

**BEFORE THE LAND USE HEARING EXAMINER
FOR THE CITY OF CAMAS, WASHINGTON**

Regarding an application by Michael Andreotti for approval) **FINAL ORDER**
of a preliminary plat to divide 36.37-acres into 208 lots)
for commercial and single- and multi-family development) **SUB24-1002**
at 921 SE Gardner Road in the City of Camas) **(Camas Woods)**

A. SUMMARY

1. The applicant requests approval to divide a 36.37-acre parcel into 208 lots and tracts for private streets, parking, open space, stormwater, and a sanitary sewer pump station.

a. The site is located at 921 SE Gardner Road; also known as tax parcel numbers 178140000, 178159000, 178169000, and 178108000 (the “site”). The western portion of the site, abutting NE Everett Drive, and abutting properties to the west and north are zoned MX-NS (North Shore Mixed Use). The central and eastern portions of the site and properties to the north of the central portion as well as properties to the east of the site are zoned HD-NS (North Shore Higher Density Residential). The northeast portion of the site and properties to the southeast are zoned LD-NS (North Shore Lower Density Residential). Properties to the northeast are zoned North Shore Park/Open Space (POS-NS). Properties to the north of the east portion of the site are zoned R-12 (Residential, 12,000 square foot minimum lot size). Properties to the south are zoned R-10 (Residential, 10,000 square foot minimum lot size) to the southwest and R-7.5 (Residential, 7,500 square foot minimum lot size) to the southeast and developed as the Camas High School.

b. The site is currently developed with two single-family detached residences and several outbuildings. The applicant proposed to remove all of the existing structures to accommodate the proposed development. In addition, a BPA powerline easement crosses from northwest to southeast across the northeast portion of the site and a natural gas pipeline crosses the eastern portion of the site from northeast to southwest.

c. Existing vegetation on the site consists of Himalayan blackberries, field grasses, and numerous trees, including four Oregon white oak trees and two snags. Existing grades range from flat to between five to ten percent with a ‘ridge’ across the middle of the site. There is a Category III wetland in the northeast corner of the site, which extends offsite to the northwest and southeast.

d. The applicant proposed to develop the site with:

i. A 10,000 square-foot mixed use building consisting of ground-floor commercial and 16 multi-family apartments on the upper floors;

ii. 26 additional multifamily apartment units in two buildings;

iii. 88 lots for single-family attached residential development; and

iv. 118 lots for single-family detached residential development.

e. The City of Camas will supply domestic water and sanitary sewer service to the proposed development. The applicant will collect and treat stormwater from all public and private roads, sidewalks, and driveways on the site and convey it to proposed on-site detention facilities. Runoff from roofs will bypass the treatment facilities and discharge directly to the detention facilities. The applicant will release treated stormwater from the detention facilities at less than predevelopment rates. Runoff from the western portion of the site will discharge to the existing ditch on the west side of NE Everett Drive. Runoff from the eastern portion of the site will discharge to the on-site wetland buffer.

f. The applicant will dedicate right-of-way and construct frontage improvements along the site's NE Everett Drive frontage. The applicant will extend a new east-west public street, proposed NE Rekdahl Avenue, through the site from NE Everett Drive to the east boundary of the site. The applicant will extend existing SE 8th Street through the site to the east boundary. The applicant will extend a partial width north-south public street, proposed "D" Street, along the east boundary of the site between NE Rekdahl Avenue and NE 8th Street. North of SE 8th Street "D" Street will turn northwest and become NE 51st Drive and then turn south as N Webberly Street, which will intersect the on-site section of SE 8th Street. The applicant will extend additional public and private streets within the site to provide access to the proposed lots. The proposed streets will allow for future extension and cross-circulation to the north, east, and south when the abutting properties redevelop.

2. The City issued a Mitigated Determination of Nonsignificance ("MDNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA"). The City issued the DNS on March 20, 2025. The SEPA determination was not appealed and is now final.

3. City of Camas Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff recommended that the examiner approve the preliminary plat subject to conditions as modified by Exhibit 43. See the Staff Report to the Hearing Examiner dated April 18, 2025. The applicant accepted those findings and conditions, as amended, without exception. One person testified orally in opposition to the application. Other persons testified in writing.

4. Based on the findings provided or incorporated herein, the examiner approves the preliminary plat subject to the conditions at the end of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on April 22, 2025. All exhibits and records of testimony are filed at the City of Camas. At the beginning of the hearing, the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex*

parte contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planner Madeline Coulter summarized the Staff Report and her PowerPoint presentation.

a. The 36.37-acre site is located north of Camas High School and east of SR 500. The site is zoned MX-NS, HD-NS, and LD-NS. With the exception of the immediately abutting properties, lands to the east and north are outside the urban growth area, in unincorporated Clark County, and zoned for rural development.

b. There is a Category III wetland with a 150-foot buffer in the northeast corner of the site. The site also contains four Oregon white oaks and two snags. The applicant proposed to retain one oak, relocate a second, and remove the two remaining trees. The applicant will mitigate for removal of the oak trees by planting additional oak trees on the site.

c. The applicant proposed to subdivide the site into 208 lots for mixed use, multi-family, and single-family attached and detached dwellings.

d. The applicant is required to provide a minimum 910.5 tree units on the site, of which at least 50-percent must be retained trees. The applicant proposed to retain 707 tree units and plant 259 tree units for a total of 966 tree units.

3. Engineer Michael Andreotti and environmental biologist Francis Naglich appeared on behalf of the applicant.

a. Mr. Andreotti accepted the findings and conditions in the Staff Report, as modified by Exhibit 43. He noted that the SEPA checklist is not intended to provide a complete list of all of the bird and animal species that may occur on the site. There is no evidence of any threatened or endangered species occurring on the site.

b. Mr. Naglich testified that the reference to 1.14% of oak woodland impacts” on page 4 of the Staff Report refers to the percentage of oak trees within the canopy.

4. Catherine Tchene testified that she owns the property northeast of the site, across the wetland.

a. She argued that clearing and development on the site will cause increased light and noise pollution impacts to her property, which is located in the rural area. Recent clearing on the property to the south increased the amount of noise from trains and activities on the High School campus reaching her property.

b. Construction on the site will also increase noise and dust impacts on her property and emissions from construction vehicles and equipment will flow into the wetland.

c. She argued that the applicant's SEPA checklist failed to include all of the bird and animal species that occur on the site. Many bird species are declining or disappearing. Increased noise, light, and activity from this development will impact birds and wildlife. Until recently migrating birds utilized the wetland on and abutting the site. However, no birds returned this year due to development occurring in the area.

d. She argued that the applicant should be required to provide additional landscaping to buffer her property as the open space provided by her property will benefit the applicant, increasing the value of lots abutting the open space her property provides. In the alternative, the applicant should be required to compensate her for loss of value to her property.

5. The examiner closed the record at the conclusion of the hearing and announced his intention to approve the application subject to the findings and conditions in the Staff Report, as modified by Exhibit 43.

C. DISCUSSION

1. City staff recommended conditional approval of the application, based on the affirmative findings in the Staff Report, as modified by Exhibit 43. The applicant accepted those findings and conditions, as modified, without exceptions.

2. The examiner concludes that the affirmative findings in the Staff Report, as modified, show that the proposed preliminary plat generally does or can comply with the applicable standards of the Camas Municipal Code (the "CMC") and Revised Code of Washington. The examiner adopts the affirmative findings in the Staff Report, as modified, as his own, except to the extent they are inconsistent with the following findings.

3. Clearing and development on this site will eliminate habitat for wildlife, including birds, deer, and coyotes. But the Code does not prohibit such an effect. To the contrary, it is an inevitable consequence of concentrating new development in the urban area. None of the animals observed on this site are listed as endangered or threatened. They are commonly observed in the area. Their presence is less likely after the site is developed, but that is to be expected. The applicant will retain the wetland and associated buffer as required by the Code, which will continue to provide habitat for wildlife in this area. As Mr. Andreotti noted, the SEPA checklist is not intended to provide a complete list of all of the bird and animal species that may occur on the site.

4. Ms. Tchene testified that the existing trees and vegetation on the site buffers her property from noise generated by activities at the High School campus and from the train. Clearing and development on the site will eliminate that buffer, increasing the amount of noise reaching Ms. Tchene's property. However, the Code does not prohibit such impacts or require the applicant to mitigate such impacts. That is one of the consequences of living near the urban area where this type of development can be expected.

a. Even if the subdivision will have an adverse impact on property values -- and there is no substantial evidence to that effect in the record --- protection of property values and consistency with adjoining development are not relevant to the applicable State or City standards. The examiner must base the decision on the laws of the City of Camas and Washington State. If adjacent property owners believe that the value of their property has been reduced, they may request that the county assessor modify the assessed value of their property.

5. Construction on this site will temporarily cause increased noise, dust, traffic, and other impacts on adjacent roads and properties. The City Code and state law regulate construction activities, including requirements for dust and erosion control, construction vehicle access, road closures etc., which will limit impacts on surrounding residents. The City will inspect the site during construction to ensure ongoing compliance with applicable requirements. Contractors will be required to install fencing or other barriers to prevent equipment from entering the wetland buffer and implement measures to reduce the potential for spill of fuel, oil, and other contaminants and to clean up any spills that may occur. Compliance with these regulations will not eliminate all potential impacts. However, the examiner finds that, while such impacts may occur, they are not significant enough to require specific limitations on construction other than those imposed by State law and the Code. The examiner encourages residents to contact the City if excessive impacts occur.

D. CONCLUSION

Based on the above findings and discussion, the examiner concludes that SUB24-1002 (Camas Woods Subdivision) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code and the Revised Code of the State of Washington, subject to conditions of approval necessary to ensure the final plat and resulting development will comply with the Code.

E. DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves SUB24-1002 (Camas Woods Subdivision), subject to the following 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 Engineering Department for review and approval.
3. Per CMC 17.19.040.C.1 and 1.a: All utilities designed to serve the development shall be placed underground. Those utilities to be located beneath paved surfaces, including all service connections, shall be installed prior to application of any surface materials.

4. The installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
5. After the land-use decision is issued, the applicant is to submit the Civil construction plans via the online portal at [www.cityofcamas.us/Permits/Civil Construction Application](http://www.cityofcamas.us/Permits/Civil_Construction_Application).
6. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development.
 - a. Payment of the 1% plan review (PR) fee is required prior to start of initial plan review. Staff will review the preliminary engineer's estimate and invoice the applicant via the online portal.
 - b. Payment of the 2% construction inspection (CI) fee is required prior to final plan approval. Staff will invoice the applicant via the online portal.
 - c. Under no circumstances will the applicant be allowed to begin land-disturbing activities prior to engineering plan approval.
7. If applicable, existing wells, septic tanks, and septic drain fields shall be decommissioned in accordance with state and county guidelines per CMC 17.19.020.
8. Prior to any land-disturbing activities of an acre or more, the applicant shall submit a copy of the *NPDES General Construction Stormwater Permit* (GCSWP), which is issued by the Washington State Dept. of Ecology, and the *Stormwater Pollution Prevention Plan* (SWPPP), which is required as a component of the NPDES GCSWP permit.
9. Prior to commencing any land-disturbing activities of an acre or more, the applicant shall submit an Erosion Control Bond in the amount of 200% of the cost for erosion control (ESC) measures, per CMC 14.06.200. Staff will provide a letter to the applicant with the required ESC amount.
10. If any item of archaeological interest is uncovered during a permitted land-disturbing action or activity, all ground disturbing activities shall immediately cease, and the applicant shall notify the City and the Department of Archaeology and Historic Preservation (DAHP).
11. Fire permit(s) and inspections will be required by the Fire Marshal's Office for those lots proposed to have multi-family buildings and mixed-use buildings with ground floor commercial and multi-family above.
 - a. Plans, specifications, and other information as may be necessary to determine compliance with fire and life safety code and standards shall be submitted with permit via the FMO's online portal.
 - b. The fire lines, hydrants, and FDCs are to be shown on the engineering site improvement plans.
 - c. Contact the Fire Marshal's office at 360-834-6191 for submittal information.
12. Fire permit forms and submittal instructions are available online or can be picked up at the Fire Marshal's office at 605 NE 3rd Avenue.

13. A building permit shall be required prior to commencement of construction of a building structure.
14. At the time of building permit approval, the applicant shall pay the appropriate impact fees in accordance with the provisions of CMC 3.88.
15. Prior to final acceptance, 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.
16. As a component for final acceptance, final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
 - a. The as-built cover sheet is to be the originally approved cover sheet signed by the City Engineer.
 - b. As-builts are to be submitted as PDFs.
 - c. As-builts are to be submitted in either AutoCad or Carlson formats.
17. Per CMC 17.21.050.B.2 and prior to final acceptance a 2-year warranty maintenance bond is to be submitted for all public improvements.
 - a. Per CMC 17.21.070.A Upon final acceptance of the development improvements the two-year (2) warranty bond commences.
18. Per CMC 17.21.070.E A letter of final acceptance will be issued once all items listed in 17.21.070.B-C have been completed, submitted, reviewed, and approved by the city.
19. Per CMC 18.18.070.B, prior to the issuance of final occupancy permits, all public and private improvements shall be completed in accordance with CMC 17.21.070 Final Acceptance.
20. The applicant, owner, or Homeowners Association (HOA) will be responsible for maintenance of all on-site private improvements, including but not limited to the private water and fire line system, the private sanitary sewer system, the on-site stormwater facilities, parking areas, onsite lighting, landscaping and irrigation, and any retaining walls.
21. The applicant shall comply with the recommendations of the geotechnical report from GeoEngineers, Inc. dated August 9, 2024.
22. Unless construction of this site commences within five (5) years of issuance of this decision, this permit will expire.

Special Conditions of Approval:

Planning:

23. The applicant shall work with state agencies to address comments provided through SEPA review and obtain any required permits as necessary..
24. The future mixed-use building shall be no more than 16 units unless otherwise approved by staff.
25. The arborist report shall be followed.

26. All signage must comply with CMC 18.15.

Engineering:

27. Prior to engineering construction plan application, the applicant shall submit the Intersection Control Evaluation (ICE) Report for the intersection of NE Everett Street (SR 500) and NE Everett Drive to the Washington State Department of Transportation (WSDOT) and the City of Camas (COC).

28. Prior to final acceptance of any phase of Camas Woods constituting an accumulative total of 39 or more site generated AM Peak Hour Trips, the applicant should be required to construct the signal or roundabout at NE Everett Street (SR 500) and NE Everett Drive.

Prior to Engineering Plan Approval:

Planning:

29. Mitigation plantings shall be shown on the construction plans.

30. The applicant shall provide 100 square feet of usable open space for each unit in the mixed-use zone.

31. A final landscape, tree, and vegetation plan consistent with the landscaping standards in CMC Chapter 18.13 shall be submitted to the City for review and approval prior to engineering plan approval. Plants utilized will need to be per the approved City's Tree list and per the Camas Design Manual planting specifications and landscape notes. For plants not on the approved City list, a characteristic card shall be submitted to the City for review and approval.

32. CMC 18.17.060 allows for retaining walls up to 6 feet, unless approved by the Director. Exterior retaining walls facing the public right-of-way will be required to be "set back a distance of one foot for every foot in height of a fence in excess of allowed height" per CMC 18.17.060.D. and provide additional landscaping consisting of groundcover, shrubs, and trees.

Engineering:

[Neighborhood Traffic Management Plan]

33. Prior to engineering plan approval, the applicant shall be required to work with staff to provide acceptable locations for and type(s) of traffic calming features. The preferred traffic calming features are raised traffic circles located at intersections.

[Water]

34. Prior to engineering plan approval, the applicant shall submit revised water utility plans providing for an 8-inch looped water distribution system to serve the proposed development site from the proposed 8-inch tap on the existing 10-inch water main at the intersection of NE Everett Street (SR 500) through the site to an 8-inch tap on the existing 10-inch water main at the intersection of NE Everett Street (SR 500) and SE 8th Street.

35. Prior to engineering plan approval of Camas Woods Phase 4 or Camas Woods Phase 5, whichever comes first, the applicant shall submit a revised water utility plan that locates the new section of 8-inch water main shown in the new proposed SE 8th Street frontage in a location in SE 8th Street which is acceptable to the City of Camas.
36. Prior to engineering plan approval, the applicant shall submit revised water utility plans showing the water utility easement over the water meters and meter boxes located in Tract E for Lots 41 and 42; and Tract H for Lots 55, 56, 57, and 58.
37. Prior to engineering plan approval, the applicant shall provide the following:
 - a. Verification that a minimum 1-inch domestic water service will supply sufficient flow to the proposed multi-family buildings and the commercial building.
 - b. The water utility plans are to include the size of the domestic water meters for the multi-family and mixed-use buildings.
 - c. Domestic water meters over 2-inches are special orders by city staff.
 - d. The domestic water supply from the water meter to the structures shall be sized by the fire sprinkler contractor's design calculations.
 - e. Provide separate water services to the mixed-use building, one for the multi-family units and one for the commercial building with an above-ground reduced pressure backflow assembly (RPBA).
38. Prior to engineering plan approval, the water utility plans shall be revised with the following revisions to the onsite water plans:
 - a. The fire line is to be tapped at the proposed 8-inch public water main and extended from the public water main to the double check detector assembly (DCDA) vault. Neither the domestic water service nor the irrigation service is to be tapped off the fire line.
 - b. The fire line is to be shown on the water utility plans for informational purposes.
 - c. A fire permit application is to be submitted to the Fire Marshal's Office via the FMOs online portal.
 - d. Private fire hydrants are to be ordered from the factory and painted red.
 - e. Private fire hydrants are to be owned and maintained by the property owner.
39. Prior to engineering plan approval, the applicant shall submit revised water utility and landscape plans that are to include:
 - a. The location and size of all irrigation meters.
 - b. If the applicant requests a smaller irrigation meter than the size of irrigation meter shown on the approved plans, the applicant may be required to pay a restocking fee for the change in irrigation meter size.
 - c. The irrigation meter/s and backflow prevention devices are to be located at the right-of-way.

- d. A note is to be added to the water and landscape plans stating that the irrigation system is to be owned and maintained by the property owner and/or Homeowners' Association (HOA).

[Storm Drainage]

40. Prior to engineering plan approval, the applicant shall revise and submit the Final Stormwater Technical Report (FTIR) prepared in accordance with Ecology's 2024 Stormwater Management Manual for Western Washington.
41. Prior to engineering plan approval the applicant shall submit a complete set of stormwater plans for review and approval, per MR #1 of the TIR.
42. Prior to engineering plan approval, the final TIR is to be is to address Minimum Requirement #4 per Ecology's 2024 Stormwater Management Manual for Western Washington and resubmitted for review.
43. Prior to engineering plan approval, the applicant shall submit a revised stormwater plan that includes a note on the stormwater plans stating that Lots 180 through 194 are responsible for ownership and maintenance of said stormwater easement.
44. Prior to engineering plan approval, the stormwater utility plans are to be submitted with design information for the proposed underground detention facilities on Lots 207 and 208, the above-ground detention facility in Tract W, and the rear yard roof drain system on Lots 180 through 195.
45. Prior to engineering plan approval, the final stormwater TIR is to be submitted with both the City of Camas June 2022 *Stormwater Sewer System Operations & Maintenance Manual* and the maintenance requirements for the treatment vaults.

[Erosion Control]

46. Prior to engineering plan approval, the applicant shall submit a complete set of Erosion Sediment Control (ESC) plans, as a part of the site improvement plans for review and approval.

[Sanitary Sewage Disposal]

47. Prior to engineering plan approval, the applicant should include the following with the revised sanitary sewer utility plans:
 - a. The city approved grinder pumps for single-family residential uses, per the Camas Design Standards Manual (CDSM).
 - b. City approved grinder pumps for the multi-family residential units.
 - c. City approved grinder pumps for the mixed-use commercial developments.
 - d. The grinder pumps for the multi-family and mixed-use commercial developments are to be submitted to the city for review and approval.

Roads:

[Public Roads]

NE Everett Drive

48. Prior to engineering plan approval, the street site plans shall be revised and resubmitted with the following:

- a. A full-depth half-width street section is to be constructed from the centerline of the existing right-of-way to the new face of curb and gutter.
- b. Dedication of sufficient right-of-way, per CMC 17.19.040.B.5, on the east side of NE Everett Drive to provide for the following:
 - i. The minimum 24-foot paved surface width to allow for 2-way vehicular movements.
 - ii. A minimum 7-foot-wide planter strip is required between the back of curb and edge of sidewalk.
 - iii. The sidewalk is to be a minimum 6-foot-wide detached sidewalk.
 - iv. Additional pavement width may be required at the future intersection of NE Everett Drive and NE Everett Street to allow for 2-way vehicular movements and a dedicated left-turn lane.
- c. The half-width street improvements shall be a full-depth street section per the Camas Design Standards Manual (CDSM).
- d. There is to be a minimum 25-foot curb radii on both sides of the road at the intersection of NE Everett Drive and proposed N Rekdahl Street.
- e. There is to be a planter strip and detached sidewalk on the east side of NE Everett Drive both sides of the intersection of NE Everett Drive and proposed N Rekdahl Street.

Proposed N Rekdahl Avenue

49. Prior to engineering plan approval, the site plans shall be revised and resubmitted with one of the following options:
- a. Option 1: The elimination of the sidewalk will require that the applicant install a crosswalk with a lighted Rectangular Rapid Flashing Beacon (RRFB) at the curb ramps located at the pedestrian crossing from the parking spaces in Tract C to the sidewalk on the north side of N Rekdahl Avenue.
 - b. Option 2: In lieu of the required planter strip and detached sidewalk along the south side of N Rekdahl Avenue, construct a 6-foot-attached sidewalk, and eliminate the planter strip.

N Webberley Street & N 49th Avenue along Tract J

50. Prior to engineering plan approval, the applicant shall submit a plan sheet with the size, species, and number of trees that would be saved with a curb tight sidewalk deviation request along Tract J.

Proposed Tract U – Private

51. Prior to engineering plan approval, the applicant shall be required to do the following:
- a. Work with the engineering staff and the Fire Marshal to provide an acceptable dead-end turnaround or an approved alternative to the dead-end turnaround on Tract E, Tract H, and Tract U.
 - b. A note is to be added to the site improvement plans stating that the private roads in Tract E, Tract H, and Tract U are to be owned and maintained by the Homeowners Association (HOA) or the adjacent property owners.
 - c. Provide the minimum 25-foot curb radius on both sides of the private roads in Tract E, Tract H, and Tract U.

Proposed Tracts E, H, and U

52. Prior to engineering plan approval, the applicant should be required to:

- Provide a design for a 'No Parking and Towing' sign for review and approval.
- The approved signage is to be included in the signing and striping plans.
- The 'No Parking and Towing' sign is to include contact information for a towing company.

[Private Parking]

53. Prior to engineering plan approval, the applicant shall submit landscape plans and site improvement plans that provide wheel stops and/or curb stops at all parking spaces adjacent to landscaping and sidewalks/walkways, including private parking Tracts C, D, J, L, and T, Multi-family parking lots, and Commercial parking lots.

[Retaining Walls]

54. Prior to engineering plan approval, the applicant shall submit, with the civil construction application, all block retaining walls for review and approval. The block retaining wall plans are to include the retaining wall locations, plans, profiles, and wall sections, as well as the structural calculations.

[Transportation]

55. Prior to engineering plan approval of any phase of Camas Woods constituting an accumulative total of 39 or more site generated AM Peak Hour Trips, the applicant shall be required to address all comments from Washington State Department of Transportation (WSDOT) and the City of Camas (COC) after said reviews of the ICE Report.

NE Everett Street (SR 500) & NE Everett Drive

56. Prior to engineering plan approval, of any phase of Camas Woods, the applicant shall be required to provide an AM Peak Hour trip generation summary for the cumulative site generated trips that include past and current submittals of civil construction plan applications.

[Intersection Sight Distance Analysis]

57. Prior to engineering plan approval, the site plans shall be revised to include site distance triangles on the street improvement plans and the landscape plans at the following intersections:

- a. NE Everett Drive & proposed N Rekdahl Avenue
- b. Proposed N Rekdahl Avenue & the drive access between Phases 7 and 8
- c. Proposed N Rekdahl Avenue & proposed A Street
- d. SE 8th Street & proposed E Street

[Left-turn Analysis]

58. Prior to engineering plan approval for Camas Woods Phases 4 and 5, the applicant should be required to evaluate the need for a dedicated southbound left-turn lane at the intersection of NE Everett Street (SR 500) and SE 8th Street.

Prior to Land-Disturbing Activities:

Planning:

59. The installation of temporary construction fencing prior to construction shall be installed that clearly marks in the field critical area buffers (i.e., wetlands and Oregon White Oaks) and fencing should remain throughout permitted construction activities.

Engineering:

[Storm Drainage]

60. Prior to any land-disturbing activities the applicant shall submit an electronic version of the required SWPPP, per MR #2 of the preliminary TIR. The contractor is required to always have a copy of the SWPPP on site.

[Erosion Control]

61. Prior to any land-disturbing activities, the applicant shall submit an approved form of financial security for erosion and sediment control. Staff will provide documentation with the financial security amount.
62. Prior to any land-disturbing activities, the applicant shall have approved engineering plans, which include tree cutting, clearing and grading, an approved set of engineering plans, including the erosion prevention and sediment control measures.
63. Prior to any land-disturbing activities, an electronic copy of Ecology's NPDES GCSWP permit, an electronic copy of the SWPPP, and the financial security for erosion and sediment control are to be submitted to the city.

Prior to Final Plat Approval:

Planning:

64. A conservation covenant shall be recorded with the County to ensure the long-term preservation of all the critical areas and any associated buffers, including maintenance of any mitigation actions, per CMC 16.51.240 and conditioned as such.
65. The applicant will be required to post a mitigation bond in an amount deemed acceptable by the city to ensure the wetland mitigation is fully functional per CMC 16.51.250.
66. The setbacks for each zone shall be written on the plat.
67. Lots 169-173 in the LD-NS zone shall be the smallest size permitted in the LD-NS zone which is 5,250 square feet per the density transfer provisions
68. Lots 179-183 in the LD-NS zone shall be the smallest size permitted in the LD-NS zone which is 5,250 square feet per the density transfer provisions.

Engineering:

[Water]

69. Prior to final plat approval, the applicant shall provide a water utility easement over the water meters and meter boxes located in Tract E for Lots 41 and 42; and Tract H for Lots 55, 56, 57, and 58.

70. Prior to final plat approval, the applicant shall add the following note to the final plat:
- a. Irrigation meters for the benefit of landscaping required in all the Open Space Tracts are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).

[Storm Drainage]

71. Prior to final plat approval, the 10-foot stormwater easement is to be included on the final plat with the following note:

- a. The 10-foot stormwater easement located along the rear of Lots 180 through 195 is to be owned and maintained by the individual property owners of Lots 180 through 195.

72. Prior to final plat approval, the plat is to include the following notes:

- a. The stormwater treatment and detention facilities located in the multi-family and mixed-use Lots 207 and 208 are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).
- b. The stormwater treatment and detention facilities located in Tract W are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).

[Sanitary Sewage Disposal]

73. Prior to final plat approval, the applicant shall include the following notes on the final plat:

- a. The grinder pumps for the single-family residences are owned and maintained by the individual homeowners.
- b. The grinder pumps for the multi-family residential units are owned and maintained by the property owners of the multi-family residential units on Lots 207 and 208.
- c. The grinder pumps for the mixed-use commercial development are to be owned and maintained by the property owners of the mixed-use commercial developments on Lot 208.

[Existing wells, septic tanks, and septic drain fields]:

74. Prior to final plat approval, the applicant shall provide documentation to the city that any existing wells or septic systems have been properly decommissioned in accordance with State and County guidelines. Additionally, any water rights associated with a decommissioned well shall be transferred to the City.

[Roads]

[Private Roads]

Proposed Tract U – Private

75. Prior to final plat approval, the applicant should be required to add the following notes to the final plat:

- a. Tract E is a private road that is owned and maintained by the Homeowners Association (HOA) and/or the adjacent property owners, Lots 41 and 42.
- b. Tract H is a private road that is owned and maintained by the Homeowners Association (HOA) and/or the adjacent property owners, Lots 55, 56, 57, and 60.

c. Tract U is a private road that is owned and maintained by the Homeowners Association (HOA) and/or the adjacent property owners on Lots 179, 180, 181, and 182.

76. Permanent signs and fencing should be installed at the edge of the critical area buffers per CMC 16.51.210.B and C. Sign and fencing specifications should be submitted to the City for review and approval prior to installation.
77. Each dwelling unit shall be landscaped with at least one 2-inch caliper tree in the planter strip of the right-of-way, or similar location in the front yard of each dwelling unit.
78. Irrigation and landscaping shall be installed or bonded for prior to final acceptance per CMC 17.19.030.F.3.

Engineering:

79. Prior to final acceptance, 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.
80. Prior to final acceptance, final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
- a. The as-built cover sheet is to be the originally approved cover sheet signed by the City Engineer.
 - b. As-builts are to be submitted as PDFs.
 - c. As-builts are to be submitted in either AutoCad or Carlson formats.
81. Prior to final acceptance receipt of the 2-year maintenance warranty bond is to be submitted for all public improvements, per CMC 17.21.050.B.2.

[Sanitary Sewage Disposal]

82. Prior to final acceptance of any phase of the proposed Camas Woods development, the applicant should construct the offsite sanitary sewer force main from the proposed development to the Leadbetter Lift Station (LS), unless another connection point is determined acceptable from the City's Modeling Analysis.

[Existing wells, septic tanks, and septic drain fields]:

83. Prior to final plat approval, the applicant shall provide documentation to the city that any existing wells or septic systems have been properly decommissioned in accordance with State and County guidelines. Additionally, any water rights associated with a decommissioned well shall be transferred to the City.

[Roads]

Proposed Pedestrian Access Via Tract D

84. Prior to final acceptance of any phase of Camas Woods, the applicant is to construct a minimum 6-foot-wide concrete pedestrian access from N Rekdahl Avenue to the southernmost property line of Camas Woods that abuts the Camas High School's northern property line.

Proposed Public Road - SE 8th Street

85. Prior to final acceptance of Camas Woods Phase 4 or Camas Woods Phase 5, whichever comes first, the applicant shall construct a minimum 24-foot-wide pavement section from the west end of proposed SE 8th Street to NE Everett Street (SR 500).

Proposed Tracts E, H, and U

86. Prior to final acceptance, the applicant shall install the 'No Parking and Towing' signs on proposed Tract E, Tract H, and Tract U.

[Transportation]

NE Everett Street (SR 500) & NE Everett Drive

87. Prior to final acceptance of any phase of Camas Woods constituting an accumulative total of 39 or more site generated AM Peak Hour Trips, the applicant should be required to construct the signal or roundabout at NE Everett Street (SR 500) and NE Everett Drive.

NE 242nd Avenue (SR 500) & NE 28th Street

88. Prior to final acceptance of any Phase of Camas Woods, the applicant shall collaborate with WSDOT to identify and implement capacity mitigation at the NE 242nd Avenue & NE 28th Street intersection if required in conjunction with site development.

NW Lake Road & NW Sierra Street

[City of Camas Proportionate Shares]

89. Prior to final acceptance of any Phase of Camas Woods, the applicant shall pay the proportionate share amount to the city of Camas. The proportionate share amount that shall be paid is calculated at \$61,189 for the NW Lake Road and NW Sierra Street Intersection improvements.

[City of Vancouver Proportionate Shares]

90. Prior to final acceptance of any Phase of Camas Woods, the applicant shall pay the proportionate share amount of \$4,800.00 to the City of Vancouver (COV) for mitigation of site trip impacts to the NE 192nd Avenue & NE 13th Street intersection per the City of Vancouver's proportionate share requirements. The number of PM Peak Hour Trips and the per PM Peak Hour proportionate share amount is noted on Table 11 of the applicant's Transportation Impact Study (TIS). Per Table 11, there are 12 PM Peak Hour Trips at \$400.00 per PM Peak Hour Trip westbound at the intersection of NE 192nd Avenue and NE 13th Street.

- a. The applicant is to provide Camas staff with documentation of payment of said proportionate share amount.

Prior to Building Permit Issuance

91. The building height for each zone shall be complied with at the time of design review and building permit review.

92. Design review shall be required prior to building permit issuance for the mixed use and multifamily buildings.
93. The future mixed-use and multifamily buildings shall comply with the required setbacks and unit count.
94. For residences in the LD-NS zone, footnote 3 and 4 in CMC 18.09.040 Table 2 shall be complied with.
95. For residences in the HD-NS zone, footnote 5 and 9 in CMC 18.09.050 Table 1 shall be complied with.
96. There shall be two parking spaces for each single-family lot.

Prior to Final Occupancy:

Planning:

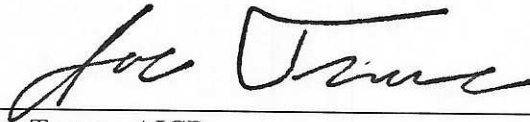
97. Street trees adjacent to lots shall be installed prior to final occupancy or bonded for per CMC 17.19.030.F.4.

Plat Notes

1. The maximum lot coverage for the Low Density – North Shore zone is 60%, and the High Density – North Shore and the Mixed Use – North Shore are 65%.
2. Irrigation meters for the benefit of landscaping are required in all the Open Space Tracts are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).
3. Lot 180 – Lot 195: The 10-foot stormwater easement located along the rear of Lots 180 through 195 is to be owned and maintained by the individual property owners of Lots 180 through 195 and/or the Homeowners' Association (HOA).
4. Lots 207 and 208: The stormwater facilities are to be owned and maintained by the property owners and/or Homeowner Association (HOA) at the end of the 2-year warranty period, which expires 2-years after final acceptance.
5. Tract W: The stormwater facility is to be owned and maintained by the homeowners and the Homeowner Association (HOA) at the end of the 2-year warranty period, which expires 2-years after final acceptance.
6. Right-of-entry is to be granted to the city for inspection purposes of the stormwater facilities located on Lots 207 and 208, and Tract W.
7. The grinder pumps for the single-family residences are owned and maintained by the individual homeowners.
8. The grinder pumps for the multi-family residential units are owned and maintained by the property owners of the multi-family residential units on Lots 207 and 208.
9. The grinder pumps for the mixed-use commercial development are to be owned and maintained by the property owners of the mixed-use commercial developments on Lot 208.

10. Tract E is a private road that is owned and maintained by the Homeowners Association (HOA) and/or the adjacent property owners, Lots 41 and 42.
11. Tract H is a private road that is owned and maintained by the Homeowners Association (HOA) and/or the adjacent property owners, Lots 55, 56, 57, and 60.
12. Tract U is a private road that is owned and maintained by the Homeowners Association (HOA) and/or the adjacent property owners on Lots 179, 180, 181, and 182.

DATED this 8th day of May 2025.

A handwritten signature in black ink, appearing to read "Joe Turner", written over a horizontal line.

Joe Turner, AICP
City of Camas Land Use Hearing Examiner