



**Pre-Application Meeting Notes
Green Mountain Estates
File PA15-02**

Thursday, January 15, 2015
1:30pm, Council Chambers
616 NE Fourth Avenue, Camas, WA 98607

Owner:

Lon Combs

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Contact:

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Representing City of Camas:

Robert Maul, Planning Manager

Sarah Fox, Senior Planner

Bob Cunningham, Building Official

Steve Wall, Public Works Director

Wes Heigh, Project Manager

Location: 4601 NE Ingle Road

Tax Account: 171730-000

Zoning: R-10

Description: Applicant proposes to divide a 10 acre property into 12 single-family lots. The applicant would also like a comprehensive plan change from R-10 to R-20.

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".**

The applicant has proposed several permits, all of which can be consolidated for a single decision issuance. The applicant is responsible for reviewing the code, addressing the applicable provisions, and paying the appropriate fees at the time of submittal.

Potential fees include:

- Preliminary plat \$6,200 + \$215 per lot
- Zone change \$1,690
- SEPA \$700
- Critical areas \$670 (per type)
- Fire Department Review \$300

Zone change application CMC§18.05.010(D)

The draft plan as submitted indicates that the owner would like to develop the property in accordance with the R-20 zoning standards, and requests a zone change from R-10 zoning. This process would not be allowed, without first, a comprehensive plan change from Single family Medium (current) to Single family low. In lieu of a comprehensive plan change, the applicant may want to consider that the least dense zone within the Single family Medium comprehensive plan designation is R-12. An application for a zone change from R-10 to R-12 is allowed as the zones are within the same comprehensive plan designation. Include a narrative with the application that specifically addresses and affirms the following conditions (per CMC§18.05.010-D):

1. *The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title (Title 18 Zoning), and the public interest.*
2. *The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.*

Preliminary plat application CMC Ch. 17.11 Subdivisions

1. Development sign must be installed. The sign must be at least 4'x 8' and remain until a decision is issued. Send a photo by email of installed sign as proof for the application file.
2. Mailing labels must be provided by the Clark County Assessor for property owners within 300-feet of the subject property.
3. Narrative that replies to each criteria that must be met for approval. The criteria may be found at CMC§17.11.030(D).
4. Plat drawings must include the following as described in full at CMC§17.11.030(B): vicinity map; existing significant features; adjacent property owners; existing lot lines and structures; locations of streets, sidewalks, street lights, and street trees; lot dimensions and setbacks; and location and size of proposed and existing utilities.
5. Preliminary stormwater report and plan must be submitted.
6. Preliminary grading plan, which includes the total quantity of cut and fill.

7. State Environmental Policy Act (SEPA) checklist must be submitted. A current form is attached to these notes.
8. Critical area reports must be submitted.
 - a. General requirements for critical areas reports are found at CMC§16.51.140. The city's code contains additional requirements for each type of critical area (e.g. steep slopes).
 - b. Critical Aquifer Recharge Area report requirements are found at CMC§16.55.050.
 - c. Steep Slopes additional analysis in accordance with CMC16.59.060.
 - d. Archaeological Predetermination Report required in accordance with CMC§16.31.070, and must include proof of mailing notification to tribes.
9. Preservation of open space tracts or dedicating land for parks or trails may allow the project to utilize the Density Standards for new lots at CMC§18.09.040(Table 2, Subsection B). Also review the criteria at CMC§18.09.060 Density transfers.
10. Scenic views in accordance with CMC§16.33.010(B) should be illustrated on a site plan, identifying particular corridors.
11. Tree preservation efforts are required.
 - a. Tree survey must be conducted by biologist (include qualifications). The biologist will be required to review and coordinate tree preservation efforts with preliminary grading plans.
 - b. CMC 18.31 requires preservation of significant trees "to the extent practical", "healthy trees" and prefers "groups of significant trees". CMC§18.31.110 requires "mandatory preservation" in the form acceptable to the city. CMC§17.19.030 (A)(2) requires "every reasonable effort" to retain trees.

ENGINEERING DIVISION

WES HEIGH (360) 817-7237

1. Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas standards.
2. Per CMC 14.02 stormwater treatment and runoff control shall be designed in accordance with the 2005 Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual.
3. This development is subject to the minimum improvement requirements identified in CMC 17.19.020.
4. Existing wells and septic tanks and septic drain fields shall be abandoned in accordance with state and county guide lines per CMC 17.19.020 (A3).
5. The existing residential structure to remain shall be connected to public water and sewer at the time of site improvements.
6. Street tree planting is required in accordance with CMC 17.19.030 (F).
7. Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a).

8. Maintenance of the storm water facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3).
9. The applicant will be responsible for all traffic control signs, street name signs, pavement markings and street lighting per CMC 17.19.030 (I) (J). As of October, 2014 LED street lighting is a requirement for all street lighting.
10. The applicant will be responsible for the design and submittal of the utility plan showing the locations for underground power, telephone, gas, CATV, street lights and associated appurtenances.
11. Private streets if proposed will need to meet the provisions of CMC 17.19.040 (A).
12. Gated entries are subject to the requirements of CMC 12.36 and require permits from the FMO and Public Works.
13. Public street requirements are found in CMC 17.19.040 (B). For street grades, centerline curve radii, and curb return radii requirements see CMC 17.19.040 (B12).
14. ADA compliant pedestrian ramps and ADA compliant street crossings are required. To provide ADA compliant pedestrian ramps and street crossings careful evaluation of street profile grades and intersection site grading will be required.
15. Half width street improvements and ROW dedication will be required along NE Ingle Road per CMC 17.19.040 (B2 & B5).
16. NE Ingle Road is designated as a collector street, as such minimum intersection access spacing of 330' is required, provisions for a left turn pocket are required, residential access to NE Ingle Road is prohibited and uniform fencing and landscaping is required along NE Ingle Road.
17. The application narrative shall specifically address the approval criteria CMC 17.11.030 (D) and CMC 18.23.100.
18. 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.
19. An erosion control bond will be required for all land disturbing activities of an acre or more per CMC 17.21.030.
20. A NPDES permit will be required for this project per Washington Department of Ecology requirements if more than one acre of land will be disturbed.
21. A traffic study will not be required for this project, however an evaluation of adequate sight distance and intersection safety from a traffic engineer will be required. Staff would note

that the Green Mt. PRD group is proposing an access point off of Ingle Road west of proposed lot 4. The applicant is urged to explore opportunities for alternate access with the adjacent group.

22. Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.

23. Exception requests to the requirements of Title 17 shall meet the requirements of CMC 17.23.

PUBLIC WORKS DEPARTMENT

STEVE WALL (360) 817-1560

1. Water and sewer system extensions to the site will need to be consistent with the adopted Water System Plan and the General Sewer Plan Amendment. The improvements will likely require the applicant to enter into agreements with the city for system upsizing and/or latecomer agreements.
2. Implementation of the General Sewer Plan includes reducing the use of septic systems in the northern UGA (page 100).

BUILDING DIVISION

BOB CUNNINGHAM (360) 834-6191

1. The structures will be reviewed under the most current edition of the International Residential Code.
2. The Residence shall conform to the most current edition of the WA State Energy Code
3. Development fees and Impact fees shall be assessed and collected at time of permit issuance.
4. Developer supplied, Fire Marshal approved monument sign at public right of way entrance to all proposed flag lots.

PARKS DEPARTMENT

JERRY ACHESON (360) 834-5307

The development must address compliance with the city's Parks & Trails Plan, namely there are two proposed trails near the subject property—Trail #27 (T-27) and Trail #29 (T-29). Development of planned parks and trail networks is impact fee creditable.

Trail T-27 is the primary trail that will connect uses along the north shore of Lacamas Lake. This route will run parallel to the future realignment of Leadbetter Road and provide a continuous trail from the northern corner of the city towards Lacamas Park to the southeast.

Trail T-29 is intended to align with the BPA easement, which crosses the northern portion of the site.

FIRE DEPARTMENT

RANDY MILLER (360) 834-6191

- 1) Low Flow Life Safety Residential Fire Sprinklers (NFPA 13D) required in all new dwellings: Dead end's over 400 feet. CMC (Camas Municipal Code) 17.19.040.14, CMC 17.19.030.D.5.d
- 2) Low Flow Life Safety Residential Fire Sprinklers are required where structure(s) are accessed by a flag lot, access tract, or private road. CMC 17.19.030.D.5.c, 17.19.040.A.7
- 3) Low Flow Life Safety Residential Fire Sprinklers that comply with 13D or 13R are required in all buildings abutting a street designed and constructed with less than 36 feet of pavement width.
- 4) In the unusual case where a subdivision is not required to have residential sprinklers, any new single family residence or duplex to be used as a model home or home sales office shall have Low Flow Life Safety Residential Fire Sprinklers installed. CMC 15.17.050
- 5) The distance from a required fire hydrant may be doubled when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. CMC 17.19.040.C.4.a.
- 6) Establishing Hydrant Flow Tests per NFPA 24 (National Fire Protection Association) utilizing a Washington State Licensed Fire Sprinkler Contractor may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. 17.15.030.D.C
- 7) Low Flow Life Safety Residential Fire Sprinklers are required where minimum hydrant water flow from the closest hydrant is not met. CMC 17.19.040.C.4.a, CMC 15.04.010.D (IFC Appendix B, Fire Flow) A Washington State Licensed Fire Sprinkler Contractor meeting NFPA 24 Fire Flow guidelines may be hired to establish the gallons per minute (fire flow). A permit is required with the fire marshal's office prior to the flow test.
- 8) An approved address sign, in accordance with the Camas Municipal Code, must be posted for each residence where the flag lot leaves the public road or access tract. CMC 17.19.030.D.5.d
- 9) When access grades exceed those specified in CMC 17.19.040.12.b, Low Flow Life Safety Residential Fire Sprinklers are required to be installed. CMC 17.19.040.12.b.iii.
- 10) Underground oil tank removal requires a permit with the fire marshal's office following IFC (International Fire Code) 3404.2.14
- 11) Any existing structures that are scheduled to be torn down may be considered for fire department training.
- 12) Any blasting that may be needed for this location is required to follow the CMC Blasting Code and requires a permit with the fire marshal's office. CMC 15.40
- 13) Any gates serving two or more homes is required to follow the gate code CMC 12.36
- 14) Gated access to two or more homes is required to have Low Flow Life Safety Residential Fire Sprinklers installed CMC 12.36.040.J
- 15) A second means of a fully constructed normal access to a subdivision may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed. Each request will be evaluated for possible approval and will include factors such as grade, wild land urban interface, distance of dead ends, density, street widths and so on.
- 16) Currently fire Impact Fees of .20 cents per square foot are waived when Low Flow Life Safety Residential Fire Sprinklers are installed.
- 17) Currently 13D Permit fees are waived when Low Flow Life Safety Residential Fire Sprinklers are installed. However permit submittals are still required.