



STAFF REPORT

Vom Baur Fourplex

File No. CUP21-02

(Consolidated files: SPRV21-01, DR21-01, ARCH21-02)

Report Date: January 26, 2022

TO	Hearings Examiner	HEARING DATE	February 1, 2022
PROPOSAL	To construct an additional three units to an existing single-family residence, totaling four units.		
LOCATION	The site is located at 124 SE Everett St in the SE ¼ of Section 11, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 89235000.		
APPLICANT/ CONTACT	James Hall 640 NW 19 th Camas, WA 98607	OWNER	Cory Vom Baur 124 SE Everett St Camas, WA 98607
APPLICATION SUBMITTED	January 29, 2021 Resubmitted April 22, 2021 Resubmitted October 4, 2021	APPLICATION COMPLETE	October 15, 2021
PUBLIC NOTICES	<p>A Notice of Application was mailed to property owners within 300 feet of the site and published in the Post Record on October 21, 2021. Legal publication no. 612270.</p> <p>A Notice of Public Hearing was mailed to property owners within 300 feet of the site and published in the Post Record on January 6, 2022. Legal publication no. 638240.</p>		

APPLICABLE LAW: The application was submitted on January 29, 2021, and the applicable codes are those codes that were in effect at the date of application’s first submittal. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18 Zoning, specifically (but not limited to): Chapter 18.43 – Conditional Use Permit, Chapter 18.18 – Site Plan Review, Chapter 18.19 – Design Review, Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, and Chapter 18.55 Administrative Procedures. [Note: Citations from Camas Municipal Code (CMC) are indicated in *italic* type.]

CONTENTS

SUMMARY..... 2

FINDINGS..... 2

Chapter 16.31 Archaeological Preservation 2

Chapter 18.18 Site Plan Review 2

Chapter 18.19 Design Review..... 7

Chapter 18.43 Conditional Use Permit..... 8

PUBLIC COMMENTS 10

CONCLUSION 10

RECOMMENDATION 10

CONDITIONS OF APPROVAL..... 10

SUMMARY

An application has been made to the City of Camas for Conditional Use Permit approval to construct additional three units to an existing single-family residence, totaling four units. The site is zoned Mixed Use (MX). The site contains several trees and vegetation. There are no critical areas present on site.

The site is bordered the northeast and northwest by single-family residences zoned Mixed Use. To the southwest is SE Everett Street and to the southeast is city right-of-way which includes the railroad.

The proposed fourplex does, or can, comply with the applicable standards of the Camas Municipal Code (CMC) and Revised Code of Washington (RCW) subject to the conditions of approval.

FINDINGS

Chapter 16.31 Archaeological Preservation

An archaeological predetermination report was prepared for the Vom Baur Fourplex. The report and findings are not subject to the open public records act and as such, the City cannot disclose the results.

FINDING: Staff recommends a condition of approval that if potential artifacts are discovered during the course of construction, work must immediately cease, and both the State Department of Archaeological and Historic Preservation and the City must be notified.

Chapter 18.18 Site Plan Review

A. Compatibility with the city's comprehensive plan;

The fourplex development is consistent with the following comprehensive plan policies:

- *LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.*
- *H-1.6: Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.*
- *LU-3.1: Encourage a variety of housing typologies to support the overall density goal of six dwelling units per acre.*

DISCUSSION: The project consists of three additional units to an existing single-family residence on a .21-acre site. The overall density goal of six units per net acre is exceeded and contains adequate urban services to the site subject to the conditions of approval. The proposal is surrounded by single-family and multifamily style residences.

FINDINGS: Staff finds that the proposed project is compatible with and complements the Comprehensive Plan.

B. Compliance with all applicable design and development regulations;

Parking

Per CMC 18.11.130 Table 1 – Parking Standards, two parking spaces are required for each unit of a single-family dwelling, duplex, or rowhouse. The proposed fourplex requires eight parking spaces total because there are four units. The site plan shows two parking spaces for the existing single-family residence at the front of the residence. There are six additional parking spaces to the rear of the lot near the additional three units.

FINDINGS: Staff finds the parking requirements are met.

General Landscaping: Per CMC 18.13.055.A Table 1 – Landscape buffering standards, a 10-ft L3 landscape buffer is required along the northeast and northwest property lines. The Mixed Use zoning has a Commercial Comprehensive Plan designation, therefore it fits under the commercial zone, not the residential zone in Table 1. The abutting properties are also zoned Mixed Use. Per CMC 18.13.055.b.3.b, a six-foot-high fence or wall that complies with the F1 or F2 standards may be substituted for the L3 landscape buffering requirements. Due to the residential nature of the project and site constraints, staff finds a six-foot-high fence that complies with the F1 or F2 standards may be substituted for the L3 landscape buffer along the northeast and northwest property line.

The southwest property line abuts SE Everett Street. The southeast property line abuts city right-of-way which includes the railroad. The additional three units will be located to the rear of the existing single-family residence and will not face the right-of-way. There will also be parking spaces along the southeast portion of the parcel that will be landscaped at the perimeter which will act as a buffer. This is discussed further below. Staff finds the required landscape buffer along the parking area meets the landscape buffer requirements along the southeast property line.

Per CMC 18.13.060, parking areas are to be landscaped at all perimeters and provide one tree per six parking stalls. The parking area abuts the northeast property line. However, due to the allowance mentioned above of a six-foot-high F1 or F2 fence in lieu of the landscape buffering along the northeast and northwest property lines, staff finds landscaping is not required along the northeast side of the parking area. Landscaping is still required along the southeast and southwest side of the parking spaces. Staff finds a landscape buffer is required along the southeast and southwest sides of the parking area. There are six parking spaces proposed, therefore staff finds one tree is required to be located in the perimeter landscaping of the parking area.

Street Trees: Per CMC 17.19.030(F)(1) one street tree per unit is required. Due to only the single-family residence fronting the street, one street tree will be required. There is no landscape strip, therefore the tree must be located in the front yard. There is an existing 20-inch DBH Black Locust in the front yard that the applicant is proposing to retain if feasible. The arborist report recommended removal due to tree health, therefore it cannot be considered a street tree if retained. Staff finds a 2-inch DBH street tree planting is required in the front yard.

Tree Density: Per CMC 18.13.045 a tree survey and assessment is required. The applicant submitted a survey and assessment from New Day Arborist dated November 11, 2020. The arborist recommended all trees be removed except for the Ginkgo labeled #180 due to construction and tree health. The arborist also recommended the Camellias shrubs be retained and replanted at the top of the slope. Staff would recommend the applicant follow the arborist report to retain and replant the Camellias shrubs at the top of the slope. Staff also finds the applicant shall retain the Ginkgo labeled #180.

The minimum tree density per CMC 18.13.051 Table 1 is 20 tree units per net acre. The .21 acre site requires four tree units total. The Ginkgo recommended for retention consists of five tree units per the conversion table in CMC 18.13.051 Table 2. Staff finds the tree density is met if the Ginkgo is retained. However, as mentioned above, additional tree plantings are required to meet street tree and parking landscape area requirements. Staff finds a final landscape plan shall be submitted identifying trees, shrubs, and groundcover types.

FINDINGS: Staff finds the applicant can comply with the general landscaping and tree density requirements 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

Streets for the proposed development shall be designed in accordance with CMC 17.19.040.B Streets.

[Public Roads]: CMC 17.19.040.B Streets. The proposed four-plex will front SE Everett Street which is classified as a local road per the 2016 Transportation Comprehensive Plan. SE Everett Street dead-ends on the north side of the BN&SF railroad tracks and said right-of-way. The existing roadway consists of 70-feet of right-of-way width, approximately 45-feet of paved surfacing, with minimal curb, 4-foot wide sidewalk, and 2-foot wide planter strip on the east side. The existing sidewalk and curb end at the northern property line of the proposed development. There is limited on-street parking due to an existing driveway approach to the adjoining parcel, the location of the future driveway approach to the three new dwellings, and the SE Everett Street dead-ends at the proposed developments southern property line. Prior to final engineering plan approval, the applicant should be required to submit plans that includes the new driveway approach to the rear dwelling units, a driveway approach for the two off-street parking stalls located at the front of the existing residence, curb, and a 5-foot wide sidewalk along the remaining frontage of the proposed development in accordance with CDSM. A condition of approval to this effect is warranted.

Per CMC 17.19.040.B.5 dedication of additional right-of-way may be required. SE Everett Street is an existing local roadway with sufficient right-of-way width, dedication of additional right-of-way will not be required.

[Private Roads]: CMC 17.19.040.A Private Streets. Table 17.19.040-1 Minimum Private Street Standard 'A' access to four or less dwelling units requires a 20-foot wide tract, 12-foot wide paved surface, optional sidewalk, and no parking on both sides. CMC 18.11.020.C.2.b states that a two-way aisle width shall be twenty-four feet. Additionally, dead-end turnarounds are required when exceeding 150-feet from the centerline of the adjacent road. These requirements cannot be met based on existing site constraints as noted below:

The parcel for the proposed development has an existing single-family residence, which will remain, that is situated approximately 12-feet south of the north property line. Additionally, there is an existing two-car garage on the adjacent parcel that is located approximately two-feet north of the applicant's north property line, which allows for only 14-feet of clearance along the existing garage.

The preliminary plans propose to construct a 12-foot wide by 70-foot long paved driveway from the back of the driveway approach to the paved parking area that will be located along the eastern property line providing access and parking stalls for the three new dwelling units. The proposed drive aisle at the rear of the proposed development is approximately 27-feet wide by 128-feet long, including the depth of the required off-street parking stalls. A deviation from CMC 17.19.040.A and CMC 18.11.020.C.2.b can be supported with the addition of a pedestrian access at the southwest corner of the parcel. Prior to final engineering plan approval, the applicant should submit revised plans that provide a minimum 4-foot wide access on the southwest corner to the backside of the property to allow for emergency accessibility. A condition of approval to this effect is warranted.

FINDINGS: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Roads.

Sanitary Sewage Disposal

Sanitary sewer for the proposed development shall be designed in accordance with CMC 17.19.040.C.2.b.

There is an existing 6-inch gravity sewer main located in SE Everett Street that dead-ends at the proposed development. The preliminary utility plans propose to cap and abandon the existing sanitary sewer lateral to the current single-family residence, extend a new 6-inch sanitary sewer line from the main line east in order to provide sanitary sewer laterals for each of the dwelling units of the proposed development. Prior to final engineering plan approval, the applicant should submit revised utility plans that extend the new 6-inch sanitary sewer line from the mainline to the right-of-way, install a cleanout at the right-of-way, and extend a new private 6-inch sanitary sewer line from the cleanout at the right-of-way a sufficient distance east to allow the connection of four separate 4-inch laterals with cleanouts to serve each of the four dwelling units. A condition of approval to this effect is warranted.

Prior to final engineering plan approval, a note is to be added to the revised utility plans stating that the owner of the proposed development should be required to own and maintain the 6-inch sanitary sewer line from the cleanout at the right-of-way, east to the dead-end cleanout and the 4-inch sewer laterals that are to serve each of the four dwelling units. A condition of approval to this effect is warranted.

FINDINGS: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Sanitary Sewer.

Stormwater

The storm drainage system for the proposed development shall be designed in accordance with CMC 17.19.040.C.3.

A preliminary hydrology report (TIR) dated January 25, 2021, was prepared by Jolma Design, LLC. The proposed development is approximately 9,062 square feet (0.21 acres) in size and slopes northeast to southwest towards the BN&SF railroad right-of-way. The site currently consists of an existing single-family residence. The proposed improvements consist of retaining the existing single-family residence and the addition of three new dwelling units and associated sidewalk, driveway, parking lot, and parking stalls. Per Ecology's *Stormwater Management Manual for Western Washington* (2019 SWMMWW), *Figure 1-3.2 Flow Chart for Determining Requirements for Redevelopment, Minimum Requirements (MR) #1- #9* will apply for a redevelopment project that results in 5,000 sf or greater, of new plus replaced hard surface area.

With the exception of MR #9 – Operation and Maintenance, the preliminary hydrology report address all of the minimum requirements. Prior to final engineering plan approval, the applicant should submit a final hydrology report that meets MR #9 – Operation and Maintenance of the private storm system. A condition of approval to this effect is warranted.

In accordance CMC 17.19.040.C.3 Storm Drainage, the owner of the proposed development shall own and maintain the on-site storm system. Prior to final engineering plan approval, a note is to be added to the stormwater plans stating that the owner is responsible for ownership and maintenance of the on-site storm facility in its entirety. A condition of approval to this effect is warranted.

FINDINGS: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Stormwater.

Water:

Water systems for the proposed development shall be designed in accordance with CMC 17.19.040.C.4 Water System.

There is an existing 2-inch galvanized steel water main located in SE Everett Street. The existing 2-inch water main was stubbed off the existing 6-inch water main that is located in SE 1st Avenue prior to 1954

and is currently rated 'poor'. Additionally, there are two existing water services on the 2-inch water main that serve existing single-family residences.

The existing 2-inch water main is not sufficiently sized to provide water service to and to meet fire flow requirements for three additional dwelling units. The Camas Design Standards Manual requires a minimum 8-inch ductile iron main be installed. However, staff finds that a 6-inch ductile iron main is sufficient to serve the existing and proposed dwelling units. Prior to final engineering plan approval, the applicant should be required to submit revised water plans that provide for the installation of a new 6-inch ductile iron waterline, from SE 1st Avenue to a dead-end blowoff at the southern end of the proposed development and provide four new 1-inch water services to each of the four dwelling units with the proposed development, which includes the one existing single-family residence and three new dwelling units. A condition of approval to this effect is warranted.

Prior to final acceptance, the new 6-inch DIP is to be installed, tested, and approved prior to connection to the existing 6-inch waterline in SE 1st Avenue, in accordance with the city's Design Standards Manual. The city will be responsible for tapping new water services to replace the existing water services that are not part of the proposed development. The applicant's contractor will be responsible for coordinating this work with the city. A condition of approval is warranted.

FINDINGS: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Water.

Erosion Control:

Erosion and sediment control (ESC) plans are to be prepared in accordance with CMC 14.06. Adequate erosion control measures will be installed prior to any land-disturbing activities.

Prior to final engineering plan approval, the applicant is to submit Erosion Sediment Control (ESC) plans. A condition of approval to this effect is warranted.

The overall size of the proposed development parcel is 0.21 acres (9,062 sq. ft.). As the proposed development does not consist of land-disturbing activities greater than an acre, the applicant is not required to obtain an *NPDES General Construction Stormwater Permit (GCSWP)*. However, the applicant will be required to meet Minimum Requirement (MR) #2 and submit an abbreviated *Stormwater Pollution Prevention Plan (SWPPP)*, prior to any land-disturbing activities.

Additionally, per CMC 17.21.050.B.3, land-disturbing activities of more than an acre require the applicant is to provide an Erosion Control Bond in the amount of 200% of the cost for erosion control measures, prior to commencement of any land-disturbing activities. This requirement does not apply to the proposed development as the land-disturbing activities are less than an acre.

FINDINGS: Staff finds that the development can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Erosion Control.

FINDINGS: Staff finds that adequate provisions can or will be made for public roads, sanitary sewer, stormwater, water, and erosion control improvements that will be consistent with City requirements.

D. Adequate provisions are made for other public and private services and utilities, parks, and trails;

Public and Private Utilities

[Public Utilities]:

A streetlight currently exists on the southeast corner of East 1st Avenue and SE Everett Street, approximately 123-feet from the existing single-family residence. Additional street lighting is not proposed nor required with the proposed development.

[Private Services and Utilities]:

There is a private 6-inch sanitary sewer line and sewer laterals, east of the public right-of-way, and an on-site stormwater system that will be owned and maintained by the property owner.

Parks and Trails

There are no city requirements for parks, trails, or other public improvements associated with the development of this property. However, the proposed development is required to construct a 5-foot wide sidewalk along the frontage that will provide connection to the existing sidewalk that ends at the northern property line.

FINDING: Staff finds that the applicant can or will make provisions for adequate maintenance of the private improvements as conditioned.

E. Adequate provisions are made for maintenance of public utilities;

The proposed development, as shown, does not include any public utilities.

FINDING: Staff concurs that adequate provisions will or can be made for maintenance of public utilities.

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;

FINDING: As discussed throughout this staff report, and as conditioned, this proposal can or will meet all relevant codes, regulations, ordinances, and other requirements as identified herein.

Chapter 18.19 Design Review

Design Review Committee member attendees: Whitney Henion, Dawn Redmond, Casey Wycoff, Heather Vo, Kevin Breuner, Geoerl Niles, and Leslie Lewallen.

Design Review is required for new multifamily developments per CMC 18.19.020 and therefore the fourplex proposal is subject to the applicable design review standards in CMC 18.19.050.A Standard Principles and B.3.c Specific Principles for Multi-Family Uses and the guidelines in the Camas Design Review Manual “DRM”. As such, a Design Review Committee (DRC) public meeting was held on January 12, 2022, to review the proposal and recommend conditions or other actions necessary for compliance with the Design Review Manual.

Standard Principles:

Landscaping and screening, integration, or natural features of the property, building design, and integration of historic elements

Landscaping and fencing are provided along the site’s perimeter to provide a visual screen and buffer with the adjacent uses and the street right-of-way. Perimeter landscaping and fencing are discussed in further detail under criterion B of the Site Plan Review section of this report. Any landscape, parking lot, or building lighting should be directed, hooded, or shielded away from surrounding properties. There are trees on site that are proposed to be retained if feasible.

The fourplex will incorporate light and dark grey-toned hardie plank siding with windows. The roof will consist of darker shingles. The Design Review Committee recommended additional architectural features on the façade facing the right-of-way such as window shutters or other decorative elements to provide a complementary façade.

Specific Principles:

Multi-Family Use Principles: Duplex, Triplex, and Fourplex

The fourplex is fronting SE Everett Street. There are no garages proposed and the parking area in front of the fourplex accounts for less than 40% of the front façade.

FINDING: The Design Review Committee and staff found the proposed fourplex is generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19 as conditioned.

Chapter 18.43 Conditional Use Permit

CMC Chapter 18.43.050 Criteria for Conditional Use Permit Approval:

The hearings examiner shall be guided by all of the following criteria in granting or denying a conditional use permit:

A. *The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;*

FINDING: The surrounding area is zoned Mixed Use and consists of single-family and multi-family residential uses. The applicant’s proposal includes three additional units to the rear of the existing single-family residence. The massing and scale of the development is integrated within single-family residential zoning regulations and is setback from neighboring developments. The development can accommodate parking and landscaping on site. The development is residential in nature and consists of similar architectural features as other residences within the vicinity. Staff finds the proposed development will not be materially detrimental to the public welfare or injurious to the property or improvements within the vicinity.

B. *The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;*

Per CMC 18.09.030 Table 1, the Mixed Use zone allows up to 24 units per net acre, a maximum front yard setback of 10-ft, a minimum side yard setback of 10-ft, and a minimum rear yard setback of 25-ft. There is no height requirement and the maximum lot coverage for two stories or more is 50%.

The .21-acre site allows up to five units. The applicant is proposing four, therefore staff finds the density requirements are met. The site currently contains a single-family residence, and the additional three units will be located to the rear of the residence, therefore staff finds the front yard setback does not apply to the three units due to the existing location of the single-family residence. The applicant has proposed a 12-ft side yard setback to the north and 27.5-ft to the south. The proposed building will be setback approximately 26-ft from the rear property line. The building height proposed is approximately 30-ft and the lot coverage is under 50%.

FINDINGS: Staff finds the density and dimensional standards are met.

C. *The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;*

Traffic and Pedestrian Circulation

Traffic:

Per the Camas Design Standards Manual (CDSM), proposed developments that generate 200 vehicle trips per day (VTD) or more require a traffic impact analysis (TIA) to be prepared. As the proposed development does not generate 200 VPD or more, a TIA is not required.

Pedestrian Circulation:

There is an existing 4-foot wide sidewalk on the north side of SE Everett Street, which ends at the northern property line of the proposed development. The applicant is conditioned to construct a 5-foot wide sidewalk along the frontage of the proposed development, which will provide a continuous pedestrian connection to SE 1st Avenue.

FINDING: The Mixed Use zone allows for a mix of residential and commercial uses, however, the area is primarily residential. The site is surrounded by mostly single-family residences with a few duplexes. A three-story single-family residence was recently constructed within the vicinity. The proposed fourplex will be approximately 30-ft in height. Most homes in the area range from single-story to three-story homes. The frontage includes a sidewalk that will provide pedestrian circulation to the area. Staff finds the fourplex is compatible with the surrounding uses.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

FINDING: The site is surrounded by single-family residences ranging from one story to three stories as well as several duplexes. The Mixed Use zoning does not have a height requirement. Per CMC 18.09.040 Table 1, Single-Family Residential zoning limits building heights to 35-ft. Although the area is not zoned Single-Family Residential, the applicant is proposing to keep the fourplex at approximately 30-ft to fit in with the sizing of a single-family residence. Staff finds the applicant has made appropriate measures to minimize the possible adverse impacts by proposing a fourplex that fits in with the single-family residential massing and sizing regulations.

The development plans show a four-foot chain-link fence along the property line abutting the neighbors to the northeast and northwest. Per CMC 18.13.055.b.3.b, a six-foot-high, sight obscuring fence may be placed in lieu of the landscape buffer. Due to site constraints of the existing single-family residence and the proposed driveway, staff is in support of the fence. Staff finds the fence shall be residential in nature to minimize visual impacts to abutting developments.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

FINDING: As mentioned above in Section A of the Site Plan Review Criteria, the development is consistent with the goals and policies of the comprehensive plan.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

FINDING: After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

PUBLIC COMMENTS

As of the writing of this staff report, staff received one comment (Exhibit #25) concerning, privacy, fencing, paving, and other concerns. These concerns are discussed throughout this staff report.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that Vom Baur Fourplex (CUP21-02) should be approved because it does comply with the applicable standards if all of the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the conditional use permit for the Vom Baur Fourplex (CUP21-02) subject to the following conditions of approval:

CONDITIONS OF APPROVAL

Standard Conditions of Approval:

1. Engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
2. The engineering site plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval. Submittal requirements for first review are as follows:
 - a. Submit four (4) full size sets and one (1) half size set of plans;
 - b. One (1) hard copy of (TIR) stormwater report;
 - c. Stamped preliminary engineer's estimate.
3. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development.
 - a. A preliminary stamped engineer's estimate shall be submitted to the CDEV Engineering Dept prior to or with submittal of plans for first review.
 - b. Payment of the 1% plan review (PR) fee shall be due prior to the start of the plan review process.
 - c. Payment of the 2% construction inspection (CI) fee shall be due prior to construction plan approval and release of approved plans to the applicant's consultant.
 - d. Under no circumstances will the applicant be allowed to begin construction prior to final engineering plan approval.
4. Installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
5. Per CMC 17.21.060.H building applications will not be accepted until after Final Acceptance has been issued for all infrastructure improvements.
6. Final acceptance is issued in accordance with CMC 17.21.070 at completion of all infrastructure improvements and receipt of the 2-year warranty bond.
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 City and DAHP.

8. The applicant will be responsible for maintenance of all on-site private improvements, including but not limited to the parking areas and landscaping.
9. Permit(s) and inspections are required by the Fire Marshal's Office for this project. Please contact the Fire Marshal's office at 360-834-6191, or rmiller@ci.cameras.wa.us for submittal information.
10. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes the stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.
11. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
12. At the time of building permit issuance, the applicant shall pay the appropriate impact fees in accordance with the provisions of CMC 3.88.

Special Conditions of Approval:

13. A six-foot-high fence that complies with the F1 or F2 standards shall be constructed along the northeast and northwest property lines.
14. The F1/F2 fence shall be residential in nature to minimize visual impacts to abutting developments.
15. A landscape buffer is required along the southeast and southwest sides of the parking area.
16. One 2-inch DBH tree is required within the perimeter landscaping of the parking area.
17. One 2-inch DBH street tree planting is required in the front yard.
18. Street trees must comply with the City's Street Tree Manual.
19. It is recommended that the applicant follow the arborist report to retain and replant the Camellias shrubs at the top of the slope.
20. The applicant shall retain the Ginkgo labeled #180.
21. Any landscape, parking lot, or building lighting should be directed, hooded, or shielded away from surrounding properties.
22. The Design Review Committee recommended additional architectural features on the façade facing the right-of-way such as window shutters or other decorative elements to provide a complementary façade.

Prior to Final Engineering Plan Approval:

23. A final landscape plan shall be submitted identifying trees, shrubs, and groundcover types.
24. The applicant shall submit revised plans that include the new driveway approach to the rear dwelling units, a driveway approach for the two off-street parking stalls located at the front of the existing residence, curb, and a 5-foot wide sidewalk along the remaining frontage of the proposed development in accordance with CDSM.
25. The applicant shall submit revised plans that provide a minimum 4-foot wide access on the southwest corner to the backside of the property to allow for emergency accessibility.
26. The applicant shall submit revised utility plans that extend the new 6-inch sanitary sewer line from the mainline to the right-of-way, install a cleanout at the right-of-way, and extend a new private 6-inch sanitary sewer line from the cleanout at the right-of-way a sufficient distance east to allow the connection of four separate 4-inch laterals with cleanouts to serve each of the four dwelling units.
27. A note is to be added to the revised utility plans stating that the owner of the proposed development shall own and maintain the 6-inch sanitary sewer line from the cleanout at the right-

of-way, east to the dead-end cleanout, and the 4-inch sewer laterals that are to serve each of the four dwelling units.

28. The applicant shall submit a final hydrology report that meets MR #9 – Operation and Maintenance of the private storm system.
29. A note shall be added to the stormwater plans stating that the owner is responsible for ownership and maintenance of the on-site storm facility in its entirety
30. The applicant shall submit revised water plans that provide for the installation of a new 6-inch ductile iron waterline, from SE 1st Avenue to a dead-end blowoff at the southern end of the proposed development and provide four new 1-inch water services to each of the four dwelling units with the proposed development, which includes the one existing single-family residence and three new dwelling units.
31. The applicant shall submit Erosion Sediment Control (ESC) plans to the City for review and approval.

Prior to Final Acceptance:

32. The new 6-inch DIP is to be installed, tested, and approved prior to connection to the existing 6-inch waterline in SE 1st Avenue, in accordance with the city's Design Standards Manual. The city will be responsible for tapping new water services to replace existing water services that are not part of the proposed development. The applicant's contractor will be responsible for coordinating this work with the city.

Prior to Building Permit Approval:

33. Unless construction of site improvements commences within two years of issuance of this decision, this permit will expire.