



PRE-APPLICATION MEETING NOTES

Lower Prune Hill booster pump station
PA20-07

Thursday, February 6, 2020
2:30pm, Public Works Conference Room
616 NE 4th Ave. Camas, WA. 98607

Applicant: City of Camas Public Works Engineering, Allen Westersund

City of Camas: Lauren Hollenbeck, Senior Planner
Madeline Sutherland, Assistant Planner
Anita Ashton, Engineering
Bob Cunningham, Building Official
Randy Miller, Fire Dept.

Location: NW 18th Loop and NW Ostensen Canyon Road
Parcel Number: 85145001

Zoning: Single-Family Residential (R-7.5) zone

Description: Reconstruct the existing booster pump station

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

LAUREN HOLLENBECK (360) 817-7253

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 to the City on January 21, 2020:

Application Requirements

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** 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:

1. Conditional Use Permit	\$4,256.00
2. Site Plan Review	\$2,828 + \$67 per 1000sf of GFA
3. Variance (major)	\$1,273.00
4. Design Review (minor)	\$426.00
5. Critical Areas Review	\$762.00
6. SEPA	\$796.00
7. Archaeological Review	\$135.00
8. Fire Department Review	\$416.00
9. Building Permit and Plan Review	based on the valuation of the project
10. Engineering Review	3% of estimated construction costs

2. A complete list of the permit approvals sought by the applicant;
3. 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;
4. 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 pre-application conference as being required;
5. Necessary drawings- three sets and an electronic copy (send as a PDF by email or on a disc);
6. Copy of the preapplication meeting notes (Type II and Type III);

Lot line Consolidation

It appears the pump station is located on Parcel 85173001. To accommodate the size of the proposed pump station, a lot line consolidation would be required to comply with the required setbacks and should be recorded with the County prior to Conditional Use Permit approval.

Conditional Use Permit (CUP)

Per CMC Section 18.07.050, Pump Stations are permitted in residential zoning districts subject to a CUP which is a Type III decision. Type III decisions are subject to a public hearing with a final decision by a hearings examiner. Specific information required for a complete CUP application includes a written response that supports the criteria of approval of CMC Section 18.43.050. All other required permit reviews may be consolidated and issued with the Type III decision.

Site Plan Review

The application for Site Plan Review shall contain information outlined in CMC 18.18.040 (A-J). The application shall address in a narrative the **criteria for approval** in CMC 18.18.060 (A-F). Building height, setback, and lot coverage requirements can be found in CMC 18.09.040 Table 1 and Table 2.

Min. front yard	30 feet
Min. side yard	15 feet
Min. rear yard	35 feet
Max. building lot coverage	40%
Max. building height	35 feet

Variance (major)

Due to the existing location of underground piping per the applicant, the proposed booster station is therefore placed 15-feet from the rear yard property line. As such, a major variance is required as the modification to the 35-foot rear yard setback is more than 10 percent per CMC 18.45.020.B. Since the variance is consolidated with a Type III decision, it will be heard before the Hearings Examiner per CMC 18.45.020.B.

Design Review (minor)

Per footnote 1 of CMC Section 18.07.040 Table 2 Authorized Uses in Residential and Multifamily Zones, Design Review. The standards applicable to this property for Design Review are found in the Design Review Manual to include the Standard Principles & Guidelines. A submittal for Design Review should include a site plan drawing, a detailed landscape plan, exterior building materials and colors, elevation views and a lighting plan with specifications.

Landscaping Regulations

Landscaping standards shall apply to development that is subject to Design Review per CMC 18.13.020.B.4. A Landscape, Tree and Vegetation plan must be submitted pursuant to CMC 18.13.040.A. If trees are proposed for removal, a Tree Survey is required per CMC 18.13.040.B and must be prepared by a certified arborist or professional forester pursuant to the requirements outlined in CMC 18.13.045. A minimum 20-unt tree density per net acre is required and needs to be incorporated in the overall landscape plan per CMC 18.13.051.A.

Critical Areas Review

Per Clark County GIS mapping, geologically hazardous areas (i.e. steep slopes) have been identified on the subject property. As such, per CMC Section 16.51.130, a critical areas report prepared by a qualified professional is required if a proposed development is within or adjacent to a critical area. The general requirements for a critical areas report is found in CMC Section 16.51.140. The City's code contains additional requirements for each type of critical area:

- 1) Geologically Hazardous Areas are addressed in CMC Section 16.59.060 and 16.59.070.

SEPA

You proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.A as the proposal includes critical areas. A SEPA checklist is required.

Archaeological Review

The site is located in an area of high probability for the presence of archaeological objects. As such, an archaeological predetermination report is required consistent with the requirements of CMC 16.31.070.A and shall be submitted to the City, DAHP and the tribes. Proof of mailing or emailing to the tribes shall be submitted to the City per CMC 16.31.160.A.3.

ENGINEERING DIVISION

ANITA ASHTON (360) 817-7231 aashton@cityofcamas.us

General Requirements:

1. Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas Design Standards Manual (CDSM).
2. The applicant will be responsible for the design and submittal of the utility plan showing the locations for underground power and any associated appurtenances.

Traffic/Transportation:

3. Not Applicable

Streets:

4. Access to the existing booster station is off NW 18th Loop, which is identified as an existing 2 lane collector per the City's 2016 Comprehensive Plan.
5. The applicant will be required to construct a driveway approach and pave the access road, a minimum of 12-feet in width, from NW 18th Loop to the new building.

Stormwater:

6. Refer to Ecology's Figure I-3.2 *Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3)* and the Camas Stormwater Design Standards.
 - a. All redevelopment projects shall comply with Minimum Requirement (MR) #2 – Submittal of a Stormwater Pollution Prevent Plan (SWPPP). Contact Engineering for Abbreviated Construction SWPPP Form.
 - b. If the project results in 2,000 sf, or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf of greater then Minimum Requirements (MR) #1- #5 will apply.
 - c. If the project adds 5,000 sf, or more on few hard surfaces or converts $\frac{3}{4}$ acres, or more, of vegetation to lawn or landscaped areas, then Minimum Requirements (MR) #1-#9 will apply.

Erosion Control

7. If land-disturbing activities are less than one acre, an Erosion Control Bond will not be required. However, the applicant will be responsible for all erosion and sediment control measures to ensure that sediment laden water does not leave the site or impact adjacent parcels.
8. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

Water, Sewer, Parks & Trails:

9. Not applicable

Impact Fees:

10. Not applicable

BUILDING DIVISION**BOB CUNNINGHAM (360) 817-7243**

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.

FIRE DEPARTMENT**RANDY MILLER (360) 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 been obtained from the fire marshal's office. Camas Municipal Code 15.04.030.D.12.a

1. New Construction Permit with the FMO required. Provide drawings including site plan and any explanatory materials needed such as chemicals over code exempt amounts.
2. NFPA 110 Generator permit required with the Fire Marshal's Office. Provide drawings, cut sheets.