



## PRE-APPLICATION MEETING NOTES

Nevin Dock

PA21-55

Thursday, November 18, 2021

City Hall (no in-person meeting)

616 NE 4<sup>th</sup> Ave., Camas, WA 98607

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<b>Applicant:</b>	Jack Loranger <a href="mailto:Loranger.jack@gmail.com">Loranger.jack@gmail.com</a>
<b>City of Camas:</b>	Lauren Hollenbeck, Senior Planner Brian Smith, Building Official Randy Miller, Fire Marshal
<b>Location:</b>	2462 SE 11 <sup>th</sup> Avenue (Parcel No. 8728000) Camas, WA 98607
<b>Zoning:</b>	R-10 (Single-Family Residential)
<b>Description:</b>	Construction of a floating dock

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**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".

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**PLANNING DIVISION**      **LAUREN HOLLENBECK** [lhollenbeck@cityofcamas.us](mailto:lhollenbeck@cityofcamas.us) (360) 817-7253

Applicable codes for development include Title 16 Environment of the Camas Municipal Code (CMC) and the Shoreline Master Program, 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 to the City on November 2, 2021:

### Application Requirements

Your proposal will need to comply with the general application requirements per **the Shoreline Master Program (SMP) Appendix B Section VI.B** as follows:

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

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

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|---|--|
| 1. Shoreline Review                             | \$1,196.00                             |
| 2. Critical Areas Review <i>(for each type)</i> | \$775.00                               |
| 3. SEPA   | \$810.00                               |
| 4. Archaeological Review                        | \$137.00                               |
| 5. Building Permit                              | *based on the valuation of the project |

- ✓ B. A complete list of the permit approvals sought by the applicant;
- ✓ C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;
- ✓ D. A completed copy of the Joint Aquatics Resource Application (JARPA), if other state and federal permits are required;
- E. A completed State Environmental Policy Act (SEPA) checklist;
- ✓ F. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The **narrative shall also explain how the criteria are or can be met**, and address any other information indicated by staff at the preapplication conference as being required;
- ✓ G. Vicinity map showing locations of the site and water bodies within 300-feet;
- H. Site and Development plans which provide the information listed in SMP Appendix B Section VII.B.7 (a-n).
- ✓ I. Necessary drawings and reports- one paper copy and an electronic copy (send as a PDF by email or on a disc). Each report must be a separate pdf.
- ✓ J. Copy of the preapplication meeting notes (Type II and Type III);
- K. Installation of a development sign on the property that is 4' x 8' and visible to the public street, refer to SMP Appendix B Section VIII.B.

### Shoreline Substantial Development Permit

The proposed development is located within the "Medium Intensity" shoreline environment designation. Per Table 6-1 of the SMP, docks are permitted within the "Medium Intensity" shoreline environment designation. A shoreline substantial development permit is required as the fair market value of the dock will likely exceed \$7,047 and therefore would not qualify for an exemption from a shoreline permit per SMP Section 2.3.2.

The required **narrative** shall demonstrate compliance with the applicable Shoreline Master Program policies and regulations of the SMP. The regulations for development of moorage facilities are found at SMP Section 6.3.3.4 (starting on page 57).

### Shoreline Variance

Any variance to specific bulk, dimensional or performance criteria may be considered only if there are special conditions pertaining to the specific piece of property, or the literal interpretation and strict application of the criteria would cause undue and unnecessary hardship. A Shoreline Variance is subject to a **public hearing** before the hearings examiner per SMP, Appendix B Section III. A **narrative** addressing the Shoreline Variance criteria outlined in SMP, Appendix B Section VIII (1-7) would be required. Ecology has the final approval for variances.

### **Critical Areas Review (SMP Section 5.3 and Appendix C)**

The regulations for all critical areas within the shoreline management area on site are controlled by the SMP, Appendix C. The proposed dock will be located within a fish and wildlife habitat conservation area and frequently flooded areas, which are designated as critical areas per SMP Appendix C 16.51.070. Per SMP Appendix C Section 16.51.130, a critical area 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) Fish and Wildlife Habitat Conservation Areas are addressed in SMP Appendix C Section 16.61.020. Shorelines of Statewide Significance (i.e. the Columbia River) is located south of the proposed development, which requires a buffer that is 20% of lot depth as measured from the OHWM per SMP Section 5.3.2.d.
- 2) Frequently flooded areas are addressed in SMP Appendix C Section 16.57.030. The floodway is identified within the project boundaries in the pre-application materials.

### **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 is within or adjacent to critical areas. A SEPA checklist is required.