



**STAFF REPORT**

Valley Street Duplex

File Number: CUP23-04

(Related files: DR23-08, MAJVAR23-02)

Report Date:

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<u>TO:</u>	Hearings Examiner	<u>HEARING DATE:</u>	August 14, 2024
<u>PROPOSAL:</u>	To request conditional use permit approval to construct a residential duplex on a property situated in the R-6 – Single-Family Residential Zone.		
<u>LOCATION:</u>	The site is located on the easterly side of SW Valley Street, northerly of SW 6 <sup>th</sup> Avenue, in the SW ¼, Section 10, Township 1 North, Range 3 East of the Willamette Meridian and described as tax parcel #831030000.		
<u>APPLICANT:</u>	Eric Papenfuse PO Box 1831 Vancouver, WA 98682	<u>OWNER:</u>	Paul Baranets
<u>APPLICATION SUBMITTED:</u>	November 6, 2023	<u>APPLICATION COMPLETE:</u>	April 11, 2024
<u>PUBLIC NOTICES:</u>	Notice of Application & Public Hearing was mailed to property owners within 300 feet of the site on JULY 31, 2024, and published in the Post Record on AUGUST 1, 2024. Legal publication #925630.		

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**APPLICABLE LAW:** The application was submitted on November 6, 2023, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development; and Title 18 Zoning; Specifically (not limited to): Chapter 17.19 Design & Improvement Standards; Chapter 18.07 Use Authorization; Chapter 18.09 Density and Dimensions; Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.19 Design Review; Chapter 18.43 Conditional Use Permits; and Chapter 18.55 Administrative Provisions.

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## SUMMARY

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The applicant is proposing to construct a duplex, each unit proposed to be approximately 1,560 square-feet, on an approximately 10,019 square-foot vacant parcel situated in the R-6 - Single-Family Residential Zone. Duplex developments are allowed in the single-family residential zone, subject to the approval of a conditional use permit per CMC 18.07.040- Table 2.

The property is situated on the easterly side of SW Valley Street and is currently developed with an accessory storage shed that is proposed to be removed to facilitate the development of the duplex. Adjacent properties are also zoned R-6 with a mix of styles, sizes, and densities (i.e. single-family and multi-family). The application materials include photos of nearby multi-family properties. There are two existing multi-family buildings located directly to the south of the project site.

The site is relatively flat with some overgrown grass and shrubs near the center of the property and a shore pine tree situated towards the rear of the site that will be removed to facilitate the development of the duplex. The site is accessed via a paved access easement and existing driveway. A chain link fence surrounds the subject property. There are no critical areas or significant trees on site.

## FINDINGS

### *Chapter 18.43 Conditional Use Permit (CUP23-04)*

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**A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;**

CMC 18.03.040 Definitions defines duplex as “a structure containing two dwelling units on one lot”. The applicant has proposed a structure with two dwelling units, which is consistent with this definition. The project is a development in a single-family residential zone but is a use than can allowed, with the approval of a conditional use permit.

The applicant’s narrative further states the building will fit in with the surrounding housing stock and shall comply with the current building code. There are other existing properties within the vicinity consisting of multi-family residences as well.

**FINDING:** The proposed development as a duplex is allowed with approval of a conditional use permit per CMC Chapter 18.07 Use Authorization and will not be detrimental to the public or adjacent uses given the existing uses in the vicinity.

**B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;**

Development standards found in CMC 18.09.040 Tables 1 and 2, for a single-family lot include building setback minimums, maximum height standards, and maximum building lot coverage standards. Parking and landscaping requirements are found in CMC Chapter 18.11 and 18.13, respectively. There are also specific building design standards for duplexes within CMC Chapter 18.19 Design Review and the Camas Design Review Manual discussed in further detail below of this staff report.

### **Setbacks**

Building setbacks are based on lot sizes per CMC 18.09.040 Table 2. The subject property is approximately 10,019 square-feet in size. The setback standards for a lot that is between 5,000-11,999 sq. ft. are as follows: Front yard is 20-feet; Side yard is 5-feet; Rear yard is 25-feet. The garage setback in

the single-family residential zones is required to be 5-feet behind the front of the dwelling. A variance has been requested to allow the garage setback to be at the front building line and will be addressed later in this report. Aside from the garage setback, the proposed site plan demonstrates compliance with setback requirements.

### **Parking**

Residential uses must provide adequate off-street parking pursuant to CMC Chapter 18.11.130 *Standards*. A “duplex” use requires two off-street parking spaces per unit. The site plan shows that each garage includes two parking spaces, and each driveway is large enough to accommodate an additional two vehicles, therefore the parking requirement has been met.

### **Landscaping**

Per the landscape plan, the applicant is proposing a total of 10 new trees to be planted, two of those will be street trees in the front yard of the duplex in compliance with CMC 17.19.030.F.1 which states, “*Each dwelling unit within a new development shall be landscaped with at least one tree in the planting strip of the right-of-way, or similar location in the front yard of each dwelling unit, with the exception of flag lots and lots accessed by tracts. Required trees shall be a minimum two-inch diameter at breast height (dbh) to create a uniform streetscape (dbh is four and one-half above the ground as measured from upside of tree)*”. A duplex consists of two dwelling units; therefore two street trees will be required. Per the applicant’s landscape plan, this criterion is met.

**FINDING:** Staff finds that the two trees proposed in the front yard meet the street tree requirements. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year. A final landscape plan shall be submitted to the City prior to engineering plan approval. A condition will be warranted.

### **Landscape buffers:**

The preliminary landscape plan is showing 2 street trees along SW Valley Street, along with an additional 5 trees along the northerly side property line and 3 along the rear (easterly) property line. Grass is also proposed to be planted in front, sides, and rear yard areas. The proposal must also comply with the applicable landscaping standards in CMC Chapter 18.13. Per CMC 18.13.055(A) Table 1- Landscape Buffers, a 5-foot (L1) landscape buffer is required for multi-family uses (i.e. duplexes) abutting residentially zoned property. The project site is adjacent to residentially zoned properties on both sides. For compliance with this standard, the final landscape plan should be revised to reflect a 5-foot L1 landscape buffer per CMC 18.13.055.B.1 or a fully sight-obscuring fence be installed per CMC 18.13.055.B.4.b. Staff finds the landscape buffer criteria can be met, and a condition is warranted.

### **Tree Density/Tree Survey:**

There are no significant trees on site. Per CMC significant trees include “*evergreen trees eight inches DBH, and deciduous trees twelve inches DBH*” and “*does not include hazard trees or invasive species*”. The applicant is required to provide 20 tree units per acre per CMC 18.13.051. The property is .23 acres and as such, 5 tree units are required. Although the preliminary landscape plan indicates a total of 10 new trees to be planted on site, the tree sizes are not specified on the preliminary landscape plan.

A final landscape plan consistent with the landscaping standards in CMC Chapter 18.13 and the Camas Design Manual planting specifications and landscape notes should be submitted to the City for review and approval prior to engineering plan approval. Trees should be installed prior to final occupancy and conditioned as such.

**FINDING:** Staff finds the proposed development as conditioned can or will meet the development standards that are required in the zoning district.

**C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;**

Traffic and Pedestrian Circulation:

The proposed development is located at the north end of SW Valley Street. SW Valley Street is a local road that dead ends at the south property line of the proposed development (Parcel No. 83103000). The paved surface width varies from 24-feet at the south intersection with SW 6<sup>th</sup> Avenue to approximately 12-feet at the northern end. There are not any curbs or sidewalk on either side of the street from SW 6<sup>th</sup> Avenue to the proposed development.

Traffic circulation is limited to the residents that live on either side of the street. There are existing residential driveways as well as a dead-end turnaround at the northernmost end at 748 SW Valley Street. The proposed development will be conditioned to provide a sufficient turnaround with an access and utility easement recorded over the private road.

As SW Valley Street is a dead-end street, pedestrians have access to the sidewalks along SW 6<sup>th</sup> Avenue via the existing paved surface.

Traffic Impact Study:

A traffic impact study (TIS) is required when a proposed development/use generates 200 vehicles per day (VPD) or more.

The proposed development will generate approximately 14 vehicles per day (VPD), therefore a traffic impact study was not required.

Roads:

The proposed project is to meet the requirements of CMC 17.19.040.B Streets and the Camas Design Standards Manual (CDSM).

The proposed development is located at the north end of SW Valley Street. SW Valley Street is classified as a local road per the 2016 Transportation Comprehensive Plan that dead-ends the south property line of the proposed development, Parcel No. 83103000. The existing public road is unimproved, consists of 40-feet of right-of-way, dead-ends at the south property line of the proposed development, has a paved surface width that varies from 24-feet at the southern end to 12-feet at the northern end, does not have sidewalks, curbs, or planter strips on either side, and there is not any on-street parking. It is highly unlikely that SW Valley Street would be extended further north of the proposed development due to the location of SR 14, which abuts the parcel to the north of the proposed development.

Due to the constraints of SR 14 to the north, SW Valley Street is unlikely to be extended any further north than the south property line of the proposed development, therefore, neither frontage improvements nor dedication of additional right-of-way, per CMC 17.19.040, will be required.

Per CMC 17.19.040.A Private Streets

Per CMC 17.19.040-1 Minimum Private Street Standards. A, Access to four or less dwelling units requires a 20-foot-wide tract with a 12-foot-wide paved surface. Additionally, note 2 of Table 1 states that access to two lots or less may be designed and established as an easement rather than a tract, if the roadway is less than 150-feet in length.

There are two lots accessible from the dead-end of SW Valley Street, Parcel No. 83124000 at the northernmost end with an existing single-family residence, and Parcel No. 83103000 with the future duplex. The access road to the existing single-family residence (Parcel No. 83124000) is less than 150-feet in length, which meets the minimum standard allowing for a 20-foot wide-access easement from

the end of SW Valley Street to the north side of Parcel No. 83103000 in lieu of a Tract that will serve both parcels.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should include a 20-foot-wide access easement with a minimum 12-foot-wide paved surface from the end of SW Valley Street to the north side of Parcel No. 83103000.

SW Valley Street has an existing paved surface width of 24-feet at the intersection with SW 6<sup>th</sup> Avenue and tapers down to 12-feet at the south side of the proposed development (Parcel No. 83103000), which does not meet the minimum 24-foot-wide paved surface width that allows for two-way vehicular movements.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should provide a turnaround at the future duplex that meets the requirements for fire, life, safety. The applicant is to work with the Fire Marshal and staff to provide an adequate turnaround on Parcel No. 83103000.

Per CMC 17.19.040.A.8 Provisions for adequate parking enforcement are recorded within a private covenant to ensure emergency vehicle access. These provisions shall be noted on the final civil plans, e.g., Towing Service.

The city is not responsible for towing on private roads.

Staff finds a condition of approval is warranted that prior to final engineering plan approval a 'No Parking' sign including the name and number for a towing service is to be added to the civil site plans and is to be installed on the west side of the access easement.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 17.19.040.B and the Camas Design Standards Manual (CDSM) for Roads.

### **Density, Building and Site Design**

The subject property is located in a residential neighborhood with a mix of designs and densities to include several multi-family residences. The design of the building is influenced by the existing character of the neighborhood to include architectural features and materials consistent with that of a residential use. The design of the building is discussed in further detail below.

**FINDING:** The development design is generally compatible with the surrounding land uses.

### **Sanitary Sewer:**

The proposed project is to meet the requirements of CMC 17.19.040.C.2 Sanitary Sewers. Per CMC 17.19.040.C.2.b Each dwelling unit of a duplex, tri-plex, and townhome unit shall have a dedicated sewer lateral.

There is an existing 2-inch PVC pressure sewer main located on the west side of SW Valley Street that ends at an existing air relief valve (AARV) at the dead-end of SW Valley Street. The applicant will be required to extend the 2-inch pressure sewer main approximately 75-feet to the northern property line of the proposed development (Parcel No. 83103000) and relocate the STEP AARV to the end of the extended main. Additionally, two separate 1-inch pressure sewer laterals are to be stubbed from the extended main to the two future STEP tanks.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should be revised with the existing 2-inch pressure sewer main extended approximately 75-feet from the south property line of Parcel No. 83103000 to the north property line of Parcel No.

8310300 and to relocate the AARV to the north end of the extended pressure sewer main. Two separate 1-inch pressure laterals are to be stubbed from the main to the future STEP tanks.

A utility access and maintenance easement to the city is to be recorded over the private road. A right-of-entry to the city is required for access, maintenance, and inspections of the STEP tanks.

Staff recommends a condition of approval that prior to final acceptance, the applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access, maintenance, and inspections of the STEP tanks.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 17.19.040.C.2 and the Camas Design Standards Manual (CDSM) for Sanitary Sewer.

Water:

The proposed project is to meet the requirements of CMC 17.19.040.C.4 Water System. Per CMC 17.19.040.C.4.b Each unit of a duplex and townhome unit shall have its own water service.

There is an existing 2-inch galvanized water main located on the east side of SW Valley Street. The 2-inch is reduced to a 1-inch galvanized water main at the north end of SW Valley Street. The existing 1-inch water main that extends to the existing single-family residence on the north side of Parcel No. 830103000 is not sufficient to serve the proposed development.

The existing section of 1-inch galvanized water main that extends north to Parcel No. 8312400 is to be replaced and extended with approximately 70-feet of 2-inch ductile iron water main from the south property line of Parcel No. 830103000 to the north property line of Parcel No. 830103000. Two separate 1-inch water services are to be stubbed from the main: one per dwelling unit including water meter boxes. The city will be responsible for tapping a new 1-inch water service on the extended 2-inch water main for the existing single-family residence on Parcel No. 83124000. The applicant is to work with staff to determine the location for extending the 2-inch water main.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should be revised replacing approximately 70-feet of the existing section of 1-inch galvanized water main and extending approximately 70-feet of new 2-inch ductile iron water main from the south property line of Parcel No. 830103000 to the north property line of Parcel No. 830103000.

- Two separate 1-inch water services and water meter boxes are to be provided: one per dwelling unit.
- The city will be responsible for tapping a new 1-inch water service on the extended 2-inch water main for the existing single-family residence on Parcel No. 83124000.
- The applicant is to work with staff to determine the location for extending the 2-inch water main.

A utility access and maintenance easement to the city is to be recorded over the private road. A right-of-entry to the city is required for access and maintenance of the water main.

Staff recommends a condition of approval that prior to final acceptance, the applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access and maintenance of the water main.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 17.19.040.C.4 and the Camas Design Standards Manual (CDSM) for Water Systems.

Stormwater:

The proposed project is to meet the requirements of CMC 14.02 Stormwater Control and Camas Design Standards Manual (CDSM).

The proposed development site, Parcel Number 83103000, is approximately 10,019 SF (0.23 acres) in size. The applicant is proposing to construct a 1,700 SF duplex and a 3,060 SF paved turnaround for a total of approximately 4,760 SF of hard surface area.

Per Ecology's Figure I-3.2 *Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3)* and the Camas Stormwater Design Standards.

- All re-development projects shall comply with Minimum Requirement (MR) #2 – Submittal of a *Stormwater Pollution Prevent Plan (SWPPP)*.
- If the project results in 2,000 sf, or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf of greater than Minimum Requirements (MR) #1- #5 will apply.

The proposed development results more than more than 2,000 sf of new plus replaced hard surface area, therefore Minimum Requirements (MR) #1-#5 apply. Preliminary stormwater plans were provided, however a stormwater report addressing MRs #1 - #5 was not submitted.

Staff recommends a condition of approval that prior to final engineering plan approval, a preliminary stormwater report should be submitted for review and approval addressing Ecology's Minimum Requirements (MRs) #1-#5.

Per 17.19.040.C.3 and CMC 14.02 Stormwater from downspouts and surface water runoff is not to be directed onto nor impact adjoining parcels. Provisions are to be provided for roof downspout controls. Reference Ecology's latest *2024 edition of the Stormwater Management Manual for Western Washington (SWMMWW)* for roof downspout controls.

Staff recommends a condition of approval that prior to final engineering plan approval the applicant should provide roof downspout and surface water runoff control in accordance with the latest 2024 edition of Ecology's *SWMMWW*.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 14.02 and the Camas Design Standards Manual (CDSM) for Storm Sewer.

Erosion Control:

Per CMC 14.06 Erosion and Sediment Control and CMC 17.21.030 Land disturbing activities greater than one acre, will be required to meet the provisions for erosion prevention and sediment control as outlined in CMC 17.21.030 Land Disturbing Activities and CMC 14.06 Erosion and Sediment Control. The required provisions include a *NPDES General Construction Stormwater Permit* issued by Ecology and an Erosion and Sediment Control Bond for land-disturbing activities greater than an acre.

The proposed development site, Parcel Number 83103000, is approximately 10,019 SF (0.23 acres) in size. Therefore, neither an *NPDES General Construction Stormwater Permit* nor an erosion and sediment control bond not required.

**FINDING:** Staff finds the proposed development can and will meet the requirements of CMC 14.06 and the Camas Design Standards Manual (CDSM) for Erosion Control.

**D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;**

The duplex has been designed with a single-family residential feel and utilizes architectural features that are similar in nature to single family dwellings. The scale of the duplex is similar to neighboring residences. There are two existing duplexes adjacent to the southerly side property line that are similar in design, with garages at the front building line. The proposed landscaping and screening will assist in visually enhancing the area.

**FINDING:** Staff finds the building design and landscaping will minimize potential adverse impacts.

**E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;**

The citywide land use policy, Policy LU-1.3 requires compatibility of use and design of the surrounding and built environment for new development. Also, policy LU-1.5, states, *“Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.”* The proposed project being a duplex supports the policy of “efficient use of urban land”.

Policy H-1.6, states, *“Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.”* Analysis of the surrounding neighborhood is provided within the Applicant’s submittal. Staff finds that the in-fill development is compatible.

**FINDING:** Staff finds the development is consistent with the comprehensive plan.

**F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan;**

**FINDING:** After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

### ***Chapter 18.19 Design Review (DR23-08)***

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Design Review is required for new multi-family developments per CMC 18.19.020 and therefore the duplex building proposal is subject to the applicable design review standards in CMC 18.19.050.A Standard Principles and B.3.c Specific Principles for Duplex, Triplex and Four-Plex and the guidelines in the Camas Design Review Manual.

**Standard Principles:**

**Landscaping and screening, integration or natural features of the property, building design, and integration of historic elements;**

The proposed project will provide the required landscaping and screening as conditioned. Additional trees and shrubs will be planted on site and will meet the minimum tree density and landscaping requirements.

The duplex will be constructed utilizing building materials consisting of Hardie board and batten, Hardie lap siding, and asphalt shingle roofing. The proposed color pallet will consist of gray tones. Materials and colors selected are consistent with those seen on nearby residential structures. Any landscape, parking lot or building lighting should be directed, hooded, or shielded away from surrounding properties, a condition is warranted.

**Specific Principles:**

**Multi-Family Principles: Duplex, Triplex and Four-Plex**



The garages account for less than 50% of the front façade. Staff concurs that the proposed duplex provides a complementary façade that faces the street.

**FINDING:** Staff finds the proposed Valley Street Duplex is generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19.

### *Chapter 18.45 Variance (MAJVAR24-02)*

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A. CMC 18.45.040.B - Approval of a major variance must demonstrate with findings of compliance with all the following criteria:

**1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;**

**DISCUSSION:** Per CMC 18.09.040 Table 2, garages are required to be setback 5-feet behind the front of the dwelling. The duplex has been designed such that the garage is at the front of the dwelling, similar to multiple duplexes existing in the neighborhood.

**FINDING:** Staff finds the major variance request to reduce the 5-foot garage setback does not grant special privilege as there are other duplexes within the vicinity that have been developed such that the garage is not setback 5-feet from the front of the dwellings.

**2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;**

**DISCUSSION:** The applicant's narrative indicates that the proposed design is consistent with existing development within the neighborhood and there would be difficulty in redesigning a structure to meet the required garage setback.

**FINDING:** Staff finds that the design is consistent with surrounding development.

**3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.**

**FINDING:** As discussed above, staff finds the variance would not grant special privileges as there are lots within the vicinity that have been constructed with garages at the front building line, similar to the proposed duplex.

### **PUBLIC COMMENTS**

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No public comments have been received.

### **CONCLUSION**

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Based on the above findings and discussion provided in this staff report, staff concludes the conditional use permit application for the Valley Street Duplex (File # CUP23-04) should be approved, because it does or can comply with the applicable standards if all conditions of approval are met.

## **RECOMMENDATION**

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Staff recommends APPROVAL of the Valley Street Duplex (CUP23-04) subject to the following conditions of approval in addition to the conditions of the consolidated files: Design Review (DR23-08), and Major Variance (MAJVAR24-02).

## **CONDITIONS OF APPROVAL**

### **STANDARD CONDITIONS**

1. Final 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 plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval. Submittal requirements for first review are as follows:
  - a. Final engineering civil plans are not to be submitted until after Planning issues the land-use decision.
  - b. The final engineering plans are to be submitted via the online portal at [www.cityofcamas.us/Permits/Civil Construction Application](http://www.cityofcamas.us/Permits/Civil_Construction_Application).
  - c. A Stamped engineer's estimate is required with the application.
3. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed improvements.
  - a. The 3% fee is based on a stamped engineer's estimate.
  - b. Payment of the 3% plan review (PR) and construction Inspection (CI) fee is to be paid prior to release of approved construction drawings by CDEV Engineering Department.
4. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance shall be found in CMC 17.21.
5. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the City, the tribes, and DAHP.
6. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes the stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.
7. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
  - a. As-builts are to be submitted as PDFs and in either AutoCad or Carlson formats.
  - b. The cover sheet for the as-builts is to include the originally approved and signed cover sheet.

### **SPECIAL CONDITIONS OF APPROVAL**

#### **Planning:**

8. The maximum lot coverage of 40% shall be met.

9. Prior to engineering plan approval, a final landscape plan consistent with the landscaping standards in CMC 18.13.050 and the Camas Design Manual planting specifications shall be submitted to the city for review and approval.
10. The final landscape plan shall reflect a 5-foot L1 landscape buffer or fencing around the sides and rear property line in accordance with CMC 18.13.055 – Table 1.
11. The final landscape plan shall note proposed tree sizes as to ensure the project will meet or exceed the 20-tree-unit per acre requirement for new development.
12. Trees shall be installed prior to final occupancy.
13. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year by the property owner.
14. Lighting shall be shielded or hooded from neighboring properties.

#### Engineering:

##### Roads

15. The civil plans should include a 20-foot-wide access easement with a minimum 12-foot-wide paved surface from the end of SW Valley Street to the north side of Parcel No. 83103000.
16. The civil plans should provide a turnaround at the future duplex that meets the requirements for fire, life, safety. The applicant is to work with the Fire Marshal and staff to provide an adequate turnaround on Parcel No. 83103000.
17. A 'No Parking' sign including the name and number for a towing service is to be added to the civil site plans and is to be installed on the west side of the access easement.

##### Sanitary Sewer

18. The civil plans should be revised with the existing 2-inch pressure sewer main extended approximately 75-feet from the south property line of Parcel No. 8310300 to the north property line of Parcel No. 8310300 and to relocate the AARV to the north end of the extended pressure sewer main. Two separate 1-inch pressure laterals are to be stubbed from the main to the future STEP tanks.

##### Water

19. The civil plans should be revised replacing approximately 70-feet of the existing section of 1-inch galvanized water main and extending approximately 70-feet of new 2-inch ductile iron water main from the south property line of Parcel No. 830103000 to the north property line of Parcel No. 830103000.
  - a. Two separate 1-inch water services and water meter boxes are to be provided: one per dwelling unit.
  - b. The city will be responsible for tapping a new 1-inch water service on the extended 2-inch water main for the existing single-family residence on Parcel No. 83124000.
  - c. The applicant is to work with staff to determine the location for extending the 2-inch water main.

##### Stormwater

20. A preliminary stormwater report should be submitted for review and approval addressing Ecology's Minimum Requirements (MRs) #1-#5.

21. The applicant should provide roof downspout and surface water runoff control in accordance with the latest 2024 edition of Ecology's *SWMMWW*.

**Prior to Final Acceptance:**

Sanitary Sewer

22. The applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access, maintenance, and inspections of the STEP tanks.

Water

23. The applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access and maintenance of the water main.

**Expiration of a Type III Decision:**

24. This permit shall expire in two (2) years from the date of the final decision per CMC§18.55.260 if no building plans are submitted.