Parklands II

Preliminary Narrative

Jurisdiction:

City of Camas, Washington

Applicant & Owner:

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SGA Project #2451
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1 PROJECT OVERVIEW

1.1 CLIENT INFORMATION

MAS1A, LLC – ATTN: Jon Ellsworth
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1.2 PROPERTY INFORMATION

PARCEL NUMBER – 986043913 & 986043914
SITUS ADDRESS – 3711 & 3815 NW Camas Meadows Drive, Camas, WA 98607
PROJECT SIZE (sf / ac) – 141,521 sf / 3.25 ac
ZONING – Business Park (BP) & R-15
PARCEL OWNER – MAS1A, LLC – ATTN: Jon Ellsworth

2 SITE CONDITIONS AND CONTEXT

The subject site consists of two parcels addressed as 3711 and 3815 NW Camas Meadows Drive, Camas, Washington, totaling approximately 3.09 acres proposed for subdivision into 8 single-family detached residential lots and a pocket park. The site is zoned Single-Family Residential (R-15) and Business Park (BP) and is subject to the Mixed Use Planned Development (MXPD) Overlay, governed by Development Agreement recording number 6248594 AMD and its associated Master Plan. The site is located on the north side of NW Camas Meadows Drive, which is classified as a fully improved Arterial per the 2016 Comprehensive Plan Map.

2.1 Topography & Drainage

According to the geotechnical site investigation prepared by Columbia West Engineering, Inc. (June 23, 2015), elevations within the Parklands master plan area range from roughly 190 feet along the northern boundary to about 240 feet in the southern portion, with the subject parcels near NW Camas Meadows Drive exhibiting generally flat to gently sloping terrain. The report identifies typical slopes of 5–10 percent, with isolated areas approaching 20 percent farther south in the master plan area; slopes within the 3.09-acre short plat are expected to fall at the lower end of this range due to the site's proximity to the roadway corridor. Surface drainage is influenced by an existing network of stormwater conveyance infrastructure, including a 24-inch perforated dispersion pipe along the north property line and multiple 15-inch and 18-inch storm pipes that cross the development area, conveying flows from NW Camas Meadows Drive, adjacent developments, and upstream portions of Parklands. City Engineering staff have identified resolution of these facilities—through rerouting, easement modification, or site plan adjustments—as a prerequisite to preliminary short plat approval, and a preliminary stormwater report consistent with *CMC 14.02* and the 2024 SWMMWW will be required with the application.inary GIS elevation data indicates that the site ranges from approximately 190 to 230 feet in elevation, with slopes generally between 5–15%, and localized areas exceeding 15% along the northern and eastern portions of the property. Detailed slope

gradients, drainage patterns, and subsurface conditions will be updated upon review of the formal geotechnical investigation.

2.2 Soils & Geology

Subsurface conditions at the subject site are described in the geotechnical site investigation prepared by Columbia West Engineering, Inc. (Project No. 15153, June 23, 2015). Although the investigation covered the full 36.4-acre Parklands at Camas Meadows master plan area, the findings are applicable to the subject parcels located near Test Pit TP-8 along the northwestern margin of the site. The report identifies three primary soil types: an upper layer of 10 to 18 inches of topsoil and organic material overlying fine-textured silt and clay soils (Soil Type 1 — sandy SILT to sandy FAT CLAY, USCS ML and CH) with moderate to high plasticity; weathered conglomerate residuum (Soil Type 2 — clayey SAND to poorly graded GRAVEL with silt and sand); and competent conglomerate bedrock (Soil Type 3) encountered at depths of 3 to 16.5 feet. The geotechnical engineer notes that sandy FAT CLAY soils may be unsuitable for road subgrade or foundation support without remediation.

Groundwater was observed at 2.5 feet below ground surface in Test Pit TP-1, located in the northern portion of the master plan area closest to the subject parcels. Shallow groundwater may affect utility trenching, subgrade preparation, and wet-weather construction, and the report notes that groundwater levels may fluctuate seasonally with potential for perched conditions. Allowable bearing capacities are estimated at 1,500 psf for foundations bearing on Soil Type 1 and 2,000 psf for foundations bearing on Soil Types 2 and 3, with a recommended 12-inch crushed aggregate base compacted to 95 percent of modified Proctor density. Import structural fill meeting WSDOT gradation requirements may be required if native fine-textured soils cannot achieve compaction or if construction occurs during wet conditions. The site is assigned Seismic Site Class C per the WSDNR (2004) map, with a peak ground acceleration of 0.38g at 2 percent probability of exceedance in 50 years, and liquefaction susceptibility is rated very low.

2.3 Critical Areas

The subject site is located within the City of Camas and is subject to critical areas review under *CMC Title 16*. Based on City GIS mapping and the June 2025 pre-application meeting notes (PA25-1057), no wetlands, streams, or other mapped critical areas are located within the 3.09-acre short plat area; however, a wetland and associated buffer occur north of the broader Parklands master plan site, and a regional pedestrian trail lies within that buffer. The subject parcels do not contain mapped steep slopes, with both GIS data and the geotechnical investigation indicating typical gradients of 5–10 percent and no landslide hazard indicators. The site is mapped within a Critical Aquifer Recharge Area (CARA), but no additional critical areas are identified. A Determination of Non-Significance (SEPA15-14) was issued for the Parklands at Camas Meadows Master Plan in 2016, and the archaeological predetermination completed for the master plan (DA15-03) remains applicable.

2.4 Vegetation & Trees

The site is primarily covered with second-growth vegetation typical of previously platted but undeveloped land. A mix of coniferous and deciduous trees is present, with canopy concentrated along the northern and eastern edges occurring all offsite.

2.5 Existing Structures and Utilities

There are no existing buildings on the subject parcels. The site is served by adjacent urban utilities, including water, sewer, stormwater, power, natural gas, and telecommunications**,** with multiple stubs already extended to the property from prior phases of the Parklands development. Existing stormwater conveyance easements and pipes traverse the site, as documented in the City's pre-application notes; these will be addressed through the plat alteration and engineering design process.

2.6 Surrounding Land Use and Zoning

The surrounding area includes a mix of residential, commercial, and recreational uses consistent with the Parklands and Camas Meadows corridor. To the west and north lies the Camas Meadows Golf Course. To the east and south are existing single-family neighborhoods within the Parklands subdivision. Zoning in the immediate vicinity includes BP**,** R-15**,** R-10**,** R-7.5, and MF-18, reflecting the transitional nature of this area between residential and employment districts.

3 PROPOSED DEVELOPMENT DETAILS

This section describes the physical layout of the proposed development, including the lot configuration, access, street design, utilities, easements, and open-space elements. The intent is to provide a clear overview of how the site is organized and how existing conditions, recorded easements, and the Development Agreement shaped the design. This section is descriptive only; detailed compliance with applicable standards is addressed in Section 4.

3.1 Lot Layout

The proposed short plat will create eight single-family detached residential lots and one pocket park on approximately 3.25 acres. The lot configuration is shaped heavily by existing site constraints, including the location of the gated entrance on NW Pittock Place at the western boundary and a 100-foot-wide PacifiCorp transmission corridor easement that encumbers the entire eastern edge of the property. To align with the established neighborhood circulation pattern, the new private street extends east from NW Pittock Place, directly behind the existing gate, providing a logical continuation of access into the site.

Lots 1 through 5 are arranged along the south side of the new private street and function as double-frontage lots, with their rear yards oriented toward NW Camas Meadows Drive. Lots 6 through 8 are located north of the east–west private street, forming a compact cluster buffered from the arterial frontage. The large PacifiCorp easement along the eastern property line significantly influenced the overall layout, as it restricts building activity and limits the placement of permanent structures. This constraint created an opportunity to locate the required 15,000-square-foot contiguous pocket park within the

easement area, where recreational use is compatible with PacifiCorp's rights and long-term access needs.

Within the PacifiCorp easement is an existing temporary turnaround constructed during prior development to the east. Although originally intended as a construction feature, it has functioned as the preferred turnaround for vehicles approaching the gated access on NW McMaster Drive. To preserve this operational pattern and avoid disrupting the established circulation, the proposed private street terminates in a cul-de-sac design west of the easement, allowing the existing turnaround to remain in place. This approach maintains continuity with the surrounding street network while respecting the physical and operational constraints imposed by the easement and adjacent development.

3.2 Access and Circulation

Access to the development is provided exclusively from NW Pittock Place, an existing private street that currently serves Lots 1–5 of the Parklands subdivision and terminates at a gated entry at the western edge of the site. The new private street extends east from this point behind the existing gate, continuing the established circulation pattern and serving all eight proposed lots. It terminates in a new cul-de-sac located near the center of the site, positioned approximately ten feet west of the existing temporary turnaround within the 100-foot-wide PacifiCorp transmission corridor. This placement preserves the longstanding maneuvering area used by vehicles approaching the gated access on NW McMaster Drive while providing a dedicated turnaround for the new private street.

Circulation within the development is straightforward, with all lots taking direct access from the new private street and pedestrian connections provided along the frontage, including links to the pocket park and the existing trail system to the north. As part of the project's frontage improvements, the existing commercial driveway drop along NW Camas Meadows Drive will be removed and replaced with standard curb, planter strip, and sidewalk to match the established streetscape on either side, restoring a continuous pedestrian environment and reinforcing the residential character of the corridor.

3.3 Private Street and Cul-de-sac Design

The development is served by a new private street extending east from NW Pittock Place, aligned directly behind the existing gate to maintain the established entrance configuration. The street continues east toward the PacifiCorp transmission corridor, where it terminates in a cul-de-sac located approximately ten feet west of the existing temporary turnaround within the easement. A small portion of the new turnaround extends into the easement to accommodate maneuvering needs while preserving the existing turnaround's function for vehicles approaching the gated access on NW McMaster Drive. The street and cul-de-sac are designed to provide straightforward access to all lots while fitting within the site's physical constraints and the required open-space layout.

3.4 Utilities

Public utilities are available adjacent to the site and will be extended to serve the eight proposed lots and the pocket park. Water and sanitary sewer services will connect to existing mains within NW Pittock Place, where stubs and capacity were planned as part of earlier phases of the Parklands development. Stormwater from the new private street and individual lots will be routed through the existing storm conveyance system that

crosses the site, with final design to be addressed through the engineering review and plat alteration process.
Power, natural gas, and telecommunications will be extended from existing facilities located along NW Pittock Place and NW Camas Meadows Drive. The 100-foot-wide PacifiCorp transmission corridor along the eastern property line will remain in place and unobstructed, with all utility extensions and service connections designed to avoid conflicts with PacifiCorp infrastructure and access needs. Utility routing will be coordinated to maintain clearances, preserve easement rights, and ensure reliable service to all lots.

3.5 Pocket Park

The development includes a publicly accessible pocket park located along the eastern edge of the site, outside the privately gated portion of the community. This park fulfills the open-space requirement established in the Development Agreement and provides a neighborhood-serving amenity that remains open to the public.
The park is sited within the recorded 100-foot-wide PacifiCorp transmission corridor easement, which contains no active transmission facilities but restricts permanent structures. These constraints made the easement area the most suitable location for the required contiguous open-space area. The park will include open turf, a defined play area, shade trees, seating, and pedestrian connections, creating a functional public amenity while preserving PacifiCorp's long-term rights within the corridor.

3.6 HOA and Maintenance

The proposed lots will be incorporated into the existing Parklands HOA, which will assume responsibility for maintaining the private street, gate, landscaping within the right-of-way, and other shared improvements. The pocket park, located outside the gated portion of the community and open to the public, will be maintained in accordance with the requirements of the Development Agreement, ensuring long-term upkeep of the open-space amenity. All utility easements, access easements, and shared facilities will be managed through the HOA or dedicated to the appropriate service providers as part of the final plat.

4 CODE COMPLIANCE AND STANDARDS

This section demonstrates how the proposed short plat complies with the applicable provisions of the Camas Municipal Code, the Mixed-Use Planned Development (MXPD) zoning framework, and the requirements of the Development Agreement governing the Parklands project. Each subsection summarizes the relevant standards and provides a clear statement of how the proposed layout, access, utilities, open space, and easements meet those requirements. The intent is to provide a straightforward, code-based compliance review that complements the descriptive site design information presented in Section 3.

4.1 Lot Standard

The proposed short plat meets all applicable lot dimensional standards established in the Parklands Development Agreement. The DA requires a minimum lot size of 8,000 square feet and a minimum lot width of 80 feet. All eight lots exceed these thresholds: the

smallest lot is approximately 10,417 square feet, the largest is approximately 16,475 square feet, and each lot provides at least 80 feet of frontage along the new private street. The site contains 3.25 acres of gross area, with 0.54 acres dedicated to the private street right-of-way, resulting in a net site area of 2.71 acres. Within this net area, two open-space tracts are provided: Tract A, the publicly accessible pocket park, at 17,983 square feet, and Tract B at 4,818 square feet. The remaining land area is allocated to the eight residential lots, all of which exceed the DA's minimum dimensional requirements.

The DA also establishes modified setbacks for this neighborhood, including a 15-foot front setback to the primary building façade, a 20-foot setback to any garage, a 10-foot street-side setback, a 5-foot interior side setback, and a 5-foot rear setback, with 10 feet required for double-fronting rear yards unless enhanced landscaping or sight-obscuring fencing is provided. All proposed lots are sized and shaped to accommodate these setbacks without requiring any deviations. Lots 5 and 6 include recorded building-restriction easements to ensure that future structures remain outside the PacifiCorp transmission corridor, preserving compliant buildable envelopes.

Based on the DA standards and the proposed lot dimensions, the plat complies with the applicable provisions of *CMC 18.24* and *CMC 18.09*, and no variances or modifications are requested.

4.2 Access & Circulation

The proposed access and circulation system complies with the applicable provisions of *CMC 17.19.040, 17.19.050, 17.19.060*, and the private street standards of *CMC 17.21.030*. All lots take direct access from a new private street that extends approximately 411 feet from the existing gated entry to a full cul-de-sac. The private street is contained within a 48-foot-wide tract and includes a 28-foot asphalt driving surface with 5-foot detached sidewalks on both sides, meeting the City's dimensional requirements for private residential streets serving multiple single-family lots within the MXPD.

The cul-de-sac meets the turnaround requirements of *CMC 17.19.060*, with a 45-foot radius tract dedication and a 35-foot radius paved surface. The detached sidewalk continues around the full perimeter of the bulb, providing continuous pedestrian circulation and satisfying the City's pedestrian connectivity standards. The turnaround geometry provides adequate clearance for emergency vehicle maneuvering consistent with *CMC 17.21.040*.

The existing gate at the entrance to the private street remains in its current configuration and does not require modification as part of this plat. All eight lots are served by individual driveways, each planned at a typical width of 30 feet, and no shared driveways are proposed. The resulting layout provides compliant vehicular access, emergency access, and pedestrian circulation throughout the site without the need for any deviations or modifications.

4.3 Utilities

Utility service for the proposed short plat is designed to comply with the applicable provisions of *CMC 17.19.040* and the requirements outlined in the City's Pre-Application Conference Notes for PA25-1057. Two existing 8-inch ductile iron water mains are stubbed to the site—one from NW Pittock Place and one from NW McMaster Drive—and will be extended to form a continuous 8-inch water main serving all eight lots, consistent

with *CMC 17.19.040.C.4.a*. Each lot will be provided with an individual 1-inch water service and meter box, and irrigation for the open-space tracts will be served by a separate irrigation meter as required. The City may require installation of additional fire hydrants during engineering review, and all trenching and restoration within NW Camas Meadows Drive or NW Pittock Place will follow CDSM Details G2 and G2A.

Sanitary sewer service will utilize the two existing 2-inch PVC pressure sewer laterals stubbed into the site from NW Camas Meadows Drive. Sewer extensions and laterals will be installed to serve each lot, maintaining the required 10-foot horizontal separation from the water main within the private street tract, consistent with City standards. All trenching and restoration in the adjacent right-of-way will follow CDSM Details G2 and G2A.

Stormwater management will be designed in accordance with *CMC 14.02* and the 2024 Stormwater Management Manual for Western Washington. Because the project will create more than 5,000 square feet of new and replaced hard surface area, all Minimum Requirements 1 through 9 will apply. The site contains multiple existing stormwater conveyance systems and manholes that serve upstream developments, including a 24-inch perforated dispersion system and several 10- to 18-inch storm mains within recorded easements. These systems will be preserved in place, and the preliminary plat identifies the required stormwater easements to ensure continued access and function. Any necessary rerouting or protection measures will be addressed during engineering review. Stormwater facilities will be located in a tract and maintained by the HOA, with City right-of-entry for inspection.

The proposed utility layout meets the applicable requirements of the Camas Municipal Code and the Pre-Application Conference Notes, and no deviations from utility standards are requested as part of this preliminary short plat.

4.4 Open Space/Pocket Park

Section 4.3 of the Development Agreement establishes the standards for the required pocket park, including a minimum 15,000 square feet of contiguous area; a 3,000-square-foot play area with equipment appropriate for toddlers and elementary-aged children; at least one picnic table and two benches; landscaping that includes open turf and shade trees; and an 8-foot-wide asphalt or concrete trail providing access to the edge of Wetland Tract A. The park must remain publicly accessible, be owned and maintained by an HOA, and include assurance of completion prior to final plat recording.

The proposed pocket park is located within Tract A, which contains 17,983 square feet, exceeding the minimum contiguous area required under Section 4.3. The design includes a 3,123-square-foot playground with equipment suitable for children ages 0–12, meeting the required play area size and age range. The park program provides one picnic table, two benches, an open turf area, and shade trees, satisfying all required amenity and landscaping elements. Public access is provided through a pedestrian gate at the private cul-de-sac, and an 8-foot-wide trail connection extends from the park to the existing trail easement along the east property boundary. This trail continues north to connect with the regional trail system, maintaining the required public connection. Tract A will be owned and maintained by the HOA and will remain publicly accessible, consistent with Section 4.3 of the Development Agreement.

4.5 Easements

The preliminary short plat identifies all existing easements affecting the property, including multiple stormwater conveyance easements, utility easements, access easements, and the PacifiCorp transmission corridor easement along the eastern boundary. The stormwater easements contain several existing conveyance systems and manholes that serve upstream developments, including 24-inch, 18-inch, 15-inch, and 10-inch storm mains. These easements are preserved in place, and the plat maintains the required access and protection for these facilities.

Lots 5 and 6 include building-restriction easements associated with the PacifiCorp transmission corridor. These easements are shown on the plat and have been incorporated into the lot layout to ensure compliant building envelopes remain available on each lot.

A new easement is created around the existing paved turnaround located east of the site on NW McMaster Drive. This easement ensures continued access and maneuvering space for vehicles approaching the gated entry serving the existing Parklands subdivision. The new cul-de-sac is positioned to maintain this function while providing a dedicated turnaround for the proposed private street.

Any existing easements proposed for removal or modification will be processed through a separate plat alteration application, consistent with *CMC 18.55.270.E*. All required easements for utilities, stormwater, pedestrian access, and trail connections are shown on the preliminary plat, and no conflicts occur with required setbacks or buildable areas.

4.6 Transportation and Traffic Compliance

A technical traffic memorandum prepared by Charbonneau Engineering (March 30, 2026) confirms that the eight-lot short plat will generate 73 daily trips, 6 AM peak-hour trips, and 7 PM peak-hour trips—well below thresholds for a Transportation Impact Analysis or traffic-calming measures. Intersection sight distance at the gated access on NW Pittock Place is adequate, with all entering vehicles slowing or stopping at the gate and clear visibility available for drivers exiting the site. WSDOT crash data show no reported collisions at the NW Camas Meadows Drive / NW Payne Street / NW Pittock Place roundabout from 2020–2024, and no mitigation is recommended. Trip distribution and assignment follow the City's pre-application direction, with only one Vancouver proportionate-share intersection—the SE 192nd Avenue / SR-14 ramp terminals—receiving project traffic, resulting in a $6,000 fee for three PM peak-hour trips. The traffic engineer identifies no operational impacts or movement conflicts and recommends approval without transportation system improvements, satisfying the transportation-related requirements of *CMC 17.19.040*, *CMC 18.17.030*, and the PA25-1057 pre-application notes.

4.7 Preliminary Short Plat Approval Criteria

The proposed short plat satisfies the criteria for preliminary approval outlined in *CMC 17.09.030*. The project is consistent with the Camas Comprehensive Plan, the Parklands Master Plan, and all adopted City plans applicable to the MXPD, meeting the conformance requirement of *CMC 17.09.030.D(1).* Provisions for water, storm drainage, erosion control, and sanitary sewage disposal comply with current standards in the

Camas Design Standards Manual, satisfying *CMC 17.09.030.D(2)*, with water and sewer extended from existing mains and stormwater routed through preserved conveyance systems within recorded easements. The private street, sidewalks, utilities, street lighting, and street trees are designed consistent with the six-year street plan and the Camas Design Standards Manual, addressing *CMC 17.09.030.D(3)*. All required dedications, easements, and reservations—including stormwater easements, access easements, and the PacifiCorp transmission corridor—are provided on the preliminary plat in accordance with *CMC 17.09.030.D(4)*. Transportation impacts have been evaluated through the Charbonneau Engineering memorandum, which identifies no operational deficiencies and assigns the required proportionate-share fee, fulfilling *CMC 17.09.030.D(5)*. The lot design, shape, and orientation support the intended single-family residential use and comply with the dimensional standards of the Development Agreement, meeting *CMC 17.09.030.D(6)*. Long-term maintenance of the private street, open space, and shared facilities is provided through the Parklands HOA, consistent with *CMC 17.09.030.D(7)*. The plat complies with all relevant provisions of the Camas land development and zoning codes, including Titles 14, 16, 17, and 18, satisfying *CMC 17.09.030.D(8)*. Finally, the proposal meets the requirements of *Chapter 58.17 RCW* and all applicable state and local laws in effect at the time of preliminary plat approval, addressing *CMC 17.09.030.D(9)*.

5 CONCLUSION/SUMMARY

The Parklands II Short Plat proposes eight single-family detached lots and a publicly accessible pocket park consistent with the Parklands Development Agreement and the MXPD overlay. The lot layout, private street, pedestrian connections, and open-space design all conform to the dimensional, access, and open-space standards established in the DA and applicable provisions of *CMC Titles 14, 16, 17,* and *18*. Existing stormwater and utility easements are preserved, and all lots meet or exceed the required buildable area and setback standards without the need for variances.

The accompanying traffic analysis confirms that the project generates low trip volumes, maintains adequate sight distance, has no crash-related safety concerns, and results in only one proportionate-share impact. With compliant access, utilities, stormwater management, and open-space improvements, the proposal meets the applicable approval criteria for a preliminary short plat and is suitable for approval.

For questions or additional project information, please contact SGA Engineering, PLLC at (360) 993-0911 or email Scott Taylor (staylor@sgaengineering.com) and Nate Horvath (nhorvath@sgaengineering.com).