



## PRE-APPLICATION MEETING NOTES

The Landing at Green Mountain 2 subdivision  
PA24-1018

Thursday, October 3, 2024  
3:30pm, City Hall (meeting via zoom)  
616 NE 4<sup>th</sup> Ave. Camas, WA. 98607

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<b>Applicant:</b>	PLS Engineering Jason Taylor
<b>City of Camas:</b>	Lauren Hollenbeck, Senior Planner Anita Ashton, Engineering Project Manager Ahmed Yanka, Engineer II Brian Smith, Building Official Randy Miller, Deputy Fire Marhsal
<b>Location:</b>	22111 NE 28 <sup>th</sup> Street Camas, WA 98607 Parcel Number: 611175000
<b>Zoning:</b>	R-7.5 (Single-Family Residential)
<b>Description:</b>	To subdivide 4.83-acres into 18 single-family detached residential lots.

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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 "City Codes".

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### PLANNING DIVISION

**LAUREN HOLLENBECK (360) 817-7253**

An application for a subdivision is considered a Type III permit. Applicable codes for this proposal 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 September 17, 2024:

**PLEASE NOTE: Land use applications are now required to be submitted and paid on-line at [www.cityofcamas.us/com-dev](http://www.cityofcamas.us/com-dev). When you apply online, be sure to select SUBDIVISION as the main application plan type. If you are unsure, contact the Planning Department for assistance.**

### **Application Requirements**

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** in addition to the specific applicable application requirements outlined in **CMC Section 17.11.030.B** for a preliminary subdivision plat. The following is an excerpt from the requirements of CMC Section 17.11.030.B (see code section for full text):

1. A completed city application form and required fee(s), which are addressed at on-line submittal;

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

- |   |                             |
|---|-----------------------------|
| 1. Preliminary Plat   | \$8,204.00 + 261.00 per lot |
| 2. SEPA   | \$926.00                    |
| 3. Critical Areas Review ( <i>wetlands</i> )                  | \$886.00                    |
| 4. Critical Areas Review ( <i>habitat conservation area</i> ) | \$886.00                    |
| 5. Archaeological Review                                      | \$157.00                    |
| 6. Fire Department Review                                     | \$402.00                    |

Fees for building permit are collected at the time of the building permit submittal. Fees for engineering are collected at time of engineering plan approval.

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|------------------------------------|---------------------------------------|
| 7. Building Permit and Plan Review | based on the valuation of the project |
| 8. Engineering Review              | 3% of estimated construction costs    |

2. A completed and signed SEPA checklist;
3. Complete applications for other required land use proposals applicable to the proposal;
4. A vicinity map showing location of the site;
5. A survey of existing significant trees as required under CMC Section 18.13.045;
6. All existing conditions shall be delineated on the site plan per CMC Section 17.11.030.B.6(a-p);
7. A preliminary grading plan as slopes are greater than ten percent;
8. Preliminary stormwater plan and report;
9. A geotechnical report consistent with CMC Chapter 16.59 if development is proposed on slopes greater than ten percent
10. A copy of the Clark County assessor's map which show the location of each property within 300 feet of the subdivision;
11. 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 the Clark County assessor;
12. A traffic study
13. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria (CMC Section 17.11.030.D) and standards of the Camas Municipal Code. It should also address any proposed building conditions or restrictions.
14. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).
15. Necessary drawings and reports- three full size paper copies of the site plan drawings. All other documents and reports shall be provided with the on-line application submittal.

### Preliminary Plat

The following comments are based on the site plan materials submitted with this Pre Application:

1. The preliminary plat drawings must meet the density and dimensional standards for lots in a Single-Family Residential (R-7.5) zone, and infrastructure improvements (i.e. roads, easements, etc.).
2. Density calculation is based on development/net acreage which is defined as the total land use development exclusive of open space and critical areas.
3. Density transfer provisions of CMC 18.09.040.B Table-1 may be utilized if a land division sets aside of tract for the protection of a critical area, natural open space network, or network connector, or approved as a recreational area.
  - a. Further, the city may provide additional or negotiated flexibility to the lot size, lot width, lot depth, building setback, or lot coverage standards under CMC Section 18.09.040 Table 1 and 2. In no case shall the maximum density of the overall site be exceeded. A letter explaining the request for negotiated flexibility shall be submitted to the director for consideration per CMC 18.09.060.D.
4. Building setback requirements are found at CMC 18.09.040-Table 2, which includes the requirement for setbacks to be drawn on the plat. Per Note 2, *"Garage setback is five feet behind the front of the dwelling."*
5. The western side lot line of lot 4 shall be radial to curved streets per CMC 17.19.030.D.2.
6. Building envelopes (setbacks) shall be shown on the preliminary and final plats. Per CMC Section 17.19.030.D.3.a, a 40ft. by 40ft. square dwelling should be able to fit within the building envelope.
7. Per CMC 17.19.030.D.6, Lots 1-3 shall comply with the provisions for double frontage lots.
8. Each dwelling unit within a new development shall be landscaped with at least one tree per CMC 17.19.030.F.
9. Per CMC 17.19.040.B.1.c, if the average lot size is less than 7,500 square feet, one additional off-street parking space is required for every 5 units and shall be located within a common tract.
10. Per CMC 17.19.040.B.10.a, a Circulation plan is required at application that includes the subject site and properties within six hundred feet showing topography, critical areas and existing and proposed streets, trails, etc.
11. The storm drainage facility shall include a 10-foot L2 landscape buffer per CMC 17.19.030.F.6.
12. The location and height of any retaining walls shall be shown on the grading plan. Retaining wall height requirements are found in CMC 18.17.060.
13. The property is located within the Airport Overlay Zone C and the applicable provisions in Chapter 18.34 shall apply.

### Landscaping Regulations and Tree Retention

Landscaping standards shall apply to all new land divisions per CMC 18.13.020.B.1. 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-unit tree density per net acre is required and needs to be incorporated in the overall landscape plan per CMC 18.13.051.A.

### Parking Regulations

The proposed use will need 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.

### Critical Areas Review

Clark County GIS mapping identifies wetlands and fish & wildlife habitat conservation areas (i.e. oak habitat) on and adjacent to 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 are found in CMC Section 16.51.140. The City's code contains additional requirements for each type of critical area.

- The critical areas report requirements for *Wetlands* are found in CMC 16.53.030.
- If Oregon White Oaks greater than 20" dbh, which are considered a habitat of local importance, are surveyed on site, a critical areas report is required per CMC 16.61.020 *Fish and Wildlife Habitat Conservation areas*.

### SEPA

The proposed development is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.A as the proposed is more than ten residential units and contains environmentally sensitive areas per CMC 16.07.025.C. The current SEPA environmental checklist is on the website.

### 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. Submit proof of mailing or emailing the tribes per CMC 16.31.160.

<b>ENGINEERING DIVISION</b>	<b>ANITA ASHTON (360) 817-7231 <a href="mailto:aashton@cityofcamas.us">aashton@cityofcamas.us</a></b>
	<b>AHMED YANKA (360) 817-7258 <a href="mailto:ayanka@cityofcamas.us">ayanka@cityofcamas.us</a></b>

#### General Requirements:

1. Final engineering site improvement plans shall be prepared in accordance with the Camas Design Standards Manual (CDSM) and CMC 17.19.040, by a licensed Civil Engineer in Washington State.
2. **Civil construction plans are not to be submitted until after Planning issues the land-use decision.**
3. **After the land-use decision is issued, the applicant is to submit the Civil construction plans via the online portal at [www.cityofcamas.us/Permits under the 'Civil Construction Application'](http://www.cityofcamas.us/Permits%20under%20the%20Civil%20Construction%20Application).**
4. CDev Engineering Dept. is responsible for plan review (PR) and construction inspection (CI) of the civil site improvements.
5. A 3% PR&CI fee is collected by engineering for all infrastructure improvements.
  - a. A stamped preliminary engineer's estimate shall be submitted to the CDEV Engineering Dept. 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 first review.
  - 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 engineering plan approval.

6. Per CMC 17.21.060.H Except for one sales office or one model home, building applications will not be accepted until after Final Acceptance has been issued for all infrastructure improvements.
7. Final acceptance is issued by the Community Development Engineering Dept.
8. Existing wells and septic tanks and septic drain fields shall be decommissioned in accordance with State and County guidelines per CMC 17.19.020 (A3).
9. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting, and traffic control markings for the proposed development.
10. Work within the city right-of-way (ROW) will require submittal an encroachment permit and approval of a traffic control plan (TCP), prior to the start of any work.
11. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance can be found at CMC 17.21.
12. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, interior street/parking lighting, and associated appurtenances are installed.

Traffic/Transportation:

1. A transportation impact analysis (TIA) is required when a proposed development results in 199 vehicle trips per day (VPD) or more.
2. As proposed, the development will generate 180 ADTs, therefore a TIA may be required.
3. The Applicant will be required to have a traffic engineer analyze the following:
  - a. Site distance access at applicants proposed access intersections.
  - b. Vision clearance areas are to be addressed, per CMC 18.17.030.
  - c. A traffic circulation plan showing on-site ingress and egress, per CMC 17.19.040 (B.10.a).
  - d. Address movement conflicts with existing nearby intersections; and
  - e. Provide trip AM and PM Peak distribution to and from the site.
3. The City of Vancouver requires trip distributions to the following intersections for payment of proportionate share contributions:

Proportionate Share Project Name	Fee Rate	Number of Trips	Proportionate Share Cost
137 <sup>th</sup> Ave – from NE 49 <sup>th</sup> St to Fourth Plain Blvd	\$3,000 per PM peak hour trip		
Fourth Plain Blvd & NE 152 <sup>nd</sup> Ave	\$333 per PM peak hour trip		
<u>Leiser</u> / St. Helens / MacArthur	\$2,000 per PM peak hour trip		
SE 176 <sup>th</sup> Ave & SE 20 <sup>th</sup> St	\$400 per PM peak hour trip		
NE 192 <sup>nd</sup> Ave & NE 13 <sup>th</sup> St	\$400 per PM peak hour trip		
SE 192 <sup>nd</sup> Ave & SE 34 <sup>th</sup> St	\$150 per PM peak hour trip		
192 <sup>nd</sup> Ave & SR-14 ramp terminals	\$2,000 per PM peak hour trip		
MacArthur Blvd & Andresen Rd Roundabout	\$2,285 per PM peak hour trip		
MacArthur Blvd & Devine Rd Roundabout	\$2,226 per PM peak hour trip		
Grove St / Columbia House Blvd / SR-14 WB off-ramp	\$600 per <u>AM</u> peak hour trip		
NE 172 <sup>nd</sup> Ave & NE 18 <sup>th</sup> St	\$300 per PM peak hour trip		
NE 179 <sup>th</sup> Place & NE 18 <sup>th</sup> St	\$900 per PM peak hour trip		
NE 187 <sup>th</sup> Ave & NE 18 <sup>th</sup> St	\$1,200 per PM peak hour trip		
NE 162 <sup>nd</sup> Ave & NE 9 <sup>th</sup> St	\$1,500 per PM peak hour trip		
NE 172 <sup>nd</sup> Ave & NE 9 <sup>th</sup> St	\$4,100 per PM peak hour trip		
NE 192 <sup>nd</sup> Ave & NE 9 <sup>th</sup> St	\$1,100 per PM peak hour trip		
NE 187 <sup>th</sup> Ave & SE 1 <sup>st</sup> St	\$ 1,100 per PM peak hour trip		
<b>Total Proportionate Share Cost</b>			<b>\$XXXX</b>

Streets:

1. The proposed development is located along the south side of NE 28<sup>th</sup> Street.
2. NE 28<sup>th</sup> Street is classified as an existing 3-lane arterial per the City's 2016 Transportation Comp Plan.
3. Per CMC 17.19.040.B.1, the applicant will be required to construct full depth half-width street improvements from the existing centerline on NE 28<sup>th</sup> Street along the frontage of the proposed development on NE 28<sup>th</sup> Street.
4. Per CMC 17.19.040.B.5, the applicant will be required to dedicate sufficient right-of-way from the existing centerline for full half-width, full-depth street improvements along the proposed frontage on NE 28<sup>th</sup> Street.
  - a. The existing right-of-way (ROW) width along the frontage of the proposed development is 67-feet wide.

- b. The applicant will be required to dedicate sufficient ROW to provide for a 37-foot-wide ROW width from the existing centerline of NE 28<sup>th</sup> Street.
  - c. Current ROW width from centerline is 30-feet.
- 5. Per CMC 17.19.040.B Street, public roads shall meet the requirements as shown on Table 17.19.040-2 'Minimum Public Street Standards'.
  - a. The applicant has proposed to construct the extension of NE 26<sup>th</sup> Street renamed as NE 82<sup>nd</sup> Avenue from Phase 1 to access the future Phase 2 development site as follows: 60-foot-wide right-of-way, 36-foot paved surface, 5-foot-wide detached sidewalks, and planter strips on both sides.
  - b. As proposed, extension of NE 82<sup>nd</sup> Avenue meets the street standards for Local Road Section B.
- 6. The applicant has proposed a public road improvement along the western property line that would be a half-width public road that would be widened to the full width public road standard at such time that the abutting property to the west develops.
  - a. Proposed N Emmert Circle is shown as: 40-foot-wide right-of-way, 24-foot paved surface, 5-foot-wide detached sidewalk, and 7-foot planter strip with a dead-end cul-de-sac at both ends of the road.
- 7. Per CDSM, Table 3 – Access Spacing Standards:
  - a. There is not a minimum intersection setback on a roadway classified as a local road. The intersection setback is approximately 310-feet, as measured from the centerline of N Hargrave to the centerline of proposed N Emmert Circle.
- 8. Per CMC 17.19.040.B.10.b.ii Cul-de-sacs and permanent dead-end streets over three hundred feet in length may be denied unless topographic or other physical constraints prohibit achieving this standard.
  - a. When cul-de-sacs or dead-end streets are permitted, a direct pedestrian or bicycle connection shall be provided to the nearest available street or pedestrian oriented use.
  - b. The proposed north cul-de-sac is approximately 372-feet in length as measured from the center of proposed NE 26<sup>th</sup> Street (N 82<sup>nd</sup> Avenue).
    - i. The applicant will be required to construct a public pedestrian trail access from the end of the north cul-de-sac of Phase 2 to NE 28<sup>th</sup> Street.
    - ii. The public pedestrian path is to be located within a Tract.
    - iii. The Tract width is to be a minimum 10-foot-wide tract. Additional tract width will be based on other utilities, e.g. water and/or sewer mains located within the same tract.
  - c. The proposed south cul-de-sac is approximately 579-feet in length as measured from the center of proposed NE 26<sup>th</sup> Street (N 82<sup>nd</sup> Avenue).
    - i. The applicant will be required to construct a public pedestrian trail access from the end of the south cul-de-sac to the southernmost property line.
    - ii. The public pedestrian path is to be located within a Tract.
    - iii. The Tract width is to be a minimum 10-foot-wide tract. Additional tract width will be based on other utilities, e.g. sewer main located within the same tract.
  - d. Per the 2022 Comprehensive Plan, the applicant will be required to construct that portion of the future T-29 trail across the southernmost property line.
    - i. The future T-29 trail is to be placed with a Tract.
- 9. Street tree planting is required in accordance with CMC 17.91030 (F).

10. LED street lighting is to be installed along all street frontages within and adjacent to the proposed development, in accordance with CDSM.

#### Stormwater:

1. The site of the proposed development is approximately 4.83 acres in size.
2. The applicant shall submit a preliminary stormwater report (PTIR) in accordance with CMC 14.02 Stormwater Control and the most current edition of Ecology's *Stormwater Management Manual for Western Washington (latest edition 2024 SWMMWW)*.
3. The Department of Ecology (DOE) issued the latest edition of the *Stormwater Management Manual for Western Washington* on August 1, 2024.
4. Stormwater treatment and detention shall be designed in accordance with the latest edition of Ecology's *Stormwater Management Manual for Western Washington (2024 SWMMWW)*.
5. Refer to Ecology's *Figure I-3.2 Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3, Page 90)*.
  - a. As the project will result in 5,000 sf, or greater, of new plus replaced hard surface area; then all Minimum Requirements will apply.
6. Per CMC 17.19.040.C.3.a Stormwater facilities are to be placed in a Tract, with right-of-entry to the City for inspection purposes.
7. Per CMC 14.02.090 ownership and maintenance of onsite stormwater facilities will be the responsibility of the Owner/HOA, per CMC 17.19.040 (C3).
8. Public and private storm easements, if required, are to be shown on the final engineering plans.
9. Provisions are to be provided for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels. Reference CMC 14.02 and 17.19.040.C for roof downspout controls.

#### Erosion Control

1. The site of the proposed development is approximately 4.83 acres in size.
2. Per CMC 17.21.030.B an erosion and sediment control (ESC) bond, in the amount 200% of the engineer's estimate for ESC measures, is to be submitted prior to any land-disturbing activities.
3. As the land-disturbing activities are greater than one acre, the applicant will be required to obtain an *NPDES Construction Stormwater General Permit* from Ecology, which includes the *Stormwater Pollution Prevention Plan (SWPPP)*. Copies of both are to be submitted to Engineering prior to any land-disturbing activities.
4. 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.
5. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

#### Water:

1. There is an existing 24-inch ductile iron water main located in the south half of NE 28<sup>th</sup> Street.
2. Per CMC 17.19.040.C.4 Each lot within a proposed development shall be served by a water distribution system designed and installed in accordance with city design standards.
3. The applicant will be required to design and construct a minimum 8-inch ductile iron water main from NE 28<sup>th</sup> Street to serve the proposed Phase 2 development.



4. The applicant will be required to provide a looped system from NE 28<sup>th</sup> Street, thru Phase 2 to Phase 1 via proposed Emmert Circle. This portion of the water main is to be located within a minimum 15-foot-wide tract.
5. The applicant shall provide a minimum 1-inch water service, and water meter box to each of the single-family residential lots located within this development.
6. Landscaping in open space tracts must have a separate irrigation service, backflow prevention device, meter box, and irrigation meter.
  - a. The owner of the tract is responsible for payment for all fees associated with the installation of the meter and the water usage.
  - b. Irrigation meters are to be owned by the HOA.
7. There is an existing fire hydrant on the north side of NE 28<sup>th</sup> Street, near the intersection of the proposed development.
  - a. The applicant will be required to provide new fire hydrants located within the new development, per FMO.
8. Trenching, backfill, and surface restoration on NE 28<sup>th</sup> Street will be required, per CDSM Detail G2 and G2A.
9. Applicant shall demonstrate that there are adequate fire flows available for the development.
10. The tap on the existing water main is to be performed by a tapping Contractor approved by the City's Water/Sewer Dept. Approved list of Contractor's provided below.
11. A 10-foot separation shall be maintained between water and sanitary sewer lines.

Sanitary Sewer:

1. There is an existing 8-inch gravity main on the north side of NE 28<sup>th</sup> Street.
2. The applicant will be required analyze the existing 8-inch gravity main in 28<sup>th</sup> Street as well as the Goodwin Road Pump Station to ensure that both systems can handle the additional inflow from proposed development.
3. Per CMC 17.19.040.C.2 The applicant will be required design and construct a sanitary sewer system to serve the proposed development.
  - a. The applicant shall provide a separate sanitary lateral for each single-family residential lots located within the development.
  - b. The sanitary main is to be extended to a cleanout at the southernmost property line to tie into the future west-to-east force main.
  - c. An access and maintenance easement to the city will be required.
4. The applicant will also be required to analyze existing 3-inch force main in Phase 1 of Landing at Green Mountain to make sure it sized properly to handle inflow from proposed phase 2 site.
  - a. Applicant question regarding providing a sanitary sewer main separate from Phase 1 and tapped at the sanitary main in NE 28<sup>th</sup> Street would be supported; however, the applicant would still be required analyze the existing 8-inch gravity main in 28<sup>th</sup> Street as well as the Goodwin Road Pump Station to ensure that both systems can handle the additional inflow from proposed development.
  - b. A connect to NE 28<sup>th</sup> Street would require that the sanitary sewer main be located within a tract.
  - c. The tract width would increase to 20-feet-wide with two utilities, e.g. water and sewer.
5. Due to the site sloping away from NE 28<sup>th</sup> Street, the proposed lots 4-18 will require individual grinders pumps for each SFR that will be owned and maintained by the individual homeowners.

6. Individual gravity sewer laterals to proposed Lots 1-3 from NE 28<sup>th</sup> Street would be supported.
7. Trenching and surface restoration on NE 28<sup>th</sup> Street is to be per CDSM Details G2 and G2A.
8. A 10-foot separation is required, within the right-of-way and the private road serving the development, between the water service and sewer lateral.

City Approved Tapping Contractors:

1. A&A Drilling Services, Inc (water & pressure sewer):  
16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827,  
<http://www.aadrilling.com>
2. Ferguson Waterworks (water only):  
14103 NW 3rd Court, Vancouver, WA 98685, 360-896-8708,  
<https://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks>

Garbage and Recycling:

1. Garbage and recycling receptacles are to be placed at the city right-of-way for pickup.

Parks/Trails:

1. Per the 2022 Parks, Recreation, and Open Space (PROS) Comprehensive plan, there is a segment of the T-29 trail, shown to traverse west-to-east, at the southernmost limits of the proposed development.
  - a. Applicant will be required to provide an easement that can encompass both the pedestrian access trail and the sewer easement.
2. The property to the south and east of the proposed development is owned by Clark County Parks.

Impact Fees & System Development Charges (SDCs):

1. This development is in the North District.
2. Impact fees and SDCs are collected at time of building permit issuance.
3. The impact fees and SDCs noted below are for informational purposes only.
4. **Impact fees and SDCs are adjusted on January 1<sup>st</sup> of each year.**

Impact Fees for 2024 (North District):

Single Family:

1. Traffic Impact Fees (TIF) - \$10,372.00
2. School Impact Fees (SIF) – \$6,650.00
3. Park/Open Space (PIF) – \$5,853.00
4. Fire (FIF) - \$0.69 psf

System Development Charges (SDCs) – 2024 Charges:

1. Water –
  - a. 3/4" meter - \$9,056.00 + \$450.00 connection fee
  - b. 1" meter - \$15,093.00 + \$502.00 connection fee
2. Sewer – Residential
  - a. Residential - \$7,184.00

**BUILDING DIVISION****BRIAN SMITH (360) 817-7243**

1. Any existing structures being removed need an asbestos survey and demolition permit.
2. Decommissioning of septic tanks and drain fields through Clark County Department of Health
3. The structures will be reviewed under the most current building codes as adopted by The State of Washington.
4. Geotechnical engineer's report may be required.
5. The required fire suppression systems shall be in accordance with IBC and other applicable codes standards and shall be reviewed by the Camas Fire Marshal's office.
6. Addresses will be assigned by the Building Division.
7. NE 26<sup>th</sup> Street as shown on the proposed pre-app plan that was submitted will need to be changed to N 82<sup>nd</sup> Ave to align with our city addressing grid.
8. Emmert Cir as shown on the proposed pre-app plan that was submitted will need to be changed to a street name that begins with an "M" to align with our city addressing grid.
9. Storm sewer disposal and connections shall be identified on the approved plans.
10. Storm water from adjacent properties and existing developments should be taken into consideration.
11. System Development Charges and Impact fees shall be assessed prior to building permit issuance.

**FIRE DEPARTMENT****RANDY MILLER (360) 834-6191**

1. Any existing structures scheduled for demolition may be considered for use as a fire department training burn. Contact DFM Randy Miller at the FMO for further information. 360-834-6191
2. NFPA 13D Residential Fire Sprinklers required in all new dwellings. Additionally, it is recommended or may be required to mitigate access or turnaround issues, to install fire sprinklers in the garages. Contact the FMO for further information.
3. If a larger water meter is required to meet fire flow and the larger meter is not required for reasons of the international residential code/building department, the SDC up-charges are waived and the minimal cost difference in the actual meter shall be paid.
4. A flow switch is optional but recommended to tie into the homes security system along with an outside notification bell.
5. If a PRV is needed for pressures over 80 PSI on the domestic supply, it shall be installed after the fire line supply. If the pressure is over 80 PSI a PRV may be needed on the toilet supply line supplied from the fire sprinkler system.
6. An inside bell or horn strobe is recommended (If system is not tied into a security system) Contact Randy Miller in the FMO for more information.
7. Water supply line from the meter into the structure shall be sized per the fire sprinkler contractors design calculations or a 2- inch line shall be installed.
8. A fire hydrant is required at the corner of lot 9 at 86<sup>th</sup> and Emmert or the corner of 86<sup>th</sup> and Emmert and the Sport Court Tract
9. Witnessed hydrant flushing required with the FMO on any new fire hydrant installation.
10. Access roads or flag lots to be a minimum 12-foot wide paved with a 20-foot wide clearance and a minimum 13.6-foot vertical clearance. These minimums may be greater per city of Camas engineering department.

11. Approved Fire Department turnaround required for dead end streets or access driveway over 150 ft to residential structures measured from the center line of where the access road leaves the public street.
12. Provide approved radiuses for Cul-de-sacs and approved access curb radiuses to roads/driveways .
13. Obstructed access plan required for all private roads, flag lots serving more than one home or access tracts. Towing signs are the recommended plan unless an alternate method is provided and approved.
14. Any discovered underground oil or fuel storage tank requires a decommissioning permit through the Fire Marshal Office.
15. A propane Permit is required with the Fire Marshals Office for any tank installation over 124 gallons.
16. Approved address monuments required for any flag lots, driveways etc. where it leaves the main street. Contact the FMO for approval.
17. Temporary Addresses required at all times for each structure/lot until permanent address numbers are installed, please give attention to making the numbers extremely visible from the street and unlikely to be blocked by parked vehicles so emergency services can easily see and read.
18. Permanent address numbers required for all buildings. Please provide illumination for address numbers on the house.
19. The City of Camas has gone digital! Apply for permits online through our new Civic Access Portal at [www.cityofcamas.us/permits](http://www.cityofcamas.us/permits).

Please do not hesitate to contact the FMO if you have any questions. 360-834-6191 or [FMO@cityofcamas.us](mailto:FMO@cityofcamas.us)

We look forward to a safe and successful project.

Randy Miller  
Fire Marshals Office  
Camas - Washougal Fire Dept.