



Staff MEMO

Camas Woods Subdivision

File No. SUB24-1002

April 22, 2025

The applicant provided responses (Exhibit 41), dated April 22, 2025, to the Staff Report. The Conditions of Approval and Plat Notes are revised as follows based on Staff's review of the applicant's comments and responses.

CONDITIONS OF APPROVAL

Standard Condition of Approval:

Original Condition 20:

20. The applicant 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, the parking areas, onsite lighting, landscaping and irrigation, and any retaining walls.

Staff Concurs. Revise to read as follows:

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.
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Special Conditions of Approval:

Planning:

Original Condition 23:

23. The permitting requirements from state agencies shall be complied with.

Staff Concurs. Revise to read as follows:

23. The applicant shall work with state agencies to address comments provided through SEPA review and obtain any required permits as necessary.
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Prior to Engineering Plan Approval:

Engineering:

[Water]

Original Condition 35:

35. Prior to engineering plan approval of Camas Woods Phase 4 or Camas Woods Phase 5, whichever comes first, the applicant shall submit revised water utility that relocate the new section of 8-inch

water main shown in the new proposed SE 8th Street such that it is not located below the existing gas main.

Staff Concurs. Revise to read as follows:

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.
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Original Condition 39:

39. Prior to engineering plan approval, the applicant shall submit revised water utility and landscape plans that are to include:
- The location and size of all irrigation meters.
 - If the irrigation meter is applicant requests a smaller irrigation meter than what is shown on the approved plans, the applicant may be required to pay a restocking fee.
 - The irrigation meter/s and backflow prevention devices are to be located at the right-of-way.
 - 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).

Staff Concurs. Revise to read as follows:

39. Prior to engineering plan approval, the applicant shall submit revised water utility and landscape plans that are to include:
- The location and size of all irrigation meters.
 - 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.
 - The irrigation meter/s and backflow prevention devices are to be located at the right-of-way.
 - 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).
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Roads:

[Public Roads]

NE Everett Drive

Original Condition 48:

48. Prior to engineering plan approval, the street site plans shall be revised and resubmitted with the following:
- Right-of-way dedication on the east side of NE Everett Drive is to be a minimum of 10 feet.
 - 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.
 - The resulting paved surface width shall be a minimum 24-feet of paved width to allow for 2-way vehicular movements.

- d. 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.
- e. A minimum 7-foot-wide planter strip is required between the back of curb and edge of sidewalk.
- f. The sidewalk is to be a minimum 6-foot-wide detached sidewalk.
- g. The half-width street improvements shall be a full-depth street section per the Camas Design Standards Manual (CDSM).
- h. 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.
- i. 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.

Staff does not concur with the applicant's revision.

However, the condition is revised to read as follows:

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-feet 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.
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N Webberley Street & N 49th Avenue along Tract J

Original Condition 50:

50. Prior to engineering plan approval, the applicant shall revise the engineering site plans to include the 6-foot detached sidewalk and 7-foot planter strip along the east and north side of Tract J.

Staff recommends addressing the applicant's concern with the following revised COA.

Revise to read as follows:

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.
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[Transportation]

Original Condition 55:

55. Prior to engineering plan approval, 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.

Applicants' comments regarding COA 56 is actually in regard to COA 55. Staff Concurs with the applicants' revision to COA 55.

Staff concurs. Revise to read as follows:

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.
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Prior to Final Plat Approval:

Original Condition 69:

- ~~69. Prior to final plat approval, the applicant shall add a note to the final plat stating:~~
~~a. Irrigation meters for the benefit of landscaping are required in all the Open Space Tracts and are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).~~

Staff Concurs. Revise to read as follows:

69. Vacant Condition
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Original Condition 73:

- ~~73. 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).~~

Staff Concurs. Revise to read as follows:

73. Vacant Condition
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Prior to Final Acceptance:

[Transportation]

Original Condition 90:NE 242nd Avenue (SR 500) & NE 28th Street

90. Prior to final acceptance the applicant should 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.

Staff Concurs. Revise to read as follows:

90. 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.

Original Condition 91:NW Lake Road & NW Sierra Street

[City of Camas Proportionate Shares]

~~91. Prior to final acceptance of any Phase of Camas Woods, the applicant shall pay a proportionate share based on the cost of construction of a traffic signal at the intersection of NW Lake Road and NW Sierra Street. This share would be used to pay for a portion of the intersection improvements at this location.~~

Staff Concurs. Revise to read as follows:

91. Vacant Condition

Original Condition 93:

[City of Vancouver Proportionate Shares]

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

Staff Concurs. Revise to read as follows:

93. 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.
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Staff Concurs with applicants' revisions to Original Plat Notes.

Revise Plat Notes as follows:

Proposed 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 ~~and~~ 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.