

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

Regarding an application by Pacific Lifestyle)
Homes for approval of a preliminary plat to)
divide 11.3-acres into 38 lots in the R-7.5 zone)
at 2625 NE Goodwin Road in the City of Camas) (**The Reserve at Green Mountain**)

FINAL ORDER

SUB25-1004

A. SUMMARY

1. The applicant, Pacific Lifestyle Homes, requests approval to divide an 11.3-acre parcel into 38 lots and tracts for private streets, landscaping, open space, and stormwater.

a. The site is located at 2625 NE Goodwin Road; also known as tax parcel number 173192000 (the “site”). The site and abutting properties to the northwest and east are zoned R-7.5 (Single Family Residential, 7,500 square foot average lot size). Properties to the north, across NE Goodwin Road, are zoned R-6 (Single Family Residential, 6,000 square foot average lot size). Properties to the southwest are zoned R-12 (Medium Density Residential, 12 units per acre). Properties to the south are located in unincorporated Clark County and zoned PF (Public Facilities). All proposed lots comply with the minimum dimensional standards for the R-7.5 zone, as modified by the density transfer ordinance.

b. The site is currently developed with a single-family detached residence and accessory structures. There is a wetland in the southeast corner of the site and a Type Ns stream bisecting the southeast corner of the site. There are several Oregon white oak trees in the southern portion of the site, which will be retained. The site slopes generally from the northeast to the southwest with grades ranging from 2% to 6% and elevations that range from no greater than 192-feet to 232-feet; no steep slopes or severe erosion hazard areas were identified on the site.

c. The applicant proposed to remove all of the accessory structures, retain the existing residence on proposed Lot 26, and develop new single-family detached dwellings on each of the remaining lots. 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 driveway on the site and convey it to a detention pond in proposed Tract F. Runoff from roofs will bypass the treatment facilities and discharge to the detention pond. The applicant will discharge treated stormwater from the detention facility towards onsite stream at less than predevelopment rates.

d. The applicant will dedicate right-of-way and construct frontage improvements along the site’s NE Goodwin Road frontage. The applicant will extend a new public street, proposed Street B, into the site from NE 28th Street, terminating in a cul-de-sac turnaround in the southern portion of the site. The applicant will extend a second cul-de-sac street, proposed Street C, to the west of Street B. The applicant will extend an access tract to the east of Street B to replace the existing driveway serving tax

parcel number 17326000 east of the site. The applicant will extend a shared driveway, proposed Tract C, west of the Street C cul-de-sac to provide access to Lots 15 and 16 and a private street south of the Street B cul-de-sac to provide access to Lots 22-26 and the stormwater facility in Tract F. The applicant will create eight shared off-street parking spaces west of Street B.

2. The City issued a Determination of Nonsignificance ("DNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA"). The City issued the DNS on October 16, 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. See the Staff Report to the Hearing Examiner dated December 3, 2025, as modified by Ms. Ashton's memorandum dated December 9, 2025, and at the hearing. The applicant accepted those findings and conditions, as modified, with two exceptions. No one else testified orally or 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 December 9, 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 Yvette Sennewald summarized the Staff Report and her PowerPoint presentation.

a. The applicant proposed to subdivide the 11.3-acre site into 38 lots. The applicant will retain the existing residence on proposed Lot 26. The applicant will preserve the wetlands and oak trees in proposed Tract F.

b. The applicant proposed to retain 3.94-acres of open space on the site and improve the open space with trails and benches. Therefore, the applicant is entitled to develop the site pursuant to the City's density transfer ordinance, which allows smaller lot sizes and negotiated flexibility to the lot size, lot width, lot depth, building setback, or lot coverage standards under CMC 18.09.040, Table 1 and 2. The applicant requests the following modifications: smaller lots, ranging in size from approximately 4,541 – 8,581 square-feet, and to reduce the minimum lot width from 60 to 45 feet, increase the maximum lot coverage from 40% to 50% for two story and 55% for single-story homes. The applicant also proposed to reduce the front setback to 20 feet and the rear yard to 25 feet.

c. The site currently contains 999 tree units. The applicant proposed to remove 326 tree units and retain 673 tree units. Required landscaping and street trees will provide an additional 87 new tree units on the site.

d. She requested the examiner modify the 7th bullet on page 19 of the Staff Report and proposed Plat Note 3 on page 32 to note that the applicant proposed to increase the maximum lot coverage to 50% for two story and 55% for single-story homes. These sections of the Staff Report incorrectly reversed these numbers.

3. City engineering project manager Anita Ashton requested the examiner correct a typographical error on page 7 of the Staff Report. The finding under MR #6 should say "Treatment and detention structures are ~~not~~ to be located outside of the public right-of-way."

4. Planner Jason Taylor accepted the findings and conditions in the Staff Report, as modified, with two exceptions. The applicant is "Pacific Lifestyle Homes," not PLS Engineering. In addition, he requested the examiner modify the conditions of approval to allow reduced curb return radii "as approved by Public Works and the Fire Marshall."

C. DISCUSSION

1. City staff recommended conditional approval of the application, based on the affirmative findings in the Staff Report, as modified by Ms. Ashton's memo and orally at the hearing. The applicant accepted those findings and conditions, as modified, without exceptions. No one raised any concerns or objections with the proposed development.

2. The examiner concludes that the affirmative findings in the Staff Report show that the proposed preliminary plat does or can comply with the applicable standards of the Camas Municipal Code and Revised Code of Washington, provided that the applicant complies with recommended conditions of approval as modified. The examiner adopts the affirmative findings in the Staff Report, as modified, as his own.

D. CONCLUSION

Based on the above findings and discussion, the examiner concludes that SUB25-1004 (The Reserve at Green Mountain 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 SUB25-1004 (The Reserve at Green Mountain 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), which includes the North Shore Design Standards, 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. The applicant shall comply with the recommendations in the geotechnical report that was prepared by True North Geotechnical, dated April 2025, to minimize any potential hazards associated with construction.

12. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the city.
 - a. All designs will be in accordance with applicable City codes.
 - b. The maintenance of the entrance structure will be the responsibility of the homeowners.
13. Final plat submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050, and the Camas Design Standards Manual.
14. 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 systems, open spaces, retaining walls, 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.
15. Provisions for parking enforcement on private Tracts/access driveways, acceptable to the Fire Marshal, shall be included in the CC&Rs at the time of final platting.
16. 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.
17. 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.
18. 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.
19. 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 and approved by the city.
20. 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.
21. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.
22. The applicant will be responsible for maintenance of all private improvements, including but not limited to stormwater facilities Tracts and easements, Open Space Tracts, parking areas, landscaping and irrigation, and any retaining walls.
23. Per CMC 17.21.060.H Permits for one sales office and/or one model home per plat or phase may be issued after the final plat is recorded, and prior to final acceptance. Building permit applications for any other residential buildings will not be accepted until after final acceptance.

24. At the time of building permit approval, the applicant shall pay the appropriate impact fees in accordance with the provisions of CMC 3.88.
25. The applicant shall take appropriate measures to ensure landscaping success for a minimum of three years after issuance of Certificate of Occupancy. If plantings fail to survive, the property owner shall promptly replace them.
26. Unless construction of this site commences within five (5) years of issuance of this decision, this permit will expire.

Special Conditions of Approval:

Planning:

27. A site-specific Inadvertent Discovery Plan shall be prepared for the proposed project and submitted to City of Camas Planning Division to comply with recommendations of DAPH and the Cowlitz Indian Tribe.
28. If potential artifacts are discovered during construction, work must immediately cease, and both the State Department of Archaeological and Historic Preservation and the City shall be notified.
29. The recommendations provided by the Washington Department of Fish & Wildlife shall be complied with.
30. The recommendations provided by the Department of Archeology and Historic Preservation shall be complied with.
31. The recommendations provided by the Cowlitz Indian Tribe shall be complied with.
32. The recommendations in the Critical Areas Report, specifically the Buffer Mitigation Plan, shall be followed.
33. The recommendations in the geotechnical report shall be followed.
34. The installation of temporary construction fencing prior to construction that clearly marks in the field critical area buffers (i.e., wetlands, Oregon White Oak) and fencing should remain throughout permitted construction activities.
35. The trees identified for preservation shall comply with the tree protection recommendations contained in the Critical Areas report. Any required revisions to the site plan, such as building setbacks and/or site improvements, will require an updated Tree Survey for review and approval prior to Engineering Plan approval and will be conditioned as such.
36. If any exterior retaining walls facing the public right-of-way are proposed, they shall 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.

Prior to Engineering Plan Approval:

Planning:

37. A final landscape, tree, and vegetation plan consistent with the landscaping standards in CMC Chapter 18.13 should 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 Plant list and per the Camas Design Manual planting specifications and landscape notes. For plants not on the approved City list, a characteristic card should be submitted to the City for review and approval. Irrigation and landscaping should be installed or bonded for prior to final acceptance per CMC 17.19.030.F.3.

Engineering:

[Water]

38. The applicant shall submit revised water utility plans to include the following:
- The new 8-inch DI water main from NE 28th Street south throughout the development to the proposed cul-de-sacs on Street 'B' and Street 'C', and the proposed private streets in Street 'D' and Tract 'A'.
 - The 8-inch DI water main in future Tract 'A' is to be extended to a blowoff valve assembly at the westernmost property line of the proposed development for the benefit of any future development on Parcel No. 173171000.
 - Dead-end blowoff valves are also required at the future cul-de-sacs on Street 'B' and Street 'C', and at the end of future private Street 'D' aka Tract D.
 - All water services are to be located perpendicular from the main to each lot.
 - A utility easement, over and under the water main in Tract A and Tract B is to be shown on the engineering plans and the final plat.
39. The applicant should submit revised water utility plans that show in addition to the proposed fire hydrants at the end of the future cul-de-sacs, an additional fire hydrant is to be located near the intersection of future Street 'A' and future Street 'B'.
40. The applicant should submit revised water utility plans and landscape plans showing the locations of all proposed irrigation services and the size of each proposed irrigation meter.

[Storm Drainage]

41. The applicant shall submit a complete set of stormwater plans for review and approval, per MR #1 of the TIR.
42. The applicant shall submit a revised stormwater plan for Lots 1-38. Said plans should ensure that adjacent parcels and downstream drainageways and/or adjacent properties are not negatively affected by roof drain downspouts and surface water runoff, per Camas Municipal Code (CMC) 14.02 and 17.19.040.C.
43. The applicant shall submit a revised utility plan/stormwater plans that locate the stormwater detention facility, treatment manhole, treatment vault, storm control manhole, etc. in its own stormwater Tract.

[Erosion Control]

44. The applicant shall be required to submit a complete set of Erosion Sediment Control (ESC) plans, as a part of the site improvement plans for review and approval.

[Sanitary Sewer Disposal]

45. The applicant shall be required to submit the following:

- a. Calculations verifying that the sanitary sewer force main is adequately sized for solids and effluent to be pumped up to the highest point in the conventional gravity sewer main.
- b. An odor control system is to be installed at the sanitary sewer manhole that allows for the transition from conventional gravity to sanitary force main.
- c. All sanitary sewer laterals are to be laid perpendicularly from the mains to the lots.
- d. Calculations verifying that the pressure sewer laterals, from the grinder pumps to the force main, are adequately sized for solids and effluent.
- e. Grinder pumps and laterals are to be per the Camas Design Standards Manual (CDSM).
- f. The 2-inch sanitary sewer force main in Tract 'A', private street, is to be extended to the eastern property line of Parcel No. 173171000 to allow for future developments.

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

- 46. Any existing wells, or septic systems are to be decommissioned, and documentation shall be provided to the city that said wells and/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:

[Public Roads]

- 47. The street improvement plans and the grading plans, along NE 28th Street, are to provide the following:
 - a. Sufficient design information for the tapers to the east and west of the frontage improvements to allow for vehicular transitions between unimproved and improved frontages.
 - b. The 6-foot public utility easement (PUE) is to be located outside of the 10-foot landscape buffer. Neither are to be located within the new right-of-way.
- 48. The street improvement plans are to be submitted with the additional 4-feet of right-of-way on NE 28th Street and the street sections in accordance with CDSM Street Detail ST5 3 Lane Collector / Arterial.
- 49. The applicant is required to construct a 37-foot-wide full depth half-width street improvement, including a minimum of 23-feet of paved surface, curb & gutter, 8-foot planter strip, and 6-foot detached sidewalk.
- 50. The site improvement plans are to be submitted with the minimum 35-foot curb radii on both sides of the access road at the intersection of Street 'A' and NE 28th Street.

[Interior Public Roads]:

- 51. The future street names, public and private, are to be revised in accordance with the street names as determined by the Building Official.
- 52. A complete set of street improvement plans are to be submitted for review and approval.
- 53. The site improvement plans are to be submitted with the minimum 25-foot curb radii, or as otherwise approved by Community Development Engineering and the Fire

Marshall, on both sides of the road at the intersections of Street 'A' and Street 'B'; Street 'B' and Street 'C'; Street 'B' and Tract 'A'; Street 'B' and Tract B; and Street 'B' and Tract D.

[Private Roads]:

Private Road - Tract A

54. The street plans and the preliminary plat are to be revised to provide for a dead-end turnaround at future Lot 7 on the west end of Tract A. The applicant is to work with the Fire Marshal's Office and Community Development Engineering staff to provide an acceptable dead-end turnaround at the west end of Tract A.

Private Road - Tract D

55. Prior to engineering plan approval the applicant is to submit site improvement plans showing Lots 22, 23, 24, and 25 to take access onto private road, Tract D; and Lots 21 and 26 are to be shown to take access to future Street 'B' via the cul-de-sac at the end of Street 'B'.
56. The applicant is to submit site improvement plans with the minimum 25-foot radii on both sides of the dead-end turnaround on private road, Tract D, as otherwise approved by Public Works and the Fire Marshall.

Private Roads

57. The applicant shall provide a design for a 'No Parking and Towing' sign for review and approval. Said sign is to include contact information for a private towing company, as the city does not provide towing on private roads, nor does the city enforce no parking on private roads.
58. Garbage and recycling containers for those Lots who take access via the private streets on Tract A, Tract C, and Tract D; are to be placed at the public right-of-way for pickup.

[Street lighting]

59. All streetlight locations are to be shown on the street, utility, and landscape plans. Any streetlights provided for private streets are required to be metered separately and are to be owned and maintained by the HOA / homeowners.
60. Prior to submitting electrical plans to Clark Public Utilities, the preliminary electrical plans for streetlights, transformers, J-boxes, etc., which are prepared by others, are to be submitted to the city for review and approval.

[Street trees and Landscaping]:

61. The applicant is to show proposed driveway locations for each lot to ensure that street trees are not impacted.
62. The applicant is required to submit to the City for review and approval a final landscape plan consistent with the landscaping standards in CMC Chapter 18.13, in addition to CMC Chapter 17.19.030.F.6, and include plantings from the City's approved plant list.

[Storm Facility Landscaping]:

63. The applicant is to submit revised stormwater facility plans that provide for a minimum 6-foot-high black vinyl coated chain link fence with top rail installed along the stormwater facility located in Tract F where the tract abuts the end of the private road on Tract D. Additionally, the plans are to provide for a minimum 16-foot-wide double gate at the paved access road to the facility and a minimum 4-foot-wide man gate for inspection access.

[Traffic Impact Analysis:]

64. The corner sight-distance triangles/site vision clearance triangles, at the intersection of the future Street 'A' and NE 28th Street, are to be shown on the final engineering plans and landscaping plans.

Prior to Land-Disturbing Activities:

65. Prior to any land-disturbing activities, the applicant should be required to submit a revised SWPPP with the contractor and CESCL information.
66. Prior to any land-disturbing activities, a copy of Ecology's NPDES GCSWP permit, the SWPPP with contractor information, and the financial security for erosion and sediment control are to be submitted to the city.
67. Prior to any land-disturbing activities, which includes tree cutting, clearing and grading, and an approved set of final engineering plans, including erosion prevention and sediment control measures is required.

Prior to Final Plat Approval:

Engineering:

68. Prior to final plat approval, a plat note addressing the proportionate share amount per Lot, payable to the city for the North Shore Sewer Transmission System (aka NUGA-STTS) is warranted.
69. The applicant shall submit a revised utility plan/stormwater plans that locate the stormwater detention facility, treatment manhole, treatment vault, storm control manhole, etc. in its own stormwater Tract.
70. The following notes are to be added to the final plat.
- a. The Stormwater facilities located on Tract F is to be owned and maintained by the homeowner's association / homeowners at the completion of the 2-year warranty period, which expires 2-years after issuance of final acceptance.
 - b. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facilities located on Tract F.
71. Prior to final plat approval, the final plat is to be revised with the 6-foot public utility easement (PUE) located outside of the 10-foot landscape buffer. Neither are to be located within the new right-of-way.
72. Prior to final plat approval, the frontage improvements are to include the additional 4-foot right-of-way dedication along NE 28th Street that results in the 37-foot right-of-way, 23-feet of paved surface, curb & gutter, 8-foot planter strip, and 6-foot detached sidewalk.

73. The preliminary plat is to be revised with the minimum 35-foot curb radii on both sides of the access road at the intersection of Street 'A' and NE 28th Street.
74. The preliminary plat is to be revised with the final street names as determined by the Building Official.
75. The preliminary plat is to be revised with the minimum 25-foot curb radii, or as otherwise approved by Community Development Engineering and the Fire Marshall, on both sides of the road at the intersections of Street 'A' and Street 'B'; Street 'B' and Street 'C'; Street 'B' and Tract 'A'; Street 'B' and Tract B; and Street 'B' and Tract D.
76. The applicant is to submit revised preliminary plat plans with the minimum 25-foot radii on both sides of the dead-end turnaround on private road, Tract D, or as otherwise approved by Community Development Engineering and the Fire Marshall.
77. A note is to be added to the plat stating the Tract A, Tract B, Tract C, and Tract D; are to be owned and maintained by the property owners and/or homeowners association (HOA).
78. A note is to be added to the plat stating that 'on-street parking is prohibited on both sides of Tract A, B, and C.
79. Prior to final plat approval, the applicant is to submit the revised plat showing Lots 22, 23, 24, and 25 to take access onto private road, Tract D; and Lots 21 and 26 are to be shown to take access to future Street 'B' via the cul-de-sac at the end of Street 'B'.

Prior to Final Acceptance:

Engineering:

80. The applicant is required to provide a design for a 'No Parking and Towing' sign for review and approval.
 - a. Said sign is to include contact information for a towing company, as the city does not provide towing on private roads, nor does the city enforce no parking on private roads.
 - b. The applicant shall be required to install the 'No Parking and Towing' signs prior to final acceptance.
81. Prior to final acceptance all landscaping shall be installed or bonded for and all proposed street trees and landscaping are to be per CDSM Landscape Standards Plant Materials List.
82. The applicant is required to pay the proportionate share amount of \$34,199.00 to the City of Vancouver. The applicant is to provide Camas staff with documentation of payment of said proportionate share amount. Planning:
83. Prior to final acceptance, a conservation covenant should be recorded with the County to ensure the long-term preservation of the critical areas and any associated buffers, including maintenance of any mitigation actions, per CMC 16.51.240.
84. Prior to final acceptance, 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.

Prior to Final Occupancy:

Planning:

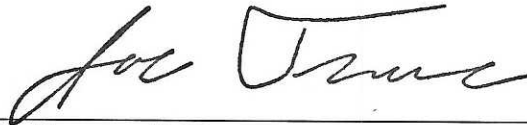
85. Street trees adjacent to lots should be installed prior to final occupancy per CMC 17.19.030.F.4.

Proposed Plat Notes

1. A homeowner's association (HOA) will be required for this development. Copies of the C.C. & Rs shall be submitted and on file with the City of Camas.
2. Building permits will not be issued by the Building Department until all subdivision improvements are completed and Final Acceptance has been issued by the City.
3. Maximum building lot coverage for this subdivision is 55% for single-story homes and 50% for two-story homes.
4. The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.
5. Tree topping is not permitted within this development, nor removal of more than 20 percent of a tree's canopy. Trees that are determined to be hazardous by a licensed arborist may be removed after approval by the City. Required street trees shall be promptly replaced with an approved species.
6. In the event any item of archaeological interest is uncovered during a permitted ground 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).
7. At the time of building permit issuance, each Lot is subject to a \$1,235.77 fee per Lot, as the proportionate share contribution for the North Shore Sewer Transmission System, previously known and approved as the 'North Urban Growth Area – Sewer Transmission System' or NUGA-STs. If the NUGA SDC fees are updated to include the proportionate share fee amount of \$1,235.77 per Lot, the proportionate share fee will no longer be required.
8. The Stormwater facilities located on Tract F are to be owned and maintained by the homeowner's association / homeowners at the completion of the 2-year warranty period, which expires 2-years after issuance of final acceptance.
9. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facilities located on Tract F.
10. Tract A, Tract B, Tract C, Tract D, Tract E, and Tract F; are to be owned and maintained by the property owners and/or homeowners association (HOA).
11. Tract A, Tract B, and Tract C: On-street parking is prohibited on both sides of the street.

12. Stormwater facilities located on Tracts B, D, and F are to be owned and maintained by the homeowner's association / homeowners at the completion of the 2-year warranty period, which expires 2-years after issuance of final acceptance.
13. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facilities located on Tracts B, D, and E.
14. The private road 'Tract C' consists of a utility easement for access, maintenance, replacement, repair, or extension, over and under the sanitary sewer force main is to be conveyed to the city.
15. Lot 21 and Lot 26 are restricted from taking vehicular access from the private road in Tract D. Lot 21 and Lot 26 are to take vehicular access from public Street 'B' only.

DATED this 17th day of December 2025.

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

Joe Turner, AICP
City of Camas Land Use Hearing Examiner