

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

Regarding an application by Pacific Lifestyle)	<u>FINAL ORDER</u>
Homes for approval of a preliminary plat to divide)	SUB25-1006
9.6-acres into 34 lots in the R-7.5 zone at 22015)	(The Landing at
and 22111 NE 28 th Street in the City of Camas)	Green Mountain 2)

A. SUMMARY

1. The applicant, Pacific Lifestyle Homes, requests approval to divide an 9.6-acre parcel into 34 lots and tracts for private streets, landscaping, open space, and stormwater.

a. The site is located at 22015 and 22111 NE 28th Street; also known as tax parcel numbers 611175000, 173177000, and 173210000 (the “site”). The site and abutting properties to the east and west are zoned R-7.5 (Single Family Residential, 7,500 square foot average lot size). Properties to the north, across NE 28th Street, are zoned R-6 (Single Family Residential, 6,000 square foot average lot size). 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 currently developed with single-family residences and accessory structures. The site contains the buffer of an offsite wetland extending onto the southwest portion of the site and three jurisdictional Oregon white oak trees. The site slopes generally from the northeast to the southwest with grades ranging from 3% to 10%. There are slopes up to 20% in the southwestern portion of the site; no steep slopes or severe erosion hazard areas were identified on the site. The applicant will one of the oak trees and preserve the remaining trees in open space tracts. A BPA powerline easement bisects the site diagonally from southeast to northwest.

c. The applicant proposed to retain the existing structures on parcel 17321000 on proposed Lot 34, remove all of the structures remainder of the site, 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 A. Runoff from roofs will bypass the treatment facilities and discharge to the detention pond. The applicant will discharge treated stormwater from the detention facility into the wetland buffer at less than predevelopment rates.

d. The applicant will dedicate right-of-way and construct frontage improvements along the site’s NE 28th Street frontage. The applicant will extend N. 82nd Avenue through the site from its existing terminus at the east boundary of the site to the west boundary to allow for further extension when the site redevelops. The applicant will extend a new north-south street, proposed Wright Court, to the north and south of the on-site section of N. 82nd Avenue. The applicant will terminate the northern section in a cul-de-sac at the north boundary of the site. The southern section of Wright Court will turn

west as proposed N. 80th Avenue, a dead-end street in the southern portion of the site. The applicant will extend a second dead-end street, proposed N. 82nd Avenue, west of Wright Court between N. 80th and N. 82nd Avenues. The applicant will extend an accessway south of Wright Court to provide access to the stormwater facility in Tract A. The applicant will create seven shared off-street parking spaces east of the north end of Wright Court, partially within the BPA easement.

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 at the hearing. The applicant accepted those findings and conditions, as modified, with one correction. 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 9.6-acre site into 34 lots. The applicant will retain the existing residence and accessory structures on parcel 17321000 as proposed Lot 34.

b. The applicant proposed to retain 0.84-acres of open space on the site and improve the open space with trails and picnic tables and is requesting 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 5,000 – 10,346 square-feet, and to reduce the minimum lot width from 60 to 50 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. However, the city is concerned about the quality of amenities proposed, whether they are sufficient

to justify the requested modifications. The stormwater facility in Tract A will be fenced and unusable as open space. Therefore, the applicant will be required to show how the remaining open space will benefit the community.

c. The site currently contains 653 tree units, based on the table in Exhibit 7.¹ The applicant proposed to remove 446 tree units and retain 207 tree units. Required landscaping and street trees will provide an additional 77 new tree units on the site.

d. She noted a typographical error on page 2 of the Staff Report. Only the adjacent property to the south is zoned PF. Properties to the east are zoned R-7.5.

e. The Washington Department of Fish and Wildlife (WDFW) recommended that the applicant be required to provide more oak mitigation plantings than the Code requires. The applicant is required to comply with the requirements of the Code and that is what the applicant proposed in their mitigation plan. The finding at the top of page 3 of the Staff Report should be modified to that effect.

3. Planner Jason Taylor accepted the findings and conditions in the Staff Report, as modified, with one correction; the applicant is “Pacific Lifestyle Homes,” not PLS Engineering.

C. DISCUSSION

1. City staff recommended conditional approval of the application, based on the affirmative findings in the Staff Report, as modified 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 SUB25-1006 (The Landing at Green Mountain 2 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 SUB25-1006

¹ The Staff Report incorrectly lists the existing tree units at 999.

(The Landing at Green Mountain 2 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 of the geotechnical report (Exhibit 4) prepared by True North Geotechnical, dated June 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. The recommendations provided by the Department of Ecology shall be complied with.
28. The recommendations in the geotechnical report shall be followed.
29. 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.
30. The applicant shall be required to submit an Inadvertent Discovery Plan as recommended by the Cowlitz Indian Tribe.
31. The Mitigation Plan contained in the Critical Areas Report & Oregon White Oak Mitigation Plan prepared by Ash Eco Solutions, LLC shall be followed.
32. The installation of temporary construction fencing prior to construction that clearly marks in the field critical area buffers (i.e., Oregon White Oak) and fencing should remain throughout permitted construction activities.
33. 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.
34. Exterior retaining walls facing the public right-of-way 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.
35. The applicant should consider construction techniques that would decrease the noise associated with the airport per CMC 18.34.080.A

Prior to Engineering Plan Approval:

Planning:

36. A detailed construction drawing per CMC 16.53.050.E.3 is to be submitted to the City for review and approval Retaining walls shall comply with CMC 18.17.060.D.

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. The final landscape plan shall include additional details for open space enhancements that provide benefit to the community. 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 work with engineering and the Fire Marshal's Office to determine if an additional fire hydrant is required on future N 80th Avenue or future N 81st Avenue.
39. The applicant shall submit revised water utility plans showing the locations of all proposed irrigation services and the size of each irrigation meter.

[Storm Drainage]

40. The applicant shall submit a complete set of stormwater plans, including the design for the collection and conveyance system in accordance with the Camas Design Standards Manual (CDSM); and a complete set of the design plans for the stormwater detention and treatment system, per MR #1 of the TIR.
41. The stormwater plans are to be revised with any and all proposed treatment structures, including treatment manholes; and detention structures located outside of the public right-of-way.
42. The applicant shall submit document of the maintenance requirements for the stormwater treatment structures, as the stormwater facilities located in Tract A are to be owned and maintained by the Homeowners Association (HOA)/homeowners.
43. The applicant shall submit a revised stormwater plan for Lots 1-34. Said plan 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.

[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 sanitary sewer utility plans are to be revised to show the 2-inch sanitary sewer force mains in NE 80th Avenue, NE 81st Avenue, and NE 82nd Avenue extended to the westernmost property line of the proposed development.
46. 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 existing 8-inch gravity sewer main and the new sanitary sewer manhole in NE 28th Street.

- 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).
47. Prior to issuance of a demolition permit the Building Department requests documentation verifying the applicant has complied with State and County Health Department requirements for disposal of potentially dangerous or hazardous materials.

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

48. Any existing wells and/or septic systems, which includes septic tanks and drain fields, are to be decommissioned and documentation should 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]

Existing NE 28th Street

49. The street improvement and grading plans, along NE 28th Street, are to be revised as follows:
- a. Full depth half width road improvement from the existing centerline on NE 28th Street, abutting the existing half width full depth improvements constructed on the north side of NE 28th Street.
 - b. Sufficient design and construction information for the taper to the west of the frontage improvements to allow for vehicular transitions from unimproved pavement to improved pavement.
50. The street improvement plans are to be submitted with the additional 7-foot right-of-way width dedication on NE 28th Street and street sections in accordance with CDSM Street Detail ST5 3 Lane Collector/Arterial. The applicant is required to construct the 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, from the existing centerline to the back of sidewalk.

[Interior Public Roads]:

51. The future public street names 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 with the future Wright Court, N 80th Avenue, and N 81st Avenue constructed in accordance with CDSM Street Detail ST2 - 2 Lane Local (52' ROW).
53. The site improvement plans are to be submitted with the minimum 25-foot curb radii on both sides of the road at the intersections of future N 82nd Avenue and Wright

Court; Wright Court and N 81st Avenue; and the inside curb radii at the intersection of Wright Court and N 80th Avenue.

Proposed N 82nd Avenue - Extension

54. A complete set of street improvement plans are to be submitted with the future N 82nd Avenue constructed in accordance with CDSM Street Detail ST2 - 2 Lane Local (60' ROW).

Proposed Wright Court, N 80th Avenue and N 81st Avenue

55. A complete set of street improvement plans are to be submitted with the future Wright Court, N 80th Avenue, and N 81st Avenue constructed in accordance with CDSM Street Detail ST2 - 2 Lane Local (52' ROW)

56. The site improvement plans are to be submitted with the minimum 25-foot curb radii on both sides of the road at the intersections of future N 82nd Avenue and Wright Court; Wright Court and N 81st Avenue; and the inside curb radii at the intersection of Wright Court and N 80th Avenue.

[Private Roads – Tract B Parking Stalls]

57. The site improvement plans are to be submitted with design information, depth and width, for the private parking stalls shown on Tract B at the southeast corner of the intersection of N 82nd Avenue and Wright Court. The stall depths, minimum 18-feet, are to be located behind the future right-of-way and the required 6-foot PUE. Additionally, the stalls should not exceed six (6) stalls, located as far to the south as possible, and away from the southeast curb ramp.

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

[Street lighting]

58. All streetlight locations are to be shown on the utility plans and landscape plans.

59. 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]:

60. The applicant is required to show proposed driveway locations for each lot to ensure that street trees are not impacted.

[Storm Facility Landscaping]:

61. 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 north, east, and west property lines of Tract A where the tract abuts the future Lot 25 and the access road to the storm facility. Additionally, the plans are to provide for a minimum 16-foot-wide double gate at the access road to the facility and a minimum 4-foot-wide man gate.

[Street lighting]

62. All street light locations are to be shown on the engineering 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.

63. Prior to submittal of 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]:

64. The applicant is to show proposed driveway locations for each lot to ensure that street trees are not impacted.

[Storm Facility Landscaping]:

65. 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 north property lines of Tract D where the tract abuts the future Lot 20. Additionally, the plans are to provide for a minimum 16-foot-wide double gate at the access road to the facility and a minimum 4-foot-wide man gate.

[Traffic Impact Analysis]

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

Prior to Any Land-Disturbing Activities:

67. A copy of Ecology's NPDES GCSWP permit, a copy of the SWPPP, and the financial security for erosion and sediment control are to be submitted to the city.
68. prior to any land-disturbing activities, which includes tree cutting, clearing and grading, and an approved set of final engineering plans is required that includes the erosion prevention and sediment control measures is required.

Prior to Final Plat Approval:

Planning:

69. The applicant shall 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.
70. An avigation easement is required to be recorded on the title that provides notice that the property is located within an air traffic area per CMC 18.34.020.B and included as a note on the final plat.

Engineering:

71. 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-STS) is warranted.
72. The applicant is required to provide an easement encompassing the T-29 public access trail and the future sanitary sewer pressure main.

[Water]

73. A minimum 30-foot-wide utility easement over and under said utility easement is to be shown on the final plat and conveyed to the city for inspections, maintenance, and repairs of said utilities located within the easement.

74. A note is to be added to the final plat stating that irrigation meters required for open space areas are to be privately owned and maintained by the Owners and/or Homeowners Association (HOA).

[Storm Drainage]

75. The following proposed notes are to be added to the final plat.

- a. Stormwater facilities located on Tract A are to be owned and maintained by the homeowner's association (HOA)/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 A.

[Sanitary Sewer Disposal]

76. Prior to final plat approval, the following note are to be added to the final plat stating that the grinder pumps for Lots 1 through 34 are to be owned and maintained by the property owners.
77. A minimum 30-foot-wide utility easement over and under said utility easement is to be shown on the final plat and conveyed to the city for inspections, maintenance, and repairs of said utilities located within the easement.

[Roads]

78. Prior to final plat approval, the preliminary plat is to be revised with the final street names as determined by the Building Official.
79. The preliminary plat is to be revised and submitted with the minimum 25-foot curb radii on both sides of the road at the intersections of future N 82nd Avenue and Wright Court; Wright Court and N 81st Avenue; and the inside curb radii at the intersection of Wright Court and N 80th Avenue.
80. The preliminary plat is to be revised and submitted with the minimum 25-foot curb radii on both sides of the road at the intersections of future N 82nd Avenue and Wright Court; Wright Court and N 81st Avenue; and the inside curb radii at the intersection of Wright Court and N 80th Avenue.
81. The preliminary plat is to include a plat note stating that the private parking stalls on Tract B are to be owned and maintained by the Homeowners Association (HOA)/homeowners.

Prior to Final Acceptance:

Engineering:

[Traffic Impact Analysis]

82. The applicant is required to pay the proportionate share amount of \$28,949.00 to the City of Vancouver. The applicant is to provide Camas staff with documentation of payment of said proportionate share amount.

Planning:

83. 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 and conditioned as such. Further, a copy of the recorded conservation covenant document must be submitted to the city prior to final acceptance
84. All landscaping to be installed or bonded for and all proposed street trees and landscaping are to be per the CDSM Landscape Standards Plant Materials list.
85. An avigation easement is to be recorded on the title that provides notice that the property is located within an air traffic area and a copy submitted to city staff for confirmation.

Prior to Final Occupancy:

Planning:

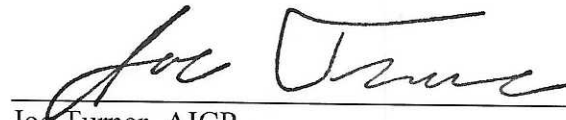
86. Street trees adjacent to lots should be installed prior to final occupancy per CMC 17.19.030.F.4.

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 will be 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. Irrigation meters required for open space areas are to be privately owned and maintained by the Owners and/or Homeowners Association (HOA).
9. Stormwater facilities located on Tract A are to be owned and maintained by the homeowner's association (HOA)/homeowners at the completion of the 2-year warranty period, which expires 2-years after issuance of final acceptance.
10. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facilities located on Tract A.
11. The grinder pumps for Lots 1 through 34 are to be owned and maintained by the property owners.
12. Tract B contains a private parking area that is to be owned and maintained by the Homeowners Association (HOA)/homeowners.

DATED this 17th day of December 2025.

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

Joe Turner, AICP
City of Camas Land Use Hearing Examiner