



PRE-APPLICATION MEETING NOTES

The Oliver Terrace subdivision
PA25-1051

Thursday, April 17th, 2025

1:30pm, City Hall (virtual meeting)
616 NE 4th Ave. Camas, WA. 98607

Applicants:	SGA Engineering, Scott Taylor HRS Capital, LLC., Bruce Swanson
City of Camas attendees:	Lauren Hollenbeck, Senior Planner Robert Maul, Planning Manager Eric Dugger, Engineer II Anita Ashton, Engineering Project Manager Randy Miller, Deputy Fire Marshal
Location:	1004 SE Everett Road (Parcel No. 178221000) Camas, WA 98607
Zoning:	LD-NS (North Shore Lower Density Residential) MX-NS (North Shore Mixed Use)
Description:	To subdivide 18.15-acres into 14 single-family detached residential lots.

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".

PLANNING DIVISION

LAUREN HOLLENBECK (360) 817-7253

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 March 10, 2025:

PLEASE NOTE: Land use applications are now required to be submitted and paid on-line at 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. An application for a subdivision is considered a Type III permit. 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	\$9,155.00 + 290.00 per lot
2. Design Review (major)	\$3,017.00
3. SEPA	\$1,029.00
4. Critical Areas Review (<i>wetlands</i>)	\$985.00
5. Critical Areas Review (<i>habitat conservation area</i>)	\$985.00
6. Critical Areas Review (<i>geologically hazardous areas</i>)	\$985.00
7. Archaeological Review	\$174.00
8. Fire Department Review	\$446.00

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.

9. Building Permit and Plan Review	based on the valuation of the project
10. 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 North Shore Lower Residential (LD-NS) 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. Do not include the MX-NS zoned portion of the property in the net acreage calculation.
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.
 - o 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.

Lot Area	LD-NS
Minimum front yard (feet)	10-25 ³
Minimum side yard (feet)	5
Minimum side yard flanking a street and corner lot rear yard (feet)	10
Minimum rear yard (feet)	10-20 ⁴
Minimum lot frontage on a cul-de-sac or curve (feet)	25

- Per Note 3 in Table 2 above, garage faces shall maintain a minimum setback of 20-feet.
 - Per Note 4 in Table 2 above, street-access garages shall have a minimum rear yard setback of 10-feet.
5. Side lot lines 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. Each dwelling unit within a new development shall be landscaped with at least one tree per CMC 17.19.030.F.
 8. 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.
 9. 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.
 10. The storm drainage facility shall include a 10-foot L2 landscape buffer per CMC 17.19.030.F.6.

11. If phasing is proposed, submit a phasing plan per CMC 17.11.040.
12. Accessory structures shall be located on the same lot as the principal structure per CMC 18.17.040.A.
13. 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.
14. The property is located within the Airport Overlay Zone C and the applicable provisions in Chapter 18.34 shall apply.
15. The undeveloped MX-NS zoned portion of the property shall be placed in a future development tract with this residential plat.

Comprehensive Plan and Zoning Amendment

There is a current pause on annual comprehensive plan amendments due to the 2045 Comprehensive Plan update work. Staff recommends any proposed comprehensive plan and zoning amendments to be processed with the 2045 Comprehensive Plan update, which is to be completed at the end of the year. Please contact the Community Development Director for further guidance.

Major Design Review

Design Review is required for all new developments located within the North Shore subarea as defined per CMC 18.19.020. The applicable development standards for Design Review are found in CMC 18.19.050.4 (a-h), in addition to the *North Shore Subarea Design Manual's Guidelines & Principles* for low density residential developments in the LD-NS district.

A submittal for design review should include a site plan drawing, a detailed landscape plan, exterior elevation, building materials and colors, lighting specs and plan, and sign plan (if proposed).

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 and CMC 18.13.050.
- 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. The tree survey must include an assessment of the tree's health and recommendations for preservation and removal.
- 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, Fish & Wildlife Habitat Conservation Areas (i.e. oak habitat), and Geologically Hazardous Areas (i.e. steep slopes and severe erosion hazard areas) on and adjacent to the subject property. The applicant's narrative also indicated a stream is located at the southern end of the 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.
- The critical areas report requirements for *Fish and Wildlife Habitat Conservation areas* including Oregon White Oaks (OWO) greater than 20" dbh, which are considered a habitat of local importance, and streams are found in CMC 16.61.020. Oregon White Oaks shall be set aside in a separate tract for preservation.
- The critical areas report requirements for *Geologically Hazardous Areas* are found in CMC 16.59.060 and 16.59.070.

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 moderate-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.

ENGINEERING DIVISION

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

ERIC DUGGER (360) 817-7442 edugger@cityofcamas.us

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 civil construction plans via the online portal at www.cityofcamas.us/Permits under the 'Civil Construction Application'.**
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 is to be submitted with the plans for first review.
 - b. Payment of the 1% plan review (PR) fee shall be due prior to the start of the first review. Staff will review and approve the estimate and invoice the applicant.
 - c. Payment of the 2% construction inspection (CI) fee is due prior to construction plan approval and release of approved plans to the applicant's consultant. Staff will invoice the applicant.
 - d. Under no circumstances will the applicant be allowed to begin construction, including any land-disturbing activities 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. Any 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 an approved traffic control plan (TCP), prior to the start of any work. This permit is not to be submitted via the online portal. It is to be submitted to the future site Inspector for review and approval.
11. Regulations for installation of public improvements, improvement agreements, bonding, final plating, 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.

Neighborhood Traffic Management Plan

1. The City has a Neighborhood Traffic Management Plan (NTM). The NTM plan identifies the need for installation of acceptable traffic calming features when a proposed development will create 700 Average Daily Trips (ADT) or more.
2. The proposed development will not result in 700 or more ADTs and therefore may not require traffic calming features.

Traffic/Transportation:

1. A transportation impact analysis (TIA) is not required as the proposed development will not result in 199 vehicle trips per day (VPD) or more.
2. However, the Applicant will be required to have a traffic engineer analyze the following:
 - a. Site distance access at applicants proposed access off SE Everett Road (SR-500)
 - b. Vision clearance areas are to be addressed, per CMC 18.17.030.
 - c. Address potential for left-turn pocket at access off SE Everett Road (SR-500)
 - d. A traffic circulation plan showing on-site ingress and egress, per CMC 17.19.040 (B.10.a).
 - e. Address movement conflicts with existing nearby intersections; and
 - f. Provide trip AM and PM Peak distribution to and from the site.
 - g. AM and PM Peak Hour analysis for intersections with 20 or more additional trips

North Shore Subarea Plan:

1. The proposed development is in the North Shore Subarea.
2. The alignment for the future North Shore Blvd. will transect the applicant's property from the northern edge to NE Everett Street (SR 500).
3. The proposed location of Phase 2 will be affected by the future alignment.
4. The applicant should contact Engineering for additional information regarding the North Shore Alignment.
5. Where feasible, development improvements are to be extended to the limits of adjacent property lines for future adjacent property owners, per CMC 17.19.040.B.6.
6. The property owner to the north is interested in a conversation with the applicant regarding circulation for the North Shore Blvd. that would transect their property.
 - a. Contact Engineering for contact information.

Streets:

1. The proposed development is located on Tax Parcel 178221000. Phase 1 is proposed to be accessed by extending N 49th Avenue from its dead-end east of the intersection with N Adams

Street. Phase 2 is proposed to be accessed via an existing driveway off NE Everett Street (SR-500).

2. The proposed roads are to be per the North Shore Subarea Street Standards.
3. N 49th Avenue will be classified as an existing local road.
4. NE Everett Street (SR-500) is classified as an existing 2-lane arterial.
5. NE Everett Street (SR-500) is a state route and WSDOT will have an opportunity to review the application.
6. LED street lighting is to be installed along all street frontages within and adjacent to the proposed development, in accordance with CDSM.

Proposed N 49th Circle:

1. Proposed N 49th Circle is shown as a public street that is approximately 330-feet as measured from the existing centerline of N 49th Avenue and the intersection of N Adams Street.
2. 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 constructing N. 49th Circle as follows: 52-foot-wide right-of-way with a 28-foot paved surface into a cul-de-sac with a 50'-radius and a 45-foot paved radius. As proposed, N 49th Circle does not meet the minimum North Shore Subarea Street Standards.
 - b. The applicant will be required to provide 5-foot detached sidewalks and planter strips on both sides.

Proposed Tract A:

1. Proposed Tract A is shown to be a private access road that is approximately 170-feet in length as measured from the centerline of proposed N 49th Circle.
2. Per CDSM Section III, Table 1 – Guidelines for Private Roadway, Private Street Standard A
 - a. Access to Four or Less Dwelling Units (DU), requires a 20-foot-wide tract or easement, with a minimum 12-foot-wide paved surface with no parking on either side.
 - b. As proposed, Tract A meets the minimum private street requirements.
 - c. A dead-end turnaround will be required as the road is in excess of 150-feet as measured from the centerline of the adjacent road.

Proposed Tract B:

1. Proposed Tract B is shown to be a private access road that is approximately 245-feet in length as measured from the centerline of proposed N 49th Circle.
2. The private road as shown adjacent to the rear of Lots 124-128 of Lacamas Hills is not supported by staff. The private access road is to be located on the east side of proposed Lots 9-11.
3. Per CDSM Section III, Table 1 – Guidelines for Private Roadway, Private Street Standard A
 - a. Access to Four or Less Dwelling Units (DU), requires a 20-foot-wide tract or easement, with a minimum 12-foot-wide paved surface with no parking on either side.
 - b. Per Table 1, Note 3, dead-end roads in excess of 150-feet, as measured from the centerline of the adjacent road, require a dead-end turnaround.
 - c. A dead-end turnaround will be required per CDSM Section IV, Street Detail ST36.
 - d. As proposed, Tract B meets the minimum private street requirements.

Proposed Phase II:

1. Per CDSM Section III, Table 1 – Guidelines for Private Roadway, Note 3, dead-ends more than 150-feet, as measured from the centerline of the adjacent road, require a dead-end turnaround.
 - a. The proposed private road is approximately 630-feet in length, as measured from the centerline of SE Everett Road to the southern boundary of proposed Lot 14.

- b. A dead-end turnaround will be required per CDSM Section IV, Street Detail ST36.
 - c. The applicant is to work with FMO and Engineering to provide an acceptable dead-end turnaround.
2. Per CDSM Section III, Table 1 – Guidelines for Private Roadway, Private Street Standard A
 - a. Access to Four or Less Dwelling Units (DU), requires a 20-foot-wide tract or easement, with a minimum 12-foot-wide paved surface with no parking on either side.
 3. The applicant is to submit plan and profile for the proposed private road. If the road grades are in excess of 15%, grooved concrete will be required per the FMO. Additionally, based on the length of the private road, a mid-pullover area may be required.

Stormwater:

1. The combined site of the proposed development is approximately 18.15 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. Stormwater treatment and detention shall be designed in accordance with the latest edition of Ecology's *Stormwater Management Manual for Western Washington (2024 SWMMWW)*.
4. Refer to Ecology's *Figure I-3.2 Flow Chart for Determining Requirements for New-Development (Vol. I, Chapter 3, Page 109)*.
 - a. As the project will result in 5,000 sf, or greater, of new plus replaced hard surface area; then all Minimum Requirements (#1-#9) will apply.
5. 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.
6. 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).
7. Public and private storm easements, if required, are to be shown on the final engineering plans.
8. 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 combined site of the proposed development is approximately 18.15 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 are two existing watermains located around the vicinity of the proposed development:
 - a. An 8-inch ductile iron main stubbed to the north side of N 49th Avenue from Lacamas Hills Phase 2.
 - b. An 8-inch ductile iron main located along the north side of NE Everett Street (SR-500).

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.
 - a. The applicant will be required to design and construct a minimum 8-inch ductile iron water main to serve the proposed development.
 - b. 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.
3. Phase I: The applicant will be required to extend the 8-inch water main at N 49th Avenue through proposed N 49th Circle to serve Phase 1.
4. Phase II will require that the 8-inch water main system is to be tapped from the 8-inch water main in NE Everett Street.
 - a. An access and maintenance easement to the City will be required.
5. 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.
6. The applicant will be required to provide new fire hydrants located within the new development, per CDSM and the FMO.
7. Trenching and surface restoration is to be per CDSM Details G2 and G2A.
8. The applicant shall demonstrate that there are adequate fire flows available for the development.
9. 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.
10. A 10-foot separation shall be maintained between water and sanitary sewer lines.

Sanitary Sewer:

1. There is an existing 8-inch PVC gravity main stubbed to the south side of N 49th Avenue from Lacamas Hills Phase 2.
2. Per CMC 17.19.040.C.2 The applicant will be required to design and construct a minimum 8-inch sanitary sewer system to serve Phase I of the proposed development.
 - a. The applicant shall provide a separate sanitary lateral for each single-family residential lot located within Phase I
3. The applicant is proposing to utilize grinder pumps and pressure sewer for Phase II, trenching across critical areas in Tract D to discharge into the Phase I gravity sewer.
 - a. Staff will require a 12-foot minimum gravel access road for maintenance between Phases I & II.
 - b. A 15-foot minimum access and maintenance easement over the sanitary sewer to the City will be required.
4. Trenching and surface restoration is to be per CDSM Details G2 and G2A.
5. 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. Not applicable

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 1st of each year.**

Impact Fees for 2025 (North District):

Single Family:

1. Traffic Impact Fees (TIF) - \$10,633.00
2. School Impact Fees (SIF) – \$6,650.00
3. Park/Open Space (PIF) – Residential Scaled by Square Footage
 - a. 0 to 1,000 sf - \$4,259.00
 - b. 1,001 to 2,000 sf - \$7,802.00
 - c. 2,001 to 2,600 sf - \$11,841.00
 - d. 2,601 sf and above - \$13,549.00
4. Fire (FIF) - \$0.71 psf

System Development Charges (SDCs) – 2025 Charges:

1. Water –
 - a. 3/4" meter - \$9,337.00 + \$495 connection fee
 - b. 1" meter - \$15,560.00 + \$552 connection fee
2. Sewer – Residential

Residential - \$7,407.00 + STEF Inspection

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

1. Property corners shall be established by a licensed surveyor.
2. The structures will be reviewed under the most current building codes as adopted by The State of Washington.
3. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
4. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal shall conform to Sections R403.1.7.1 through R403.1.7.4. A geotechnical report may be required
5. The required fire suppression system shall be in accordance with IBC and other applicable codes standards and shall be reviewed by the Camas Fire Marshal's office.
6. Storm water from adjacent properties and existing developments should be taken into consideration.
7. Storm sewer disposal and connections shall be identified on the approved plans.
8. All lots shall be provided a storm drain lateral at the lowest practical location.
9. Developer shall provide a designated concrete wash out area.
10. Impact fees and System Development charges shall be applicable

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

- 1) For any required Blasting a permit with the fire Marshals Office is required. Please submit this as early as possible in your process as a third-party review may be required.
- 2) 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
- 3) 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 garages, all closets, all bathrooms and any covered outdoor living area. Contact the FMO for further information.
- 4) If a larger water meter is required to meet fire flow design and the larger meter is not required for reasons of the international residential code/building department, the SDC up-charge fees are waived, the minimal cost difference in the actual meter shall be paid.
- 5) A flow switch is optional but recommended to tie into the homes security system and or an outside bell.
- 6) If a PRV is installed, 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.
- 7) 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.
- 8) 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.
- 9) A fire hydrant is required near the subdivision phase 1 entrance on the NW corner of lot 1.
- 10) A fire hydrant is required at the entrance to phase 2, locate on the NE corner of the entrance.
- 11) Witnessed hydrant flushing required to be scheduled with the FMO on any new fire hydrant installation.
- 12) 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 where the more restrictive shall apply.
- 13) 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. There may be some additional distance approved with added sprinkler coverage above the Basic 13D requirements... all garages full coverage or dry sidewalls if not heated space above the garage), all bathrooms, all closets, any outdoor living/kitchen area with dry sidewalls. A Platt note shall denote the lots requiring this extra coverage if utilized in the design and approved by the FMO.
- 14) Provide approved radiuses to access roads/driveways or tracts.
- 15) 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.
- 16) Any discovered underground oil or fuel storage tank requires a decommissioning permit through the Fire Marshal Office.
- 17) A propane Permit is required with the Fire Marshals Office for any tank installation over 124 gallons.
- 18) Approved address monuments required for the side drives off of the main private street. Contact the FMO for approval.

- 19) 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. Illumination of address numbers is not yet code required however it is highly recommended.
- 20) For a courtesy list of 13D installers that have been installing systems in Camas and Washougal please contact our admin specialist at 360-834-6191 Option 2.
- 21) Please do not hesitate to contact the FMO if you have any questions. 360-834-6191 or FMO@cityofcamas.us