



Community Development Department
616 NE 4th Avenue, Camas, WA 98607

NOTICE of DECISION
Hancock Springs Subdivision (City File# SUB18-05)

DECISION ISSUED: May 3, 2019

CITY CONTACT: Robert Maul, Planning Manager
(360) 817-7255
communitydevelopment@cityofcamas.us

APPLICANT: Northwest Classic Homes, LLC 10100 NE 116th Circle, Vancouver, WA 98662

OWNER: Craig Moody, Northwest Classic Homes, LLC

THIS IS TO SERVE AS NOTICE that a decision of **APPROVAL** has been rendered for **Hancock Springs Subdivision** (City File# SUB18-05), a 20-lot single-family residential development. The project is located at 2926 NW 18th Avenue. The location is also described as Tax parcels 127414-000, 127377-000, 127371-000, 127379-000, and 127375-000, within the NE ¼ Section 9, Township 1 North, Range 3 E.W.M, Camas, WA.

The final order of the Hearings Examiner and conditions of approval are attached to this notice.

RECONSIDERATION (Refer to CMC 18.55.235)

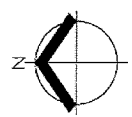
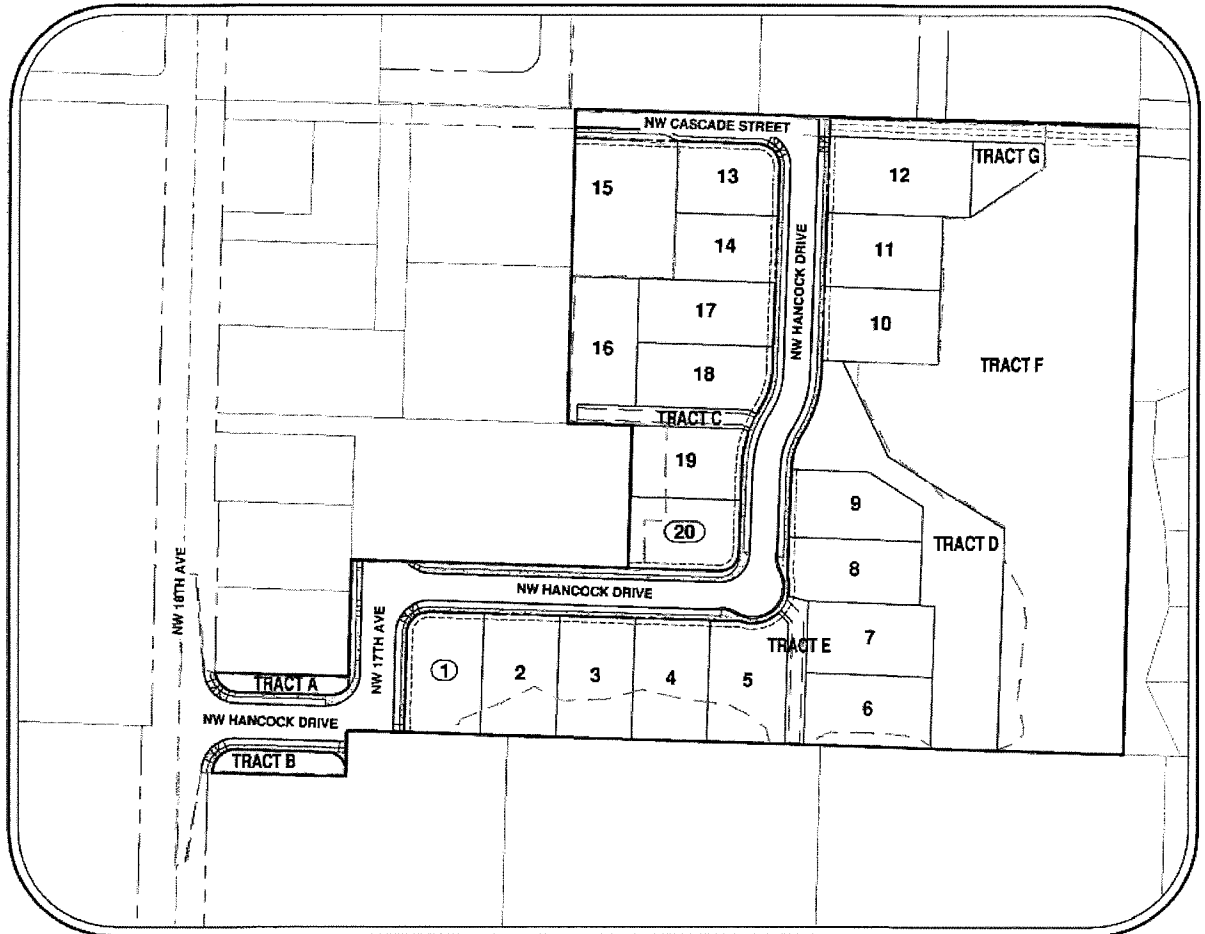
Any party of record believing that a decision of the hearings examiner is based on erroneous procedures, errors of law or fact, or the discovery of new evidence which could not be reasonably available at the public hearing, may make a written request to the examiner, filed with the city clerk (**City Hall, 616 NE 4th Ave., Camas**), to be accompanied by an appeal fee of \$383, for reconsideration by the examiner.

- A. Time Frame. The request for reconsideration shall be filed within fourteen calendar days of the date the decision was rendered. **Deadline for filing a reconsideration request is May 17, 2019, at 5:00 p.m.**
- B. Content. The request for reconsideration shall contain the following:
 1. The case number designated by the city and the name of the applicant;
 2. The name and signature of each petitioner;
 3. The specific aspect(s) of the decision being appealed, the reasons why each aspect is in error as a matter of fact or law and the evidence relied on to prove the error. If the petitioner wants to introduce new evidence in support of the appeal, the written appeal must explain why such evidence should be considered.
- C. The hearings examiner may, after review of the materials submitted in conjunction with the reconsideration request, and review of the open record hearing transcript, take further action as he or she deems proper; including, but not limited to, denying the request, modifying the decision, or affirming the decision.
- D. The hearings examiner shall issue a decision on a request for reconsideration within forty-five (45) days of the filing of the request for reconsideration. When a request for reconsideration has been timely filed, any appeal to Clark County Superior Court under the Land Use Petition Act shall be filed within twenty-one (21) days after a hearings examiner issues its decision on the request for reconsideration.

JUDICIAL APPEALS (Refer to CMC 18.55.240)

The city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Clark County superior court. Such petition must be filed as provided in Chapter 36.70C RCW.

Excerpt from Preliminary Plat Application
Hancock Springs Subdivision (File #SUB18-05)



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

Regarding an application by Northwest Classic Homes, LLC for approval of a preliminary plat to divide 9.95-acres into 20 lots in the R-7.5 zone at 2926 NW 18 th Avenue in the City of Camas))))	<u>FINAL ORDER</u> FILE# SUB18-05 (Hancock Springs Subdivision)
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A. SUMMARY

1. The applicant, Northwest Classic Homes, LLC, requests approval to divide the 9.95-acre site into 20 lots and tracts for stormwater, shared driveways, and open space. The development site is located at 2926 NW 18th Avenue; also known as tax parcels 127414-000, 127377-000, 127371-000, 127379-000, and 127375-000 (the "site"). The site is currently developed with three single-family residences in the northwest, northeast, and southwest portions of the site. The applicant proposed to retain the existing residence in the northeast corner of the site on proposed Lot 15. The applicant proposed to remove the other two residences and construct a new single-family detached dwelling on each of the remaining proposed lots. All proposed lots comply with the minimum dimensional standards for the R-10 zone, as modified by the density transfer ordinance.

a. The majority of the site and properties abutting the north half of the east boundary of the site are zoned R-10 (Single Family Residential, 10,000 square foot average lot size). The northwest corner of the site, tax parcel 127414-000, and abutting properties to the north are zoned R-12 (Single Family Residential, 12,000 square foot average lot size). Properties to the west of the site are zoned R-7.5 (Single Family Residential, 7,500 square foot average lot size). Properties to the south and properties abutting the south half of the east boundary of the site are zoned R-12 (Single Family Residential, 12,000 square foot average lot size).

b. There is a large wetland in the southern portion of the site. The applicant will retain the wetland and buffer in proposed Tract G. No impacts are proposed to the wetland, although the development will impact some portions of the wetland buffer. The applicant will mitigate those buffer impacts by enhancing the remaining on-site buffer.

c. The City of Camas will supply domestic water and sanitary sewer service to the site. The applicant will collect stormwater from impervious areas on the site and convey it to a stormwater facilities, in proposed Tracts F and H, for treatment, detention, and discharge into the on-site wetland in Tract G at less than predevelopment rates.

d. The applicant will extend a new public street, proposed NW Hancock Drive, through the site from NW 18th Avenue at the northwest corner of the site to NW Cascade Street abutting the east boundary of the site. The applicant will also construct half-width frontage improvements for NW Cascade Street along the east boundary of the site, between NW Hancock Drive and the north boundary of the site. The on-site section of NW Cascade Street will not connect to existing NW Cascade Street/NW 16th Avenue with this development.

2. The City issued a Determination of Nonsignificance ("DNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA") on April 4, 2019. (Exhibit 3). 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 the examiner approve the preliminary plat subject to conditions. See the City of Camas Staff Report to the Hearing Examiner dated April 11, 2019 (the "Staff Report"). The applicant accepted those findings and conditions without exceptions. Three persons testified orally with questions and concerns about the application. Two persons testified in writing. (Exhibit 24). Contested issues in the case include:

- a. Whether the City provided adequate notice and opportunity to comment on the application;
- b. Whether the examiner has jurisdiction to reconsider the City's SEPA determination;
- c. Whether the applicant's traffic study accurately reflects the traffic impacts of this development;
- d. Whether traffic generated by this development will exceed the capacity of area streets or otherwise create a hazard;
- e. Whether the proposed development will cause prohibited impacts on wildlife and wildlife habitat;
- f. Whether the proposed development will cause or exacerbate downstream flooding and erosion;
- g. Whether the proposed development will impact the adjacent water reservoir;
- h. Whether the applicant is required to install fencing between the site and adjacent properties; and
- i. Whether the development is subject to the minimum lot size requirements of Camas Municipal Code ("CMC") Section 18.09.080.B.

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

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on April 18, 2019. 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 Robert Maul summarized the Staff Report and his PowerPoint presentation (Exhibit 26).

a. He noted that the applicant will dedicate right-of-way and construct half-width frontage improvements on NW Cascade Street, including along the boundary of proposed Lot 15. However, no connection to NW 16th Avenue is proposed with this development. Cascade Street will be extended and connected to NW 16th Avenue when the abutting properties to the east and/or north of the site redevelop. The City will review traffic impacts to NW 16th Avenue when a street connection is proposed.

b. He noted that it is the City's practice to schedule public hearings at 4:00 p.m. The City provided notice of the application, including notice mailed to surrounding property owners and signs posted on the site. The entire application packet, including all technical reports, was posted on the City's website.

c. The purpose of SEPA review is to consider potential environmental issues that are not addressed by the Code. In this case, there were no environmental issues that are not addressed by the Code. The proposed development will avoid all wetland impacts. The applicant will mitigate for impacts to the wetland buffers as required by the Code. There are no geotechnical hazards on the site. Traffic issues were addressed in the applicant's traffic study, which demonstrates compliance with the standards in the Code. The development will have no impact on the water tower east of the site. Therefore, a Determination of Non-Significance ("DNS") was warranted.

d. He submitted two new exhibits: Exhibit 22, a comment letter from the Cowlitz Tribe, and Exhibit 23, a comment letter from Southwest Clean Air Agency. He requested the examiner add a condition of approval requiring notice of the inadvertent discovery of archaeological resources during construction on the site.

e. A street connection to the west of the site is not warranted. Properties to the west have frontage on SW 18th Avenue and are large enough to accommodate street improvements when they redevelop.

f. The applicant proposed larger, 10,000 square foot, lots along the west boundary of the site to buffer the existing large residence on the adjacent property. CMC 18.090.080.B, requires that new lots adjacent to a higher density residential zone be the minimum lot size allowed for the zone designation of the new development. Although the adjacent property is zoned R-7.5, the density transfer provisions of CMC 18.09.060 allow the applicant to vary from the requirements of CMC 18.090.080.B. He argued that CMC 18.090.080.B is intended to provide a transition to existing higher density development. In

this case, the adjacent property is developed at a lower density than the proposed subdivision; the adjacent property contains a single large residence and associated accessory structures.

g. The applicant did not propose to extend utilities to the west boundary of the site. Properties west of the site can connect to utilities in NW 16th Avenue and NW Hood Street.

h. The applicant may be willing to provide fences along the boundaries of the site as requested by neighbors. However, he objected to a condition requiring fencing. The applicant has no plans to remove any existing fencing on the boundaries of the site.

3. City engineer James Carothers noted that this development will not provide a street connection to NW 16th Avenue. Therefore, it is premature to consider the need for traffic calming measures on that street.

4. City engineering project manager Anita Hill testified that grade differences between the site and the abutting properties west of the site preclude the extension of a public street west of the site. The applicant will be required to provide a pedestrian connection to the west boundary of the site. That connection will be extended further west to provide opportunities for cross-circulation when the abutting property redevelops.

5. Mike Andreotti accepted the findings and conditions in the Staff Report without exceptions.

a. He noted that the owner of the adjacent property objects to smaller lots. Therefore, the applicant is relying on the density transfer provisions of CMC 18.09.060 to allow larger lots on the west boundary of the site in order to provide a transition between this site and the abutting lower density development.

b. The applicant responded to the SEPA checklist to the best of its knowledge, consistent with the requirements of state law. The technical reports in the application address all of the potential stormwater, traffic, and critical area impacts of the proposed development.

6. Shaunene Edwards requested the applicant provide a fence along the northwest boundary of the site to provide a buffer between the site and her property and her neighbor's properties, Lots 2 and 3 of the Kuehn Short Plat.

7. Jeanne Jolivette requested the applicant be required to provide a six-foot cyclone fence on the west boundary of proposed Lot 6 to prevent access to her property west of the site.

8. Larry Browning testified in support of the applicant's proposal to provide larger lots on the west boundary of the site, as such lots are more consistent with existing development in the area. They have no plans to redevelop their property abutting proposed Lot 6. He reiterated Ms. Jolivette's request for a fence along the west boundary of Lot 6.

9. The examiner closed the record at the end of the hearing and took the matter under advisement.

C. DISCUSSION

1. City staff recommended approval of the preliminary subdivision plat, based on the affirmative findings and subject to conditions of approval in the Staff Report. The applicant accepted those findings and conditions without exceptions.

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. The examiner adopts the affirmative findings in the Staff Report as his own, except to the extent they are inconsistent with the following findings.

3. The examiner finds that the public was provided adequate notice and opportunity to comment on this application.

a. The City mailed notice to the owners or properties within 300 feet of the site, published notice in the newspaper, and posted notice on the site, as required by CMC 18.55.150. All of the notices included contact information for the planner responsible for this application. The City posted copies of all of the application materials and exhibits on its website. The examiner agrees that it would be beneficial to include a link to these materials in the public notices. However, that is not required by the Code, so the examiner cannot deny this application on that basis.

b. It is the City's standard practice to schedule land use hearings at 4:00 p.m. Members of the public who are unable to attend the hearing can submit written testimony.

4. The City issued a DNS for this development. That determination was not appealed and is now final. Therefore, the examiner has no jurisdiction to reconsider the City's SEPA determination.

a. The purpose of the SEPA analysis is to ensure consideration of environmental issues that are not addressed by the Code. In this case, the CMC addresses the majority of potential environmental impacts of this development, including stormwater, traffic, and wetlands. The applicant submitted and the City reviewed technical reports analyzing these issues. The examiner finds that the application complies with the applicable provisions of the Code, based on those analyses and the findings in the Staff Report.

5. This development will generate additional traffic on streets in the area. That increased traffic will be perceptible to area residents. However, based on the applicant's traffic analysis, it will not exceed the capacity of the streets nor create a hazard. All

affected intersections will continue to operate at acceptable levels of service. There is no substantial evidence to the contrary.

a. Neighbors testified that the traffic from the development will exacerbate existing hazards. Neighbors' observations of existing traffic is substantial evidence. But their opinions that the traffic from the proposed subdivision will make the streets unsafe is not supported by substantial evidence, because they are not experts in such matters. The examiner finds that the expert testimony by the applicant's traffic engineer is more persuasive than neighbors' testimony about the impact of traffic from the proposed development on area streets. The traffic study was prepared by a licensed professional engineer based on actual traffic volumes, including traffic generated by all previously approved developments in the City as well as a "background growth factor." The background growth rate is based on the overall average for the City. Trip generation estimates are based on the Institute of Traffic Engineers Trip Generation Manual (the "ITE manual"), a nationally accepted engineering reference source for projecting the amount of traffic likely to be generated by various categories of uses. Neighbors' unsupported opinions do not have enough probative value to rebut the expert testimony of the applicant's engineer.

i. The applicant is not required to consider traffic from potential future development. Future developments will be subject to separate review and must include traffic generated by this development in their traffic analyses.

b. The examiner acknowledges that more traffic on area streets will increase congestion and resulting delays and may pose an increased risk for drivers, cyclists and pedestrians in the area. Higher vehicular traffic volumes create a marginally higher risk for pedestrians and bicyclists. It may well warrant a heightened degree of attentiveness to traffic when driving, cycling or walking in the neighborhood. However those risks are consistent with the location of the site in the urban area where City plans call for the sort of development being proposed. Reasonably prudent drivers will observe the posted speed limit and if necessary, further reduce their speed to accommodate changing road conditions, narrower roadways, inclement weather, and other conditions. Unfortunately not all drivers are prudent. Nevertheless, there is no evidence that the development proposed in this application will contribute a disproportionate share of imprudent drivers. If necessary the City can address such issues by providing increased enforcement on streets in the area.

c. This development will have no impact on NW 16th Avenue. The applicant will construct a portion of NW Cascade Street with this development. However, that street will not connect to the existing section of NW Cascade Street or NW 16th Avenue north of the site. Future development on properties to the east and/or north of the site will widen and extend NW Cascade Street and provide such a connection in the future. The City will review traffic impacts on NW 16th Avenue when such a connection is proposed.

6. Development on this site will eliminate habitat for wildlife. But the Code does not prohibit such an effect. To the contrary, it is an inevitable consequence of concentrating new development in the urban area. None of the animals observed on this site is listed as endangered or threatened. They are commonly observed in the area. Their presence is less

likely after the site is developed, but that is to be expected. The applicant will retain the existing wetlands and the majority of wetland buffers in the southern portion of the site, which will continue to provide some habitat for wildlife as well as connections to other habitats in the area.

7. The proposed development will not cause or exacerbate downstream flooding and erosion. Based on the existing topography, the majority of stormwater falling on the site currently flows into the on-site wetland, which then flow offsite to the southwest. The applicant will collect runoff from streets, sidewalks, roofs and driveways and direct it to stormwater facilities in proposed Tracts F and H for treatment and detention. The applicant will release stormwater from the detention facilities to the on-site wetlands at less than pre-development rates; the applicant is required to detain runoff and release it at the rate equivalent to an undisturbed old-growth forest, which is a much lower rate than the existing field. Therefore, this development will likely reduce the rate of runoff from the site.

8. Development on this site will have no impact on the adjacent water reservoir. No development is proposed on the reservoir property.

9. It was argued that the applicant should be required to fence the site to separate the proposed development from adjacent properties. CMC 18.13.055 establishes standards for landscaping and screening. Based on Table 1, no screening or buffering is required where land zoned for single-family detached residential development adjoins other land zoned for single-family detached residential development. There is no basis for concluding residents of the proposed subdivision will pose a hazard to the use of abutting properties or will be reasonably likely to trespass on abutting properties. The owners of abutting properties have adequate legal (civil) recourse to address any trespass problems that may arise. The owners of most surrounding properties are free to install a fence along on their properties to reduce the potential for trespass.

10. The examiner finds that the applicant is required to provide 8,000 square foot lots, the minimum lot size allowed in the R-10 zone, on the west boundary of the site. CMC 18.09.080.B provides, in relevant part:

When creating new lots via short plats or subdivisions that are adjacent to a different residential zone designation, the new lots along that common boundary shall be ... the minimum lot size allowed for the zone designation of the new development (if a greater density adjacent zone), as based on CMC 18.09.040 Table 2, Section A. In applying this section, where a land division is required to increase the size of lots, the land division may utilize the density transfer provisions provided for in CMC Section 18.09.060.

The site is zoned R-10 and properties west of the site are zoned R-7.5. Therefore, this section requires that new lots along that common boundary be the minimum lot size allowed in the R-10 zone, 8,000 square feet.

a. The examiner finds that the density transfer provisions of CMC 18.09.060 do not authorize larger lots on the west boundary of the site. CMC 18.09.060.D includes a general provision providing, that “[t]he city may provide additional or negotiated flexibility in lot sizes...” However, CMC 18.09.080.B includes a specific provision authorizing use of density transfer, “[w]here a land division is required to increase the size of lots...” “It is well settled that a more specific statute prevails over a general one should an apparent conflict exist.” *Flight Options, LLC v. Dep’t of Revenue*, 172 Wash.2d 487, 504, 259 P.3d 234 (2011). In addition, it is a standard canon of construction that the inclusion of one thing implies the exclusion of another. *Detention of Dydasco, In re*, 85 Wn.App. 535, 538 n. 2, 933 P.2d 441 (1997). In this case, CMC 18.09.080.B is the more specific provision. This section expressly allows use of density transfer where larger lots are required on the boundaries of a development. The ordinance says nothing about the use of density transfer where smaller lots are required. Therefore, the examiner must find that the City Council did not intend to allow use of the density transfer provisions to allow larger lots abutting a lower density zone. Lots abutting the R-7.5 zoned properties west of the site must be the minimum lot size allowed in the R-10 zone. A condition of approval is warranted to that effect.

b. The examiner understands that the applicant proposed larger lots on the west portion of the site in order to buffer the large residence on the adjacent property. However, the lot size requirements of CMC 18.09.080.B are based on the zoning of adjacent properties, not the existing development.

c. The lots on the east boundary of the site are not subject to CMC 18.09.080.B, because the lots do not “abut” the adjacent lower density properties. Proposed Lot 12 is separated from the adjacent property by the proposed stormwater access. Proposed Lots 13 and 15 are separated from the adjacent property by NW Cascade Street.

D. CONCLUSION

Based on the above findings and discussion, the examiner concludes that FILE# SUB18-05 (Hancock Springs Subdivision 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 FILE# SUB18-05 (Hancock Springs Subdivision Subdivision), subject to the following conditions of approval:

Standard Conditions:

1. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.

2. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City's engineering department for review and approval. The 3% fee will be paid prior to the approved construction plans being released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
3. Any existing water wells, septic tanks and septic drain fields shall be properly abandoned in accordance with State and County guidelines prior to final plat approval. If applicable, any water rights associated with the abandoned well(s) shall be transferred to the City.
4. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.
5. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, street lights, and associated appurtenances are installed.
6. A 6-foot private utility easement (PUE) shall be located outside of the right-of-way on public streets.
7. A street lighting plan shall be submitted to the City for review and approval prior to final plan submittal to Clark Public Utility.
8. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting, and traffic control markings and barriers for the improved subdivision.
9. A homeowner's association (HOA) is required for this development. The applicant shall furnish a copy of the CC&R's for the development to the City for review and approval. Additionally, the applicant shall provide the city with a copy of the recorded CC&Rs at time of final plat recording.
10. The applicant shall make provisions in the CC&R's for maintenance of the storm treatment and conveyance system, landscaping, irrigation, retaining walls, tracts, and easements outside of the City's right-of-way, if applicable.
11. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050, and the Camas Design Standards Manual for engineering as- built submittals.

12. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.
13. Street names shall be reviewed and approved by the Building Department prior to final construction plan approval from the Engineering Department.
14. Building permits shall not be issued until this subdivision has been granted Final Acceptance and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.

Special Conditions:

1. The applicant shall be required, prior to final acceptance, to provide an acceptable backflow device (BFD) and yearly backflow testing for any private HOA irrigation service proposed
2. The City shall be granted a right-of-entry for purposes of inspections of the stormwater facilities located in Tract F and Tract H.
3. The final stormwater report shall be submitted to the City for review and approval, prior to final engineering plans approval.
4. The final stormwater report shall provide the required documentation, per Ecology's 2014 SWMMWW, addressing the feasibility/infeasibility of LID BMPs.
5. The applicant shall provide an Erosion Control Bond, per CMC 17.21.050.B.3, prior to final engineering plan approval.
6. a revised clearing and grading plan should be submitted in compliance with CMC 18.17.060 Retaining walls prior to final engineering plan approval
7. The applicant shall provide a right-of-entry to the city for inspection and maintenance of the individual STEP systems.
8. The applicant shall make provisions in the CC&R's for ownership and maintenance of the stormwater treatment and detention systems located in Tract F and Tract H, landscaping, irrigation, and any easements outside of the City's right-of-way, if applicable.
9. The CC&R's are to state that the City shall have right-of-entry to inspect the stormwater facilities located on Tracts F and H.
10. Signs shall be posted and maintained along critical area buffers at an interval of one (1) per lot and shall read substantially as follows: "Conservation Area - Retain in a natural state."

11. Continuous fencing shall be located along lot lines that are adjacent to critical areas (including buffers), and installed prior to final acceptance.
12. Wetlands, streams and associated buffers shall be clearly marked on the final plat, consistent with CMC 17.01.050.
13. Trees retained within open space areas shall be managed to ensure the long term health of the trees. Tree topping will not be permitted, nor removal of more than 20 percent of a tree's canopy. If tree removal is necessary due to a potential hazard to people or property, then replanting is required. A note to this effect shall be added to the plat.
14. Provide a density and dimensional standards table on the face of the plat.
15. All building envelopes shall be shown on the plat.
16. Prior to final engineering approval, the applicant is to show proposed driveway locations for each lot to ensure that street trees are not impacted and conditioned as such.
17. The street tree plantings and other landscaping, as discussed throughout this report, should be included on the landscaping plans with final engineering plan submittal for the site improvements. All landscaping should be installed or bonded for prior to final plat acceptance.
18. A copy of their NPDES GCSWP and SWPPP is to be submitted to the City prior to engineering plan approval.
19. The applicant shall install all applicable half width improvements for NW Cascade Street to the northern most end of parcel number 127371000.
20. The house located on parcel number 127371000 shall be connected to city utilities once available to the site.
21. Lots abutting R-7.5 zoned properties west of the site shall be the minimum lot size allowed in the R-10 zone, as required by CMC 18.09.080.B.

Fire Department:

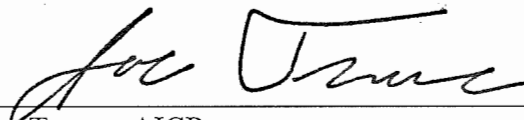
1. Street signs shall include hundred block designations.
2. The location of emergency turnarounds shall be approved by the Fire Marshal prior to construction plan approval.
3. The location of "No Parking" signs shall be inspected for compliance prior to final acceptance of subdivision improvements.

4. Private Hydrants shall be ordered in RED from the manufacturer.
5. The applicant shall contact the FMO for witnessed hydrant flushing on all hydrants. Contact information for the Fire Marshall is 360-834-6191 or FMO@cityofcamas.us for inspections or submittal questions.

Plat Notes:

1. A right-of-entry shall be granted to the City for the maintenance and repair of individual STEP tanks.
2. The City shall have right-of-entry to inspect the stormwater facilities located on Tracts F and H.
3. Within identified tracts, wetlands, streams and associated buffers shall be maintained in their natural state as described in the final mitigation plans.
4. For trees in the common open space, tree topping shall not be permitted. Only trees that are determined to be hazardous by a licensed arborist may be removed after approval by the City. Removal of hazard trees, and required street trees shall be promptly replaced and maintained.
5. Should archaeological materials (e.g. cones, shell, stone tools, beads, ceramics, old bottles, hearth, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City planning office, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.

DATED this 3rd day of May 2019.



Joe Turner, AICP
City of Camas Land Use Hearing Examiner