

**HIDDEN RIDGE  
ESTATES SUBDIVISION  
A RESIDENTIAL PROJECT**

**PROJECT NARRATIVE**

**DATE:** **MAY 15, 2020**

**SUBMITTED TO:** **CITY OF CAMAS, WA 616 NE 4<sup>TH</sup>  
AVENUE  
CAMAS, WA 98607**

**OWNER:** **PROVENCE, LLC  
701 COLUMBIA ST. STE 111  
VANCOUVER, WA 98660**

**APPLICANT:** **ENGINEERING NORTHWEST PLLC  
7504 NW 10TH AVE  
VANCOUVER WA 98685  
PAULWILLIAMSPE@GMAIL.COM  
360-931-3122**

**CONTACT:** **PAUL WILLIAMS P.E.  
360.931.3122**

## **GENERAL PROJECT INFORMATION**

<b><i>Applicant/ Contact:</i></b>	<b><i>Engineering Northwest PLLC Paul Williams, P.E. 7504 NW 10<sup>th</sup> Ave Vancouver, WA 98685</i></b>
<b><i>Property Owners:</i></b>	<b><i>Camvest GM LLC</i></b>
<b><i>Contact:</i></b>	<b><i>Same as Applicant</i></b>
<b>Location:</b>	<b>SW 1/4 of Section 17, T2N, R3E, W.M.</b>
<b>Project Size:</b>	<b>+/- 7.61 acres</b>
<b>Zoning:</b>	<b>R-10 – Single-Family Residential</b>
<b>Comprehensive Plan:</b>	<b>SFM (Single Family Medium)</b>
<b>Current Use:</b>	<b>Vacant</b>
<b>Tax Lot Information:</b>	<b>986043-773</b>
<b>School District:</b>	<b>Camas</b>
<b>Water District:</b>	<b>City of Camas</b>
<b>Sewer District:</b>	<b>City of Camas</b>

## **SITE CHARACTERISTICS AND PROJECT DESCRIPTION**

The site is a vacant parcel located on the east side of NE Ingle Road. . The parcel is known as Parcel #986043-773 consisting of about 7.61 acres located in the SW ¼ of Section 17, T2N, R3E, W.M. Clark County, WA. The site is located within the R-10 Zoning District.

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

### **CAMAS MUNICIPAL CODE (CMC) SECTION 18.09.060: Density transfers**

- A. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.
- B. Scope. This section shall apply to new development in all residential (R) zoning districts.
- c. Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the City of Camas parks plan), or approved as a recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2.
- D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility in lot sizes, lot width, depth, setback standards, or lot coverage. In no case shall the maximum density of the overall site be exceeded. The city may also provide the landowner with:
  - 1. A credit against park and open space impact fees per [Chapter 3.88](#); or
  - 2. Cash from the parks and open space impact fee fund or other public fund.

## **Project Description**

Hidden Ridge Estates subdivision proposes to divide 7.61 acres into 17 single-family lots within the R-10 zoning designation. Within the project, boundaries is a 1.80 acre BMP easement. BMP has development restrictions within the easement that allows for roadways but no structures within the easement. Within the BMP easement, this project or Green Mountain Phase 3A will construct City standards public road connecting NE Ingels road to Green Mountain Phase 3 proposed N. Lompoc Drive. The remaining open space area north of the proposed public road is 0.65 acres "Tract F" (see attached preliminary plat). The project is also proposing three additional open space tracts D, E, and No building area for the geotechnical hazards. The critical area report for the project has identified an area along the east property line as a geotechnical setback area. The geotechnical setback area will impact the building envelopes for lot 9 thru lot 14.

The project is proposing an average lot size of 13,390 square feet for the development. The average lot area permitted by the City of Camas is 10,500 square feet. Also, the project is proposing that lot 1 area is 14,106 square-feet and lot 14 is 14,400 square-feet which are over the maximum allowable lot size of 14,000 square feet. Lot 1 and lot 14 include a non-buildable area within the BPA easement.

This project is requesting that the City of Camas granted an increase in average lots size and allow lot 14 and lot 1 to be over the maximum allowed lot area. This project meets the provisional standards under CCM 18.09.060 by providing two open space areas greater than one-half acre of contiguous open space area. The proposed area for Tract D is 0.67 acres and the trees and vegetation within Tract D will remain. The proposed area for Tract F is 0.65 acres and has the potential for a future public trial.

Thanks

Paul Williams