diameter at breast height (dbh) are considered a habitat of local importance. Within the project development area, two (2) of the five (5) Oregon White Oaks (OWO) identified on the tree survey (Exhibit 8) are greater than 20-dbh. One of the OWO, a 42-inch dbh, is located adjacent to and highly visible from NE 3rd Avenue, which will be retained and protected as outlined in the *White Oak Mitigation and Protection Plan* prepared by Arbor Science Tree Care dated August 10, 2021 (Exhibit 9). The second OWO, a 27-inch dbh, is proposed for removal as it is located within site improvements as well as being somewhat compromised due to the adjacent paved and fenced area associated with existing NE Wedgewood Court. The removal of the tree will also allow for two existing adjacent oaks in this area room for growth per the *Critical Areas*

Report & Oak Mitigation Plan report. Mitigation for OWO tree removal is a replacement ratio of 2:1 per CMC 16.51.125.B and is proposed for mitigation on-site.

Staff recommends a condition of approval that the Oregon White Oaks should be mitigated for and protected as outlined in the *Critical Areas Report & Oak Mitigation Plan* report prepared by AshECO Solutions, LLC dated August 19, 2021 and the *White Oak Mitigation and Protection Plan* prepared by Arbor Science Tree Care dated August 10, 2021. The temporary construction fencing should be installed prior to construction that clearly marks in the field the Oregon White Oak and remain throughout permitted construction activities.

Prior to final plat approval, a conservation covenant should be recorded with the County to ensure long-term preservation of the existing Oregon White Oak and the mature forested area (i.e. Open Space Tract B as shown on the preliminary plans), including maintenance of any mitigation actions, per CMC 16.51.210 and conditioned as such. Further, a copy of the recorded conservation covenant document must be submitted to the City prior to final plat approval.

The applicant will be required to post a mitigation bond in an amount deemed acceptable by the City to ensure the oak mitigation is fully functional per CMC 16.51.250.

FINDING: Staff finds the project complies with the provisions for fish and wildlife habitat areas, as conditioned, and is developable based on the findings in the *Critical Areas Report & Oak Mitigation Plan* report prepared by AshECO Solutions, LLC dated August 19, 2021, the *White Oak Mitigation and Protection Plan* prepared by Arbor Science Tree Care dated August 10, 2021 and as conditioned.

CMC Chapter 16.59.060(C) Geotechnical Evaluation and Assessment

Clark County GIS mapping identified the subject property to contain geologically hazardous areas (i.e. steep slopes, landslide hazard areas and erosion hazard areas). As such, the applicant submitted a *Geotechnical Engineering Study* dated August 2018 prepared by Soil and Water Technologies, Inc. (Exhibit 11), which observed steep slopes greater than 15% but did not identify characteristics of landslide areas. The site consists of a steep south facing slope with an elevation drop of approximately 150-feet from the north to south with moderate to steep sloping terrain at the north end (i.e. Open Space Tract B as shown on the preliminary plans) to gently sloping terrain at the south end of the project site. At page 4 of the study, the applicant concluded “the proposed development as planned will not create a risk of increased slope instability at the site” (See Exhibit 11).

The City’s geotechnical consultant, Earth Engineers, Inc. (EEI), performed a peer review of the geotechnical report (Exhibit 12) and found that a revised geotechnical report will need to be submitted to address the items identified in EEI’s October 13, 2021 peer review letter (Exhibit 12). Further, Soil and Water Technologies *Geotechnical Engineering Study* dated August 2018 did not appear to have the current preliminary civil drawings for review. With that, staff recommends a condition of approval that the applicant should submit a revised geotechnical report based on the current preliminary civil drawings addressing the review items identified in EEI’s geotechnical peer review letter dated October 13, 2021 prior to final engineering plan approval.

FINDING: Staff recommends a condition of approval that the applicant should submit a revised geotechnical report based on the current preliminary civil drawings addressing the review items identified in EEI’s geotechnical peer review letter dated October 13, 2021 prior to final engineering plan approval.

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 Multi-Family High in the City's Comprehensive Plan, which includes the Multi-Family Residential (MF-18) zone designation. The proposed cottage development complies with several of the 2035 City of Camas Comprehensive Plan Housing goals as polices such as:

- H Goal 1: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.
- H Policy 1.7: Require all new housing developments to provide a range of housing types and sizes that are evaluated through the land use approval process and stipulated on the final plat.
- **H Policy 3.4: Support and encourage the development of smaller (less than 1,000 square foot), single-story houses through the Multi-Family Cottage Overlay or other tools.**

Per the Comprehensive plan, housing building permits from 2004-2016 indicated at least 70% of new homes are over 3,000 square feet with less than 7% of homes less than 2,000 square feet. To address this disparity in housing, the Multi-Family Cottage Overlay provides for the opportunity to build smaller (less than 1,000 square feet), single-level dwellings with the intent to encourage the development of cottages, especially those with architectural elements typical of this type of dwelling such as a front porch, a steep-pitched gable roof, a recessed garage. The overlay is also intended to accommodate those with mobility impairments. The proposed cottage development meets the multi-family cottage overlay (MF-C) design criteria, which is further discussed under approval criteria 5 within this staff report. The proposed cottage housing development, when built, will provide alternative housing opportunities to meet the needs of the community in accordance with the Housing element of the Comprehensive Plan.

Overall, the 2035 City of Camas Comprehensive Plan supports the subdivision through a number of land use, transportation, and economic development policies as well 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 Goal 3: 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.
- 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.
- 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.
- ED Policy 6.6: Encourage development of commercial uses and multi-family residential within the 6th Avenue and 3rd Avenue gateways and corridor to further support downtown business.
- ED Policy 6.7: Building entrances should face the street and provide pedestrian connections from the building entrance to the sidewalk. Encourage landscaping, rather than parking, between the building and the street in order to create a welcoming streetscape.

Housing Action Plan

The City of Camas adopted a Housing Action Plan (HAP) on July 6, 2021, that encourages housing diversity, affordability, and access to opportunity for people of all incomes, complements the housing goals of Camas' 2035 Comprehensive Plan as discussed above. Smaller housing types, such as a cottage development, helps achieve this goal as identified through community input, demographic data, and housing need estimates per the HAP.

Parks and Open Space Comprehensive Plan

The 2014 Parks, Recreation and Open Space (PROS) Comprehensive Plan does not identify required trail or park improvements within or adjacent to the subject parcel. Therefore, this plan is not applicable to this project.

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 (ADTs) or more. The proposed development consists of 22 lots and is projected to create 125 ADTs, which does not meet the threshold for installation of traffic calming features.

FINDING: Staff finds that the proposed project can or will be compatible with the aforementioned City 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.

Water:

Provisions for a water distribution system are required per CMC 17.19.040.C.4, which requires that each lot within a proposed development shall be served by a water distribution system designed and installed in accordance with the city's *Design Standards Manual* (CDSM).

There is an existing 8-inch ductile iron (DIP) water line located on the east side of NE Wedgewood Court. The preliminary utility plans indicate that an 8-inch DIP water line is to be stubbed off the existing water line, looped through the development and tie back into the existing water line in NE Wedgewood Court in order to provide a water distribution system to the proposed development. Additionally, there is a water service provided to each lot and the shared pavilion. The water services are proposed to be

located behind the curb at the edge of the roadway. Per CMC 17.19.040.C.3.d, a water meter for irrigation is the responsibility of the HOA/Property Owners of said open space and the irrigation meter shall be installed with a backflow prevention device.

The preliminary utility plan shows three (3) locations that propose a cluster of four or more 1-inch water services, located side-by-side, and tapped off the 8-inch water main (Lots #1- #4 & the pavilion, Lots #5 - #8, and Lots #16 - #19). Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should submit a revised utility plan that shows one 6-inch tap at each of the three locations where there are a cluster of four or more 1-inch taps located side-by-side. The 6-inch tap is to extend beyond the curb, with a 6-inch manifold provided for the cluster of 1-inch services to said Lots #1- #8, the pavilion, and Lots #16 - #19.

Staff recommends a condition of approval that prior to final plat approval, the applicant is to provide to the city a 20-foot wide utility access and maintenance easement over and under the water main located in the proposed private street, Tract ___.

Plat note: Tract ___ consists of a 20-foot wide utility access and maintenance easement to the city, over and under the water main located in the private street.

FINDINGS: Staff finds that adequate provisions for water, as conditioned, can or will be made.

Storm Drainage:

Per CMC 17.19.040.C.3 the storm drainage collection system shall meet the requirements of the City's adopted stormwater standards. Provisions for a stormwater system are per CMC 14.02 Stormwater Control and CMC 17.19.040.C.3 Storm Drainage.

The proposed development site consists of four existing parcels that combined are approximately 2.95 acres (379,081 square feet) in size. Due to steep slopes and a heavily vegetated area on the northern portion (approximately 1.05 acres) of the proposed development, the proposed development improvements are limited to the southern portion of the combined parcels. The southern portion is approximately 1.90 acres (82,764 square feet) in size.

The preliminary grading and drainage plan provides a stormwater system consisting of catch basins, field inlets, a 12-inch storm line conveyance system, manholes, flow control manhole, emergency overflow system, and a stormwater treatment facility.

A stormwater drainage report, dated October, 2020, was prepared by Desgrosellier Design & Construction. The report was prepared using Ecology's 2014 Stormwater Management Manual for Southwest Washington (SWMMWW). Per CMC 14.02.050 use of the most current edition of Ecology's SWMMWW is required. The most current edition at time of application submittal was and is currently the 2019 SWMMWW. Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should be required to submit a final stormwater drainage report that addresses and meets the Minimum Requirements (MR) in accordance with Ecology's 2019 SWMMWW manual.

The preliminary drainage report proposes to meet Minimum Requirement (MR) #6 Runoff Treatment by means of stormwater "infiltration into the ground via an infiltration basin with emergency overflow to an existing storm drainage system located in NE 3rd Avenue." The stormwater drainage report (pages 7 & 8) state that "groundwater was not encountered in any of the geotechnical borings completed on site to depths of 12.5 feet below ground surface. Refer to geotechnical report in Appendix C-2."

The geotechnical report was prepared by Soil and Water Technologies, Inc. and is dated August 21, 2018. Per the Geotechnical Report (page 2) infiltration testing was performed on August 3rd, 2018 in accordance the 2016 Clark County Stormwater Management Manual (SWMM) guidelines. The Clark

County SWMM has not been adopted by the City of Camas. Therefore, staff recommends a condition of approval that prior to final engineering plan approval, the applicant should submit a revised geotechnical report with infiltration testing conducted in accordance with Ecology's current 2019 SWMMWW and resubmit for review with the revised stormwater drainage report.

The preliminary plat shows the storm facility located on Tract A, which is designated as a common area that includes a pavilion, private streets, private parking spaces, sidewalks, pedestrian pathways, the footbridge over the storm facility, the storm facility, and stairways to future lots 16 thru 19. Per CMC 17.19.040.3.a, storm drainage facilities shall be placed on their own tract.

Staff recommends a condition of approval that prior to final plat approval, the applicant should revise the preliminary plat that shows a separate tract to include: the storm facility, the pedestrian footbridge, any portion of the pedestrian pathway on the south side of the storm facility, and any portion of the maintenance access road to the storm facility that is located outside of the right-of-way along NE 3rd Avenue.

Per CMC 14.02.090 Ownership and Maintenance is as follows:

- A. *Stormwater systems and facilities which collect, convey, treat, and/or infiltrate stormwater runoff, ... are ultimately the responsibility of the applicant to operate and maintain, at a minimum until the end of the two-year warranty period or until turned over to an HOA or collective homeowners. Ownership for stormwater facilities shall be specified on the recorded plat, if applicable, or as stated in the condition of approval (COA).*
 - 1. *Stormwater facilities, located within residential subdivisions and short plats, shall be the maintenance responsibility of the applicant for two years after date of final acceptance. This maintenance period shall run concurrent with the city's required two-year warranty period that begins at final acceptance. Prior to end of the two-year warranty period, and upon inspection by the city, the applicant shall ensure that a fully functional facility is turned over to the new owners (e.g. homeowners associations/homeowners).*
 - 2. *At completion of the two-year warranty period, stormwater facilities located within a residential development shall be the maintenance responsibility of the homeowners associations (HOA) unless determined otherwise by the director. All stormwater facilities, or such facilities within any residential subdivision where an HOA has not been established, shall be maintained by the home/owners/property owners within the platted subdivision or short plat.*
- C. *Stormwater Facilities Inspections. The city shall have the right-of-entry and authority to inspect all stormwater facilities for compliance with this chapter.*

Staff recommends a condition of approval that prior to final plat approval, a note should be added on the final plat that states, "The storm facility and all other amenities located in Tract __ is to be owned and maintained in accordance with CMC 14.02.090, by the Homeowners Association (HOA) / Homeowners / Property Owners. The city shall have right-of-entry for inspection purposes of said storm facility."

Plat Note: Tract __, which consists of the storm facility and all other amenities located within the tract, is to be owned and maintained by the Homeowners Association (HOA) / Homeowners / Property owners, in accordance with CMC 14.02.090. The city shall have right-of-entry for inspection purposes of said storm facility.

FINDINGS: Staff finds that adequate provisions for storm drainage, as conditioned, can or will be made.

Erosion Control:

Per CMC 17.21.030 any land-disturbing activities will be required to meet the provisions for erosion prevention and sediment control as outlined in CMC 17.21.030 and CMC 14.06.

The existing parcel is approximately 2.95 acres (379,081 square feet) in size. However, due to steep slopes and heavy vegetation on the northern portion (approximately 1.05 acres) of the proposed development, the proposed improvements are shown to be confined the southern portion of the development, which is approximately 1.90 acres (32,764 square feet) in size.

Per CMC 14.06.030.A erosion prevention / sediment control plans are to be submitted for review and approval. Adequate erosion control measures are to be provided during the site improvements for the proposed development in accordance with the *Camas Design Standards Manual* (CDSM) and Ecology's *Stormwater Management Manual for Western Washington* (SWMMWW). Staff finds that a condition of approval is warranted that prior to final engineering plan approval, the applicant should submit Erosion Sediment Control (ESC) plans, as a part of the site improvement plans, to CDEV engineering for review and approval.

Per CMC 14.06.030.B Land-disturbing activities of an acre or more require an *NPDES General Construction Stormwater Permit* (GCSWP), which is issued by the Washington State Department of Ecology. Per CMC 14.06.030. C A *Stormwater Pollution Prevention Plan* (SWPPP) is required for sites in excess of an acre or more. The SWPPP is also a requirement of the NPDES GCSWP. As such, prior start of any land-disturbing activities, the applicant will be required to submit a copy of both the NPDES GCSW Permit and SWPPP are to CDEV Engineering.

Per CMC 17.21.050.B.3 an erosion control bond, in the amount of 200% of the erosion control items is required for land-disturbing activities in excess of one acre. As such, the applicant will be required to provide an Erosion Control Bond (ESC) prior to start of any land-disturbing activities.

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

Sanitary Sewage Disposal:

Per CMC 17.19.040.C.2 Sanitary Sewer requires that sanitary sewer shall be provided to each lot at no cost to the city and designed in accordance with city standards.

There is an existing 8-inch gravity sanitary sewer main located on the west side of NE Wedgewood Court. Per the preliminary utility plans sanitary sewer laterals will be stubbed from the existing sanitary sewer main in NE Wedgewood Court to Lots #9 thru #12 with the sanitary sewer cleanouts located at the right-of-way.

Per the preliminary utility plan, an onsite 8-inch gravity sewer main, with manholes, cleanouts, and laterals will traverse from the northern section of the proposed development to the southernmost section of the proposed development, and tie into the existing gravity sewer main with a new manhole in NE 3rd Avenue. The proposed gravity sewer main, manholes, cleanouts, and laterals will be for the benefit of Lots #1 thru #8 and Lots #13 thru #22.

Staff recommends a condition of approval that prior to final plat approval, the applicant is to provide to the city a 20-foot wide utility access and maintenance easement over and under the sanitary sewer system located in the proposed private street, Tract ___.

Staff recommends a condition of approval that prior to final plat approval, the applicant is to provide to the city a 15-foot wide utility access and maintenance easement over and under the sanitary sewer

system that traverses the proposed Common Area Tract A and the proposed Stormwater facility, Tract ____.

Plat note: Tract ____ consists of a 20-foot wide utility access and maintenance easement to the city, over and under the sanitary sewer system located in the private street.

Plat note: Tract A and ____ consists of a 15-foot wide utility access and maintenance easement to the city, over and under the sanitary sewer system that traverses the proposed Common Area Tract and Stormwater Facility Tract.

FINDINGS: Staff finds that adequate provisions for sanitary sewage disposal, as conditioned, can or will be made

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. Any existing wells, septic tanks, and drain fields should be properly abandoned and/or decommissioned in accordance with State and County guidelines prior to final plat approval. If applicable, any water rights associated with the abandoned well(s) should be transferred to the City. Per the applicant's narrative, there are not any existing wells, septic tanks, or septic drain fields on the existing parcel.

Finding: Staff finds that, as conditioned, adequate provisions can or will be made for water, storm drainage, erosion control, and sanitary sewage disposal that 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: Streets for the proposed development shall be designed in accordance with CMC 17.19.040.B Streets.

[Public Roads]: NE 3rd Avenue is classified as a fully improved 4-lane arterial along the frontage of the proposed development. NE Wedgewood Court is classified as a local roadway with improvements on the west side of the roadway only.

Per 17.19.040.B.1 half-width street improvements along an existing roadway are required when it is determined to be appropriate by the city engineer. NE Wedgewood Court is an existing roadway that currently consists of a 30-foot right-of-way, 20-feet of paved surface, and sidewalk on the west side only.

Per Table 17.19.040-2 the minimum public street standard, with approval from the city engineer, consists of a 52-foot right-of-way, 28-foot paved surface, a planter strip, and a 5-foot detached sidewalk. The applicant is proposing to construct half-width road improvements along the east side of NE Wedgewood Court. The half-width road improvements vary in width of right-of-way and paved surface and are as follows:

- A. From the northern side of NE 3rd Avenue to the ingress of the private road, the half-width road improvements consist of an additional 19.7-feet of right-of-way dedication; an additional 12-feet of paved surface; a 5-foot planter strip; and a 5-foot detached sidewalk. The total roadway improvements would be as follow:
 - o 49.7-foot right-of-way width, 32-feet of paved surface, 5-foot planter strip, and 5-foot sidewalk.

- The proposed half-width improvements do not meet the minimum public street standards for a local roadway, however a deviation from the minimum public street standards would be supported by the city engineer.
 - Suggestion from staff is to revise the additional right-of-way dedication to be either 19-feet or 20-feet, in lieu of 19.7-feet.
- B. From ingress to the private road to the egress from the private road and onto NE Wedgewood Court, the half-width road improvements consist of an additional 17-feet of right-of-way dedication; an additional 10-feet of paved surface; a 5-foot planter strip; and a 5-foot detached sidewalk. The total roadway improvements would be as follows:
- 47-feet of right-of-way width, 30-feet of paved surface, a 5-foot planter strip, and a 5-foot sidewalk.
 - The proposed half-width improvements do not meet the minimum public street standards for a local roadway, however a deviation from the minimum public street standards would be supported by the city engineer.

Parcel number 89937000 aka 2517 NE 3rd Avenue.

The preliminary site plan eliminates the existing driveway off NE 3rd Avenue that provides access to 2517 NE 3rd Avenue, which is not part of the proposed development. The new driveway access to 2517 NE 3rd Avenue will be relocated to NE Wedgewood Court. The new driveway location is shown to be approximately 110-feet north of the intersection with NE 3rd Avenue and approximately 100-feet south of the intersection with the ingress to the private roadway.

Per Table 3, Access Spacing Standards, the intersection & driveway setbacks from an arterial is a minimum 300-feet.

- The proposed location does not meet the minimum intersection & driveway setback standards, however, based on site constraints, a deviation from the minimum intersection & driveway setback standards is supported by the city engineer.

[Private Roads]: Per Table 17.19.040-1 Minimum Private Street Standard D, access to five dwelling units or more, greater than 300-feet in length requires a minimum tract width of 48-feet, a minimum 28-foot wide paved surface, 5-foot detached sidewalks on both sides, a planter strip, and no parking on one side.

- The applicant has proposed a private road that varies in width from 25-feet to 53-feet, which includes the parking stall areas. The private road consists of rolled curb, no adjacent planter strip or adjacent sidewalk, but does provide 5-foot wide sidewalks that intersect the roadway throughout the development, with additional 4-foot wide sidewalks to each of the dwelling units from the main 5-foot wide sidewalks.
- The city engineer is in support of a deviation from the Minimum Private Road Standard D with the following caveats:
 - The road is to be signed as a one-way access with minimum 35-foot curb radii at the ingress and egress locations, and the on-street parking stalls are to be located outside of the 20-foot wide travel lane width.
 - Additionally, the Fire Marshal is in support of the proposed road width as the dwelling units do not exceed 18-feet in height and the furthest dwelling unit is accessible from the roadway with a 150-foot fire hose.

Private streets are to be placed in a separate tract. The tract width is in accordance with Table 17.19.040-1 Minimum Private Street Standards. The private street width varies from 25-feet wide to 53-feet wide and the deviation for the private street tract width is supported by the city engineer. Per the preliminary site plan, the private street, parking stalls, and pullout area are included in Tract A, Common

Area. Staff recommends a condition of approval that prior to final plat approval, the applicant should revise the preliminary plat to show a separate private street tract to include: the proposed road, curb and gutter, parking stalls, and pullout area.

The preliminary site plan proposes 5-foot wide main sidewalk, that travels north and south throughout the development, intersects the private road, and provides 4-foot wide individual sidewalks that leave the main 5-foot wide sidewalk in order to provide pedestrian access to each dwelling unit. At any location where there are shared 4-foot wide sidewalks to more than one dwelling units, e.g. Lots #1 and #2, the shared sidewalk is to be a minimum of 5-feet wide. Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should revise the site plan to show 5-foot wide shared sidewalks at those locations where a 4-foot wide sidewalk segment provides access to more than one dwelling unit, e.g. Lots #1 and #2.

The preliminary site plan proposes a pedestrian footbridge providing access over the stormwater facility. The footbridge is to meet all pedestrian ADA accessibility requirements and a handrail is required. Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should be required to provide a pedestrian pathway that meets ADA accessibility requirements and a handrail is to be installed for that section that crosses the stormwater facility.

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

[Utilities]: Public utilities will be required for this development. All utilities are to be installed underground, per CMC 8.52.040.

A 6-foot wide public utility easement (PUE) is required outside of the paved road surface for the benefit of public/private utilities, such as power, gas, cable, phone, etc. Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should be required to provide the 6-foot wide public utility easement (PUE) outside of the paved road surface on the utility plans.

[Street lighting]: LED street lighting will be installed along all street frontages in accordance with Camas Design Standards Manual (CDSM). The locations for street lights are to be coordinated with the locations of other site features, landscaping, and utilities. Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should be required to include the street light locations on the engineering and landscape plans.

All street lighting proposed for private streets is required to be metered separately and are to be owned and maintained by the HOA.

Preliminary electrical plans are to be submitted to the city for review and approval 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, or similar location in the front yard for each dwelling unit and conditioned as such. Street trees are required along the east side of NE Wedgewood Court as part of the required street frontage improvements per CMC 18.13.050.D and should not be impacted by the placement of the proposed driveways on lots 9-12. Staff recommends a condition of approval that a final landscape plan showing the location of the street trees and driveways for lots 9-12 should be submitted prior to final engineering plan approval.

CMC 18.13.055.A requires a 5-foot L1 landscape buffer adjacent to a residential zone. Staff finds the 5-foot L1 landscape buffer is applicable along the east and north property lines of the adjacent single-family residence (parcel no. 89937000), which is located immediately southwest of the development site and should be conditioned as such. Staff finds the 5-foot L1 landscape buffer is not needed adjacent to existing forested property.

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. Staff finds a condition of approval is required that the applicant submit to the City for review and approval a final landscape plan consistent with the landscaping standards in CMC Chapter 18.13 and include plantings from the City's approved plant list. Landscaping adjacent to or within tracts should be installed prior to final acceptance per CMC 17.19.030.F.3. Street trees adjacent to lots and within the planter strip of required right-of-way improvements should be installed prior to final occupancy or bonded for per CMC 17.19.030.F.4.

[Storm Facility Landscaping]: CMC 17.19.030.F.6 requires that storm drainage facilities within 30-feet from any street or accessory structure to be landscaped with a 10-foot L2 buffer. The proposed storm facility located in Common Area Tract A should be landscaped with a L2 buffer around the stormwater facility and shown on the final landscape plans.

[Driveways]: Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should be required to include driveway locations for each lot on the utility and landscaping plans in order to ensure that there are not any conflicts between utilities and street locations.

[Parking]: The proposed average lot size falls below 7,400 square feet and therefore one additional off-street parking space is required to be located within a tract per CMC 17.19.040.B.10.e. As such, the applicant has provided 29 parking stalls within Common Area Tract A, which exceeds this requirement. Subject to the requirements of CMC 18.13.060.A and E, parking areas are to be landscaped at all perimeters with a minimum 5-foot width of planting space and should be conditioned as such.

Per CMC 18.13.060.C, parking lots shall include a minimum ratio of one tree per six parking spaces and all parking areas should provide interior landscaping for shade and visual relief. With 29 parking spaces, four trees would be required. The applicant has provided 2 trees at the book ends of the 3 parking spaces between lots 4 and 8 and has provided some covered parking areas for shade. Staff recommends a condition of approval that the applicant provide the remaining 2 required trees next to the uncovered parking stalls near Lot 16 for shade and visual relief.

FINDING: Staff finds that the applicant can or will make adequate provisions as conditioned 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;

[ROW Dedications]: The applicant will be required to dedicate additional right-of-way along the east side of NE Wedgewood Court.

[Easements]: The applicant will be required to provide adequate utility access and maintenance easements to the city over the private street and open space tract, at the time of final platting, for the purpose of inspection, maintenance, and operation of said public water and sanitary sewer lines.

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.

The steep slopes and natural forested area at the north end of the property confines the lot layout to the southern 1.90-acres. The proposed lot layout is designed to accommodate a cottage development that contains clusters of small sized cottage homes with inviting porches oriented towards centrally located open space gathering areas, which connect to a network of walkways with the goal of creating an interactive, livable neighborhood. The narrow circular local access street allows for the placement of attached rear loaded garages within the cluster of cottages at the center of the site that help further highlight the neighborhood's walkability.

As shown on the preliminary plat, the proposed lots will have access onto a public or private street, have side lot lines that are generally perpendicular to the roadway they face.

Lot sizes/dimensions: The density of the overall site at 22 dwelling units is well below the maximum allowed at 24 du/acre for the MF-C multi-family cottage residential overlay zone per CMC 18.09.050 - Table 1. There is no minimum lot size, lot width or lot depth requirements in the MF-C overlay zone.

[Gross floor area]: Proposed cottage units A and B are less than required 1,000 maximum gross floor area at 618 and 748 square feet respectively. Although proposed cottage unit C is greater than 1,000 gross square feet by approximately 123 square feet due to the attached rear loaded garage this unit provides, staff finds the amount of livable gross floor area provided within the cottage unit meets this requirement.

[Building height]: The maximum allowable building height is 18 feet, which is limited to a one-story and a basement per CMC 18.09.050 Table 1 Note 3. Although each cottage unit includes a storage loft area above the first floor, none of the cottage units contain a basement or exceed the 18-foot maximum building height requirement. As such, staff finds this criterion is met.

[Building coverage]: Building coverage is limited to a minimum of 200 square feet of usable yard adjacent to each dwelling unit. Although each lot varies on the amount of yard space within their lot lines, staff finds the combination of the yard area within Common Area Tract A as well as the adjacent yard area to each unit satisfies with criterion.

[Lot setbacks]: There is no minimum front, side, or rear yard setback requirements in the MF-C overlay zone except for 20-foot setbacks for front yards with garages and 15-foot setbacks for side yards flanking a street. The cottage units on Lots 9-13 contain rear-loaded garages and therefore the 20-foot front yard garage setback is not applicable. However, the corner lots with side yards flanking the (street/ internal circulation drive/private road) are setback less than 15-feet.

CMC 18.09.060 allows the city to provide additional flexibility to lot size, lot width, lot depth, building setbacks, or lot coverage standards for residential development if a tract of more than one-half acre or more of contiguous area for the protection of a critical area is set aside for preservation. With proposed Open Space Tract B at 1.05-acres, staff finds the proposed reduced street side yard setbacks for Lots 4, 8, 9, 12, 13 and 15 as shown on the preliminary site plan (Exhibit 6) are acceptable if additional landscaping is provided to buffer the corner cottage units from the private circulation drive and will be conditioned as such.

FINDINGS: Staff finds a condition of approval and plat notes are required that show the building envelopes and setbacks as described above on the final plat. Staff finds that the proposed lots, as conditioned, can or will meet density and dimensional requirements of the MF-C overlay designation of CMC 18.09.050 – Table 1.

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

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, which may result in walls taller than 6-feet in height for lot design.

CMC Section 18.17.060 Retaining walls:

The preliminary site plan indicates a retaining wall, up to 8-feet in height abutting the 12 parking stalls at the north end of the development. Retaining walls are not allowed over six feet in height unless approved by the director and thus would require landscaping to minimize the bulky appearance.

FINDING: To minimize clearing and grading and to further highlight the existing aesthetic landscape character of Camas, a revised clearing and grading plan with wall profiles and specifications should be submitted demonstrating compliance with CMC 18.17.060 *Retaining walls* prior to final engineering plan approval and conditioned as such.

CMC Section 18.07.030 Table 1 Sales Office Use

The application did not propose a sales office for the development. The absence of approval of a sales office consolidated with this Type III hearing, will limit sales office at the time of development to six months as a Temporary Use per CMC 17.07.040 Table 2, Note 4. The applicant may provide for the contingency that a sales office use may be necessary for longer than six months. Staff finds that special conditions for the installation, use and removal of the sales office are appropriate, and are provided with this report if the applicant agrees.

FINDING: Staff finds a condition of approval is required that if a model home/sales office is proposed, the model home/sales office should be closed upon construction of the last residential structure.

CMC Chapter 18.13 Landscaping – Tree survey/Tree density

A minimum of 20 tree units (TU) per net developable acre (exclusive of critical areas) is required for residential development per CMC 18.13.051(A) Table 1- Required Tree Density and should be incorporated into the overall landscape plan. Based on the approximately 1.90 net developable acreage as identified on the preliminary partition plan (Exhibit 6), 36 TU's are required. Approximately 34 TU's will be provided as shown on the landscape/tree survey (See Exhibits 7 and 8) through the retention of 3 existing trees, one of which is a 44-inch tulip tree adjacent to Lot 11, and the planting of an additional 12 trees within the Common Area Tract A. With the additional tree units that will be provided through the required installation of street trees as part of the frontage improvements along NE Wedgewood Court, the minimum TU per net acre will be met. In addition, 3 Oregon White Oaks will be preserved within the developed portion of the site and the northern 1.05-acres of the site will remain a mature forested area shown as Open Space Tract B (Exhibit 6). Per the tree survey and arborist report (Exhibit 8, 9 and 10), trees proposed for removal are due to a number of factors including tree health, hazardous trees or to accommodate on-site improvements.

FINDING: Staff finds conditions of approval are required that trees identified for preservation and removal comply with the tree protection recommendations of the arborist report. Trees proposed for retention on lots should install tree protection fencing on the outer perimeter of

the critical root zone during construction. Preserved trees should be placed in a conservation easement or other permanent mechanism acceptable to the city. Any additional tree removal will require an updated arborist report for City review and approval from the City prior to removal. A note should be added on the face of the final plat that tree topping is prohibited.

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

Traffic Impact Analysis: A transportation impact analysis (TIA) may be required when a development will generate 200 or greater average daily trips (ADTs). The proposed development, which consists of 22 dwelling units will generate approximately 125 ADTs; thus a full TIA was not required.

A limited traffic analysis (TIA), dated June 10, 2019, was prepared by Greenlight Engineering Traffic Engineering / Transportation Planning for the proposed development in order to evaluate “trip generation, trip distribution, site distance at the intersection of NE 3rd Avenue, NE Wedgewood Court and NE 3rd Loop, and the need for an eastbound left-turn lane at said intersection.”

[Projected Trip Generation]: Per the TIA and Land Use #220 for Multi-family Low Rise, the proposed development will generate a total of 11 AM Peak Hour trips and a total of 15 PM Peak Hour trips, with 125 ADTs for 22 dwelling units.

[Left-Turn Warrants]: The proposed development will result in additional left-turns from NE Wedgewood Court onto NE 3rd Avenue.

[Site Distance Analysis]: NE 3rd Avenue has a posted speed limit of 40 MPH. Per AASHTO’s ‘A Policy on Geometric Design of Highway and Streets’, the intersection site distance on a roadway with a posted speed limit of 40 MPH is 445-feet. A site distance analysis was conducted on May 25, 2019 at the intersection of NE 3rd Avenue / NE Wedgewood Court / NE 3rd Loop. The available site distance to both the east and the west is in excess of 445-feet.

However, there are some low hanging tree limbs that get in the way of a clear site distance when looking west. These tree limbs are located within the public right-of-way on the adjacent property west of NE Wedgewood Court. The traffic analysis recommends that the trees be limbed up in order to avoid any future site distance problems.

FINDING: Staff finds that this development can or will meet any impacts identified by the transportation impact study.

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

The preliminary stormwater plans propose the construction of a stormwater collection and conveyance system, which includes a stormwater facility. A Homeowner’s Association (HOA) will be required for this development. Conditions, Covenants, and Restrictions (CC&Rs) are to be submitted to the City for approval, prior to final plat approval, in order to ensure there adequate and appropriate measures are in place for the perpetual maintenance of pedestrian walkways, retaining walls, fencing, landscaping, street trees, private parking areas, active and passive recreational amenities, private roads, and the stormwater systems.

FINDING: Staff finds the applicant should place notes on the face of the plat as described above 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&Rs prior to final plat approval.

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 the mature forested area, landscaping, private road/parking, pedestrian pathways, and a stormwater facility. 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.

FINDING: As discussed throughout this report, staff finds that the subdivision can be conditioned to provide the appropriate provisions for public health, safety, general welfare include serving the public use and interest.

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.

FINDING: Staff concurs that the proposed subdivision, as conditioned, 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.

DESIGN REVIEW (DR20-07)

CMC CHAPTER 18.19

Design Review Committee member attendees: Whitney Henion, Dawn Redmond, Heather Vo and Kevin Breuner; absent: Casey Wycoff; excused: Melissa Smith.

Design Review is required for new developments within multi-family zones per CMC 18.19.020 and therefore the proposal is subject to the applicable design review standards in CMC 18.19.050.A *Standard Principles* and CMC 18.19.050.B *Specific Principles for Gateways* and the guidelines in the Camas Design Review Manual (DRM). A Design Review Committee (DRC) public meeting was held October 25, 2021, to review the proposal for overall general compliance with the DRM.

CMC 18.19.050.A Standard Principles:

1. Landscaping shall be done with a purpose. It shall be used as a tool integrate the proposed development into the surrounding environment

Installation of trees are scattered throughout the Common Area Tract A and street trees are required within the planter strip of NE Wedgewood Court. Per the applicant's narrative and site plan, lawns will be limited to the common area and the rest of the site will be designed with native, low maintenance landscaping.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall the site plan.

Several significant trees are proposed for retention within Open Space Tract B, which is 1.05 acres. The developed portion of the site is designed to retain a 42-inch Oregon White Oak at the site's frontage highly visible from NE 3rd Avenue in addition to a 44-inch tulip tree between cottage units within Common Area Tract A. The applicant provided a tree protection plan and arborist report to ensure the preservation of those trees (See Exhibit 9).

3. Buildings shall have a “finished” look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

All three cottage units are architecturally designed with porches and gable roofs. One of the cottage units includes a rear-loaded attached garage. Materials include board and batten siding including fiber cement lap siding, cedar shingle accents, and off-white to dark grey colors that are carried to all sides of the building that exhibit a seamless appearance.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to a specific site or surrounding area.

The project name “Washougal River Oaks” cottage development attempts to promote historic/heritage elements related to the site and surrounding area.

Design Review Manual standard principles: Architecture and Landscaping/Screening-

One of standard principles indicates that fences visible from roadways are articulated to avoid a blank look. The DRC questioned the look of the walls facing the internal private roadways and parking stalls near lots 16, 18 and 20. Staff finds a condition of approval that texture blocks should be used in addition to landscaping that cascades over the wall to avoid a blank look. Any landscape, parking lot or building lighting should be directed, hooded, or shielded away from surrounding properties. Lighting specifications should be provided for City review and approval prior to engineering plan approval.

CMC 18.19.050.B Specific Principles:

1. Gateways.

a. Gateways shall be devoid of freestanding signs

Freestanding signage is not proposed and therefore this criterion is not applicable.

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

The cottage development monument signs are proposed along the site’s frontage and will be integrated into the required landscaping.

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

Permanent signage is not proposed within the gateway and therefore this criterion is not applicable.

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

Intersections are not required for this development and therefore this criterion is not applicable.

e. A consistent streetscape lighting scheme shall be used.

Right-of-way improvements are not required on NE 3rd Avenue within the gateway and therefore this criterion is not applicable.

Design Review Manual Gateway specific principles: Streetscape and Landscaping-

One of the gateway principles in the Design Review Manual states that landscaping adjacent to the public right-of-way provide for multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Staff recommends that a condition of approval is required that additional landscaping is provided at the site’s frontage for compliance with this gateway principle.

FINDING: The DRC and City staff found the proposed Washougal River Oaks cottage development generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19 as conditioned.

PUBLIC COMMENTS

No written public comments were received at the writing of this staff report.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that Washougal River Oaks cottage development (SUB20-01) should be approved, because it does comply with the applicable standards if all the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the preliminary plat of Washougal River Oaks cottage development (SUB20-01) subject to the following conditions of approval:

CONDITIONS OF APPROVAL

Standard Conditions:

1. Engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
2. The engineering site improvement plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval.
3. CDEV Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development.
 - a. A stamped preliminary engineer's estimate shall be submitted to the CDEV Engineering Dept prior to or with submittal of plans for first review.
 - The first review submittal only shall consist of three (3) full size sets and one (1) half size set of the engineering plans, and one (1) hard copy of the revised TIR.
 - b. Payment of the 1% plan review (PR) fee shall be due prior to start of first review.
 - c. Payment of the 2% construction inspection (CI) fee shall be due prior to construction plan approval and release of approved plans to the applicant's consultant.
 - d. Under no circumstances will the applicant be permitted to begin construction prior to construction plan approval.
4. Any land-disturbing activities one acre or greater are required to obtain an *NPDES General Construction Stormwater Permit* (GCSWP) from Ecology. The SWPPP is a component of the NPDES permit.
 - a. Prior to commencement of any land-disturbing activities, a copy of the NPDES GCSWP and the SWPPP are to be submitted to engineering.
5. An approved form of financial security, in the amount of two hundred percent (200%) of the engineer's estimate for erosion and sediment control will be required prior to any land-disturbing activities, which are greater than one acre.

- a. The financial security is required to be submitted to engineering prior to commencement of any land-disturbing activities for the proposed development.
6. Any existing wells, septic tanks, and septic drain fields, to be decommissioned, shall be decommissioned in accordance with state and county guidelines regardless of lots or properties served by such utility, per CMC 17.19.020.
7. Any existing wells, septic tanks, and septic drain fields, to be decommissioned, shall be decommissioned in accordance with state and county guidelines regardless of lots or properties served by such utility, per CMC 17.19.020.
8. Installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
9. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, street lights, and associated appurtenances are installed.
10. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting, traffic control markings, and barriers for the improved subdivision.
11. In the event any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Community Development Department and DAHP. Additionally, an inadvertent discovery plan shall be prepared.
12. Final Plat and final as-built construction drawing submittals shall meet the requirements of CMC 17.11.060, CMC 17.01.050, and the Camas Design Standards Manual (CDSM).
 - a. As-builts are to be submitted in either AutoCad or Carlson formats, and as PDFs. The cover sheet for the as-builts is to include the originally approved and signed cover sheet.
13. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes stabilization of all disturbed soil, prior to issuance of Final Acceptance.
14. Building permits shall not be issued until:
 - a. The Final Plat is approved by the Planning, Engineering, Building and Fire Departments; and recorded
 - b. The subdivision has been granted Final Acceptance by Community Development Engineering.
15. 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.
16. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.
17. Provisions for parking enforcement acceptable to the Fire Marshal shall be included in the CC&Rs at the time of final platting.
18. The stormwater system, including conveyance, catch basins, and stormwater treatment and detention facilities are to be owned and maintained by the Homeowners Association (HOA) and/or property owners, with right-of-entry granted to the city for inspection purposes.
19. 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.

20. A draft street lighting plan shall be submitted for review prior to final plan submittal to Clark Public Utility.
21. A homeowner's association (HOA) will be required and a copy of the CC&Rs 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&Rs for ownership and maintenance of the private storm drainage system, open spaces, common areas, retaining walls, fencing, 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.
22. The applicant shall take appropriate measures to ensure landscaping success for a minimum of three years after issuance of Certificate of Occupancy. If planting fail to survive, the property owner shall promptly replace them.

Special Conditions:

Planning

23. Staff finds the SEPA comments from Ecology shall be complied with.
24. Best Management Practices (i.e. erosion control measures) shall be implemented throughout project construction.
25. The Oregon White Oaks shall be mitigated for and protected as outlined in the *Critical Areas Report & Oak Mitigation Plan* report prepared by AshECO Solutions, LLC dated August 19, 2021 and the *White Oak Mitigation and Protection Plan* prepared by Arbor Science Tree Care dated August 10, 2021.
26. Temporary construction fencing shall be installed prior to construction that clearly marks in the field the trees proposed for preservation and remain in place throughout permitted construction activities.
27. Trees identified for preservation and removal shall comply with the recommendations of the Arborist Report.
28. Any additional tree removal shall require an updated arborist report for City review and approval prior to removal.
29. The model home/sales office shall be closed upon the construction of the last residential structure if proposed.

Prior to Final Engineering plan approval:

Planning

30. The applicant shall submit a revised geotechnical report addressing the review items identified in EEI's geotechnical peer review letter dated October 13, 2021.
31. Prior to engineering plan approval, a final landscape, tree and vegetation plan consistent with the landscaping standards in CMC 18.13 shall be submitted to the City for review and approval to include the following but not limited to:
 - a. One 2-inch diameter tree shall be provided for each dwelling unit, for a total of 22 trees, to be installed within the planter strip of the right-of-way. If the public right-of-way cannot accommodate all the street trees, the remaining shall be installed in the front yards of dwelling units.

- b. The proposed driveways for Lots 9-12 shall be shown to not impact the street trees along SE Wedgewood Court.
 - c. A 5-foot L1 landscape buffer is required along the property lines shared with the adjacent single-family residence located on parcel no. 89937000.
 - d. The stormwater facility located in Common Area Tract A shall be landscaped with a L2 landscape buffer.
 - e. Parking lot areas shall be screened at all perimeters with a minimum 5-foot width of landscaping.
 - f. An additional 2 trees shall be provided next to the uncovered parking stalls located near Lot 16 for shade and relief.
 - g. Additional landscaping shall be provided at the street side yards of Lots 4, 8, 9, 12, 13 and 15 to buffer/screen the cottage units from the private circulation drive.
 - h. Additional landscaping shall be provided at the site's frontage near the public-right-of-way for compliance with the design review gateway principle.
 - i. Plants utilized shall be per the approved City's Tree list in the Camas Design Manual. Plants not on the approved City list, characteristic cards shall be submitted to the City for review and approval.
 - j. The planting specifications and landscape notes in the Camas Design Manual shall be included on the final landscape plan.
 - k. Irrigation shall be noted on the final landscape plan.
32. The applicant shall submit specifications for the outdoor pavilion and any other outdoor structures.
33. Prior to engineering plan approval, a revised clearing and grading plan with wall profiles and specifications shall be submitted in compliance with CMC 18.17.060 *Retaining walls*.
- a. The proposed retaining wall facing the parking stalls near lots 16, 18 and 20 shall include textured block as well as landscaping that cascades over the wall to avoid a blank look.
34. Any landscape, parking lot or building lighting shall be direct, hooded or shielded away from surrounding properties. Lighting specifications shall be provided for City review and approval prior to engineering plan approval.

Engineering

35. The applicant shall submit a revised utility plan that shows one 6-inch tap at each of the three locations where there are a cluster of four or more 1-inch taps located side-by-side. The 6-inch tap is to extend beyond the curb, with a 6-inch manifold provided for the cluster of 1-inch services to said Lots #1- #8, the pavilion, and Lots #16 - #19.
36. The applicant shall submit a final stormwater drainage report that addresses and meets the Minimum Requirements (MR) in accordance with Ecology's 2019 SWMMWW manual.
37. The applicant shall submit a revised geotechnical report with infiltration testing conducted in accordance with Ecology's current 2019 SWMMWW and resubmit for review with the revised stormwater drainage report.

38. The applicant shall submit Erosion Sediment Control (ESC) plans, as a part of the site improvement plans, to CDEV engineering for review and approval.
39. The applicant shall revise the site plan to show 5-foot wide shared sidewalks at those locations where a 4-foot wide sidewalk segment provides access to more than one dwelling unit, e.g. Lots #1 and #2.
40. The applicant shall provide a pedestrian pathway that meets ADA accessibility requirements and a handrail is to be installed for that section that crosses the stormwater facility.
41. The applicant shall provide the 6-foot wide public utility easement (PUE) outside of the paved road surface on the utility plans.
42. The applicant shall include the street light locations on the engineering and landscape plans.
43. The applicant shall include driveway locations for each lot on the utility and landscaping plans in order to ensure that there are not any conflicts between utilities and street tree locations.
44. Street names shall be reviewed and approved by the Building Department prior to final engineering plan approval.

Prior to Final Plat approval:

Planning

45. A note shall be added to the face of the final plat that all required tree plantings shall be maintained in good health and shall be promptly replaced (within six months) if damaged or in poor health.
46. A note shall be added to the face of the final plat that tree topping is prohibited.
47. A conservation covenant shall be recorded with the County to ensure long-term preservation of any proposed existing Oregon White Oaks and the mature forested area (i.e. Open Space Tract B as shown on the preliminary plans), including maintenance of any mitigation actions per CMC 16.51.240. A copy of the recorded conservation covenant shall be submitted to the City prior to final plat approval.
48. A mitigation bond shall be posted in an amount deemed acceptable by the City to ensure the mitigation is fully functional per CMC 16.51.250.
49. Building envelopes and setbacks shall be shown on the final plat.
50. Notes shall be placed on the final plat that identifies the specific ownership and maintenance responsibilities for all tracts.

Engineering

51. The applicant shall provide to the city a 20-foot wide utility access and maintenance easement over and under the water main located in the proposed private street, Tract ___.
52. The applicant shall revise the preliminary plat that shows a separate tract to include: the storm facility, the pedestrian footbridge, any portion of the pedestrian pathway on the south side of the storm facility, and any portion of the access road to the storm facility that is located outside of the right-of-way along NE 3rd Avenue.
53. The applicant shall add a note on the final plat that states, "The storm facility and all other amenities located in Tract ___ is to be owned and maintained in accordance with CMC 14.02.090, by the Homeowners Association (HOA) / Homeowners / Property Owners. The city shall have right-of-entry for inspection purposes of said storm facility."

54. The applicant shall provide to the city a 20-foot wide utility access and maintenance easement over and under the sanitary sewer system located in the proposed private street, Tract ___.
55. The applicant shall provide to the city a 15-foot wide utility access and maintenance easement over and under the sanitary sewer system that traverses the proposed Common Area Tract A and the Stormwater facility Tract ___.
56. The applicant shall revise the preliminary plat to show a separate private street tract to include: the proposed road, curb and gutter, parking stalls, and pullout area.

Prior to Final Acceptance:

57. Landscaping and irrigation adjacent to or within tracts shall be installed or bonded for as approved on the final landscape plans prior to final acceptance.

Prior to Final Occupancy:

58. Street trees with a minimum two-inch diameter at breast height and irrigation shall be installed or bonded for and located within the planter strip as approved on the final landscape plans prior to final occupancy. Specified trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.
59. The applicant shall provide acceptable back flow device(s) (BFD) and yearly backflow testing for any private HOA irrigation service(s) proposed.
60. 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.

Proposed Plat Notes

1. Tract "A" is a Common Area for landscaping, pedestrian walkways/trails, and recreational structures, which are to be owned and maintained by the HOA.
2. Tract "B" is an Open Space area, which is intended for the preservation of a natural forested area, and to be owned by the HOA. This tract is to remain in a natural state. Any maintenance activities within the open space tract, including removal of invasive species and dead or dying trees, will require prior approval from the City.
3. Tract ___ consist of the private street, parking stalls, and pullout area, which are to be owned and maintained by the HOA.
4. Tract ___ consists of a 20-foot wide utility access and maintenance easement to the city, over and under the water main located in the private street.
5. Tract ___, which consists of the storm facility and all other amenities located within the tract, is to be owned and maintained by the Homeowners Association (HOA) / Homeowners / Property owners, in accordance with CMC 14.02.090. The city shall have right-of-entry for inspection purposes of said storm facility.
6. Tract ___ consists of a 20-foot wide utility access and maintenance easement to the city, over and under the sanitary sewer system located in the private street.
7. Tract A and ___ consists of a 15-foot wide utility access and maintenance easement to the city, over and under the sanitary sewer system that traverses the proposed Common Area Tract and Stormwater Facility Tract.
8. A homeowner's association (HOA) will be required for this development. Copies of the CC&R's shall be submitted and on file with the City of Camas.

9. The homeowner's association (HOA) / property owners are responsible for maintaining all private roads in this subdivision, including but not limited to the pavement, curbs, sidewalks, walls, landscaping, street lights, and the stormwater drainage system.
10. 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 and sanitary sewer mains.
11. The following setbacks shall apply: Front yard 0-feet, Front yard garage setback 20-feet, Rear yard 0-feet, Side yard 0-feet. Street side yard setbacks are as shown on the plat.
12. No further short platting or subdividing will be permitted once the final plat has been recorded.
13. Building permits will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.
14. 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.
15. Street trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.
16. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures.
17. Illegally parked vehicles may be subject to towing or other private parking enforcement measures in accordance with the provisions outlined in the HOA documents.
18. 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.
19. Tree topping is prohibited.