



Pre-Application Meeting Notes
Detroit Pizza
1410 NE Everett Street
Planning File: PA22-43

Meeting held via Zoom: Thursday, November 17, 2022
 Notes issued via email: November 23, 2022

Applicant

Tony Domine
 2122 NE Couch Street
 Camas, WA 98607
Tony.domine@millerpaint.com

Representing City of Camas:

Yvette Sennewald, Planning
 Randy Miller, Fire Marshal
 Brian Smith, Building Official
 Eric Dugger, Engineering

Location: 1410 NE Everett Street

Parcel Numbers: 81039000

Zoning: NC – Neighborhood Commercial

Description: The applicant proposes to establish a restaurant with indoor dining and delivery service.

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".**

STAFF NOTES**PLANNING DIVISION****Yvette Sennewald | 817-7269**YSennewald@cityofcamas.us

An application for a restaurant in the NC – Neighborhood Commercial Zone requires a Conditional Use Permit which is considered a Type III permit and requires a public hearing with the Hearing's Examiner. 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 application materials and site plan submitted on October 20, 2022.

Type III	Fees (as of July 28 th , 2022)
Conditional Use Permit	\$4,328

Application Requirements

Your proposal is required to comply with the general application requirements per **CMC Section 18.55.110**, in addition to the specific application requirements outlined in **CMC Section 17.07** for a boundary line adjustment.

The following items are required to be submitted for consideration of the proposed project:

1. **APPLICATION.** Required materials are listed at CMC18.55.110 and include the following:
 - A completed city application form and required fees.
 - A complete list of the permit approvals sought by the applicant for this project.
 - A detailed narrative description that describes the proposed development, existing site conditions, existing structures, public facilities and services, and other natural features. The narrative should also include ownership and maintenance of open spaces, stormwater facilities, public trails, and critical areas. It should also address any proposed building conditions or restrictions.
 - Three sets of drawings and an electronic copy (sent as a PDF by email). All documents and reports must be submitted as separate pdf files.
 - A copy of Preapplication meeting notes.
 - Preliminary Civil Plans.
 - A vicinity map showing location of the site.
 - Copy of a full title report.

Development sign.

The applicant must install a 4'x8' sign on the property that provides details about the project, site plan, contact information, and includes space for public hearing information to be filled in when a date is scheduled. Staff can provide a handout if requested.

Parking Regulations

The proposed project is required to meet the automobile parking requirements pursuant to CMC Chapter 18.11. The number of off-street parking spaces is calculated based on the table at CMC 18.11.130 Standards as follows:

USE	NUMBER OF PARKING SPACES
Restaurant	1 space per 100 square feet of gross floor area

ENGINEERING DIVISION**Eric Dugger | 817-7977**EDugger@cityofcamas.usGeneral Engineering Requirements: Not applicable.Traffic/Transportation:

1. A transportation impact analysis (TIA) is not required, as the additional trips generated are anticipated to be below 200 vehicles per day.

Streets:

1. NE Everett Street (aka SR 500) is a fully improved 3-lane arterial.
2. The site is located on the north side of NE Everett Street, adjacent to the Camas Hilltop Market building and across the parking lot from Top Burger's fast-food restaurant.

Stormwater:

1. The parcel size is 2,000 sf / 0.05 acres.
2. The building and the surrounding parking lot are existing. No additional requirements.

Erosion Control: Not applicable as improvements are to the interior of the existing building.Water: Not applicableSanitary Sewer: Not applicableGarbage and Recycling:

1. The applicant is to use existing garbage and recycling system on-site.

Parks/Trails: Not applicable.

Impact Fees & System Development Charges (SDCs):

1. The proposed development is in the South District.
2. Impact Fees and SDCs are collected at time of building permit issuance
3. Impact fees and SDCs are adjusted on January 1st of each year.

Impact Fees for 2022:

1. Traffic Impact Fees (TIF) - \$3,657.00/per PM Peak Hour Trip
 - a. Applicant to contact City for TIF amount, which will be based on past use (Glass shop) vs proposed use (pizza shop).
2. School Impact Fees (SIF) (Camas) – NA
3. Park/Open Space Impact Fees (PIF) – NA
4. Fire Impact Fees (FIF) - NA

System Development Charges (SDCs) for 2022:

1. Water & Sewer SDCs are not applicable unless applicant requests a water service or sewer lateral.

BUILDING DEPARTMENT**Brian Smith | 817-1568**BSmith@cityofcamas.us

1. The tenant improvement will be reviewed under the most current building codes as adopted by The State of Washington.
2. A code analysis and plans shall be prepared by an architect licensed by the State of Washington. The code analysis shall address types of occupancy, type of construction, building height, allowable area, fire separation distance, Fire Life Safety elements and the ADA requirements.
3. If structural work is proposed, structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
4. A design professional, licensed by the State of Washington, shall address on the plumbing construction drawings how waste pretreatment (Gravity Grease Interceptors or Hydromechanical Grease Interceptors) will be provided if any drainage fixtures or equipment will be receiving grease-laden waste located in areas of establishments where food is prepared or other establishments where grease is introduced into the sewage system.
5. Review and approval from the Clark County Public Health Department will be required.
6. Impact fees may, with the consent of the city, be prepaid. Prepaid impact fees, including the amounts of any developer credits under subsection [3.88.140](#)(A) shall

be deducted from impact fees at the time such fees are collected pursuant to subsection [3.88.040](#)(C).

FIRE MARSHAL

Randy Miller | 834-6191

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted, or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a

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

1. Multiple permits or potential permits with the Fire Marshal's Office may be required.
 - a. Site Plan
 - b. New Construction permit required with the FMO. Provide 2 sets of drawings and any explanatory materials needed to complete the review.
 - c. CO2 Permit required with the FMO for any Dewar Tank use.
 - d. NFPA 17A Hood suppression permit required with the FMO for any grease laden vapors produced by menu items or for any conveyer pizza ovens. (Mechanical permit required with the building department)
2. Contact the FMO if you have any questions: 360-834-6191 or FMO@cityofcamas.us