



**Pre-Application Meeting  
Cox Short Plat  
Parcel #83128000  
File PA18-20**

Thursday, March 15<sup>th</sup>, 2018  
10:00 am, Council Chambers  
616 NE Fourth Avenue, Camas, WA 98607

**Applicant / Contact:**

**Applicant:**

Reiter Design Group  
7965 SW Cirrus Drive  
Beaverton, OR 97008

**Representing City of Camas:**

Robert Maul, Planning Manager  
Anita Ashton, Engineering Project Manager  
Bob Cunningham, Building Official  
Randy Miller, Fire Marshal

**Location:**

3210 SW 6<sup>th</sup> Avenue

**Zoning:**

MF-10

**Description:**

Applicant is proposing to short plat the site into six lots to build townhouses.

**NOTICE:** Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. **A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, <http://www.cityofcamas.us/> on the main page under “Business and Development”.**

**PLANNING DIVISION**

**Robert Maul (360) 817-7255**

Applicable codes for development include Title 16 Environment, Title 17 Land Development and Title 18 Zoning of the Camas Municipal Code (“CMC”), which can be found on the city website. Please note it remains the **applicant’s responsibility** to review the CMC and address all applicable provisions. The following pre-application notes are based on the application materials and site plan submitted to the City on May 17, 2018:

**Application Requirements**

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** in addition to the specific application requirements outlined in **CMC Section 17.09.030.B** for a preliminary short plat. The following is an excerpt from the requirements of CMC Section 17.09.030.B (see code section for full text):

A. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of application submittal. The current fees include the following:

1. Short Plat	\$6,650 plus \$234 per lot
2. SEPA	\$749.00
3. Critical Areas Review	\$718.00 (per type)
4. Archeological Review	\$127.00
5. Fire Department Review	\$264.00
6. Building Permit and Plan Review	*based on the valuation of the project
7. Engineering Review	3% of estimated construction costs

- B. Complete applications for other required land use proposals applicable to the proposal;
- C. A vicinity map showing location of the site; and
- D. Site and development plans which provide the information outlined in CMC Section 17.09.030.B.5 (a-p);
- E. Preliminary grading plan;
- F. Preliminary stormwater plan and report;
- G. Preliminary geotechnical report;
- H. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria (CMC Section 17.11.030.D) and standards of the Camas Municipal Code. Please note this is not necessarily a complete list of applicable code sections:
- |                   |  |
|-------------------|--|
| Chapter 17.01     | General Provisions   |
| Chapter 17.09     | Short Subdivisions, especially Section 17.09.030(D) and 17.09.030(B) |
| Chapter 17.19     | Design and Improvement Standards                                     |
| Chapter 17.21     | Procedures for Public Improvements                                   |
| Chapter 18.55.110 | Application – Required Information (for Type II applications)        |
- And any other applicable sections of Title 16, Title 17, and Title 18.
- I. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).
- J. Necessary drawings. In addition to three paper copies of all short plat application materials please submit all application materials, including drawings and reports, in an electronic format.

### **Preliminary Short Plat Review**

The following comments are based on the site plan materials submitted with this Pre-Application:

1. The preliminary plat drawings must meet the density and dimensional standards for lots in a Multi-Family Residential 10 (MF-10) zone, and infrastructure improvements (e.g. roads, easements, etc.).
2. Dimensional lot standards are found at CMC 18.09.040-Table 2, which includes the requirement for setbacks to be drawn on the plat.
3. Net/developable acreage needs to be used in calculating density. Developable acreage means the total acreage of land use development exclusive of open space and critical areas.
4. CMC Section 18.09.060.C provides options for development that retain critical areas in tracts to apply the density transfer standards for lot design. Please refer to those design standards in CMC 18.09.040.B Table 2.
5. Building envelopes (setbacks) shall be shown on the preliminary and final plats. Per CMC Section 17.19.030.D.3.a, a 40ft. by 40ft. square dwelling should be able to fit within the building envelope.

6. Any exceptions to Title 17 standards shall be specifically requested and justified in subsequent application materials pursuant to Chapter 17.23 CMC.
7. List the land inventory on the plat per CMC 17.01.050.B.4 (a-g).

#### **Tree retention**

Per CMC Section 18.31.080, a tree survey is required for development; not for lands to be retained as undeveloped open space. CMC 18.31.080(B) requires preservation of significant trees and integrated them into the land use design per CMC 17.19.030(A)(2). Significant trees are defined per CMC 18.03.050, "evergreen trees 8 inches dbh, and deciduous trees, other than red alder or cottonwood, 12 inches dbh."

#### **Critical Areas Review**

The regulations for all critical areas within the shoreline management area on site are controlled by the Camas SMP, Appendix C. The subject property contains a geologically hazardous areas, frequently flooded areas, and is within a fish and wildlife habitat conservation area, which are designated as critical areas per SMP Appendix C Section 16.51.070. Per SMP Appendix C Section 16.51.130, a critical areas report is required if a proposed development is within, adjacent to, or likely impact a critical area. The general requirements for a critical areas report is found in SMP Appendix C Section 16.51.140. The City's SMP Appendix C contains additional requirements for each type of critical area.

- 1) Geologically Hazardous Areas are addressed in SMP Appendix C Section 16.59.060 and 16.59.070. Clark Co. GIS mapping identified steep slopes greater than 15% on the subject site.

#### **SEPA**

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.C as the proposed property for development contains environmentally sensitive areas. Therefore, a SEPA environmental checklist is required.

#### **Archeological Review**

The site is located in an area of high probability for the presence of archaeological objects. Therefore, an archeological predetermination is required per CMC Section 16.31.070.A.

### **ENGINEERING DIVISION**

**ANITA ASHTON (360) 817-7231**

#### **General Requirements:**

- 1) Construction plans shall be prepared by a licensed Washington State Engineer in accordance with the Camas Design Standards Manual (CDSM).
- 2) Link to CDSM:  
<http://www.ci.camas.wa.us/images/DOCS/ENGINEERING/REPORTS/designstandardmanual.pdf>
- A 3% plan review and inspection fee will be required per resolution number 1023. The fee will be based on an engineer's estimate or construction bid. The fee is due prior to approved construction drawings being released by the City.

#### **Traffic/Transportation:**

- Traffic study will not be required, due to the projected trip generations of 199 vpd or less.

#### **Streets:**

- SE Evergreen is an existing 2-lane collector with a 60-ft. right-of-way.
- Additional ROW will not be required.

- The current spacing between the access to Osprey Landing and this proposed development is approximately 245-ft. This does not meet the minimum access spacing standard of 330-ft. on a collector roadway.
- In order to meet the minimum spacing standard, the access to the proposed development would have to be moved to the west. Less than the minimum spacing would require approval from the City Engineer.
- Half-street improvements may be required, per 17.19.040. Half-street improvements along NW 6<sup>th</sup> Avenue/Evergreen Highway shall include curb and gutter, stormwater improvements, sidewalk, bike lane, street lighting, and landscaping. See CDSM for applicable road section.
- Applicant is responsible for all traffic control signs, street name signs, pavement markings, and street lighting.

Stormwater:

- Per CMC 14.02 Stormwater Control, treatment and detention shall be designed in accordance with Ecology's latest edition of the Stormwater Management Manual for Western Washington (2014 SWMMWW) and the City of Camas Stormwater Design Standards Manual. Link to manual: <http://www.ci.camasa.wa.us/images/DOCS/ENGINEERING/REPORTS/stormwaterdesignstandardsmanual.pdf>
- Each lot shall provide drainage for stormwater runoff from roof drains to an approved storm drainage system.
- Maintenance of the stormwater facility is the responsibility of the Homeowners Association (HOA).
- An erosion control bond will be required for all land-disturbing activities.

Water:

- There is an existing 6-inch cast iron (CI) main located in SW 6<sup>th</sup> Avenue that ends at the eastern edge of the property with a fire hydrant stubbed to the south.
- The existing 6-inch CI main is to be extended to the west with an 8-inch ductile line.
- Adequate pressure to be verified.
- A separate water service, with meter for each lot, is to be located at the property line between two lots.
- There is to be a 10-foot horizontal separation between the water and sewer.

Sanitary Sewer:

- The existing sewer is a 3-inch PVC pressure to at least SW Zillah.
- The existing sewer will need to be extended to the west end of proposed development.
- An analysis of the existing system's capacity will be required.
- Each lot will require an individual STEP tank that is accessible to the City
- Tank locations are to be shown on the preliminary plans.

Parks/Trails:

- Not applicable

Impact Fees (collected at time of building permit):

- Single Family Detached:
  - School Impact Fees (Camas) - \$5,371.00
  - Traffic Impact - \$3,233.00
  - Park/Open Space Impact - \$2,290.00
  - Fire Impact - \$0.20 psf

System Development Charges:

- Water
  - 3/4" meter - \$4,778.00 + \$380.00 connect fee
  - 1" meter - \$7,963.00 + \$422.00 connection fee
- Sewer
  - Residential - \$2,493.00 + \$164.00 STEP/STEF Inspection

**BUILDING DIVISION**

**BOB CUNNINGHAM (360) 817-1568**

1. The structures will be reviewed under the most current building codes as adopted by The State of Washington.
2. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
3. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal shall conform to Sections R403.1.7.1 through R403.1.7.4. A geotechnical report may be required.
4. Required fire distance between buildings and from property line
5. The code required fire suppression system shall be in accordance with IRC and other applicable codes standards and shall be reviewed and permitted by the Camas Fire Marshal's office.
6. System Development Charges and Impact fees shall be assessed prior to permits
7. Storm sewer disposal/connections
8. Any development located within a special flood hazard area shall be in accordance with CMC 16.57
9. Verify Water and sewer availability with the public works department
10. Storm water from existing developments that slope towards the newly proposed developments should be taken into consideration.
11. Flag lots shall have a monument address sign at the street/driveway entrance
12. All lots shall be provided a storm drain lateral at the lowest practical location.
13. Impervious surfaces > 5,000 sq/ft will trigger storm water requirements/improvements designed and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
14. Demo permit required for any existing structures, an asbestos survey in accordance with SW Clean agency is required prior to permit.

**FIRE DEPARTMENT**

**RANDY MILLER (360) 834-6191**

Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshals office or the City shall not be considered a waiver by the applicant.

- 1) NFPA 13D Residential Fire Sprinklers required in all new dwellings.
- 2) Water supply line from the meter into the house shall be sized per the fire sprinkler contractors design calculations or a 2 inch line shall be installed. Please contact the FMO if you have any questions.
- 3) Address monument(s) shall be located at the point the driveway access leaves the main road and shall be substantially permanent in nature and clearly visible from both directions on the main road.
- 4) A fire department turnaround is required when the dead end exceeds 150 ft. Contact our office if there are constraints that will require potential alternate methods.
- 5) Where applicable a 12 foot wide paved access road with 20 foot wide ground to sky clearance.
- 6) Any discovered underground oil storage tank is a decommissioning permit through the FMO.
- 7) Contact the Fire Marshal's Office if you have any questions at 360-834-6191

- 8) CWFMO Review Notes 03/01/2018
- 9) Please don't hesitate to contact the FMO if you have any questions or as discussed to schedule face to face meetings at our office to go over any potential issues or review notes. 360-834-6191 or [FMO@cityofcamas.us](mailto:FMO@cityofcamas.us)
- 10) When contacting the Fire Marshal regarding any future permits, it is required that you have available or provide the APPLICATION number as noted on the FMO permit.
- 11) To request inspections contact the Fire Marshal's Office via *Camas Connect* (see attached for details). Otherwise please call our inspection line at 360-834-6191 x1.
- 12) Please do not contact the building department with questions regarding Fire Marshal review notes or permits. The Fire Marshals Office contact information is noted above.