



Memorandum from Community Development Engineering

TO: Hearings Examiner
 FROM: Anita Ashton
 DATE: July 7, 2022
 SUBJECT: SUB22-02 Hood Street

Responses to Olson Questions in Email Dated July 5, 2022:

1. Olson: Is it possible to receive SDC credits for this additional water main extension?

COA #35 The applicant is to submit revised the water utility plans to include the new 8-inch water main extended to the west to tie into the existing 8-inch water main that dead-ends at the easternmost end on NW 17th Avenue.

Staff Response: The extension of the water main is not included in the 2019 Water System Plan (WSP) and therefore is not SDC creditable. Extension is required per CMC 17.19.040.C.4.

2. Olson: Discuss request for additional storm lines as noted in COA #39.

#39 The applicant shall submit a revised stormwater drainage plan that provides a private stormwater line and easement between Lot 12 and Tract B, between Lots 12 and 13, and between future Lot 13 and the adjacent parcel to the west.

Staff Response: The requirement for a private stormwater line between Lot 12 and Tract B, *between Lots 12 and 13, and between future Lot 13 and the adjacent parcel to the west* was based on the preliminary grading and stormwater drainage plans provided with the Application. Olson provided a revised grading plan, see attached email dated July 6, 2022, which addresses the drainage on said Lots. Based on the revised grading plan, staff recommends that COA #39 be revised to read as follows:

39. The applicant shall submit a revised stormwater drainage plan that provides a private stormwater line and easement between Lots 12 and 13 and the adjacent parcel to the west.

3. Olson: Discuss trail requirements in COA #45 & COA #65.

#45 The applicant is to revise the engineering plans as follows:

- a. The 5-foot wide public access trail is to be placed within a 10-foot wide Tract from the west end of Tract A 'Storm Facility' in order to connect to the westernmost dead-end of NW 17th Avenue.*
- b. Access manholes to the underground stormwater detention pipe are not to be located within the 5-foot wide public access trail surfacing.*
- c. The public access trail is to consist of a hard surfacing and is to meet ADA accessibility requirements from the sidewalk on Tract E, across Tract A, and to the dead-end of NW 17th Avenue.*

#65 The applicant is to provide the following:

- a. A 10-foot wide public pedestrian access Tract __, which is to include a 5-foot wide public pedestrian access trail from the west end of Tract A 'Storm Facility' to the westernmost dead-end of NW 17th Avenue.*
- b. A 10-foot wide public pedestrian access easement over Tract A 'Storm Facility' to accommodate the 5-foot wide public pedestrian access trail.*

- c. *A public pedestrian access easement over private road Tracts C and E, and over Tract H.*

Staff Response: Discussion concerned a Tract vs. an Easement for the public pedestrian trail across Lot 11. The applicant submitted a revised preliminary plat, on July 7, 2022 that proposes a 22-foot wide easement over the southern portion of Lot 11, which will include the public pedestrian trail, the water main extension, the storm line, and a fence on the northern side of the easement; and thereby not impacting the size of Lot 11.

Additional discussion concerned meeting ADA requirements for the slope of the pedestrian trail. Per the revised grading plan, submitted July 5, 2022 via email, the grades range from 25% to 5% west-to-east, thereby meeting ADA requirements would not be feasible.

Based on the discussion, and the revised preliminary plat, staff recommends that COA #45 be revised to read as follows:

- 45. The applicant is to revise the engineering plans as follows:**
- a. **An easement is to be provided from the eastern end of NW 17th Avenue in Summit at Columbia Vista, across Lot 11 and Tract A 'Storm Facility', to Tract E 'NW 17th Avenue – Private Road'.**
 - b. **The easement across Lot 11 is to be 22-feet wide and is to include the public pedestrian access trail, the water line extension, and the storm line.**
 - c. **The public pedestrian access trail is to consist of a hard surfacing and is to not to exceed a maximum 12% slope or the applicant is to provide a maximum extent feasible (MEF) documenting the reasons for exceeding the maximum 12% slope.**
 - d. **A maximum 6-foot high fence is to be installed along the northern easement line of Lot 11, prior to Final Acceptance.**

Based on the discussion, and the revised preliminary plat, staff recommends that COA #65 be revised to read as follows:

- 65. The applicant is to provide the following:**
1. **An easement is to be provided from the eastern end of NW 17th Avenue in Summit at Columbia Vista, across Lot 11 and Tract A 'Storm Facility', to Tract E 'NW 17th Avenue – Private Road'.**
 2. **A public pedestrian access easement over Tract A 'Storm Facility' to accommodate the public pedestrian access trail.**
 - c. **A public pedestrian access easement over private road Tracts C and E, and over Tract H.**

Based on the revisions to COA #45 and #65, staff recommends that Plat Note #13 be revised to read as follows:

- 13. The public pedestrian access trail, located within the easement across Lot 11, is to be owned and maintained by the HOA / homeowners.**

From: [Madeline Sutherland](#)
To: [Anita Ashton](#)
Subject: FW: Hood St Subdivision
Date: Tuesday, July 5, 2022 3:30:13 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Madeline Sutherland, AICP

Planner
 Desk 360-817-7237
 Cell 360-326-5524
www.cityofcamas.us | msutherland@cityofcamas.us

From: Gayle Gerke <gayleg@olsonengr.com>
Sent: Tuesday, July 5, 2022 3:21 PM
To: Madeline Sutherland <MSutherland@cityofcamas.us>
Subject: RE: Hood St Subdivision

Hi,

These are the conditions of approval from the staff report they'd like to discuss.

1. Condition 35 – Is it possible to receive SDC credits for this additional water main extension?
2. Condition 39 – Discuss request for additional storm lines
3. Conditions 45/65 – Discuss trail requirements

From: Madeline Sutherland <MSutherland@cityofcamas.us>
Sent: Tuesday, July 5, 2022 2:29 PM
To: Gayle Gerke <gayleg@olsonengr.com>
Subject: RE: Hood St Subdivision

What utility related questions would the engineers like to discuss? I'm still waiting on Anita and Curleigh to get back to me on their availability.



Madeline Sutherland, AICP

Planner
 Desk 360-817-7237
 Cell 360-326-5524
www.cityofcamas.us | msutherland@cityofcamas.us

From: Gayle Gerke <gayleg@olsonengr.com>
Sent: Tuesday, July 5, 2022 2:00 PM
To: Madeline Sutherland <MSutherland@cityofcamas.us>
Cc: Kurt Stonex <kurt@olsonengr.com>

Subject: RE: Hood St Subdivision

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Yes we are available and that would be great.

Also, our engineers have reviewed the staff report and would like to discuss some of the engineering/utility related conditions with Anita and Curleigh also.

Would it be possible to set it up to include them as well?

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From: Madeline Sutherland <MSutherland@cityofcamas.us>

Sent: Tuesday, July 5, 2022 1:49 PM

To: Gayle Gerke <gayleg@olsonengr.com>

Cc: Kurt Stonex <kurt@olsonengr.com>

Subject: Hood St Subdivision

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Hi Gayle,

Are you and Kurt available to meet with Robert and I at 11 am tomorrow for a zoom call?

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Madeline Sutherland, AICP

Planner

Desk 360-817-7237

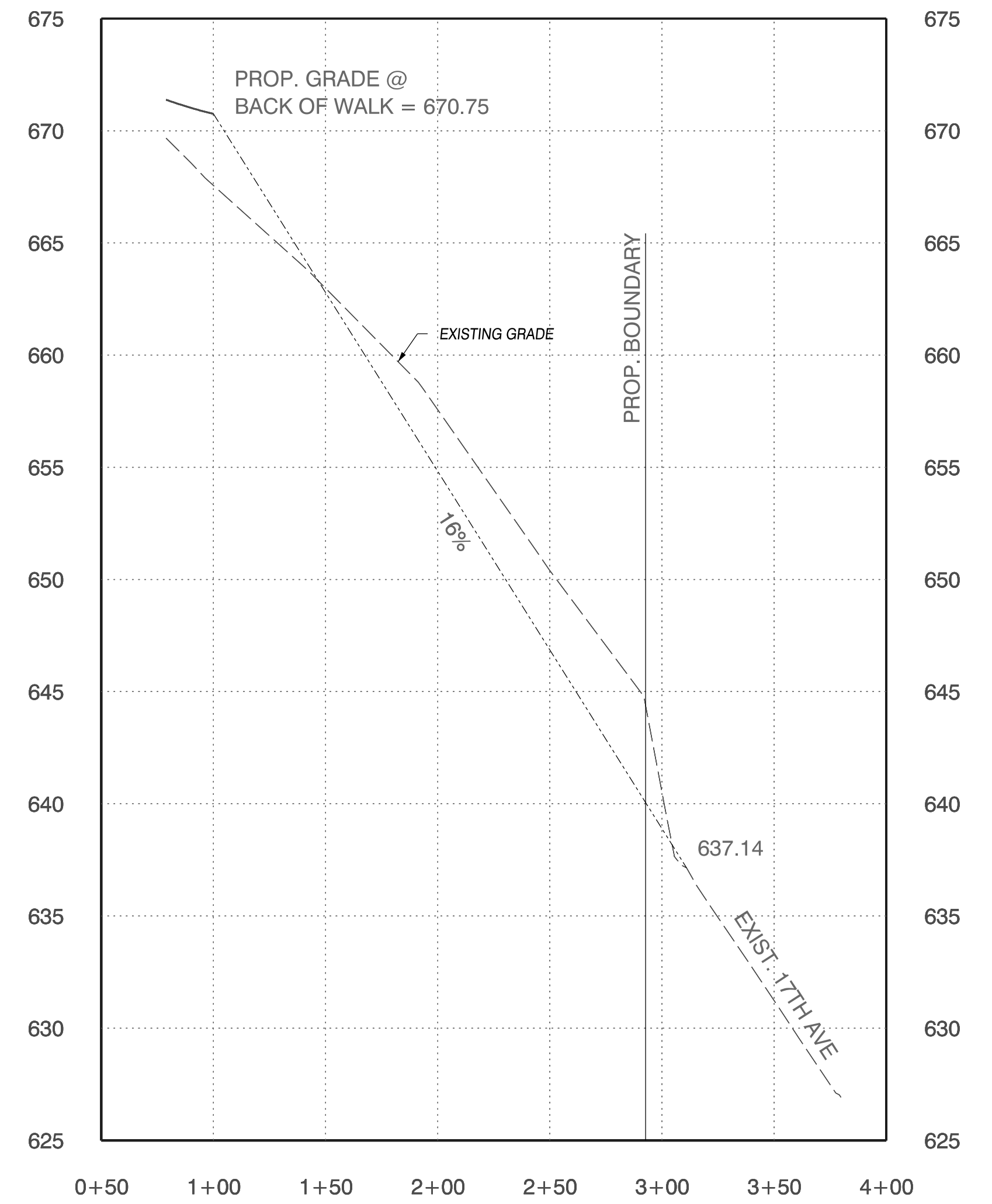
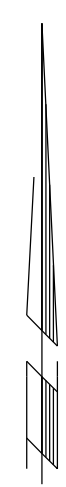
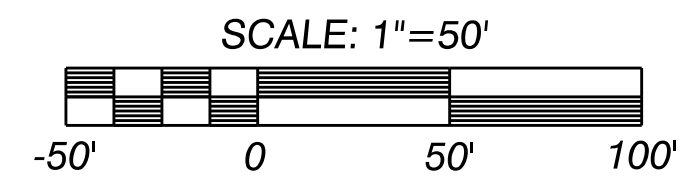
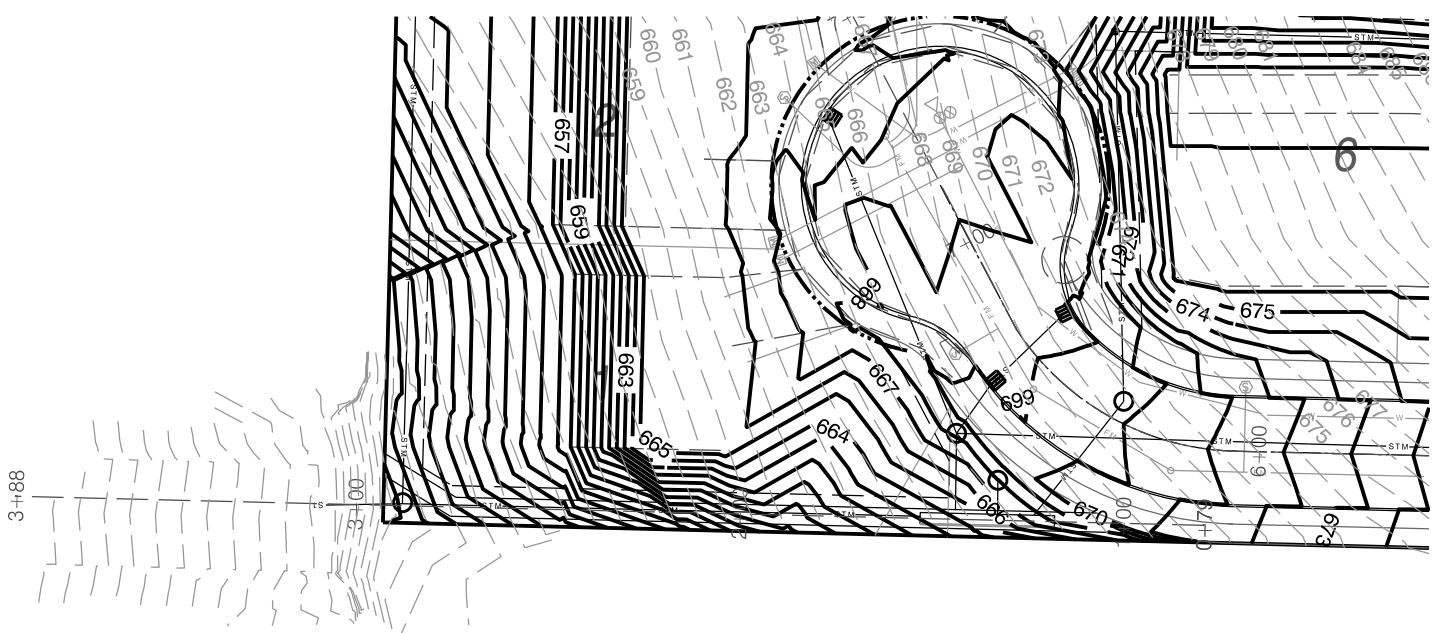
Cell 360-326-5524

www.cityofcamas.us | msutherland@cityofcamas.us

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From: [Peter Tuck](#)
 To: [Anita Ashton](#)
 Cc: [Gayle Gerke](#); [Kurt Stonex](#)
 Subject: Hood Street Subdivision - Drainage for Lots 12 and 13
 Date: Wednesday, July 6, 2022 5:19:42 PM
 Attachments: [image001.png](#)

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Hi Anita,

Regarding the drainage for lots 12 and 13 as shown below.

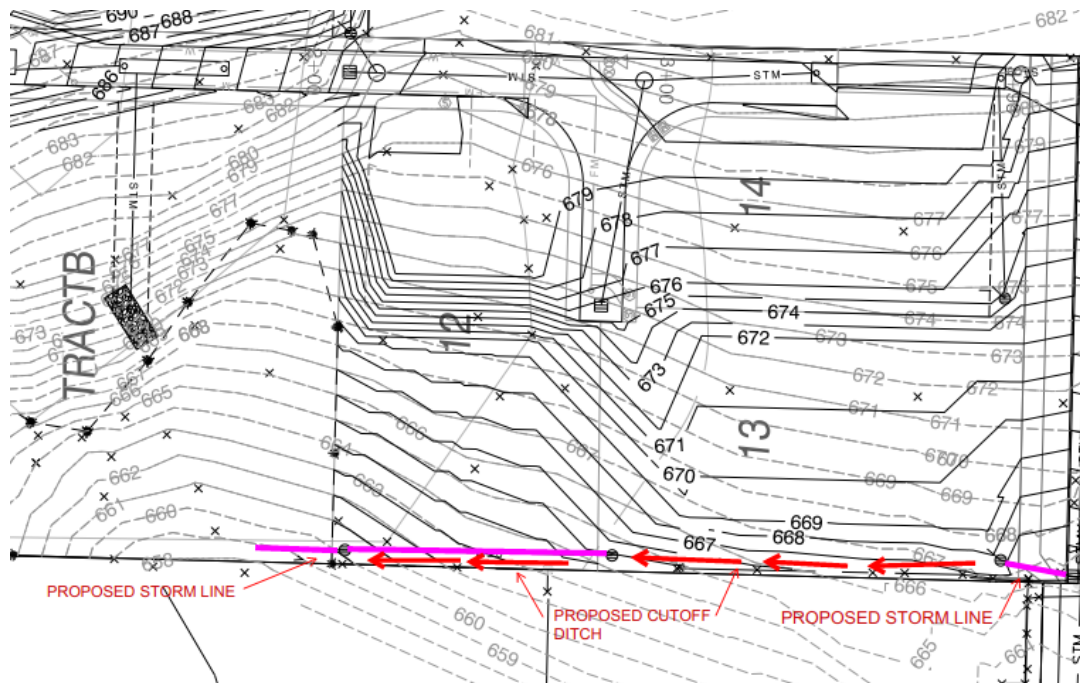
Since the wetland in Tract B falls away from Lot 12, no drain line is needed along the north boundary of Lot 12.

The land slopes to the west with potential runoff to adjacent lots to the west. To prevent this, a cutoff ditch is proposed along the west property line of both lots 12 and 13. In addition, a storm line will be installed along the west line of Lot 12 with catch basins installed in the NW corner of Lot 12 and Lot 13.

See below. Hopefully this addresses the concerns raised in the staff report.

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Best Regards,

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Peter Tuck, P.E.
Principal



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Olson Engineering Inc.

222 E Evergreen Blvd.

Vancouver, Washington????98660

Ph: 360-695-1385

Cell: 360-907-5980

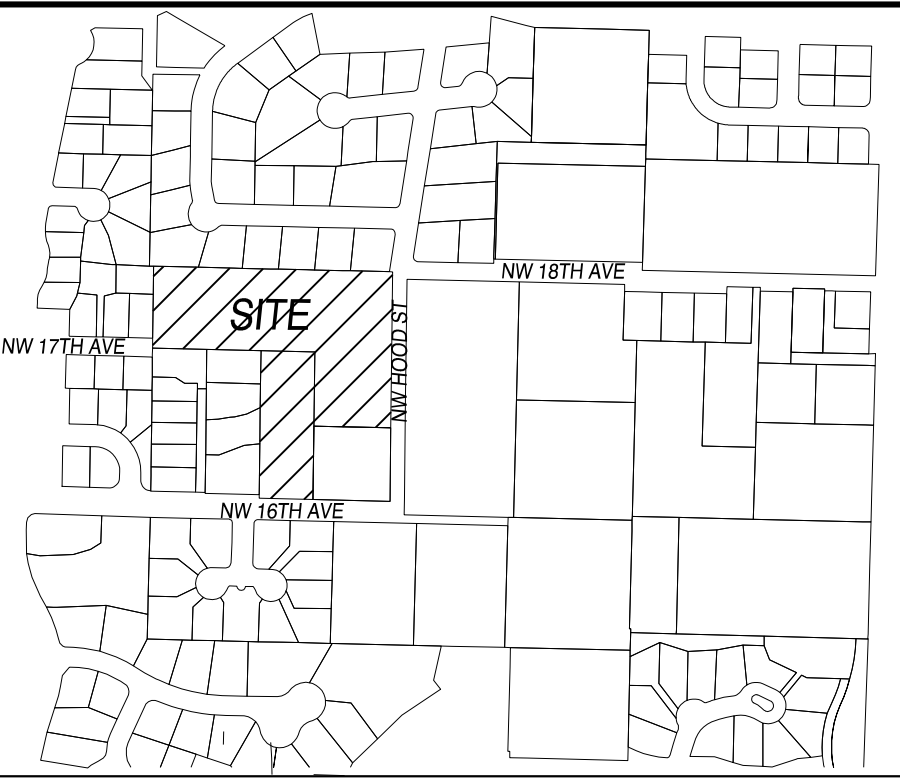
Fx: 360-695-8117

peter@olsonengr.com

www.olsonengr.com

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VICINITY MAP SEC. 09 T1N R3E W.M. NTS

R-7.5 DEVELOPMENT STANDARDS (DENSITY TRANSFER):

FRONT YARD: 20 FEET***
REAR YARD: 25 FEET***
STREET SIDE YARD/
CORNER LOT REAR: 10 FEET
SIDE YARD: 5 FEET
GARAGE: 5 FEET BEHIND
FRONT OF DWELLING

PROPOSED BUILDING SETBACKS
***REDUCED FRONT AND REAR SETBACKS ARE PROPOSED FOR LOTS 1, 4, 7, 10-18 IN THIS PROJECT AS ALLOWED IN CMC 18.09.060.D.
PROPOSED FRONT YARD SETBACK: 15 FEET
PROPOSED GARAGE SETBACK: 20 FEET
PROPOSED REAR SETBACK: 15 FEET

REDUCED FRONT SETBACKS ARE PROPOSED FOR LOTS 5, 6, 8 AND 9 IN THIS PROJECT.
PROPOSED FRONT YARD SETBACK: 15 FEET
PROPOSED GARAGE SETBACK: 20 FEET

BUILDING SETBACKS SHOWN ON LOT 13 ARE PROPOSED PER THE IRREGULAR LOT STANDARDS

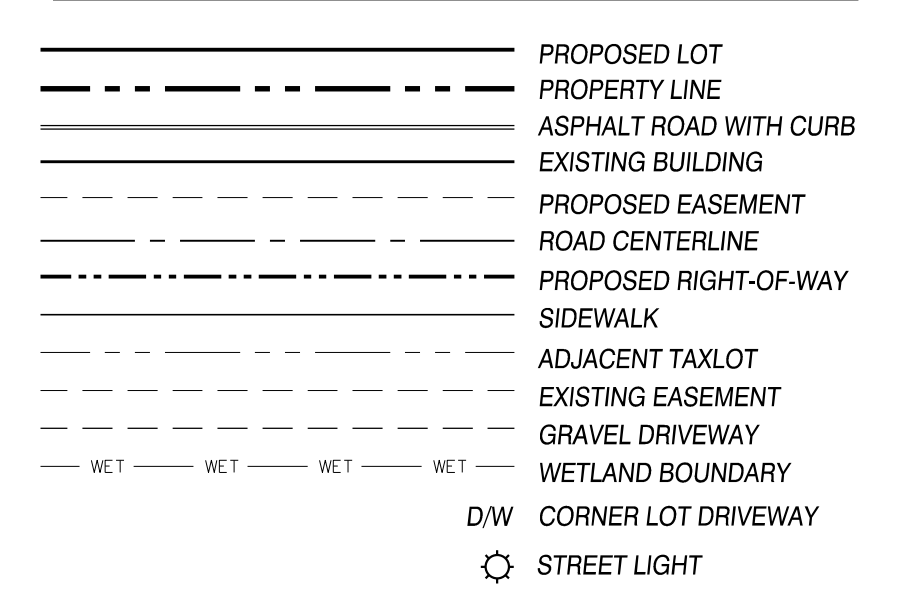
MINIMUM LOT FRONTAGE (CUL-DE-SAC/CURVE): 30 FEET
5,250 SF (EXCEPT THOSE LOTS ADJACENT TO R-12 ZONING WHICH NEED TO BE 9,000 SF)
MINIMUM LOT AREA:
MAXIMUM LOT AREA: 9,000 SF
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT DEPTH: 80 FEET
MAXIMUM DENSITY: 5.8 UNITS/NET ACRE
MAXIMUM BUILDING LOT COVERAGE: 40%
MAXIMUM BUILDING HEIGHT: 35 FEET

HOOD STREET SUBDIVISION
PROPOSED AVERAGE LOT SIZE (LOTS 1-18): 9,666 SF

SUBDIVISION DENSITY CALCULATIONS:

TOTAL GROSS SITE AREA: 6.08 ACRES (264,974 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
APPROX. PUBLIC ROAD R/W: .48 ACRES
APPROX. STORMWATER TRACT "A": .06 ACRES
APPROX. CRITICAL AREA TRACT "B": .53 ACRES
APPROX. OPEN SPACE TRACT "D": .03 ACRES
NET AREA: (6.08 - .53 - .03) = 5.52 ACRES
MAXIMUM DENSITY: 5.8 UNITS/ACRE (5.8 X 5.52) = 32 (ROUNDED)
TOTAL SINGLE-FAMILY UNITS PROPOSED = 18

LEGEND



SUBDIVISION NOTES:

EXISTING SITE DATA:
PRESENT USE: RESIDENTIAL HOME AND OUTBUILDING ON ACREAGE
EXISTING ZONING: R-7.5
GROSS SITE AREA: PARCEL 127415-000: 4.67 ACRES (203,425 SF)
PARCEL 127440-000: 1.41 ACRES (61,420 SF)
TOTAL GROSS SITE AREA: 6.08 ACRES (264,974 SF) PER SURVEY BY OEI

TRANSIT ROUTES & STOPS: SERVED BY THE CAMAS CTRAN CONNECTOR

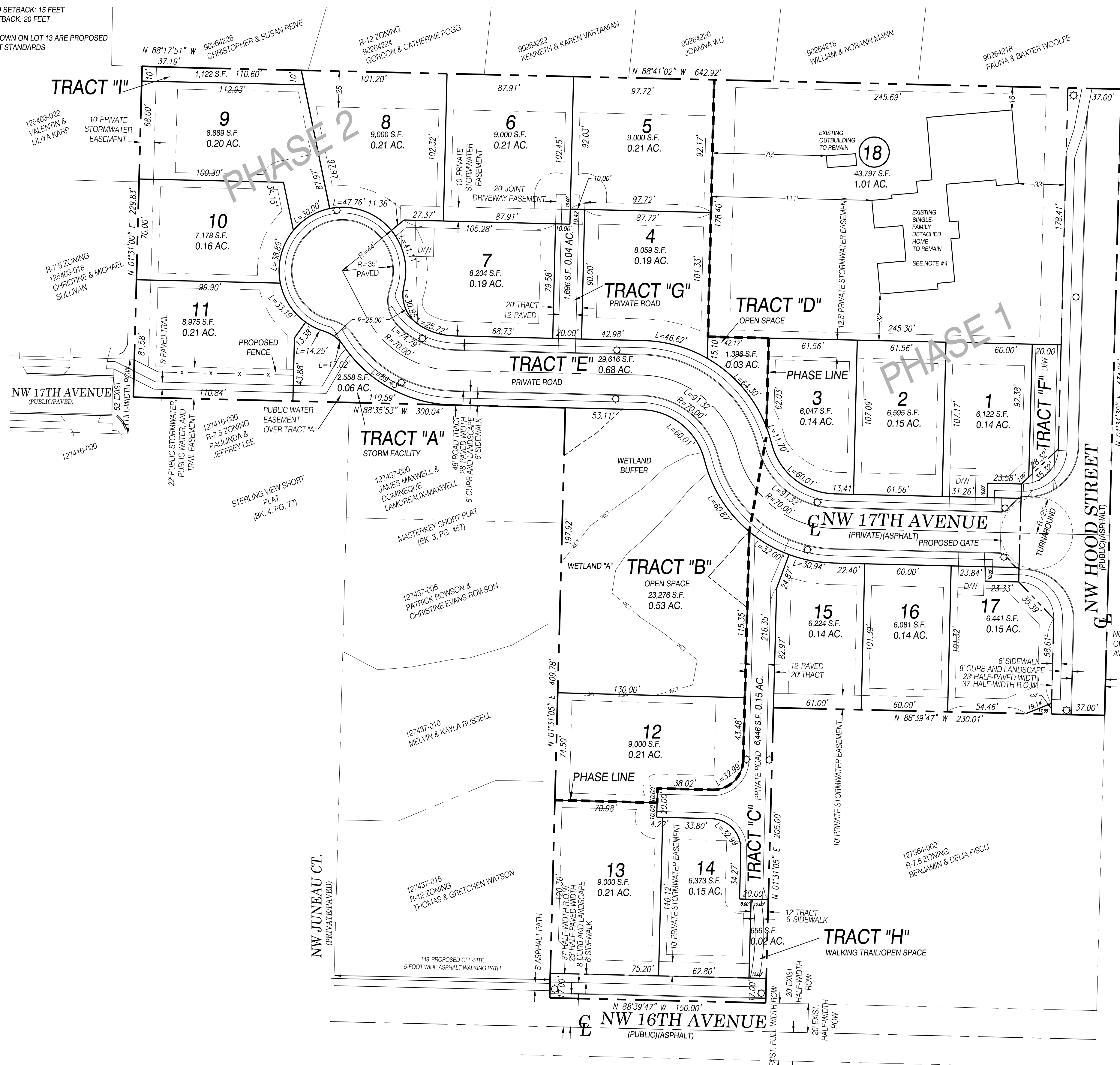
PROPOSED SITE DATA:
PROPOSED PROJECT: 18-LOT SUBDIVISION

WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: AS SHOWN
PROPOSED PRIVATE ROADS: AS SHOWN
PROPOSED EASEMENTS: REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: REFER TO ENGINEERING PLANS
PROPOSED SEPTIC SYSTEMS: SEE NOTE# 5 BELOW
PROPOSED OPEN SPACE/PARK: AS SHOWN
PROPOSED GATES: AN ENTRY GATE IS PROPOSED AS SHOWN
PROPOSED SIGNS (SIGN PLAN): NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING: CONCEPTUAL STREET LIGHTS ARE SHOWN
PROPOSED LOTS, TRACTS, ETC.: AS SHOWN
EXISTING BUILDINGS TO REMAIN: AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED LANDSCAPINGS: AS SHOWN
PROPOSED BUILDING ENVELOPES: AS SHOWN
PROPOSED PARKING: TO BE PROVIDED IN EITHER DRIVEWAYS AND/OR FUTURE GARAGES

TRACT "A" IS A STORM FACILITY
TRACT "B" IS OPEN SPACE
TRACT "C" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 12 THROUGH 14
TRACT "D" IS OPEN SPACE
TRACT "E" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 1 THROUGH 17
TRACT "F" IS A PRIVATE DRIVEWAY TRACT TO BENEFIT LOT 18
TRACT "G" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 5 AND 6
TRACT "H" IS A PEDESTRIAN TRACT
TRACT "I" IS A LANDSCAPE/WALL TRACT

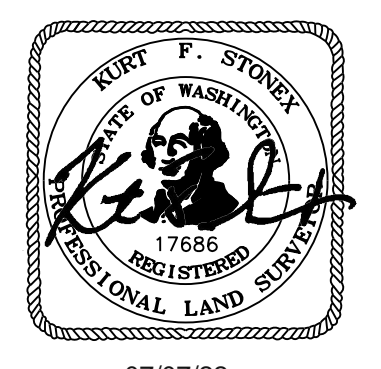
LAND INVENTORY:
TOTAL ACREAGE: 6.08 ACRES
TOTAL DEVELOPED ACREAGE: 5.52 ACRES
TOTAL LOT AREA: 3.99 ACRES
TOTAL INFRASTRUCTURE AREA: 0.99 ACRES
TOTAL TRACT AREA: .06 ACRES
TOTAL CRITICAL AREA: 0.53 ACRES
TOTAL RECREATIONAL OPEN SPACE: 0 ACRES

- CRITICAL AREAS: PLEASE REFER TO THE WETLAND DELINEATION AND ASSESSMENT REPORT DATED JUNE 14, 2021 BY OLSON ENVIRONMENTAL, LLC AND THE GEOTECH REPORT DATED JANUARY 4, 2021 BY COLUMBIA WEST ENGINEERING FOR MORE INFORMATION.
- EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- THE EXISTING HOME WAS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY. THE FOOTPRINT OF THE EXISTING HOME SHOWN IS SCALED FROM BUILDING PLANS.
- STEP TANKS WILL BE LOCATED IN THE FRONT YARDS OF EACH LOT. THE EXACT LOCATION WILL BE DETERMINED DURING FINAL ENGINEERING.



PRELIMINARY PLAT FOR:
HOOD ST. SUBDIVISION

LAND SURVEYORS
OLSON ENGINEERING INC.
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
509-290-9808



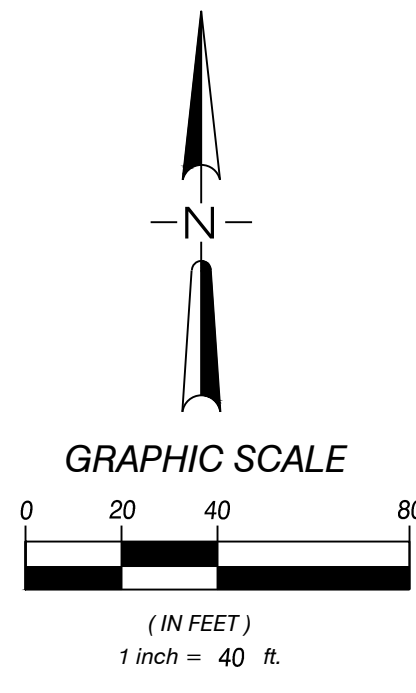
07/07/22

CHANGES / REVISIONS

DESCRIPTION:	DATE:
REVISE SETBACKS FOR LOTS 5, 6, 8 AND 9.	7/22
REVISE LOTS 9, 10 AND 11.	
ADD TRACT "I".	
MODIFY EASEMENT ON LOT 11	
PER CITY OF CAMAS	

APPLICANT/OWNER:
MODERN NW, INC.
8101 NE GLISAN
PORTLAND, OR 97213
(971)322-3318
FAX UNAVAILABLE
sergey@modernnw.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: GAYLE GERKE
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
gayleg@olsonengr.com



DESIGNED: RJW, GEG
DRAWN: MK, GEG
CHECKED: KFS
DATE: FEBRUARY 2022
SCALE: H: 1" = 40'
V:
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HOOD ST. SUBDIVISION
JOB NO. A10123.01

SHEET
PL1.0