



Date Published: March 8, 2018

To Whom It May Concern:

Please find enclosed a Mitigated Determination of Non-Significance (MDNS) for the **Hetherwood Apartments (SEPA16-11)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments and consolidated Site Plan Review Decision (City file #**SPRV16-03**) reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following application materials were submitted and are available for review upon request from the Community Development Department:

- Wetland Delineation & Assessment – The Resource Company, 03/18/2016
- Wetland Mitigation Report – The Resource Company, 07/19/2017
- Archaeological Predetermination*, 02/17/2016
- Existing Conditions– Olson Engineering, 03/15/2016
- Tree Report – AKS Engineering and Forestry, 02/17/2017
- Tree Plan – AKS Engineering and Forestry, 06/23/2017
- Preliminary Drainage Analysis – Olson Engineering, 08/29/2017
- Site Plans – Olson Engineering 2/8/18
- Landscape Plans – Olson Engineering 2018

The following materials are attached to this letter:

- SEPA Checklist
- Consolidated Decision for Site Plan and Critical Areas Review (File #SPRV16-03)
- Settlement Agreement
- Covenant

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the MDNS may be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

* Consistent with RCW 42.56.300, Archaeological information is **exempt** from public disclosure.

Distribution:

Bureau of Indian Affairs
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Department of Fish and Wildlife, Region 5
Department of Natural Resources, SEPA Center
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver-Clark Parks and Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program
Property Owners within 300 feet



State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SEPA16-11 **Hetherwood Apartments (ne. Kate's Woods)**

APPLICANT: Kate's Woods, LLC
Melanie Poe, Manger
16420 SE McGillivray Blvd. #103-197
Vancouver, WA 98683

REQUEST: To construct a 150-unit residential development

LOCATION: NW Pacific Rim Blvd., west of NW Parker Street
Tax Parcels: 125599-00 and 126040-000

LEGAL DESCRIPTION: Section 5, Township 2 North, Range 3 East, W.M., Clark County

SEPA DETERMINATION: Mitigated Determination of Non-Significance (MDNS)

COMMENT DEADLINE: **March 22, 2018, at 5:00 p.m.**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Determination:

Mitigated Determination of Non-Significance (MDNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas to include: Wetland Delineation & Assessment; Wetland Mitigation Report; Archaeological Predetermination; Existing Conditions Plan; Tree Report; Tree Plan; Preliminary Drainage Analysis; Site Plans – Olson Engineering 2/8/18; and Landscape Plans – Olson Engineering 2018.

At this time, the development has not proposed any trench cuts in the existing right-of-way. However, current design standards do not adequately provide specifications that would mitigate for the impacts to NW Pacific Rim Blvd. if such work were to occur. For this reason, the following mitigation measure will be required:

(B) Environmental Elements

(14) Transportation Mitigation Measure:

The development shall provide a 0.15' depth pavement grind and inlay for the full width of the affected travel lane/s and a minimum of 10-feet either side of the trench as surface restoration. The surface restoration work shall include replacement of all pavement markings that may be removed or obliterated during the course of this work. Additionally, CDF is the preferred method of trench backfill above the pipe zone and below pavement section.

Date of Publication & Comment Period:

Publication date of this MDNS is **March 8, 2018**, and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **March 22, 2018**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

SEPA Appeal Process:


An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

1. The case number designated by the City of Camas and the name of the applicant; and,
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Title 16 of the Camas Municipal Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the City Planner. All contact with the City Planner regarding the petition, including notice, shall be with this contact person.

The appeal request and appropriate fee must be submitted to the Community Development Department between 8:00 a.m., and 5:00 p.m., Monday through Friday, at the address listed below:

Appeal to the City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

 _____ Robert Maul, Planning Manager and Responsible Official	March 8, 2018 _____ Date of publication
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project information

project scope

New construction of multi-family residences. The project consists of two phases. Phase 1 is (3) multifamily buildings, each are 3-4 stories. Phase 2 are (16) three-story rowhouses with garages.

zoning information

ZONE: MF 24
 PARKING REQUIREMENTS: 1 space per studio apartment
 2 spaces per 2-bedroom rowhouse

phase two counts

units	
two/three bed rowhouse	15 units
parking	
garage spaces	2 per unit (30)
parking spaces	7
TOTAL	37 spaces
required parking	30 spaces
2 spaces per unit	
37 spaces > 30 spaces; therefore OKAY	

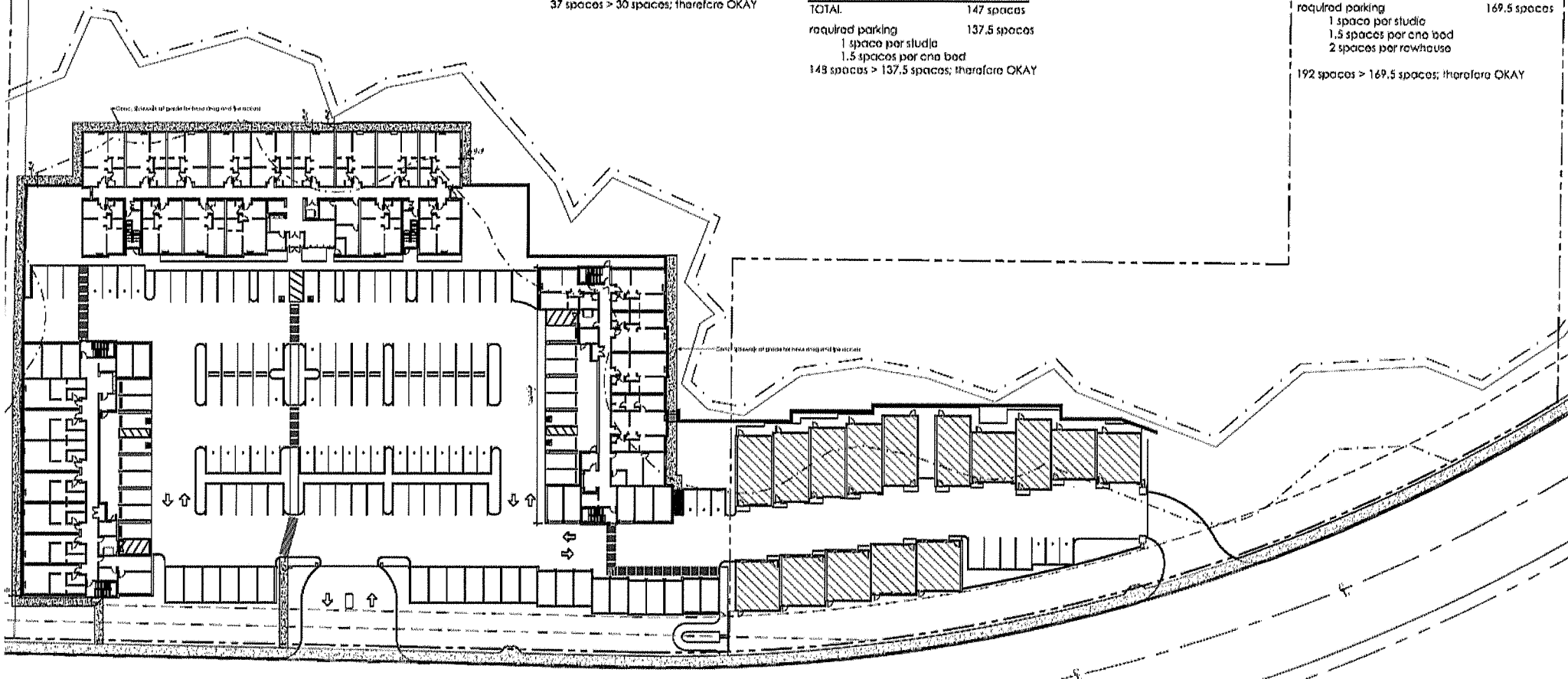
phase one counts

units	
west building	36 units
north building	63 units
east building	35 units
TOTAL	134 UNITS
parking	
garage spaces	33
covered spaces	18
standard/compact spaces	96
TOTAL	147 spaces
required parking	137.5 spaces
1 space per studio	
1.5 spaces per one bed	
148 spaces > 137.5 spaces; therefore OKAY	

overall counts

units	
studio apartments	127
one bed + one	7
two/three bed rowhouses	16
TOTAL	150 units

parking	
garage spaces	33
covered spaces	20
phase one - spaces	97
phase two - spaces	8
phase two - rowhouse garage spaces	32
TOTAL	190 spaces
required parking	169.5 spaces
1 space per studio	
1.5 spaces per one bed	
2 spaces per rowhouse	
192 spaces > 169.5 spaces; therefore OKAY	





Community Development
616 NE Fourth Avenue • Camas, WA
98607 (360) 817-1568
<http://www.cityofcamas.us>

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision- making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Kate's Woods Site Plan

2. Name of applicant: [\[help\]](#)

Kate's Woods, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant:

**Melanie Poe, Manager
Kate's Woods, LLC
16420 SE McGillivray Blvd #103-197
Vancouver, WA 98683
360-947-0347
Melanie.apc@comcast.net**

Contact:

**Rebecca Wahlstrom, Project Manager
Olson Engineering, Inc.
222 E. Evergreen Blvd
Vancouver, WA 98660
360-695-1385
rebeccaw@olsonengr.com**

4. Date checklist prepared: [\[help\]](#)

June 20, 2016, revised June 12, 2017 and September 1, 2017

5. Agency requesting checklist: [\[help\]](#)

City of Camas

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

This SEPA covers impacts of a proposed multifamily development on the Kate's Woods property, including clearing, grading, and installation of all required utilities, parking, and landscaping. Anticipated site work will be performed in 2017 and 2018.

The applicant has already submitted a separate SEPA application to cover anticipated impacts from a proposed temporary stockpile on site.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Wetland Delineation & Assessment – TRC, 03/18/2016

Wetland Mitigation Report – TRC, 07/19/2017

Archaeological Predetermination –AS, 02/17/2016

Existing Conditions– Olson Engineering, 03/15/2016

Tree Report – AKS, 02/17/2017

Tree Plan – AKS, 06/23/2017

NPDES

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

[\[help\]](#)

A Boundary Line Adjustment has been approved for the project property.

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

Stockpile SEPA & Permits

Clearing and Grading Permit

Erosion Control Permit

Engineering Plan Approval

Mitigation Plan Approval

Building Permit

NPDES/SWPPP

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Applicant is requesting approval to develop a multifamily project on 9.97 acres zoned MF-24. The project will consist of three stacked multifamily apartment buildings containing 134 studio and 1-bedroom apartments. Sixteen rowhouses will be positioned near the street frontage, along with detached garages. There will be a total of 190 parking spaces on site, in parking lots and detached garages.

Staff Note: The property is vested as MF-24, however, it is currently within an MF-18 zone.

12. Location of the proposal. Give sufficient information for a person to understand location of your proposed project, including a street address, if any, and section and range, if known. If a proposal would occur over a range of area, provide the boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The site consists of two legal lots totaling 9.97 acres. The parcels are 125599-000 and 126040-000. The applicant has processed a Boundary Line Adjustment between these two parcels. The site is located north of NW Pacific Rim Blvd, west of NW Parker St, in Section 5, Township

2 North, Range 3 East of the Willamette Meridian, Clark County.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes,
mountainous, other __

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

According to Clark County GIS information, the steepest slope on the site is approximately 10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 30% of the total site area (~3.0 acres) will be covered with impervious surfaces after project construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Minimally disturb soils outside of construction area, retain existing vegetation outside of identified impact boundary, install sediment fencing on downhill side of construction areas, cover soil stockpiles when not in use, and provide temporary or permanent vegetative cover within time limits required by City.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Resident, delivery trucks, mail delivery, solid waste and recycling vehicles will generate particulate emissions in the long term. Other emission sources include small power tools such as small gas-powered equipment used for site and landscape maintenance. The quantities of those emissions are unknown.

Post-construction emissions will be generated by traffic.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

The Applicant is not aware of any offsite sources of emissions or odors that would adversely affect the proposed site work.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Water or other approved dust suppressants will be utilized as needed for dust control during construction. Emission control measures for vehicles and equipment are regulated under the Camas Municipal Code Standards, Washington State Department of Ecology (DOE), and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The site contains a Category IV wetland.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, the proposed project will be constructed within 200' of the wetland.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No cut or fill is proposed in wetland areas, so this Item is not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No surface water withdrawals or diversions are proposed.

- 3) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, the site area does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No, the proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No impacts to groundwater are proposed.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No discharge of waste material to the ground is proposed.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater quality treatment and quantity control will be provided by an

underground facility. Stormwater will be detained, treated, and released to the adjacent wetland at permitted levels.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Possible spills including fuels such as diesel or gasoline could potentially spill on the site during construction. Proposed erosion control measures will minimize the potential for waste materials to be conveyed to ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed site grading will alter some drainage patterns within the development impact area due to placement of soil; however, any changes will not affect property located outside of the site boundary. Drainage patterns and capture will be reviewed as part of the Grading Permit application process.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This proposal will meet or exceed erosion control standards established by the City of Camas and the DOE. Any spills will be immediately responded to, and appropriate remediation measures will be taken.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: **alder, maple**, aspen, **elm, cherry, cottonwood, apple, other**

evergreen tree: **fir, cedar, pine, hemlock**, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: **Blackberry**

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The Applicant is proposing to remove trees, small shrubs and grass in the development impact area.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species are known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance

vegetation on the site, if any: [\[help\]](#)

The applicant proposes to grade site and utilize hydroseeding and other erosion control measures to stabilize soils until site construction is completed.

- e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species on or near the site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: **hawk**, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species are known to be on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is located in what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No measures are proposed.

- e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Typical residential use of electricity and natural gas will be required for the completed project.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

This site is separated from surrounding properties by wetlands, so no impacts to use of solar energy by adjacent properties are foreseen.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

All construction on site will be designed to comply with the Washington State

energy code and the adopted version of the International Building Code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

Heavy equipment and a variety of materials will be utilized to construct the project.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals or conditions on or near the site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Heavy equipment will be utilized to carry out site construction, so equipment fuel and fluids will be used onsite during construction. No toxic or hazardous chemical storage, use or production is anticipated during the life of the project.

- 4) Describe special emergency services that might be required.

No special emergency services will be required. The project area is within the City of Camas and currently served by fire, police and EMS providers.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Contractors will be expected to comply with applicable local, state and federal regulations relating to the construction and operation of the project. All site work is anticipated to undergo regulatory inspection.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Existing traffic noise from adjacent roadways may be heard, but it will not adversely affect the proposed project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Construction on the site will create short-term construction noise. Construction activities will not occur after 7 p.m. or before 7 a.m. Resident, mail delivery, deliveries and solid waste and recycling vehicles will create some noise in the long term. Long term noise sources include small power tools including, but not

limited to, small gas-powered equipment used for site and landscape maintenance.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction activities will not occur after 7 p.m. or before 7 a.m.

Staff note: The applicant must comply with city codes regarding construction hours. Refer to CMC 9.32.050.

a. What is the current use of the site and adjacent properties? Will the proposal land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently vacant. The property located to the north of the site is zoned Regional Commercial (RC) and is vacant in the vicinity of the property, NW Pacific Rim Blvd is located to the south, a wetland tract zoned MF-24 is located to the west, and vacant land zoned RC is located to the east.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The property is vacant and has not been designated as working resource lands. None of the property has farmland or forest land tax status.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no known working farms or forest lands in the vicinity of the site.

c. Describe any structures on the site. [\[help\]](#)

There are no structures on site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable, as there are no structures on site.

e. What is the current zoning classification of the site? [\[help\]](#)

MF-24

Staff Note: The property is currently zoned MF-18. (MF-24 was repealed after this application was received.)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Multi-family High (MFH)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

[\[help\]](#)

The site contains a Category IV Wetland.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 265 people will live in the completed project.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed site plan complies with the City's applicable zoning standards.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no known working farms or forest lands in the vicinity of the site.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Approximately 150 middle- and upper-income residential units will be provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable, as there are no structures on site.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The stacked multifamily buildings will be the tallest structures in the development, and will not exceed the maximum height of the underlying zone. The applicant will apply for a Site Plan Modification as needed to apply recent code changes to building height. Principal exterior materials are brick, wood, textured concrete stone veneer or architectural split-faced block, stucco, cementitious lap siding or glass.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views across the site will be altered by the placement of structures.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Master-planned landscaping, landscape screening, and architectural design guidelines.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Typical residential building lighting will light the area in the night time hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, the installation of illumination will be done in such a way as to minimize dispersion off-site and to not constitute a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Lights will be installed and shielded to minimize light dispersion and control any potential offsite impacts. Intensity of lighting will be kept at a level to assure safety on the site, but will meet all applicable Camas light shielding and glare reduction requirements.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Fisher Basin Community Park is located north of the project approximately 1.5 miles. Grass Valley Park and Lacamas Swim & Sport are located 2.5 miles to the northeast on NW 38th Avenue.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No existing recreational uses will be displaced with this project.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Residents will be able to access surrounding recreational opportunities, and the project will contribute Park Impact Fee credits.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no known historical sites or structures on or near the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Archaeological review of the site property did not reveal any material evidence or artifacts.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

There are no reported archaeological sites within 1000' of the site. Archaeological reports conducted on the properties have been submitted to the Washington Department of Archaeology and Historic Preservation. Tribes have been notified.

- e. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

In the event any cultural artifacts are discovered during construction, all site activity in the immediate vicinity will cease and all appropriate federal, state, county and tribal agencies will be notified.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Construction access and primary access to the site will be from NW Pacific Rim Blvd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

C-Tran's Connector provides reservation stop service to the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will provide approximately 190 parking lot and garage spaces. No

spaces will be eliminated as a result of this project.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The project will require a change in the median on NW Pacific Rim Blvd to provide room for a left turn lane.

- f. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

A Traffic Impact Analysis Study has been completed by Kittelson & Associates. The proposed site development is estimated to generate 1,035 net new daily trips, 80 net new a.m. peak hour trips (17 in, 63 out) and 95 net new p.m. peak hour trips (62 in and 33 out).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Pay traffic impact fees as applicable.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, future public services will be needed for the newly proposed development.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The Applicant will construct on site utilities, pay system development charges, property taxes and other municipally imposed taxes and fees.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service,

and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Water and sewer will be provided by the City of Camas, with a STEP system provided by the developer. Electricity will be provided by Clark Public Utilities, waste removal by Waste Management, telephone by CenturyLink or other, and natural gas by Northwest Natural.

C. Signature [HELP]

Under the penalty of perjury, the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Melanie Poe Melanie Poe Melanie Poe

Name of signee Melanie Poe

Position and Agency/Organization Manager, Kate's Woods LLC

Date Submitted: 6/20/2016 Revised 6/12/2017 Revised 9/1/2017



**STAFF REPORT AND CONSOLIDATED DECISION FOR
HETHERWOOD RESIDENTIAL DEVELOPMENT
(FILE #SPRV16-03)
SITE PLAN REVIEW & CRITICAL AREA REVIEW**

Decision Issued: March 8, 2018
Applicant/Owner: Kate's Woods LLC
16420 SE McGillivray Blvd.
Vancouver, WA 98683
Location: NW Pacific Rim Blvd. Zoning: MF-24* (as vested)
Parcels: 126040-000 (Phase 1 Apartments) and 125599-000 (Phase 2 Row houses)

APPLICABLE LAW: The application was submitted on June 20, 2016, and the applicable codes are those that were in effect on the date of application (through Ord. 17-008†). Camas Municipal Code (CMC) Titles 16, 17, and 18, specifically (but not limited to): Chapter 16.01 General Provisions; Chapter 16.03 Definitions; Chapter 16.07; Chapter 16.13 SEPA; Chapter 16.31 Archaeological; Chapter 16.51 General Provisions; Chapter 16.53 Wetlands; Chapter 17.01 General Provisions; Chapter 18.07 Use Authorization; Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.18 Site Plan Review; Chapter 18.19 Design Review; Chapter 18.25 Row houses; and Chapter 18.55 Administrative Procedures. This development is also subject to Sections 2, 3, 4 and 5 of "CR 2A Settlement Agreement" (Clark County Superior Court filed on 05-24-2017), when it was formerly named "Kate's Woods".

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SUMMARY

- The development discussed throughout this report and decision includes two parcels for a combined 11.38 acre site.
- On the westerly, 7.04 acre parcel, the applicant proposes to construct 134 residential units within two four-story apartment buildings and a three story apartment building as Phase 1. The parcel includes detached parking garages.
- On the easterly, 4.34 acre parcel, the applicant proposes to build 16 three-story row houses as Phase 2.
- The combined property area ("the site") contains approximately 5.95 acres of wetlands. The development is allowed per the Settlement Agreement to utilize five foot wide buffers from the wetland and mitigate off-site for up to 75% of the impacts. The application included a mitigation report for proposed impacts.

A consolidated decision for the Hetherwood Site Plan Review, Critical Area Review and Archaeological Review is conditionally approved based on the applicant's narrative, drawings, and supporting technical reports except as otherwise clarified or modified through the conditions of approval stated herein. The applicant provided

* The MF-24 zone is vested with the application. The property is currently **zoned MF-18**. The application is subject to regulations up to Ordinance 17-008 and a Settlement Agreement. The current comprehensive plan, and zoning of MF-18 were adopted a month later.
† See above.

multiple revised versions throughout the review process. Unless noted, the staff report comments and conditions are in response to 2018 revised submittals.

APPROVAL OF SPRV-16-03, IS BASED ON THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS OF LAW:

DISCUSSION AND FINDINGS OF FACT

SITE PLAN REVIEW

CMC§ 18.18.060 - *Criteria for approval. The city shall consider approval of the site plans with specific attention to the following (A through F):*

A. COMPATIBILITY WITH THE CITY'S COMPREHENSIVE PLAN;

Staff: The property is located within the "Multi-family high" residential comprehensive plan designation. The zoning was Multi-family 24 (MF-24) when the application was submitted. A month after the application was submitted, the comprehensive plan designation remained the same, although the zoning was changed to Multi-family 18 (MF-18). The property is also subject to a Settlement Agreement that guarantees that it may develop up to 150 units, which was consistent with the regulations of the MF-24 zone at the time of submittal. The applicant proposes to develop a mix of apartments and row houses on the combined property for a total of 150 residential units. Apartments and row houses are land uses that are outright permitted in the zone, and consistent with the comprehensive plan.

FINDING: As vested and subject to the Settlement Agreement, the proposal is consistent with the comprehensive plan designation.

B. COMPLIANCE WITH ALL APPLICABLE DESIGN AND DEVELOPMENT STANDARDS CONTAINED IN THIS TITLE AND OTHER APPLICABLE REGULATIONS;

Staff: Site development standards for multi-family housing include (among other standards) lot size, building height, setbacks from property lines, landscaping, parking, and unit density.

[Density] The city requires that the unit density be within the minimum and the maximum of the zone. The MF-24 zone (now repealed) required a *minimum* density of six dwelling units per acre and a *maximum* of 24 dwelling units per acre. The MF-24 zone allowed for a determination of density based on the "gross acreage". The property size on the application form states that there are 11.38 acres, and the updated narrative (Third revision, 9/1/2017) states that there are 9.97 acres. At 9.97 acres the maximum units allowed would be 239 units. The property is also subject to the terms of a Settlement Agreement, which limits the project to 150 units on the site. For these reasons, this property would be required to build between 59 units (6 x 9.97 acres) and 150 units. The applicant is proposing to develop 150 units on the site.

FINDING: As vested and subject to the Settlement Agreement, the applicant meets the density standards.

[Lot size] As vested, the minimum lot size within the MF-24 is 20 feet wide and 60 feet deep per CMC18.09.050 Table 3-Density and Dimensions for Multifamily residential zones. The applicant is not subdividing the parcels, and there is not a maximum lot size in multifamily zones. The application meets this standard.

[Setbacks] As vested, the minimum setbacks are ten feet at the front, three feet side yard setbacks, 10 foot rear yard setbacks, and 15 feet flanking a street. The buildings meet the required setbacks. Discussion of how the project meets setback standards follows.

The western parcel (126040-000) includes three apartment buildings and two garage structures. Along the frontage of NW Pacific Rim Blvd the buildings are setback as follows (west to east): the three-story apartment building is setback 25 feet; the 60 foot garage structure is setback 20 feet; and the 178 lineal foot garage structure is set back 20 feet. The western side lot line includes the three-story apartment building, which is 10 to 14 feet from the property line. The northernmost four-story apartment building has a retaining wall 10 feet from the property

line that will be 10-12 feet high, and the structure will be approximately 42 feet back. To the east along the shared lot line, a four-story apartment building will be 35 to 38 feet from the side lot line. To the rear of the structures is a wetland area and for that reason, the buildings are approximately 180 feet to the rear of the lot.

The eastern parcel (125599-000) includes 15 row houses (submittal ver. 01/31/18). There are five row houses that are setback 22 feet from NW Pacific Rim Blvd. They are also setback 3 feet from the west side lot line and over 200 feet to the eastern lot line. The buildings are approximately 80 feet from the rear property line, which contains wetlands and buffers.

FINDINGS FOR LOT SIZE AND SETBACKS: As vested, the lot size and setbacks comply with zoning.

1 Rendering of the development as viewed from Pacific Rim Bl



PROJECT ELEVATION AND STREETSCAPE –
NW Pacific Rim Blvd

[Building Height] The applicant stated on page 1 of their narrative that if the code were modified to allow four-story residential structures, then they would like to apply for a “site modification”. As vested under the (then) MF-24 standards, residential developments were restricted to three stories. The city doesn't have a “site modification” process as proposed by the applicant.

As such, the current zone of MF-18 allows four stories. This zone would also limit the density of the property to 18-units per net acre, which would reduce the unit count to 72 units[‡]. However, the property is also controlled by a Settlement Agreement, which states that the property may have up to 150 units. For these reasons, if the applicant withdrew the application and resubmitted to vest in the current, MF-18 standards in order to be allowed to utilize the height standard, the MF-18 density limitation would not apply. Staff is unaware of any other substantive amendments to code that would affect the development if it were reviewed under the MF-18 standards, aside from the density limitation. For these reasons, the city is not requiring that the application be withdrawn and resubmitted under current standards, only to utilize the height allowance.

The height of the detached garages are limited to 14-feet, according to CMC§18.17.040 Accessory Structures. The applicant is not proposing to exceed that height.

[Retaining walls] The development includes retaining walls along the western and northern portions of the site, with heights that are up to 12 feet high. The walls appear to be continuous between the two parcels and as such an easement for access and joint maintenance agreement will be required. The retaining walls are supporting the structures, otherwise they would be subject to terracing and other such design standards for landscape walls.

FINDINGS FOR HEIGHT: Staff finds that four-story residential structures may be constructed, if unit count does not exceed 150 units consistent with the Settlement Agreement. Detached structures and other accessory structures must not exceed 14-feet.

[Architectural Design] Design Review approval is required for all new developments within multifamily zones and within gateway overlays, per CMC§18.19.020 Scope. The design review standards within the city's Design Review Manual include mandatory elements in regard to site and building design. The guidelines and principles that must be included in the design are provided within CMC, and are more detailed within the city's Design Review Manual. The chapter's "Purpose" states that “*The design review process is intended to produce a meaningful integration of building, landscaping and the natural environment.*” It is not clear from the submittal drawings (Figure 1) how the buildings will integrate the natural surrounding backdrop of the forested areas or the site topography that drops away from the street, or with the development to the west. To the north are forested areas and wetlands, which will likely be blocked from view with the current design proposed. To

[‡] Calculated as (97.7 acres – 5.95 acres of wetlands)x 18 units/acre = 72 units

the west are residential structures, which include two story row houses and townhomes in the style as demonstrated with the inset photo (Figure 2).

Stacked housing must include the following design elements which are not evident in the current submittal:

- Buildings shall have their principal pedestrian entrance along a street, open space or midblock passage with the exceptions of visible entrances off a courtyard.
- Walls shall be articulated in order to avoid a blank look and to provide a sense of scale and shall provide a minimum solid to void ratio of 70%/30%.
- Stoops, porches and direct individual entries should be included at ground-floor units.

2 Adjacent residential development (typical style)



Row houses must include the following design elements that are not evident in the current submittal:

- No more than eight attached dwellings are permitted in a row or single group of structures per CMC§ 18.25.050.
- No more than forty percent of the total square footage of the front facade of each unit may be garage door area per CMC§ 18.25.050.

FINDING FOR DESIGN REVIEW: A condition in regard to Design Review is included with this decision, and specific design requirements that must be addressed.

[Parking] The off-street parking requirements for apartments are based on the unit size and per CMC Chapter 18.11 Parking, and for row houses the parking requirements are also determined by CMC Chapter 18.25 Row houses.

The easterly row house development (Phase 2) would be required to provide a minimum of one per unit or 16 parking spaces, per CMC§ 18.25.050. In contrast with the specific provisions in Chapter 18.25 Row Houses, there are provisions within "Residential Parking" at CMC§ 18.11.100, that states, "Residential off-street parking space shall consist of a parking strip, driveway, garage or combination thereof." The design of the row houses includes garages at the first level, and a shared, seven space parking lot that is within walking distance of the units (less than 100-feet). The shared lot could be considered equivalent to either the "parking strip" or "driveway" requirement. Given that both garage parking and the shared lot are provided, off-street parking for the row houses is satisfied.

The westerly parcel (Phase 1) will have 134 units (127 studio apartments and 7 one-bedrooms) and will need to provide a minimum of **138 parking spaces**. The February 8th site plan drawing indicates that there will be 96 parking spaces within the open lot and 18 covered spaces for a total of **114 spaces**. The applicant has also proposed 33 spaces within the detached garage structures, and concluded that there would be a total of 147 parking spaces provided. However, the location of the garages appears to exceed the allowed distances to be counted toward parking for the multifamily use, as CMC§ 18.11.030 Location, requires that parking for multifamily dwellings be within 200-feet. The garages are located along the street frontage and the westerly garage (nearest corner), appears to be approximately 150 feet from the entrance of the West Apartments. The easterly garage appears to be over 220 feet from the East Apartment building. The North Apartment building is over 350-feet from either garage structure. It is possible that the West and East Apartments may have side entrances or exits that could shorten the distances to these garages, and open parking could be proposed in those locations instead. Without more details on the architectural layout, only the western garage with six (6) spaces meets the distance requirement. In summary, the property is short 18 parking spaces to meet the minimum parking requirements (Equation 138 – (114 +6) = 18). A shortage of parking on site, may produce a long term parking enforcement issue along NW Pacific Rim Blvd, where parking is not allowed. Per CMC§ 18.11.130 Standards, "The

city shall have the authority to request a parking study when deemed necessary." Given that parking is not allowed on the frontage road for residents, guests or overflow, and as defined in CMC, the location of the detached garages will not function as parking spaces, a parking study may be required.

The Supplemental Design Standards at CMC Ch. 18.17, requires that detached, accessory structures be located to the side or rear of primary structures in residential and multi-family zones. The detached garage structures are proposed at the front of the property[§]. Combined, the back side of the garages would encompass 62% of the site frontage, with the westernmost garage at 65 feet long and the other at 178 feet long. The specific principles for multi-family developments reaffirms, "Detached garages **shall** be located to the rear of stacked unit(s) so as not to be directly viewable from a public street" (CMC§ 18.19.050(3)(a)(iv)). There isn't a prohibition on the construction of open (uncovered) parking along a street frontage. CMC§ 18.19.050(B)(3)(a)(i) requires certain design features for parking, "All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces." Conditions in regard to the location of the detached garages is warranted and included.

Per CMC§ 18.11.120 Additional Requirements, "The city may make such other requirements or restrictions as shall be deemed necessary in the interests of safety, health and general welfare of the city, including, but not limited to, lighting, jointly (sic) development of parking facilities, entrances and exits, accessory uses, and conditional exceptions."

FINDINGS FOR PARKING: The off-street parking requirements for the row houses at the easterly parcel are in compliance with CMC. The westerly parcel has not met the off-street parking requirements for the apartment uses per CMC§18.11.030(B), CMC§18.17.040 and CMC§18.19.050(B)(3)(a)(iv).

[Landscaping] Each residential unit is required to have a street tree per CMC§ 17.19.030(F)(1). In balance with this standard, the landscape standards in CMC Chapter 18.13 require fifteen percent of the site to be landscaped with shrubs and trees and has specific requirements for parking areas. CMC§ 18.13.060, requires parking lots to include perimeter landscaping within a curbed area that is at least five feet wide, interior planting islands with trees, and wheel stops. The final landscaping plan must include a watering system, or other measure, acceptable to the city to ensure the success of the plantings.

The applicant included a revised landscaping plan for both parcels at Sheet LS1 (dated January 2018, received February 14, 2018). The easterly parcel (Phase 2) conforms to the landscaping requirements, however the landscaping for the westerly parcel (Phase 1) is deficient. For the purposes of this section of the report, the two phases are discussed independently, however the applicant could develop the properties simultaneously. A condition in regard to timing for tree installation is included.

Phase 2 indicates that there will be 15 row houses with seven parking spaces grouped at the eastern side of the structures. The code requires 17 street trees—one tree per unit and one tree per every three parking spaces. The applicant provided 17 street trees and a mix of shrubs to comply with the screening and ground cover provisions of the landscape chapter. As previously noted, the landscaping for Phase 2 is in compliance.

Phase 1 proposes 134 apartment units, 68 parking spaces (double-loaded), and 47 single parking spaces (single-loaded), not including garage spaces, which requires 162 trees**. The applicant proposes to plant **49 trees in Phase 1**. Specific landscape deficiencies include: the parking lot needs **28** trees and only 23 are proposed; the perimeter of the parking lot at the northwest and northeast corners lack curbed landscape areas of trees and shrubs (min. 5' wide) and the eastern parking area landscaping lacks trees (Refer to CMC§ 18.13.060(A)).

The landscape plan shows two trees located at the northwest corner of the "West Building", which might appear to be a parking lot edge, however the trees are located to the west of the 5-foot path, which is 10 feet below the top of the retaining wall (parking lot level). Those trees would not provide the shading functions or landscape perimeter as required per subsection "B" of the code. At the single row of parking spaces that are located east of the "East Building" there are shrubs, but no trees.

[§] Note: The 390 feet of frontage view would include the side of the west apartment (14% or 55'), back of garages (62% or 243'), and a 55-foot wide entry.

** Calculation: 134 (1 tree per new residential unit) + 11 (68 double-loaded stalls/6) + 17 (51 single stalls/3) = 162

Minimal landscaping of six trees are proposed along the western property line and no landscaping is proposed along the eastern side of the row houses. There is approximately 200 feet of frontage from the edge of the easternmost row house to the eastern property line of Phase 2. No landscaping is proposed at the front of the row houses from the view of the driveway (unit entries). The site also has wetland and buffer areas to the north of the structures. No landscaping is proposed between the (rear) of the buildings where there is a five foot path (fire hose drag area) and the natural areas. New trees in these areas would likely need to be approved for installation within a wetland habitat area.

Staff is demonstrating that there are several potential areas on site that could accommodate the minimum number of trees to be planted. Specifically around the sides and rear of the structures where no trees or new vegetation is currently proposed. A condition in regard to correcting the landscaping deficiencies is warranted and included.

The city requires that the applicant provide a plan for successful establishment of the landscape plan, per CMC§ 18.13.070. The applicant provided details for a sprinkler system at Sheets LS2 and LS3, and planting details. The installation of a sprinkler system is a "reasonable performance measure", consistent with this section of code. No additional assurance measures will be recommended.

FINDINGS FOR LANDSCAPING: Staff finds that it is feasible for the development to comply with the minimum landscaping and tree requirements for both phases as conditioned.

C. AVAILABILITY AND ACCESSIBILITY OF ADEQUATE PUBLIC SERVICES SUCH AS ROADS, SANITARY AND STORM SEWER, AND WATER TO SERVE THE SITE AT THE TIME DEVELOPMENT IS TO OCCUR, UNLESS OTHERWISE PROVIDED FOR BY THE APPLICABLE REGULATIONS;

ROADS

The project is located on the north side on NW Pacific Rim Blvd (NW Pac Rim), approximately 1,000 feet east of the intersection of NW Pac Rim and NW Payne Road. NW Pac Rim is a fully improved road consisting of an 80-ft ROW with two 12.5-foot travel lanes in each direction, a 14-foot wide landscaped center median, and a 5.5-foot wide sidewalks on both sides of the road.

The City's design standards for a new 5-lane arterial requires a 100-foot right-of-way with two 12-foot travel lanes in each direction, a 14-foot raised center median or center left-turn lane, a 5 to 7-foot wide planter strip on each side, and a 6-foot wide detached sidewalk on each side. As this project is located on an existing road, and based on environmentally sensitive lands on the subject property and existing adjacent development, and street patterns, the City Engineer recommends approval of a deviation for the existing 80-foot right-of-way. Based on the deviation, the Applicant would not be required to dedicate any additional right-of-way for this development.

The full width road section for NW Pacific Rim Blvd. was constructed sometime between 1990 and 1994, while there is not a requirement to construct a half-width street improvement with this development, the existing sidewalks, which are attached and only 5.5-feet wide should be replaced to the full 6-foot width and meet ADA standards. Additionally, there will be a significant amount of existing sidewalk removed in order to construct the west and east access roads and to allow for tie-ins to existing water, sewer, and storm lines. A condition of approval to this effect is warranted.

Staff finds that it is appropriate to require under the transportation element of SEPA, to provide for mitigation of any open trench cuts in NW Pacific Rim Blvd, as the adopted standards will not adequately mitigate for potential impacts to the roadway. As such, the development shall be conditioned through SEPA to provide a 0.15' depth pavement grind and inlay for the full width of the affected travel lane/s and a minimum of 10-feet either side of the trench as surface restoration. The surface restoration work shall include replacement of all pavement markings that may be removed or obliterated during the course of this work. Additionally, CDF is the preferred method of trench backfill above the pipe zone and below pavement section.

Finding: Staff finds that the Applicant should be required to replace the existing sidewalk along the frontage in order to provide a full 6-foot width and meet ADA standards. A SEPA condition in regard to restoration of pavement if work occurs within NW Pacific Rim Blvd. is also warranted.

Gates: The improvements include two gated entrances. Per CMC 12.36.010 gated entrances are only permitted when adequate provisions are made for access by fire, police, medical emergency and other public services. In order to meet this provision, a gated community must meet CMC 12.36.040 Design Standards. The design standards include, but are not limited to, a minimum 25-foot radius turnaround located prior to a gate; signs installed at a point visible from the public roadway informing the public that there is a locked gate ahead; an unlocked pedestrian access gate; and the gate shall be located in a manner so as to allow viewing of obstructions located within the swing path of the gate. A condition of approval to this effect is warranted.

Finding: Staff finds that applicant should install a minimum 25-foot radius turn-around prior to the main access gate. The east access gate is for emergency use only and the gate must be located at the top of slope and a minimum of 5-feet behind the sidewalk.

Access Spacing: NW Pac Rim Blvd. is designated as an existing 4 or 5 lane arterial. The intersection of NW Pac Rim Blvd. and SE Payne Road is located approximately 890-feet west of the proposed main access. Per access spacing standards for a roadway classified as an arterial, the minimum access spacing is 660-feet. The west access meets the minimum access spacing standard.

The east access is located approximately 500-feet from the west access and therefore does not meet the minimum 660-foot access spacing standard. The east entrance is proposed as a separate fire truck/emergency vehicle only access. As the minimum access spacing standard is not being met, and based on the proposed usage, this entrance should be restricted to a right-in / right-out only access. Additionally, the east access shall have the appropriate signage and markings for right-in and right-out movements for east vehicular access. A condition of approval to this effect is warranted.

Finding: Staff finds that the Applicant must provide the appropriate signage and markings for right-in and right-out movements for the east vehicular access.

TRAFFIC AND TRANSPORTATION

A traffic impact analysis (TIA), dated June 20, 2016, was prepared and submitted by Kittelson & Associates, for the Kate's Wood site development, now known as Hetherwood. The proposed development is located east of a single-family/multi-family residential neighborhoods and west of the southern entrance to the Fisher Investment Campus. The proposed development will consist of up to 139 apartments and 29 condominiums / townhouses.

The TIA provided a Level of Service (LOS) evaluation, for existing and with full buildout of the proposed development, at several off site intersections including the following: SE 192nd Avenue & SE 34th Street (COV), SE 34th Street & SE 196th Avenue (COV), SE 34th Street & SE Payne Road (COV), and NW Pacific Rim Blvd. & Proposed Site Access (COC). Traffic operations at these intersections were analyzed as part to the TIA under existing and future traffic conditions.

The study area roadways were subject to the following operating standards:

- City of Camas (COC) requires a LOS 'D' or better and a volume-to-capacity ratio of 0.90 or less for all intersections within the city limits.
- City of Vancouver (COV) requires that signalized intersections with Vancouver city limits operate at LOS 'E' or better with a volume-to-capacity ratio of 0.95 or less and that unsignalized intersections maintain a volume-to-capacity ratio less than 0.95 for any lane on any approach.

The TIA shows that the existing traffic volumes and operations at each of the study intersections operate acceptably during both peak periods and meet the LOS and/or volume-to-capacity ratio standards enforced by the governing agencies.

At full buildout the TIA estimates that the development will generate a total of 1,035 daily trips, with the weekday AM Peak hour total of 80 trips and the weekday PM Peak hour total of 95 trips, by full buildout.

Based on full buildout, the critical northbound approach, SE Payne Road at its intersection with NW Pac Rim (SE 34th Street), is projected to operate at LOS 'E' during the weekday p.m. peak hour of the total traffic condition, which exceeds Camas' standard of LOS 'D' or better. The a.m. peak hour operations are satisfactory. The PM results for this intersection indicate that the average control delay the northbound approach reaches 35.5

seconds, which is only 0.5 seconds into the LOS 'E' threshold. A LOS 'E' would require this development to mitigate this intersection to operate at LOS D or better.

There are plans for the intersection to be upgraded with a signal as part of the Camas School District's (CSD) Project Based Learning (PBL) High School project. That project is scheduled for construction in 2018. Until such time as the signal is constructed, the TIA states that the projected operating conditions for weekday p.m. peak hour should be tolerable for drivers, considering that this is a traffic signal nearby to the west at SE 196th Avenue which may be allowing some drivers on SE Payne Road more opportunities to find gaps in a semi-progressed traffic stream. Staff finds that this conclusion does not address the substandard level of service (LOS) at this intersection. This traffic signal should be installed prior to issuance of occupancy of any residential units. A condition to this effect is warranted.

Finding: Staff finds that intersection signal improvements at NW Pacific Rim Blvd. and NE Payne Road are necessary prior to occupancy of any residential units.

The TIA states that the proposed development can be constructed while maintaining acceptable levels of service (LOS) and safety on the surrounding transportation system with the following recommended mitigation measures:

- Remove portion of the landscaped median on NW Pacific Rim Blvd. to allow full directional movements to/from the primary site access (west access), including construction of an eastbound left-turn lane with 50-feet of storage and appropriate design taper to facilitate left-turns into the site.
- Any new landscaping, signage, or above-ground utilities within the right-of-way or along the site frontage should be installed and maintained so that adequate sight distance is provided at the primary (west) site access upon buildout.

These improvements will require removal of existing mature trees and vegetation. The replacement of vegetation in the median should be maintained until fully re-established. A condition in regard to maintenance of the landscaping and signage within the right-of-way or along the site frontage shall be maintained by the Property Owner/s is warranted.

Findings: Staff finds that the applicant must modify the landscaped median on NW Pacific Rim Blvd. to allow for full directional movements to/from the primary site access (west access), including construction of an eastbound left-turn lane.

SANITARY SEWAGE DISPOSAL

There is an existing 6-pressure sewer main located in NW Pacific Rim Blvd. There are no existing laterals stubbed to this site.

The Applicant is proposing to construct a combination STEP/STEF system to serve the development. The system that serves the North, East, and West buildings, will provide a 3-inch tap at the existing 6-inch pressure main and consists of two STEF tanks (40K and 45K gallons), with a service line to each building, that then flows to a 3,000 gallon STEP tank that discharges to the existing 6-inch sewer pressure main. The system that serves the three buildings on the east end of the development, will have a 2-inch tap at the main with the services to the three buildings discharging to a 12,000 gallon STEP tank that ties into the 6-inch existing sewer pressure main.

Prior to final engineering approval, a basin and capacity analysis will be required to confirm that there is sufficient capacity for the flows identified for this development. A condition of approval to this effect is warranted.

The proposed on-site sanitary system, that includes both STEP and STEF tanks, is to be a private system and the maintenance of said system is to be the responsibility of the Property Owner/s. A condition of approval to this effect is warranted.

Finding: Staff finds that the applicant must provide a basin and capacity analysis to confirm that the existing 6-inch pressure sewer main has sufficient capacity for the flows identified for this development, prior to final engineering approval.

STORM DRAINAGE

This project is subject to Ecology's latest edition of the Stormwater Management Manual for Western Washington (2014 SWMMWW). The proposed site improvements will also result in over 5,000 square feet of impervious surface, including roofs, pavement, sidewalks, and landscaping. Therefore the project will be subject to Minimum Requirements (MR) 1-9. A condition approval to this effect is warranted.

A preliminary drainage analysis, dated August 29, 2017, was prepared by Olson Engineering, Inc. The proposed development is approximately 2.82 acres in size, consisting of 1.14 acres of roof, 1.20 acres of impervious surface, and 0.35 acres of landscaping. The preliminary analysis demonstrates that the Applicant can or will make adequate provisions for the detention and treatment of stormwater runoff from the site.

The preliminary drainage analysis proposes that the roof runoff be routed to an underground detention facility and/or discharged to a flow spreader system located behind the buildings and discharging into the wetlands located to the north of the buildings. The runoff from the impervious surfaces will be collected via a series of area drains, which are routed to the underground bioretention units for treatment, then routed to the underground detention facility, and ultimately discharging via a level spreader into the wetlands to the north.

The stormwater site plans, dated February 9, 2018, proposes to provide detention via a Contech detention system, however, there does not appear to be any of the water quality treatment that is required for impervious surfaces in excess of 5,000 square feet, per Ecology's SWMMWW manual. Water quality treatment is required for stormwater runoff from impervious surfaces in excess of 5,000 square feet. Prior to final engineering approval the Applicant must submit a final drainage analysis report to the City for review and approval. A condition of approval to this effect is warranted.

Maintenance of the proposed stormwater system in its entirety, including but not limited to the following: the underground collection system, detention and treatment facilities, storm control manholes, level spreader system, and outfalls, are to be maintained by the Property Owner/s. The City will have rights-of-entry to the entire system for inspection purposes. A condition of approval to this effect is warranted.

Findings: Staff finds that the applicant must design the proposed project to include water quality treatment and detention for stormwater runoff from impervious surfaces per Ecology's latest edition of the SWMMWW Manual. Staff also finds that the applicant must provide a final drainage analysis, and a maintenance plan for entire stormwater system. The City must also be provided access for inspection purposes.

WATER

The submitted preliminary utility plan shows that there is an existing 12-inch water main located in NW Pac Rim. There are no existing water services stubbed to this parcel. The proposed improvements must include the domestic water system, an irrigation system for landscaping, and a fire suppression system that includes on-site hydrants and sprinklered buildings. A condition of approval to this effect is warranted.

The domestic water system is proposed as dual (west and east side) system that would provide water to the six (6) buildings.

The west side of the development, has proposed a 4-inch on-site waterline to provide service to the North, West, and East apartment buildings. The 4-inch waterline will be tapped at the 12-inch water main, on the east side of the main entrance, and will include a double check valve assembly (DCVA) and a 4-inch meter. Three separate, 4-inch service lines, will tee off this 4-inch mainline and will extend to each of the three buildings.

The east side of the development has proposed a 2-inch waterline to provide service for the four townhome building. The 2-inch waterline will be tapped at the 12-inch water main, at the east entrance, and will include a double check valve assembly (DCVA), and a 2-inch meter. Three (3) separate, 2-inch service lines, will tee off this 2-inch mainline and will be extended to each of the buildings.

The on-site domestic water systems, located north of the meters, will be private and the maintenance and repair will be the responsibility of the Property Owner. A condition of approval to this effect is warranted.

An underground irrigation system is proposed for the development. The irrigation line is to include its own meter and backflow prevention device. The irrigation line will be private, on the development side of the meter, with maintenance and repair the responsibility of the Property Owner. A condition of approval to this effect is warranted.

A 6-inch fire line is proposed to be tapped at the main and will include a meter and a double check valve assembly (DCVA) vault. Additionally, there will be a separate 2-inch to 4-inch fire line to each building. Each of these fire lines will end at an FDC at the face of each building. The fire suppression system and onsite fire hydrants, will be a private system starting at the development side of the meter, and will require annual testing by a certified company. Private hydrants are to be painted red from the factory. Annual testing, maintenance, and repair are to be the responsibility of the Property Owner/s. A condition of approval to this effect is warranted.

Findings: Staff finds that adequate provisions can or will be made for water, stormwater, and sanitary sewer that will be consistent with City requirements

EROSION CONTROL

Adequate erosion control measures shall be provided during the site improvements in accordance with adopted city standards. The Erosion Sediment Control plans shall be submitted to the City for review and approval prior to any ground disturbance. Per CMC 17.21.030 an erosion control bond for ground disturbances of one acre or more is to be submitted to the City prior to release of approved construction plans. A condition of approval to this effect is warranted.

The Washington State Department of Ecology requires sites with ground disturbing activities of one acre or more to obtain an NPDES Construction Stormwater General Permit. The Applicant shall provide a copy of their NPDES Construction Stormwater General Permit and their Stormwater Pollution Prevention Plan (SWPPP), prior to release of approved construction plans. The SWPPP is a requirement of the NPDES Construction Stormwater General permit. A condition of approval to this effect is warranted.

CMC 15.50.090 (1) states that from October 1 through July 5, that no unworked soils shall remain exposed for more than two (2) days. This time frame may be adjusted with prior approval of the Director. However, due to the improvements proximity to the wetlands, early grading in advance of site improvements should not be allowed and a phased approach to construction should be strictly adhered to, with all disturbed soil stabilized to a condition that is acceptable to the City. A condition of approval to this effect is warranted.

Findings: Staff finds that with acceptable measures in-place, adequate provisions for erosion and sediment control can or will be made.

D. ADEQUATE PROVISIONS ARE MADE FOR OTHER PUBLIC AND PRIVATE SERVICES AND UTILITIES, PARKS AND TRAILS (E.G., PROVIDE COPIES OF PRIVATE COVENANT DOCUMENTS);

Staff: As noted throughout this report, the development is located adjacent to an existing right-of-way with existing public services and utilities. There are no proposed parks or trails on the subject property or adjacent.

Street lighting currently exists only in the center raised median along the frontage of the proposed development. The proposed site plan does not show any additional lighting along the frontage, nor are there provisions shown for relocating any of the existing illumination poles that may be impacted due to the construction of the left-turn lane for the main access road (west). The City recently installed illumination along the length of NW Pacific Rim Blvd. from NE Brady Road east to NE Payne Road. A gap in the illumination plans was left along the frontage of this parcel as the City was aware of the planned improvements for this property in the very near future. As such, a lighting study with calculations supporting the spacing shall be per the Camas Design Standards Manual and is to be submitted to the City for review and approval. The study is to evaluate the gap in the illumination along the frontage improvements. Construction of said illumination improvements will then be required as part of this development. A condition of approval to this effect is warranted.

Additionally, any existing illumination, located in the raised center median, that is impacted by the improvements for the left-turn lane are to be replaced in-kind. A condition of approval to this effect is warranted.

The onsite private improvements include the following: the stormwater conveyance, detention, and treatment system; the entire water system, both domestic and fire, located on the development side of the meters and double detector check valves; the sanitary system located development side of the valves; the parking areas, associated landscaping, and any other private improvements. These systems are not public, and the applicant will need to provide for their perpetual maintenance. A condition of approval to this effect is warranted.

FINDINGS: Staff finds that adequate provisions have or will be made for the maintenance of private improvements.

E. ADEQUATE PROVISIONS ARE MADE FOR MAINTENANCE OF PUBLIC UTILITIES; AND

Staff: The City maintains all public utilities located within the right-of-way; including the streets, storm sewer, sanitary sewer, and water system. All of the on-site utilities are to be private and maintained by the Property Owner/s. However, the applicant must provide access and utility easements to the City for the water and sewer systems serving the site. A condition of approval to this effect is warranted.

Findings: The development has proposed private utilities to serve the site, however access easements to the city will be required.

F. ALL RELEVANT STATUTORY CODES, REGULATIONS, ORDINANCES AND COMPLIANCE WITH THE SAME. THE REVIEW AND DECISION OF THE CITY SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF CMC CHAPTER 18.55 ADMINISTRATION AND PROCEDURES.

Staff: The procedures for Type II permits are found at CMC§ 18.55.100 to 18.55.130, and for decision issuance at CMC§ 18.55.230. The application was initially received June 20, 2016. Staff provided comments to the applicant regarding missing information in emails and meetings with the applicant. The applicant has submitted several revisions to the city to review, with the most recent site plan drawings being dated within the month of February, 2018.

After review and analysis was concluded, the City issued a SEPA Mitigated Determination of Non-significance (MDNS). The appeal period for this consolidated decision and SEPA will run concurrently.

Findings: The review and consolidated decision are in accordance with the provisions of CMC Chapter 18.55 Administration and Procedures.

18.18.070 - IMPROVEMENTS FOR RESIDENTIAL DEVELOPMENT.

A. *Public.* Prior to the issuance of a building permit for residential construction, all public improvements required to adequately service that portion of the plat for which the building permit will be issued shall be installed, or the developer shall provide financial surety acceptable to the city pursuant to CMC§ 17.21.050 Bonds and Other Financial Agreements.

B. *Private.* Prior to issuance of final occupancy permits all public and private improvements shall be completed in accordance with CMC§ 17.21.070 Final Acceptance.

Findings: As provided in the conditions of approval, public improvements will be required to be completed prior to issuance of occupancy permits.

WETLANDS

Staff: The city must determine whether the development conforms to the purposes and performance standards of the critical areas ordinance, and assess whether the potential impacts are necessary and unavoidable (CMC§16.51.130). For this property, a determination of avoidance was superseded by a Settlement Agreement (Agreement). The Agreement at Section 3 states (in part), "...future development on Kate's Woods property will not directly impact any delineated wetlands, but indirect impacts (i.e., impacts to the buffer) will be allowed; provided that the applicant will preserve at least 5 feet of the buffer. Further, impact on any designated buffer areas shall be mitigated on site or off site per CMC and State Law; provided that the applicant shall be entitled to purchase at least 75% of the mitigation from an established regional wetland mitigation bank serving any drainage basins within the City of Camas. Finally, based on the report submitted from The Resource Group with the concurrence of Ecological Land Services, the City agrees that the wetland on the Kate's Woods site (and surrounding areas) is a Category 4 wetland, as shown on the maps."

A Category 4 wetland per CMC Table 16.53.040-1, requires a 50-foot buffer. The preliminary mitigation plan indicates that the development will impact the 50-foot buffer area by 14,401 square feet (0.33 acres), and preserve a 5-foot buffer as Agreed. The mitigation plan indicates that 25% of the mitigation will occur onsite at an "enhancement ratio of 3:1. Total enhancement area is 10,801 sq. ft. as described at page 6 of the plan.

The preliminary plan indicates that 75% of the impacts (10,801 sq. ft.) will be mitigated off-site at the Columbia River Wetland Mitigation Bank (CRWMB). Category IV wetlands are compensated at a 0.85:1 ratio (Table 3) at the CRWMB. Therefore, the applicant is proposing to purchase 0.21 bank credits to compensate for the 0.25 acres (Table 2) of indirect impacts to the wetland. A condition in regard to providing evidence to the city of approval for wetland mitigation bank credits is warranted and provided with this decision.

The preliminary mitigation plan included temporary markers and sediment fencing along the wetland buffer, however it incorrectly cites the requirements for permanent demarcation at page 10. A final mitigation plan must include protection measures consistent with CMC§16.53.040(C), to include permanent, continuous fencing along the boundaries of wetland buffers. The fencing must be 42 inches high, vinyl-coated chain link, wooden split rail or similar, per CMC§16.53.040(C)(2)(a). The city also requires that wetland and buffers be placed in a conservation tract per CMC§16.53.040(C)(4).

A final mitigation plan is required per CMC§16.53.050(E)(3). The plan must incorporate the conditions of approval of the development, and include detailed construction drawings. A condition in regard to a Final mitigation plan is warranted and included.

Findings: Staff finds that the applicant proposed a combination of on-site preservation and off-site wetland bank credits per terms of the Settlement Agreement. Permanent protection measures must be included in a Final Mitigation Plan.

ARCHAEOLOGICAL RESOURCE PRESERVATION

Staff: The property is rated as having a high to moderate-high probability for having cultural resources. There are approximately 11 archaeological sites within a 1-mile radius of the property.

The applicant submitted an archaeological report meeting the standards of CMC§16.31.080 and CMC§16.31.120, titled "Pacific Rim Multi-Family Development" (March 8, 2016), prepared by Archaeological Services, LLC. The applicant provided the tribes with a copy of the report and all supporting materials by certified mail on June 22, 2016. The city did not receive any comments from the tribes by the fourteenth day from the date notification was mailed, pursuant to CMC§16.31.160.

The report did not recommend any further archaeological work.

Findings: The applicant has provided complete and adequate archaeological resources information in fulfillment of CMC§16.31.140.

CONCLUSIONS OF LAW

The following conclusions of law are based on the findings of facts as discussed throughout this report and decision.

- As proposed, SPRV16-03 conforms to the city's comprehensive plan goal of providing multifamily housing within the designated comprehensive plan area.
- As conditioned, SPRV16-03 can comply with CMC§ 18.18.060 for Site Plan development.
- As conditioned, SPRV16-03 can comply with the requirements of CMC§ 18.18.070 for completion of public improvements within a private residential development.
- As proposed, SPRV16-03 does not comply with the design standards for location of detached parking garages per CMC§ 18.19.050(B)(3)(a)(iv), CMC§ 18.11.030(B), or CMC§ 18.17.040.
- As conditioned, SPRV16-03 can comply with the off-street parking requirements for both phases with revisions as noted in this report, in accordance with CMC§ 18.11.030(B), CMC§ 18.17.040 and CMC§ 18.19.050(B)(3)(a)(i and iv).
- As conditioned, SPRV16-03 can comply with landscape provisions of CMC Chapter 18.13 and CMC§ 17.19.030(F)(1).
- As conditioned, SPRV16-03 can comply with the requirements for wetland mitigation to include submittal of a final wetland mitigation plan per CMC§ 16.53.050(E and I).
- As conditioned, SPRV16-03 can comply with the Camas Design Standards Manual for water, sewer, and stormwater improvements.

DECISION

APPROVAL of the consolidated application for Site Plan Review, Archaeological Review and Critical Area Review of **Hetherwood** (SPRV16-03) is based on the applicant's narrative, drawings, and supporting technical reports except as otherwise clarified or modified through the following conditions of approval. Further, unless otherwise waived in writing in this decision, **the development must comply with the minimum requirements of Camas Municipal Code**.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS OF APPROVAL

1. Site improvement plans shall be prepared by a licensed civil engineer in Washington State and in accordance with City of Camas standards.
2. Improvements shall consist of, but are not limited to: street, water, sanitary sewer, stormwater, irrigation, landscaping, sidewalks, ADA accessibility, etc.
3. The plans shall be submitted to the City for review and approval. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
4. A 3% plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The estimate shall be submitted to the City for review and approval. The fee shall be paid prior to the construction plans being released to the Applicant or the Applicant's Consultant.
5. Installation of public improvements shall be in accordance with CMC 17.21 *Procedures for Public Improvements*.

6. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.
7. In the event that 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 Public Works Department and DAHP.
8. The Applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, including stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.
9. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.

SPECIAL CONDITIONS OF APPROVAL

10. The Applicant shall be required to replace the existing sidewalk along the frontage in order to provide a full 6-foot width and meet ADA standards.
11. The Applicant shall install a minimum 25-foot radius turn-around prior to the main access gate. The east access gate is for emergency use only and the gate shall be located at the top of slope and a minimum of 5-feet behind the sidewalk. Both gates shall install signs at a point visible from the public roadway informing the public that there is a locked gate ahead; an unlocked pedestrian access gate shall be installed; and the vehicle access gates are to be located in a manner that shall allow viewing of obstructions located within the swing path of the gate. Additionally, the east access gate is to have 'No Parking – Tow Away Zone' signs installed on the development side of the gate to ensure that the gate is not block.
12. The Applicant shall be conditioned to sign the east vehicle access into the development to be a right-in / right-out only access.
13. The Applicant shall remove that portion of the landscaped median on NW Pacific Rim Blvd. that allows for full directional movements to/from the primary site access (west access), including construction of an eastbound left-turn lane with a minimum 50-feet of storage and appropriate design taper to facilitate left-turns into the site.
14. The Applicant shall ensure that any new landscaping, signage, or above-ground utilities, within the right-of-way or along the site frontage shall be installed and maintained so that adequate sight distance is provided at both the primary site access (west) and the secondary site access (east) upon buildout.
15. The Applicant shall provide conditions, covenants, and restrictions (CC&R's) or a perpetual maintenance agreement for the landscaping and signage within the right-of-way and along the site frontage that states that this is the responsibility of the Property Owner/s.
16. The Applicant shall provide a basin and capacity analysis to verify that the existing 6-inch pressure sewer main has sufficient capacity for the flows identified for this development, prior to final engineering approval.
17. The Applicant shall provide conditions, covenants, and restrictions (CC&R's) or a perpetual maintenance agreement acceptable to the City for the maintenance of the on-site sanitary sewer system.
18. This project is subject to the latest edition of the Stormwater Management Manual for Western Washington (2014 SWMMWW).
19. The Applicant shall design the proposed project to include water quality treatment for stormwater runoff from impervious surfaces in excess of 5,000 square feet.
20. Prior to Engineering plan approval, the Applicant shall submit a final drainage analysis report to the City for review and approval.

21. The Applicant shall provide conditions, covenants, and restrictions (CC&R's) or a perpetual maintenance agreement acceptable to the City that states that the maintenance of the stormwater system, in its entirety, is the responsibility of the Property Owner/s.
22. The Applicant shall provide the City with written rights-of-entry to the entire storm system for inspection purposes.
23. The Applicant shall provide adequate water service to the development in order to provide for domestic water service, irrigation for landscaping, and adequate fire sprinkler flows.
24. The Applicant shall provide conditions, covenants, and restrictions (CC&R's) or a perpetual maintenance agreement acceptable to the City that states that the on-site domestic water systems, located north of the meters, shall be private and the maintenance and repair shall be the responsibility of the Property Owner.
25. The irrigation line shall include its own meter and backflow prevention device. The irrigation line shall be private, on the development side of the meter, with maintenance and repair the responsibility of the Property Owner.
26. The fire suppression system and onsite private fire hydrants, will be a private system starting at the development side of the meter, and will require annual testing by a certified company. Private hydrants are to be painted red from the factory. Annual testing, maintenance, and repair are to be the responsibility of the Property Owner/s.
27. The Applicant shall provide an Erosion Control Bond, per CMC 17.21.030, prior to release of approved construction plans.
28. The Applicant shall provide a copy of their NPDES Construction Stormwater General Permit and their SWPPP, prior to release of approved construction plans.
29. Due to the improvements proximity to the wetlands, early grading in advance of site improvements shall not be permitted and a phased approach to construction shall be strictly adhered to, with all disturbed soil stabilized to a condition that is acceptable to the City.
30. The Applicant shall perform a lighting analysis, including calculations supporting the spacing. The analysis shall be per the Camas Design Standards Manual and is to be submitted to the City for review and approval. The study is to evaluate the gap in the illumination along the frontage improvements. Construction of said illumination improvements will then be required as part of this development.
31. The Applicant shall identify any existing illumination that will be impacted by the improvements for the left-turn lane. Any impacted illumination poles are to be replaced in-kind.
32. The Applicant shall maintain all onsite private improvements, including: the stormwater conveyance, detention, and treatment system; the entire water system, both domestic and fire, located on the development side of the meters and double detector check valves; the sanitary system located development side of the valves; the parking areas, associated landscaping, and any other private improvements.
33. The Applicant shall replace with equivalent numbers of trees and shrubs that portion of the landscaped median on NW Pacific Rim Blvd that was removed for turn lane.
34. The location of the detached garages at the front of the site along NW Pacific Rim Boulevard is not approved with this decision. Detached garages may be relocated to the rear or sides of the primary, residential structures (not along the frontage of NW Pacific Rim).
35. The applicant shall revise the parking plan for Phase 1 to correct deficiencies as described in this report, and to comply with the off-street parking requirements per CMC§ 18.11.030(B), CMC§ 18.17.040 and CMC§ 18.19.050(B)(3)(a)(i and iv).
36. A public meeting before the Design Review Committee must be held for review of the architectural design of the three apartment buildings (Parcel 126040-000), and any other structures within the parcel per CMC Chapter 18.19 Design Review. The development must receive design review approval prior to

submittal of building permits. Among other design requirements, the following design elements must also be addressed:

- a. Buildings shall have their principal pedestrian entrance along a street, open space or midblock passage with the exceptions of visible entrances off a courtyard.
 - b. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale and shall provide a minimum solid to void ratio of 70%/30%.
 - c. Stoops, porches and direct individual entries should be included at ground-floor units.
37. A public meeting before the Design Review Committee must be held for review of the architectural design of the 16 row houses (Parcel 125599-000), and any other structure on the parcel per CMC Chapter 18.19 Design Review. The development must receive design review approval prior to submittal of building permits. Among other design requirements, the following design elements must also be addressed:
- d. No more than eight attached dwellings are permitted in a row or single group of structures per CMC§ 18.25.050.
 - e. No more than forty percent of the total square footage of the front facade of each unit may be garage door area per CMC§ 18.25.050.
38. The applicant shall install an irrigation system consistent with Sheets LS1 -3 (Feb. 2018) prior to issuance of occupancy permits. Irrigation system plans shall be included with landscape plans that are submitted with engineering plan set.
39. The applicant shall revise landscape plans to comply with the required tree ratio and parking lot perimeter plantings as described in this report (Landscaping 5). The revised drawings should include a minimum of 162 trees in Phase 1 and 17 trees in Phase 2. The required trees may be balanced throughout both phases (parcels), as long as the minimum number of trees per phase are installed with development of that phase.
40. The applicant shall record a conservation covenant acceptable to the City for the wetlands and critical area buffers. A copy of the conservation covenant will be provided to the city prior to issuance of engineering site construction approval (CMC§ 16.53.040-C). Provisions for maintenance shall be included in the covenant that are consistent with the intent to maintain wetland and forest health.
41. The applicant shall provide off-site wetland mitigation at the Columbia River Mitigation Bank for approved impacts and provide the city a copy of the final contract with the wetland bank, prior to final engineering approval.
42. Wetland area shall have temporary construction fencing installed at the edge of the buffer area prior to any earth disturbing activities. Any impacts that occur during construction, must immediately be evaluated by biologist of record, and a revised mitigation plan submitted to the city for approval.
43. A Final Mitigation Plan consistent with CMC§ 16.53.050(E)(3) shall be submitted prior to final engineering approval. The final plan will include (at a minimum) **detailed construction plans**, maintenance plan, monitoring plan, and contingency plans for wetlands for a period of five years.
44. The applicant shall provide an estimate for the costs of installation, maintenance and monitoring of wetland and buffer impacts for five years to the Planning Division for approval in accordance with CMC§ 16.51.180 (F) and CMC§ 16.53.050(I and J).
45. A financial guarantee for maintenance and monitoring of on-site mitigation in accordance with CMC§ 16.51.180 (I and J) shall be submitted prior to final engineering plan approval (per approved cost estimate), or earthmoving activities commencing (whichever is sooner).
46. On site wetland mitigation must be installed and inspected prior to building permit issuance.
47. Wetlands buffer area shall be fenced with permanent and continuous fencing. Fencing may be split rail or vinyl coated chain link. Signs regarding wetland protection and permanent fencing shall be installed prior to building permit issuance.

48. The development is subject to multiple permits from the Fire Department. Three copies of the approved site plan and building set must be submitted for review and approval to the Fire Marshal's office.

DATED this 8th Day of March, 2018



Sarah Fox, Senior Planner

APPEALS

The Type II, consolidated Site Plan Review Decision may be appealed to the city's hearings examiner. Appeal procedures are set forth in CMC§18.55.200 Appeals – Generally. All appeals are initiated by filing a notice of appeal with the director within fourteen days of issuance of the decision being appealed. An appeal must be received prior to 5:00 p.m. on **March 22, 2018**.

The notice of appeal shall be in writing, include the fee of \$369 and contain the following information:

- (1) Appellant's name, address and phone number;
- (2) Appellant's statement describing his or other standing to appeal;
- (3) Identification of the application which is the subject of the appeal;
- (4) Appellant's statement of grounds for the appeal and the facts upon which the appeal is based;
- (5) The relief sought, including the specific nature and extent;
- (6) A statement that the appellant has read the notice of appeal and believes the content to be true, followed by the appellant's signature.

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05-24-2017, 11:42

**Scott G. Weber, Clerk
Clark County**

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF CLARK

KATE'S WOODS LLC,

Petitioner/Plaintiff,

Case No. 17-2-00175-2

v.

**CR 2A SETTLEMENT
AGREEMENT**

CITY OF CAMAS, a political subdivision of
the State of Washington,

Respondent/Defendant

This is a Civil Rule 2A settlement agreement between Kate's Woods LLC ("Kate's Woods") and the City of Camas ("City"), collectively referred to as the Parties.

The Parties agree as follows:

1. The City will approve the revised McIntosh Ridge boundary line adjustment request as set forth in the "preferred applicant option" prior to or concurrently with dismissal of this matter as described in section 5 herein with the following additional conditions:

(a) All parcel numbers shall be noted or the lots otherwise clearly identified to effect the terms of this settlement;



1 (b) The 20 foot wide current access easement shall be reserved for
2 permanent access to allow one dwelling to be constructed on the adjusted T/L 38
3 that fronts on Brady Road, as depicted on the current BLA plan and the attached
4 Exhibit A and to provide interim access for the following parcels: adjusted TL
5 2/2, 31, 32, 33, 34, and 35; however at no time may the current driveway access
6 point serve more than four dwellings (including T/L 38 and the existing
7 dwellings);

8 (c) Prior to a fifth building permit being permitted for any of the lots
9 that have access to the driveway or concurrently with a final plat being recorded
10 dividing any portion of lots T/L 2/2, 6, 31, 32, 33, 34, 35, 38, or 39, whichever
11 occurs first, the driveway will be closed at the location marked on the attached
12 Exhibit A as "proposed location of future bollards" and a new access point to
13 McIntosh Road will be established with a new 48 foot wide access
14 easement/tract, that meets city requirements for paving and stormwater, as
15 shown on the attached Exhibit A to provide access for the following parcels
16 adjusted TL 2/2, 31, 32, 33, 34, and 35. Once that occurs, the current access
17 easement shall no longer be used to access adjusted TL 2/2, 31, 32, 33, 34, and
18 35 (other than emergency access) but shall continue to provide access for one
19 future dwelling that shall be allowed to be constructed on T/L 38. The applicant
20 shall submit engineering plans for the new 48 foot wide access road by July 1,
21 2017 and the City shall put the engineering plans at the front of the queue and
22 use best efforts to expedite review and approval of those plans for summer
23 construction;

24 (d) Upon issuance of the BLA, a declaration of the private 48 foot
25 wide new access easement shall be recorded as shown on the attached sketch
26 with the current BLA submission in compliance with city code, but the new

1 access is not required to be constructed until one of the two triggers outlined in
2 subsection (c) above is met. At the same time as the declaration of private
3 easement is recorded, a covenant or other mutually acceptable document shall be
4 recorded memorializing the terms of this agreement;

5 (e) Construction vehicles shall not be allowed to access NW
6 McIntosh via the 20 foot wide current access easement;

7 (f) If the City undertakes a capital improvement project to signalize
8 the intersection of SE Brady Road and NW McIntosh Road, owner of T/L 38
9 will make reasonable accommodations in the design of the approach for the 20
10 foot wide current access easement to the intersection provided that the access
11 shall be preserved for residential use only for a single estate dwelling; and

12 (g) To the extent there is a conflict between the language of this
13 CR 2A settlement agreement and the language of Exhibit A, the language of this
14 CR 2A settlement shall control.

15 2. As relates to the Kate's Woods boundary line adjustment the terms of a
16 covenant will be agreed upon which would prohibit the applicant and all successors in
17 title from utilizing a "reasonable use" exception for all future land uses as outlined
18 under CMC Chapter 16.51 for the entirety of the parcel.

19 3. The City will approve the Kate's Woods boundary line adjustment
20 request prior to or concurrently with dismissal of this matter as described in section 5
21 herein. Consistent with the site plan submittal, future development on the Kate's Woods
22 property will not directly impact any delineated wetlands, but indirect impacts (i.e.,
23 impacts to the buffer) will be allowed; provided that the applicant will preserve at least
24 5 feet of the buffer. Further, impact on any designated buffer areas shall be mitigated
25 on site or off site per CMC and State Law; provided that the applicant shall be entitled
26 to purchase at least 75% of the mitigation from an established regional wetland

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mitigation bank serving any drainage basins within the City of Camas. Finally, based on the report submitted from The Resource Group with the concurrence of Ecological Land Services, the City agrees that the wetland on the Kate's Woods site (and surrounding areas) is a Category 4 wetland, as shown on the maps.

4. Kate's Woods agrees to an overall maximum density limitation of 150 units on the Kate's Woods site to be established by an agreed recordable document.

5. The LUPA petition and the associated damages claim shall be dismissed with each party bearing their respective attorney's fees and costs in this matter.

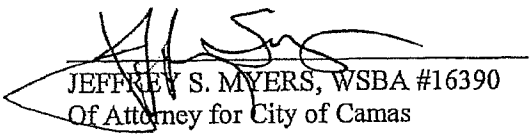
DATED this 23 day of May, 2017.

LANDERHOLM, P.S.



STEVE C. MORASCH, WSBA #22651
Of Attorneys for Petitioner/Plaintiff

LAW, LYMAN, DANIEL, KAMERRER
& BOGDANOVICH, PS

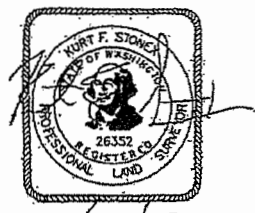
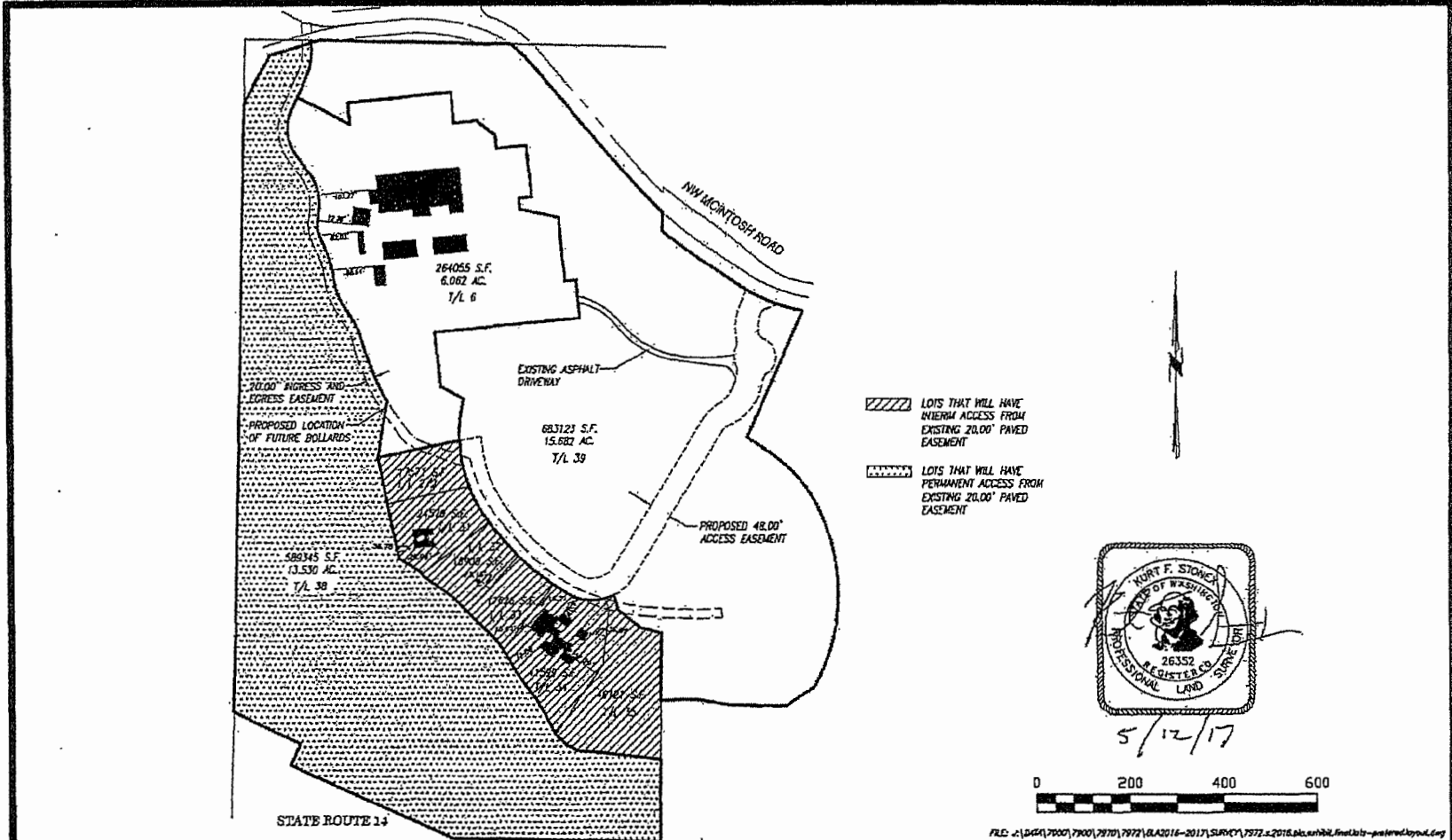


JEFFREY S. MYERS, WSBA #16390
Of Attorney for City of Camas

KNAPP, O'DELL & MACPHERSON PLLC



SHAWN R. MACPHERSON, WSBA #22842
Of Attorney for City of Camas



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ENGINEER

<p>OLSON LAND SURVEYORS ENGINEERS ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660</p> <p style="font-size: small;">360-695-1325 503-289-9936</p>	<p>BOUNDARY LINE ADJUSTMENT EXHIBIT</p> <p>DAWSON'S RIDGE - FINAL LOTS</p> <p>SEC. 9, T1N, R3E, WILLAMETTE MERIDIAN, CITY OF CAMAS, WA</p>	DESIGN BY: KJL	SCALE: 1"=200'	SHEET
			DRAWN BY: KJL	DATE: MAY 2017
		CHECKED BY: KFS	JOB NO.: 7972	

COVENANT

This Covenant ("Covenant") is made this _____ day of _____, 2017 by and between KATE'S WOODS LLC ("Owner") and the City of Camas ("City").

RECITALS

A. Owner is the owner of certain adjusted parcels of real property located in Clark County, Washington and legally described in **Exhibit A**.

B. This Covenant is being recorded to satisfy the requirement of paragraphs 2, 3 and 4 of the CR 2A settlement agreement with the City of Camas filed with the Superior Court for Clark County Washington on May 24, 2017 in Kate's Woods LLC v. City of Camas, Case No. 17-2-00175-2.

NOW THEREFORE, the Owner and City hereby agree as follows:

1. Reasonable Use. Owner hereby covenants and agrees not to attempt or request to utilize the "reasonable use" exception as outlined under CMC Chapter 16.51, as may be amended from time to time, for the entirety of the property described in **Exhibit A**.

2. Density. Owner hereby covenants and agrees to an overall maximum density limitation of 150 units on the entirety of the property described in **Exhibit A** as shown in the site plan attached as **Exhibit B**.

3. Wetlands. Consistent with the site plan submittal, future development on the Kate's Woods property will not directly impact any delineated wetlands, but indirect impacts (i.e., impacts to the buffer) will be allowed; provided that the applicant will preserve at least 5 feet of the buffer. Further, impact on any designated buffer areas shall be mitigated on site or off site per CMC and State Law; provided that the applicant shall be entitled to purchase at least 75% of the mitigation from an established regional wetland mitigation bank serving any drainage basins within the City of Camas. Finally, based on the report submitted from The Resource Group with the concurrence of Ecological Land Services, the City agrees that the wetland on the Kate's Woods site (and surrounding areas) is a Category 4 wetland, as shown on the maps.

4. Breach of Obligation. In the event any party to this Covenant (or such party's successor) fails to perform its obligations under this instrument, any other party (or such party's successor) shall be entitled to require such performance by suit for specific performance, or where appropriate, through injunctive relief. Such remedies shall be in addition to any other remedies afforded under Washington law.

5. Attorney Fees. In the event of a suit, action, arbitration or other proceedings of any nature whatsoever, including, without limitation, any proceeding under the U.S. Bankruptcy Code, is instituted to interpret or enforce any provision of this Covenant of Easements, or with respect to any dispute relating to this Covenant, including, without limitation, any action which a

Covenant of rights is sought or an action for rescission, the prevailing party shall be entitled to recover from the losing party its reasonable attorneys, paralegals, accountants, and other experts' fees and all other fees, costs and expenses actually incurred and reasonably necessary in connection therewith, as determined by the judge or arbitrator at trial or arbitration, as the case may be, or on any appeal or review, in addition to all other amounts provided by law.

6. **Binding Effect.** This Covenant is subject to all prior easements and other encumbrances of record. The rights, covenants and obligations contained in this instrument shall run with the land and bind, burden and benefit the City of Camas and the owners of the property described on **Exhibit A** and their respective successors, assigns, lessees, invitees, agents and mortgagees (or beneficiaries under a deed of trust).

IN WITNESS WHEREOF, the Owner and City have executed this Covenant as of the first day above written.

KATE'S WOODS LLC

David Lugliani
 By: David Lugliani
 Its: managing member

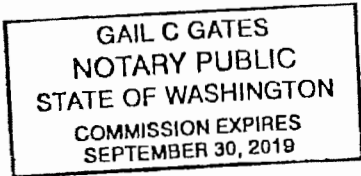
CITY OF CAMAS

Phillip Bourquin
 By: Phillip Bourquin
 Its: Community Development Director

STATE OF WASHINGTON)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that David Lugliani is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 10, 2017.



Gail C. Coates
 NOTARY PUBLIC in and for the State of
 Washington, residing at Camas
 My appointment expires: 9-30-2019

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Philip Bourquin is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 7, 2017.



NOTARY PUBLIC in and for the State of
Washington, residing at CAMAS
My appointment expires: 12-8-19



LAND SURVEYORS
ENGINEERS

EXHIBIT A-1

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR KATES WOODS, L.L.C.
Boundary Line Adjustment
Adjusted Parcel I

June 14, 2017

A parcel of property being a portion of the Joel Knight Donation Land Claim (DLC) and Government Lot 3 in the Southeast quarter and the Southwest quarter of Section 5, Township 1 North, Range 3 East, of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Knight DLC:

THENCE South $89^{\circ} 25' 50''$ East along the North line of said Knight DLC 507.35 feet;

THENCE South $00^{\circ} 23' 46''$ West a distance of 289.85 feet;

THENCE North $89^{\circ} 36' 14''$ West a distance of 318.23 feet;

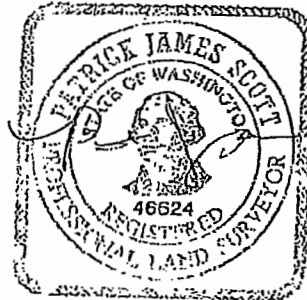
THENCE South $00^{\circ} 23' 46''$ West a distance of 225.83 feet to a point on the Northerly right-of-way line of Northwest Pacific Rim Boulevard as dedicated in document recorded under Auditors File Number 8511010068, Clark County records and a point on a non-tangent 960.00 foot radius curve to the right from which the radius point bears North $02^{\circ} 05' 55''$ West;

THENCE along said Northerly right-of-way line of Northwest Pacific Rim Boulevard and around said 960.00 foot radius curve to the right 55.11 feet;

THENCE along said Northerly right-of-way line of Northwest Pacific Rim Boulevard North $88^{\circ} 48' 34''$ West a distance of 364.17 feet to West line of said Parcel I as conveyed to Kate's Woods LLC by deed recorded under Auditors file number 5242784 D, Clark County records;

THENCE North 01° 11' 03" East along said West line 513.71 feet to the Northwest corner of said Parcel I, said Northwest corner being on the Westerly extension of the North line of said Knight DLC;

THENCE South 89° 25' 50" East along the North line of said Parcel I and along said Westerly extension 223.05 feet to the POINT OF BEGINNING.



6-15-2017



LAND SURVEYORS
ENGINEERS

EXHIBIT A-2

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR KATES WOODS, L.L.C.
Boundary Line Adjustment
Adjusted Parcel II

June 14, 2017

A parcel of property being a portion of the Joel Knight Donation Land Claim (DLC) in the Southwest quarter and the Southeast quarter of Section 5, Township 1 North, Range 3 East, of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Knight DLC;

THENCE South $89^{\circ} 25' 50''$ East along the North line of said Knight DLC 507.35 feet to the TRUE POINT OF BEGINNING;

THENCE South $00^{\circ} 23' 46''$ West a distance of 289.85 feet;

THENCE North $89^{\circ} 36' 14''$ West a distance of 318.23 feet;

THENCE South $00^{\circ} 23' 46''$ West a distance of 225.83 feet to a point on the Northerly right-of-way line of Northwest Pacific Rim Boulevard as dedicated in document recorded under Auditors File Number 8511010068, Clark County records, and a point on a non-tangent 960.00 foot radius curve to the left from which the radius point bears North $02^{\circ} 05' 55''$ West;

THENCE along said Northerly right-of-way line and around said 960.00 foot radius curve to the left 494.54 feet;

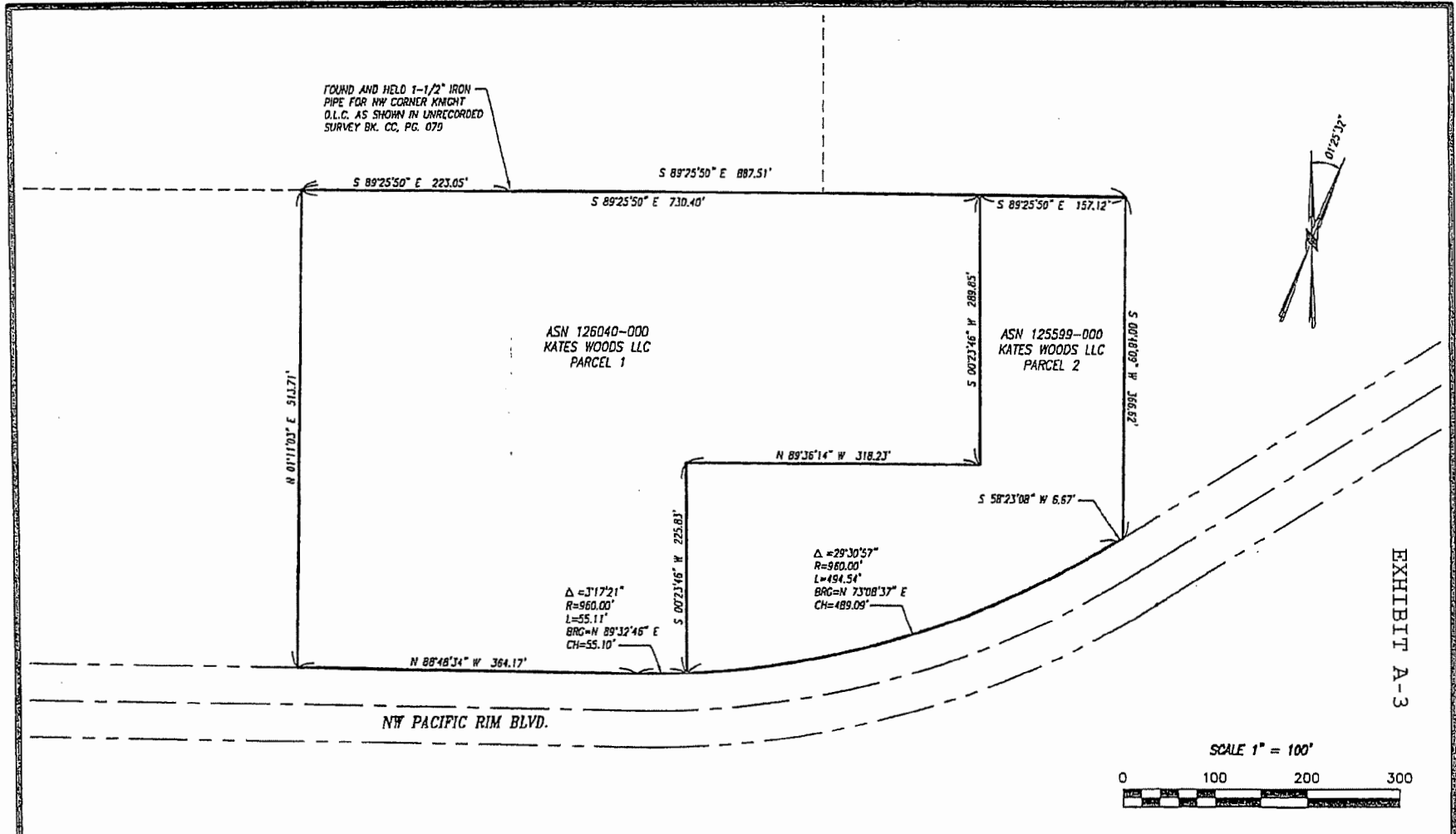
THENCE North $58^{\circ} 23' 08''$ East along said Northerly right-of-way line 6.67 feet to the East line of Parcel II as conveyed to Kate's Woods LLC by deed recorded under Auditors File Number 5242784 D, Clark County records;

THENCE North 00° 48' 09" East along said East line 366.62 feet to the North line of said Knight DLC;

THENCE North 89° 25' 50" West along the North line of said Knight DLC 157.12 feet to the TRUE POINT OF BEGINNING;



6-15-2017

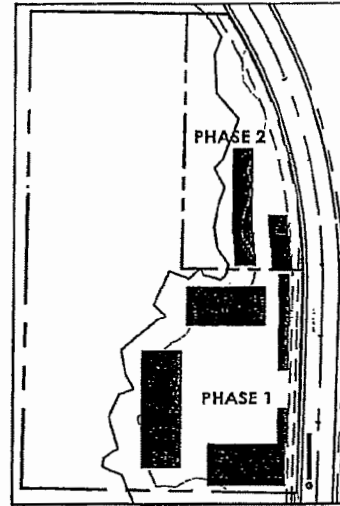
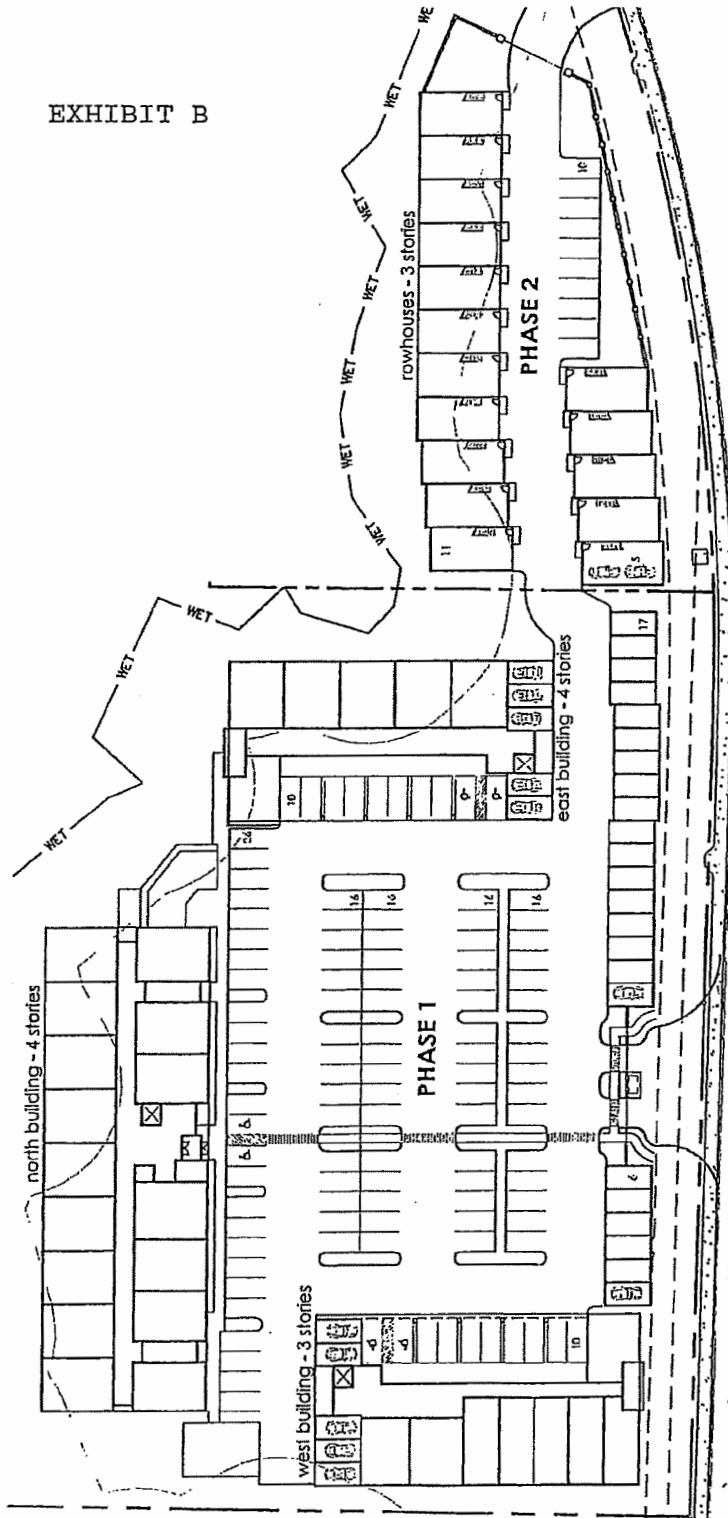


OLSON LAND SURVEYORS
ENGINEERS
360-695-1365
503-289-9936
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

BOUNDARY LINE ADJUSTMENT EXHIBIT FOR
KATE'S WOODS - FINAL LOTS
SECTION 05, T. 1 N., R. 3 E., WILLAMETTE MERIDIAN, CITY OF CAMAS, WA

DESIGN BY: ALJ	SCALE: 1"=100'	SHEET
DRAWN BY: ALJ	DATE: JUNE 2017	2 of 2
CHECKED BY: PJS	JOB NO: 9329.00.00	

EXHIBIT B



overall SITE PLAN

**KATES WOODS
SITE PLAN**

phase one counts

studios	
west building - 3 story	37 units
north building - 4 story	59 units
east building - 4 story	38 units
TOTAL	134 UNITS

phase two counts

rowhouses	
one/two bed rowhouse	16 units

overall counts

units	
studio apartments	134
one/two bed rowhouses	16
TOTAL	150 units

parking

garage spaces	33
covered spaces	20
phase one - spaces	90
phase two - spaces	10
phase two - row-house garages	32
TOTAL	185
required parking	166
1 space per studio	
2 spaces per rowhouse	
185 spaces > 166 spaces	