



September 5, 2023

Madeline Sutherland
Camas Community Development
616 NE 4th Avenue
Camas, WA 98607

RE: Camas Meadows Hole 9 Mixed-Use Development Staff Report Response

Below is a list of comments and requested revisions regarding the Staff Report for Camas Meadows Hole 9 Mixed-Use development (CUP23-01) (Staff Report), dated August 30, 2023.

DISCUSSION and FINDINGS

Page 3 – CMC Chapter 16.61 – Geological Hazard Areas (Second Paragraph)

The end of the second paragraph states:

Staff finds the report does not address the report requirements for geologically hazardous areas. Therefore, staff finds the applicant shall submit an updated geotechnical report conducted by a qualified professional that addresses CMC

Comment: It should be noted that the development is still feasible and any recommendations provided by additional geotechnical study can be met during final engineering review.

Page 4 – CMC Chapter 16.51 – General Provisions for Critical Areas (First Paragraph)

The end of the first paragraph states:

In addition, prior to final engineering plan approval, permanent signs and fencing should be installed at the edge of the critical area buffers per CMC 16.51.210.B and C. Sign and fencing specifications should be submitted to the City for review and approval prior to installation.

Request: The applicant requests the finding be revised to state ***“In addition, prior to final acceptance, permanent signs and fencing should be installed at the edge of the critical area buffers per CMC 16.51.210.B and C. Sign and fencing specifications should be submitted to the City for review and approval prior to installation.”***

The final mitigation areas will not be completed until construction is completed; therefore, permanent fencing is not able to be placed prior to final engineering approval. The existing critical areas to remain will be protected with temporary fencing during construction and is required as a condition prior to beginning construction. This change also aligns with the placement of Condition 65 under the Prior to Final Acceptance Heading on Page 46.

Page 9 – Storm Drainage (Eighth Paragraph on Page 9)

The eighth paragraph states:

Staff recommends a condition of approval that prior to building permit approval, single-family building permit applications are to include information regarding connection of roof drain downspouts and footing drains/crawl space drains to the stormwater laterals as shown on the final engineering stormwater plans.

Request: The Applicant Request the recommended condition be modified to state:

Staff recommends a condition of approval that prior to building permit approval, single-family building permit applications are to include information regarding connection of roof drain downspouts and footing drains/crawl space drains to either the stormwater laterals or rear yard stormwater systems as shown on the final engineering stormwater plans.

On the north side of the site where the lots 30 through 48 back up to the golf course, the rear yards of the lots are below the grade of the street, with the potential for daylight basement homes. In the event of a daylight basement, footing/crawl space drains and potentially roof drain downspouts, will not be able to be connected to the storm lateral and will need to be connected to the rear yard storm systems.

Page 11 – Storm Drainage (Second Paragraph on Page 11)

The second paragraph states:

- *Tract F: The stormwater facilities located on Tract F are to be owned and maintained by the homeowners and/or Homeowners' Association (HOA) at the end of the 2-year warranty period, which expires 2-years after final acceptance.*

Request: The Applicant requests that this finding be modified to state:

- **Tract F: The stormwater facilities located on Tract F are to be owned ~~and maintained~~ by the homeowners and/or Homeowners' Association (HOA). The developer will maintain the stormwater facility for the first two years after final acceptance. The homeowners and/or HOA will take over maintenance responsibility at the end of the 2-year warranty period, which expires 2-years after final acceptance.**

The requested change provides better clarity for maintenance responsibility of the stormwater facility.

Page 16 – Private Roads (Second and Third Paragraphs)

The end of the first paragraph states:

Per the CDSM Table 1 – Guidelines for Geometry of a Private Roadway – C. Access to five or more dwelling units and greater than 100-feet and not over 300-feet in length requires a 42-foot-wide tract, 28-feet of paved surface, 5-foot-wide detached sidewalk, and planter strip on one side of the road, and no parking on one side of the road.

*The preliminary street plans show the private roads on Tracts A, B, H, and J with 26-foot-wide tracts and 26-foot-wide paved surfaces, no planter strips or sidewalks, and no on-street parking on either side. Because all lots adjacent to these tracts also have public road frontages that provide a secondary emergency access. **A deviation from Private Road Standard C is supported by the city engineer.***

Comment: Tracts A, B, H, and J are proposed private alleys and not Private Roadway – C. CMC Tabel 17.19.040-1 identifies alleys separately from other private streets and City of Camas Standard Detail PVT5 provides specific standards for private alleys separate from other private streets. Per the table and standard detail, a minimum 20-foot tract with and 18-foot pavement width are required. The applicant has proposed a 26-foot tract with 26 feet of pavement, exceeding this requirement. Therefore, while the applicant appreciated that a deviation is support, no deviation is required for they proposed private alleys.

Page 18 – Street Trees (Recommended Condition)

The recommended condition states:

Staff recommends a condition of approval that requires planting of two 2-inch diameter street trees in the front yards of each lot prior to final occupancy.

Request: Revise the recommended condition to be consistent with Condition 28.e. on Page 43 and state:

CMC 17.19.030.F.1 requires one 2-inch diameter street tree every 30 linear feet.

The finding above the recommended condition appears to identify that the street tree standard is met, however, the recommended condition would require additional trees for the rowhome lots. Also, for the rowhome lots, with the required maximum 10-foot front yard setback and water easement, trees cannot be installed in the front yard.

Page 18 – Storm Facility Landscaping (Recommended Condition)

The recommended condition states:

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should be required to provide a minimum 42-inch-high fence to be installed around the perimeter of Tract F. The applicant should work with staff to provide an acceptable fencing design. The fence could be chain link, split rail, or other acceptable fencing. with a minimum 16-foot-wide double gate to allow for inspections and maintenance accessibility.

Request: The applicant requests the recommended condition be revised to state:

“Staff recommends a condition of approval that prior engineering plan approval, the applicant should be required to provide either a minimum 42-inch-high fence to be installed around the perimeter of Tract F or provide locking lids for the access risers. The applicant should work with staff to provide an acceptable fencing design. The fence could be chain link, split rail, or other acceptable fencing. with a minimum 16-foot-wide double gate to allow for inspections and maintenance accessibility.”

The area over the proposed stormwater detention facility could be used as an open space for the community. It has not been determined if this option will be used, so giving the option of fencing or locking access lids provides for this option while providing protection from unwanted access to the access risers.

Page 20 – Dimensional Standards and Setbacks (Second and Third Paragraph)

The second and third paragraphs state:

The detached single-family homes are proposed on lots 20-56. Lots 20, 21, and 30-48 comply with the required Mixed-Use setbacks. However, lots 22-29 and 49-56 do not comply with the rear yard setback of 25 feet. The preliminary plat shows 18 feet.

Staff recommends a condition of approval that the rear yard setback for lots 22-29 and 49-56 be updated to 25 feet.

Request: The applicant is requesting that the rear yard setback for Lots 22-29 and 49-56 be allowed to be 10-feet as these lots are proposed to be rear-loaded homes, similar to the proposed rowhomes. Per CMC 18.25.060, the dimension standards for rowhomes is determined by Table 3 of Section 18.09.050, which allows for 10-foot rear yard setbacks.

The applicant requests the recommended condition be modified to state:

Staff recommends a condition of approval that the rear yard setback for lots 22-29 and 49-56 be updated to 10 feet.

Page 20 – Dimensional Standards and Setbacks (Fifth Paragraph)

The fourth and fifth paragraphs state:

Staff recommends a condition of approval that the setbacks be updated on lots 1-19 and 57-77 to have a maximum front yard setback of 10 feet along NW Camas Meadows Drive and a 25-foot rear yard setback along the alley.

Request: The applicant is requesting that the rear yard setback for Lots 1-19 and 57-77 be allowed to be 10-feet as these lots are proposed to be rear-loaded rowhomes. Per CMC 18.25.060, the dimension standards for rowhomes is determined by Table 3 of Section 18.09.050, which allows for 10-foot rear yard setbacks.

Additionally, the applicant requests the recommended condition be modified to state:

Staff recommends a condition of approval that the setbacks be updated on lots 1-19 and 57-77 to have a maximum front yard setback of 10 feet or be at the water easement, whichever is greater, along NW Camas Meadows Drive and a 10-foot rear yard setback along the alley.

An easement is required over the existing water line. The easement ranges from 12 to 14.5 feet into the front yards along NW Camas Meadows Drive, which would not allow buildings to be placed at the 10-foot maximum setback.

Page 21 – Tree Density (Second Paragraph)

The second paragraph states:

The replacement trees shall include a minimum of 60% native species and at least 50% evergreen per CMC 18.13.050.C.1.

Request: The application requests that this portion of the finding be **removed**. CMC 18.13.050.C.1 states, “Required landscaping shall be comprised of a minimum of sixty percent native vegetation (or adapted to northwest climate), or drought-tolerant vegetation, and fifty percent evergreen.” This section applies to all site landscaping as a whole, not specifically replacement trees.

CONDITIONS

Page 41 – Condition 10

The condition states:

The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting, traffic control markings, and gate and controller for the improved subdivision.

Request: The applicant requests the condition be modified to state:

The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting, and traffic control markings, ~~and gate and controller~~ for the improved subdivision.

No gate is proposed with this development.

Page 43 – Condition 28.c

The condition states:

The replacement trees shall include a minimum of 60% native species and at least 50% evergreen per CMC 18.13.050.C.1.

Request: The applicant requests the condition be modified to state:

The ~~replacement trees shall include~~ final landscape plan shall identify that the landscaping provides a minimum of 60% native or naturalized species and at least 50% evergreen per CMC 18.13.050.C.1.

CMC 18.13.050.C.1 states, “Required landscaping shall be comprised of a minimum of sixty percent native vegetation (or adapted to northwest climate), or drought-tolerant vegetation, and fifty percent evergreen.” This section applies to all site landscaping as a whole, not specifically replacement trees.

Page 43 – Condition 28.g

The condition states:

Landscape irrigation shall be shown on the final engineering plans.

Request: The applicant requests the condition be modified to state:

Landscape irrigation shall be shown or noted as required to be design-build by the landscape contractor on the final engineering plans.

The applicant requests this modification as irrigation systems designed with final engineering plans end up requiring heavy modification in the field due to final locations of transformer boxes, electrical vaults, etc. It is generally a standard practice to note a design-build irrigation system on the final landscape plans to allow the landscape contractor to install and irrigation system that works with the field conditions.

Page 45 – Condition 50

The condition states:

The applicant shall be required to provide a minimum 42-inch-high fence to be installed around the perimeter of Tract F. The applicant should work with staff to provide an acceptable fencing design. The fence could be chain link, split rail, or other acceptable fencing. with a minimum 16-foot-wide double gate to allow for inspections and maintenance accessibility.



Request: The applicant requests the condition be modified to state:

The applicant shall be required to provide either a minimum 42-inch-high fence to be installed around the perimeter of Tract F or provide locking access lids in Tract F. The applicant should work with staff to provide an acceptable fencing design. The fence could be chain link, split rail, or other acceptable fencing, with a minimum 16-foot-wide double gate to allow for inspections and maintenance accessibility.

The area over the proposed stormwater detention facility could be used as an open space for the community. It has not been determined if this option will be used, so giving the option of fencing or locking access lids provides for this option while providing protection from unwanted access to the access risers.

Page 45 – Condition 56

The condition states:

The rear yard setback for lots 22-29 and 49-56 be updated to 25 feet.

Request: The applicant requests the condition be modified to state:

The rear yard setback for lots 22-29 and 49-56 be updated to 10 feet.

The applicant is requesting that the rear yard setback for Lots 22-29 and 49-56 be allowed to be 10-feet as these lots are proposed to be rear-loaded homes, similar to the proposed rowhomes. Per CMC 18.25.060, the dimension standards for rowhomes is determined by Table 3 of Section 18.09.050, which allows for 10-foot rear yard setbacks.

Page 45 – Condition 57

The condition states:

The setbacks shall be updated on lots 1-19 and 57-77 to have a maximum front yard setback of 10 feet along NW Camas Meadows Drive and a 25-foot rear yard setback along the alley.

Request: The applicant requests the condition be modified to state:

The setbacks shall be updated on lots 1-19 and 57-77 to have a maximum front yard setback of 10 feet or be at the water easement, whichever is greater, along NW Camas Meadows Drive and a 10-foot rear yard setback along the alley.

An easement is required over the existing water line. The easement ranges from 12 to 14.5 feet into the front yards along NW Camas Meadows Drive, which would not allow buildings to be placed at the 10-foot maximum setback.

Additionally, the applicant is requesting that the rear yard setback for Lots 1-19 and 57-77 be allowed to be 10-feet as these lots are proposed to be rear-loaded rowhomes. Per CMC 18.25.060, the dimension standards for rowhomes is determined by Table 3 of Section 18.09.050, which allows for 10-foot rear yard setbacks.

Page 46 – Condition 59.b

The condition states:

Tract F: The stormwater facilities located on Tract F are to be owned and maintained by the homeowners and/or Homeowners' Association (HOA) at the end of the 2-year warranty period, which expires 2-years after final acceptance.

Request: The applicant requests the condition be modified to state:

Tract F: The stormwater facilities located on Tract F are to be owned ~~and maintained~~ by the homeowners and/or Homeowners' Association (HOA). The developer will maintain the stormwater facility for the first two years after final acceptance. The homeowners and/or HOA will take over maintenance responsibility at the end of the 2-year warranty period, which expires 2-years after final acceptance.

The requested change provides better clarity for maintenance responsibility of the stormwater facility.

Page 47 – Condition 73

The condition states:

The single-family building permit applications are to include information regarding connection of roof drain downspouts and footing drains/crawl space drains to the stormwater laterals as shown on the final engineering stormwater plans.

Request: The applicant requests the condition be modified to state:

The single-family building permit applications are to include information regarding connection of roof drain downspouts and footing drains/crawl space drains to either the stormwater laterals or rear yard stormwater systems as shown on the final engineering stormwater plans.

On the north side of the site where the lots 30 through 48 back up to the golf course, the rear yards of the lots are below the grade of the street, with the potential for daylight basement homes. In the event of a daylight basement, footing/crawl space drains and potentially roof drain downspouts, will not be able to be connected to the storm lateral and will need to be connected to the rear yard storm systems.

Page 48 – Condition 78.c

The condition states:

The replacement trees shall include a minimum of 60% native species and at least 50% evergreen per CMC 18.13.050.C.1.

Request: The applicant requests the condition be modified to state:

The ~~replacement trees shall include~~ final landscape plan shall identify that the landscaping provides a minimum of 60% native or naturalized species and at least 50% evergreen per CMC 18.13.050.C.1.

CMC 18.13.050.C.1 states, "Required landscaping shall be comprised of a minimum of sixty percent native vegetation (or adapted to northwest climate), or drought-tolerant vegetation, and fifty percent evergreen." This section applies to all site landscaping as a whole, not specifically replacement trees.

Page 43 – Condition 78.g

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Landscape irrigation shall be shown on the final engineering plans.

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Landscape irrigation shall be shown or noted as required to be design-build by the landscape contractor on the final engineering plans.

The applicant requests this modification as irrigation systems designed with final engineering plans end up requiring heavy modification in the field due to final locations of transformer boxes, electrical vaults, etc. It is generally a standard practice to note a design-build irrigation system on the final landscape plans to allow the landscape contractor to install an irrigation system that works with the field conditions.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Michael Andreotti