

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

Regarding an application by Romano Development for ) **FINAL ORDER**  
conditional use approval to construct 77 detached and attached ) **CUP23-01**  
homes and a 6,600 square-foot commercial building at 4525 ) **(Camas Meadows**  
NW Camas Meadows Drive, in the City of Camas, Washington ) **Hole 9 Mixed Use)**

**A. SUMMARY**

1. The applicant, Romano Development, requests SEPA, Archaeological, Critical Areas, Subdivision Preliminary Plat, Site Plan Review, Design Review, and Conditional Use Permit (“CUP”) approval to divide a 13.81-acre parcel into 77 lots for detached and attached single-family homes, an additional lot (Lot 78) for a 6,600 square-foot commercial building, and tracts for private streets and alleys, open space, and stormwater.

a. The parcel proposed for development is located at 4525 NW Camas Meadows Drive; also known as tax parcel numbers 175980000, 172973000, 172963000, 986035734, 986035733, 172970000, & 986026906 (the “site”). The site is zoned MX (Mixed Use ). Properties to the north, south, and southwest are zoned LI-BP (Light Industrial-Business Park). Properties to the southeast are zoned R-18 (Medium Density Residential, 18 units per acre).

b. The site is currently vacant, with scattered trees and shrubs. The site contains Oregon white oak trees and steep slopes, both of which are designated “critical areas.”

c. The City of Camas will supply domestic water and sanitary sewer service to the proposed development. The applicant will collect stormwater from all new impervious areas on the site and convey it to treatment detention facilities in proposed Tract F and Lot 78. The applicant will discharge treated stormwater from the detention facility onto the slopes north of the site at less than predevelopment rates, using a flow spreader outfall.

d. The section of NW Camas Meadows Drive abutting the site is fully improved to current standards. The applicant will extend three new public streets, proposed 75<sup>th</sup>, 77<sup>th</sup>, and 78th Avenues, into the site from NW Camas Meadows Drive. These roads will intersect a new east-west aligned public street, proposed NW ‘A’ Drive, within the site. The east end of NW ‘A’ Drive will terminate in the eastern portion of the site, with a private road, proposed Tract E, extending southeast of the road terminus and ending in a hammerhead turnaround. The west end of NW A Drive will terminate at the entrance to the parking lot proposed on Lot 78.

2. The City issued a Determination of Nonsignificance (“DNS”) for the subdivision pursuant to the State Environmental Policy Act (“SEPA”). The City issued the DNS on June 15, 2023. The SEPA determination was not appealed and is now final.

3. City of Camas Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff recommended that the examiner approve the preliminary plat subject to conditions. See the Revised Staff Report to the Hearing Examiner dated September 5, 2023 (the "Staff Report"). The applicant accepted those findings and conditions without exception. No one else testified orally or in writing.

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

### **B. HEARING AND RECORD HIGHLIGHTS**

1. The examiner received testimony at a public hearing about this application on September 7, 2023. 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 Madeline Sutherland summarized the Staff Report and her PowerPoint presentation.

3. Planner Michael Andreotti appeared on behalf of the applicant, Romano Development. He accepted the findings and conditions in the Staff Report without exceptions.

### **C. DISCUSSION**

1. City staff recommended approval of the application, 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 finds that the Staff Report identifies all of the applicable approval standards for the application and contains sufficient findings showing the application does or can comply with those standards, subject to conditions of approval. These findings were not disputed and are supported by substantial evidence in the record. The examiner adopts the findings in the Staff Report as his own.

### **D. CONCLUSION**

Based on the above findings and discussion provided or incorporated herein, the examiner concludes that CUP23-01 (Camas Meadows Hole 9 Mixed Use Development) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code, the Revised Code of the State of Washington.

### **E. DECISION**

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves CUP23-01 (Camas Meadows Hole 9 Mixed Use Development), subject to the following conditions of approval:

### **CONDITIONS OF APPROVAL**

#### **Standard Conditions:**

1. Engineering site improvement plans shall be prepared in accordance with CMC 17.01.020, CMC 17.19.010, CMC 17.19.040, and the City of Camas Design Standards Manual (CDSM).
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. Submit four (4) full size sets and one (1) half size set of plans.
  - b. Submit one (1) electronic version of the final (TIR) stormwater report. Do not submit any hard copies of the Final TIR.
  - c. Submit a stamped preliminary engineer's estimate, based on the decision.
3. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development.
  - a. Payment of the 1% plan review (PR) fee shall be due prior to the start of the plan review process. The PR fees are based on the engineer's estimate and will be provided by the engineering staff.
  - b. Payment of the 2% construction inspection (CI) fee shall be due prior to construction plan approval and release of approved plans to the applicant's consultant. The CI fees due will be provided by the engineering staff.
  - c. Under no circumstances will the applicant be allowed to begin construction, which includes all land-disturbing activities, prior to construction plan approval.
4. Installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
5. If applicable, existing wells, septic tank, and septic drain fields shall be decommissioned in accordance with state and county guidelines, per CMC 17.19.020.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the city.
  - a. All designs will be in accordance with applicable City codes.
  - b. The maintenance of the entrance structure will be the responsibility of the homeowners.
7. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, streetlights, and associated appurtenances are installed.
8. A 6-foot private utility easement (PUE) shall be located outside of the right-of-way on public streets and outside of the tracts on private streets.

9. A draft street lighting plan shall be submitted to development engineering for review prior to final plan submittal to Clark Public Utility.
10. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings for the improved subdivision.
11. Prior to any land-disturbing activities of an acre or more, the applicant shall submit a copy of the *NPDES General Construction Stormwater Permit (GCSWP)*, which is issued by the Washington State Dept. of Ecology, and the *Stormwater Pollution Prevention Plan (SWPPP)*, which is required as a component of the NPDES GCSWP permit.
12. Prior to commencing any land-disturbing activities of an acre or more, the applicant shall submit financial security for Erosion and Sediment Control (ESC) in the amount of 200% of the cost for erosion control measures, per CMC 17.21.030.B and CMC 14.06.200. The amount for the ESC financial security will be provided by CDev Engineering.
13. In the event any item of archaeological interest is uncovered during a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease, and the applicant shall notify the City and the Department of Archaeology and Historic Preservation (DAHP).
14. If potential artifacts are discovered during construction, work must immediately cease, and both the State Department of Archaeological and Historic Preservation and the City shall be notified.
15. A homeowner's association (HOA) will be required and a copy of the CC&Rs for the development will need to be submitted to the City for review and approval. Specifically, the applicant will need to make provisions in the CC&Rs for ownership and maintenance of the private storm drainage systems, open spaces, retaining walls, fencing, walls, landscaping, irrigation, private roads, and tracts or easements outside of the City's right-of-way if applicable. Further, all necessary easements and dedications should be noted on the final plat.
16. Provisions for parking enforcement on private Tracts/access driveways, acceptable to the Fire Marshal, shall be included in the CC&Rs at the time of final plat.
17. Accessory dwelling units shall not be precluded from in the CC&R's.
18. Upon completion of all site improvements and prior to issuance of Final Acceptance from CDEV Engineering, the applicant shall remove all temporary erosion prevention and sediment control measures from the site, which includes stabilization of all disturbed soil.
19. Prior to final acceptance, final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
  - a. As-builts are to be submitted in both PDF and in either AutoCAD or Carlson formats.
  - b. The original cover sheet approved and signed by the city engineering shall be included with the as-builts.
  - c. The as-builts are to be a complete set of plans, including detail sheets.

20. Final plat submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050, and the Camas Design Standards Manual.
21. Per CMC 17.21.060.H Permits for one sales office and/or one model home per plat or phase may be issued after the final plat is recorded, and prior to final acceptance.
  - a. Building permit applications for any other residential buildings will not be accepted until after final acceptance is issued.
22. Prior to final acceptance the two-year warranty maintenance bond is to be submitted in accordance with CMC 17.21.070.A. Upon final acceptance of the development improvements a two-year (2) warranty bond commences.
23. Per CMC 17.21.070.E A letter of final acceptance will be issued once all items that are listed in 17.21.070.B-C are complete.
24. The applicant shall take appropriate measures to ensure landscaping success for a minimum of three (3) years after issuance of Certificate of Occupancy. If plantings fail to survive, the property owner shall promptly replace them.
25. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.

**Special Conditions of Approval (SUB23-01):**

Prior to Final Engineering Plan Submittal:

Engineering:

26. The applicant shall submit an addendum to the March 22, 2023, TIA separating the number of single-family residential trips from the number of commercial trips to allow for separate payment of the proportionate share costs to the City of Vancouver based on the phased uses; Phases 1 and 2, single-family detached and single-family attached.
27. The applicant shall submit an addendum to the March 22, 2023, TIA providing trip distributions through all of the proportionate share intersections identified in the *Section 30 Subarea Traffic Study* table provided by City of Vancouver. Said addendum should separate the number of single-family residential trips from the number of commercial trips to allow for separate payment of the proportionate share costs to the City of Vancouver based on the phased uses; Phases 1 and 2, single-family detached and single-family attached.

Prior to Final Engineering Plan Approval:

Planning:

28. A final landscape, tree, and vegetation plan consistent with the landscaping standards in CMC Chapter 18.13 should be submitted to the City for review and approval.
  - a. Street trees utilized will need to be per the approved City's Tree list and per the Camas Design Manual planting specifications and landscape notes. For plants not on the approved City list, a characteristic card should be submitted to the City for review and approval.
  - b. Wheel stops should be used adjacent to planter areas to protect landscaping from car overhangs per CMC 18.13.060.F.
  - c. 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 per CMC 18.13.050.C.1.

- d. All off-street parking areas are to be landscaped at all perimeters to include enough low shrubs to form a continuous screen that is opaque year-round.
  - e. CMC 17.19.030.F.1 requires one two-inch diameter street tree every 30 linear feet.
  - f. The landscape plan shall be updated to provide a five-foot L2 buffer along the commercial building's southern side facing NW Camas Meadows Drive.
  - g. Landscape irrigation shall be shown or noted as required to be design-build by the landscape contractor on the final engineering plans. Landscape meter locations and meter sizes are to be shown on the landscape plans and water utility plans.
  - h. The tree plan shall be followed.
29. Any landscape, parking lot, or building lighting should be directed, hooded, or shielded away from surrounding properties.
30. The applicant shall submit a final mitigation plan per CMC 16.51.180 that meets the WDFW requirements prior to engineering plan approval.
31. Detailed construction drawings per CMC 16.53.050.E.3 of the on and off-site oak mitigation shall be submitted to the City for review and approval.
32. The applicant shall submit an updated geotechnical report conducted by a qualified professional that includes geotechnical evaluations, assessments, impacts, and recommendations CMC 16.59.060.
33. Retaining walls shall comply with CMC 18.17.060.

#### Engineering:

##### Water

34. The water utility plans shall be revised to provide an 8-inch water main located in Tract A, Tract B, and Tract H, to serve Lots 1-19 and Lots 57-74, unless otherwise approved by the Utility Manager during the final engineering plan review process.
35. The final utility plans shall be revised to include a section of water main extended north at the intersection of NW 78<sup>th</sup> Avenue to be located Tract J (future private road) to provide the following:
- a. A minimum 1-inch water service and meter box to each of future Lots 75, 76, and 77 at the property lines.
  - b. Additionally, the final utility plans are to locate the water service and meter box for future Lot 30 on the north side of NW A Drive at the property line for Lot 30.
37. The applicant shall submit revised utility plans to include the location of an onsite water sampling station.
38. The applicant shall submit revised water utility plans and landscape plans showing the locations of all proposed irrigation services and the size of each irrigation meter.

### Storm Drainage

39. The applicant shall submit a complete set of stormwater plans with sizing of conveyance piping, laterals, and manholes for review and approval, per MR #1.
40. The applicant shall submit a revised stormwater plan that includes limiting impacts from surface water runoff from Lots 30-48. Said plan should ensure that the adjacent properties and/or downstream drainageways are not negatively affected by surface water runoff, per Camas Municipal Code (CMC) 14.02 and 17.19.040.C.
41. The final stormwater report TIR shall be revised to include the maintenance requirements and contact information for the treatment vaults.

### Erosion Control

42. The applicant shall be required to submit a complete set of Erosion Sediment Control (ESC) plans, as a part of the site improvement plans for review and approval.

### Sanitary Sewer Disposal

43. The applicant shall submit revised sanitary sewer utility plans with the following:
  - a. The community STEP tanks located in Tracts C, G, and J are to be accessible for inspections and maintenance, including pumping, and are to have traffic-rated lids and risers.
  - b. A utility access and maintenance easement over and under the gravity sanitary sewer mains, located in Tracts A, B, H, and J, is to be granted to the city.
  - c. A cleanout is to be installed, prior to the gravity sanitary mains entering the community STEP tanks and at the right-of-way, prior to the tanks discharging into the sanitary pressure main.
  - d. The community STEP tanks, from the cleanouts to the tanks and from the Community STEP tanks to the cleanouts at the right-of-way, are to be owned and maintained by the homeowners and/or Homeowners' Association (HOA) with right-of-entry granted to the city for inspection purposes.
  - e. The applicant is responsible for sizing the individual community STEP tanks to serve the applicable number of single-family attached dwelling units.
  - f. The design, specifications, and sizing calculations for the proposed sanitary sewer STEP tanks are to be submitted to the city for review and approval.

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

44. There are no existing wells or septic systems on the parcels proposed for development.

### Roads

45. The applicant shall provide road profiles that are to include road grades, horizontal/vertical curve information, and design information for water, sanitary sewer, and stormwater utilities, for the following future public roads: NW 75<sup>th</sup> Avenue, NW 77<sup>th</sup> Avenue, NW 78<sup>th</sup> Avenue, and NW A Drive; and the private roads located in Tracts A, B, E, H, and J.

[Private Roads]

46. The street plans shall be revised to include the minimum 25-foot curb radii, on both sides of private roads, Tracts A, B, H, and J, onto all of the future public roads, NW 75<sup>th</sup> Avenue, NW 77<sup>th</sup> Avenue, and NW 78<sup>th</sup> Avenue.

47. The applicant shall be required to provide a design for a ‘No Parking and Towing’ sign for review and approval.
- a. Said ‘No Parking’ sign is to include contact information for a towing company.

[Street lighting]

48. All street light locations shall be shown on the utility, street, and landscape plans.
- a. Any streetlights provided for private streets are required to be metered separately and are to be owned and maintained by the HOA / homeowners.
49. Prior to submittal of electrical plans to Clark Public Utilities, the preliminary electrical plans for streetlights, transformers, J-boxes, etc., which are prepared by others, are to be submitted to the city for review and approval.

[Storm Facility Landscaping]

50. 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 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.

[Traffic Impact Analysis (TIA)]

51. The sight-distance triangles are to be included on the street improvement plans and the landscape plans.

Prior to Land-Disturbing Activities:

Planning:

52. Temporary construction fencing is required that clearly marks critical area buffers (i.e., Oregon White Oak driplines) in the field and fencing shall remain throughout permitted construction activities.

Engineering:

53. Prior to any land-disturbing activities the applicant shall submit the required SWPPP, per MR #2 of the preliminary TIR.
54. Prior to any land-disturbing activities, an electronic copy of Ecology’s NPDES GCSWP permit, an electronic copy of the SWPPP, and the financial security for erosion and sediment control are to be submitted to the city.
55. Prior to any land-disturbing activities, which includes tree cutting, clearing, and grading, an approved set of final engineering plans, including the erosion prevention and sediment control measures is required to be submitted to the City.

Prior to Final Plat Approval:

Planning:

56. The rear yard setback for lots 22-29 and 49-56 shall be updated to 25 feet.
57. 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 minimum 25-foot rear yard setback along the alley.

Engineering:



58. A note should be added to the final plat stating that:
- a. Tract A, Tract B, Tract H, and Tract J, private roads, consist of a utility access and maintenance easement, conveyed to the city, over and under the water main located in the private roads.
59. The following notes should be added to the final plat stating:
- a. Tracts A, B, C, E, H, and J: The stormwater systems located within these tracts are to be owned and maintained by the homeowners and/or Homeowners' Association (HOA) at the end of the two-year warranty period, which expires two-years after final acceptance.
  - b. Tract F: The stormwater facilities located in Tract F are to be owned by the homeowners and/or Homeowners' Association (HOA). Per CMC 14.02.090.A.1 Tract F will be maintained by the developer during the two-year warranty period that starts at issuance of final acceptance. Per CMC 14.02.090.A.2 at completion of two-year warranty period, maintenance will be the responsibility of the homeowners and/or Homeowners' Association (HOA).
  - c. Right-of-entry is to be granted to the city for inspection purposes of the stormwater facilities located in Tract F.
  - d. Any private rear or side yard drainage systems are to be owned and maintained by the HOA or the applicable Lot owners upon which the private stormwater systems/easements are located.
60. The following notes should be added to the final plat:
- a. A utility access and maintenance easement over and under the gravity sanitary sewer mains, located in Tracts A, B, H, and J, is to be granted to the city.
  - b. The community STEP tanks, located in Tracts C, G, and J, from the cleanouts to the tanks and from the Community STEP tanks to the cleanouts at the right-of-way, are to be owned and maintained by the homeowners and/or Homeowners' Association (HOA) with right-of-entry granted to the city inspection purposes.
  - c. A utility easement is to be granted to the city for the purpose of inspections, maintenance, and pumping of each individual STEP tank installed with the single-family detached dwelling units.
61. The future public roads: NW 75<sup>th</sup> Avenue, NW 77<sup>th</sup> Avenue, NW 78<sup>th</sup> Avenue, and NW A Drive, which consist of a 52-foot right-of-way width, a 28-foot-wide paved street width, five-foot-wide sidewalks on both sides, and 4.5 to 7.5-foot-wide planter strips on both sides are to be dedicated to the City of Camas with final plat approval.
62. The private roads and parking lots provided for the benefit and access to Lots 1-21, and Lots 57-77 should be placed in Tracts to be owned and maintained by the homeowners and/or the homeowners association (HOA).
63. All the necessary dedications and easements should be noted on the final plat.
64. The sight-distance triangles are to be included on the final plat.

Prior to Final Acceptance:

Planning:

- 65. Permanent signs and fencing shall be installed at the edge of the critical area buffers per CMC 16.51.210.B and C. Sign and fencing specifications shall be submitted to the City for review and approval prior to installation.
- 66. A mitigation bond shall be posted in an amount deemed acceptable by the city to ensure the oak mitigation is fully functional per CMC 16.51.250.
- 67. Irrigation and landscaping shall be installed or bonded prior to final acceptance per CMC 17.19.030.F.3.

Engineering:

- 68. The applicant shall install the ‘No Parking and Towing’ signs on private road Tract E, which provides access to future Lots 20, 21 and 30.
- 69. The applicant should be required to pay the proportionate share amount of \$\_\_\_\_\_ for Phases 1 and 2 to the City of Vancouver, as identified in the *Section 30 Subarea Traffic Study* table provided by the City of Vancouver. The applicant is to provide Camas staff with documentation of payment of said proportionate share amounts.
- 70. Prior to final acceptance, the applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes stabilization of all disturbed soil, prior to issuance of Final Acceptance from CDEV Engineering.
- 71. Prior to final acceptance, final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
  - a. As-builts are to be submitted in both PDF and in either AutoCAD or Carlson formats.
  - b. The original approved and signed by the city engineering cover sheet is to be included with the as-builts.
  - c. The as-builts are to be a complete set of plans, including detail sheets.
- 72. Prior to final acceptance the two-year warranty maintenance bond is to be submitted in accordance with CMC 17.21.070.A Upon final acceptance of the development improvements a two-year (2) warranty bond commences.

Prior to Building Permit Approval:

Engineering:

- 73. 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.

Prior to Final Occupancy:

Planning:

- 74. Street trees adjacent to lots should be installed prior to final occupancy or bonded for per CMC 17.19.030.F.4.

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**Special Conditions of Approval (SPRV23-01):**

Prior to Final Engineering Plan Submittal:

Engineering:

[Traffic Impact Analysis (TIA)]:

75. The applicant shall revise and resubmit the March 2023 TIA, with updates using a LUC for Pass-By-Trips that more closely resembles the proposed use for the Commercial Development. Staff would support the LUC 932 High-Turnover, Sit-Down Restaurant.
76. The applicant shall submit an addendum to the March 22, 2023, TIA separating the single-family residential number of trips versus the commercial number of trips to allow for separate payment to the City of Vancouver of the proportionate share costs based on the phased uses: Phase 3, commercial.
77. The applicant shall submit an update to the March 22, 2023, TIA providing trip distributions through all of the proportionate share intersections identified in the *Section 30 Subarea Traffic Study* table provided by City of Vancouver.

Prior to Final Engineering Plan Approval:

Planning:

78. A final landscape, tree, and vegetation plan consistent with the landscaping standards in CMC Chapter 18.13 should be submitted to the City for review and approval.
  - a. Street trees utilized will need to be per the approved City's Tree list and per the Camas Design Manual planting specifications and landscape notes. For plants not on the approved City list, a characteristic card should be submitted to the City for review and approval.
  - b. Wheel stops should be used adjacent to planter areas to protect landscaping from car overhangs per CMC 18.13.060.F.
  - c. 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 per CMC 18.13.050.C.1.
  - d. All off-street parking areas are to be landscaped at all perimeters to include enough low shrubs to form a continuous screen that is opaque year-round.
  - e. CMC 17.19.030.F.1 requires one two-inch diameter street tree every 30 linear feet.
  - f. The landscape plan shall be updated to provide a five-foot L2 buffer along the commercial building's southern side facing NW Camas Meadows Drive.
  - g. Landscape irrigation shall be shown or noted as required to be design-build by the landscape contractor on the final engineering plans. Landscape meter locations and meter sizes are to be shown on the landscape plans and water utility plans. The tree plan report shall be followed.
79. Any landscape, parking lot, or building lighting should be directed, hooded, or shielded away from surrounding properties.
80. Bike parking shall be added near the commercial building and shall be shown on the final engineering plans.
81. Prior to engineering plan approval the applicant shall submit a final mitigation plan per CMC 16.51.180 that meets the WDFW requirements.

82. Detailed construction drawings per CMC 16.53.050.E.3 of the on and off-site oak mitigation shall be submitted to the City for review and approval.
83. The applicant shall submit an updated geotechnical report conducted by a qualified professional that includes geotechnical evaluations, assessments, impacts, and recommendations CMC 16.59.060.
84. Retaining walls shall comply with CMC 18.17.060.

Engineering:

Roads

[Private Roads]:

85. As shown on the preliminary site plans the vehicular access within the parking lot meets the minimum standards as required per Table 1, Note 2.c.

[Refuse and Recycling]:

86. The applicant shall confirm with the service providers for refuse/recycling that the enclosure sizing and location on site is accessible.

Sanitary

87. The applicant shall be required to submit sanitary sewer utility plans with the following revisions to the private onsite sanitary sewer system:
  - a. The proposed STEP tank, located within paved surface, is to be designed with traffic rated access lids and risers.
  - b. The applicant is responsible for sizing the STEP tank for future use. Specifications, design, and calculations for sizing the STEP tank are to be submitted to the city review and approval prior to installation.
88. A note is to be added to the sanitary sewer utility plans stating, "All components of the onsite private sanitary sewer system, including the STEP tank shall be privately owned and maintained by the property owners, with a right-of-entry granted to the city for inspection purposes."

Storm Sewer

89. A note should be added to the stormwater plans stating: "All components of the onsite stormwater system shall be owned and maintained by the applicant/property owner, with right-of-entry granted to the city for inspections purposes."

Water

[Onsite Private Water System]

90. The applicant shall submit revised onsite water utility plans for review and approval with the following changes:
  - a. A minimum 6-inch domestic water line to serve the proposed commercial building and the onsite fire hydrant.
  - b. The proposed size of the domestic water meter.
  - c. An above-ground reduced pressure backflow assembly (RPBA), which is to be located behind the water meter and is to be accessible for inspections and testing.
91. The water utility plans, and the landscape plans are to be revised with the location and size of the irrigation meter and backflow prevention device shown.

92. The applicant shall submit revised water utility plans with the FDC located within 75-feet of the onsite fire hydrant.
93. The applicant shall submit water utility plans with the following revisions to the fire line water system:
- a. A note is to be added to the water utility plans stating, “All components of the onsite private water system and fire line, including FDCs and fire hydrants shall be privately owned and maintained by the property owners with right-of-entry granted to the city for inspection purposes.”
  - b. A note is to be added to the water utility plans stating that “all private fire hydrants are to be ordered direct from the factory and factory painted powder coated red.”

#### Erosion Control

94. The applicant shall submit a complete set of Erosion Sediment Control (ESC) plans, as a part of the site improvement plans for review and approval.

#### Prior to Land-Disturbing Activities:

##### Planning:

95. Temporary construction fencing that clearly marks in the field critical area buffers (i.e., Oregon White Oak driplines) shall be installed prior to construction and shall remain throughout permitted construction activities.

##### Engineering:

96. Prior to any land-disturbing activities, an electronic copy of Ecology’s NPDES GCSWP permit, an electronic copy of the SWPPP, and the financial security for erosion and sediment control are to be submitted to the city.
97. Prior to any land-disturbing activities, which includes tree cutting, clearing, and grading, an approved set of final engineering plans, including the erosion prevention and sediment control measures is required.

#### Prior to Final Acceptance:

##### Planning:

98. Permanent signs and fencing shall be installed at the edge of the critical area buffers per CMC 16.51.210.B and C. Sign and fencing specifications shall be submitted to the City for review and approval prior to installation.
99. A mitigation bond shall be posted in an amount deemed acceptable by the city to ensure the oak mitigation is fully functional per CMC 16.51.250.
100. Irrigation and landscaping shall be installed or bonded prior to final acceptance per CMC 17.19.030.F.3.

##### Engineering:

101. Prior to final acceptance, the applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes stabilization of all disturbed soil, prior to issuance of Final Acceptance from CDEV Engineering.
102. Prior to final acceptance, final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).

- a. As-builts are to be submitted in both PDF and in either AutoCAD or Carlson formats.
  - b. The original approved and signed by the city engineering cover sheet is to be included with the as-builts.
  - c. The as-builts are to be a complete set of plans, including detail sheets.
103. Prior to final acceptance the two-year warranty maintenance bond is to be submitted in accordance with CMC 17.21.070.A Upon final acceptance of the development improvements a two-year (2) warranty bond commences.

**Prior to Building Permit Approval:**  
Engineering:

104. The applicant for the commercial phase, Phase 3, shall be required to pay the proportionate share amount of \$\_\_\_\_\_ to the City of Vancouver. The applicant is to provide Camas staff with documentation of payment of said proportionate share amount for Phase 3.

**Prior to Final Occupancy:**  
Planning:

105. Street trees adjacent to lots should be installed prior to final occupancy or bonded for per CMC 17.19.030.F.4.

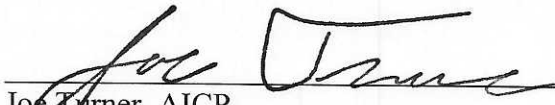
**Proposed Plat Notes for SUB23-01 Only**

1. A homeowner's association (HOA) will be required for this development. Copies of the CC&Rs shall be submitted and on file with the City of Camas.
2. Building permits will not be issued by the Building Department until all subdivision improvements are completed and Final Acceptance has been issued by the City.
3. The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees, and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.
4. The maximum lot coverage for a one-story building is 60% and the maximum lot coverage for a two story or more is 50%.
5. Critical areas and associated buffers shall be maintained in their natural state as described in the Final Wetland Mitigation Plan (Note: add date after approval) that is recorded with this plat by the HOA. Any modifications to critical areas and buffers must be approved in writing by the city after submittal of a revised critical area report.
6. Tree topping is not permitted within this development, nor removal of more than 20 percent of a tree's canopy. Trees that are determined to be hazardous by a licensed arborist may be removed after approval by the City. Required street trees shall be promptly replaced with an approved species.
7. In the event 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 and

the Department of Archaeology and Historic Preservation (DAHP).

8. Tract A, Tract B, Tract H, and Tract J, private roads, consist of a utility access and maintenance easement, conveyed to the city, over and under the water main located in the private roads.
9. Tracts A, B, C, E, H, and J: The stormwater systems located within these tracts are to be owned and maintained by the homeowners and/or Homeowners' Association (HOA) at the end of the two-year warranty period, which expires two-years after final acceptance.
10. Tract F: The stormwater facilities located on Tract F are to be owned by the homeowners and/or Homeowners' Association (HOA). Per CMC 14.02.090.A.1 Tract F will be maintained by the developer during the two-year warranty period that starts at issuance of final acceptance. Per CMC 14.02.090.A.2 at completion of two-year warranty period, maintenance will be the responsibility of the homeowners and/or Homeowners' Association (HOA).
11. Right-of-entry is to be granted to the city for inspection purposes of the stormwater facilities located on Tract F.
12. Any private rear or side yard drainage systems are to be owned and maintained by the HOA or the applicable Lot owners upon which the private stormwater systems/easements are located.
13. A utility access and maintenance easement over and under the gravity sanitary sewer mains, located in Tracts A, B, H, and J, is to be granted to the city.
14. The community STEP tanks, located in Tracts C, G, and J, from the cleanouts to the tanks and from the Community STEP tanks to the cleanouts at the right-of-way, are to be owned and maintained by the homeowners and/or Homeowners' Association (HOA) with right-of-entry granted to the city inspection purposes.
15. A utility easement is to be granted to the city for the purpose of inspections, maintenance, and pumping of each individual STEP tank installed with the single-family detached dwelling units.
16. Tracts A, B, C, E, G, H, and J are private access roads and parking lots that are to be owned and maintained by the homeowners and/or the homeowners association (HOA).

DATED this 21<sup>st</sup> day of September 2023.

  
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Joe Turner, AICP  
City of Camas Land Use Hearings Examiner