



**Pre-Application Meeting  
Volke Property  
Parcel # 81290000  
File PA19-44**

Thursday, October 3, 2019  
3:30pm, Public Works Meeting Rm.  
616 NE Fourth Avenue, Camas, WA 98607

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<b>Applicant / Contact:</b>	Steve Ryder Ryder Group NW 410 NW 44 <sup>th</sup> Street Vancouver, WA 98660 360.771.7851 Email: <a href="mailto:steve@rydergroupnw.com">steve@rydergroupnw.com</a>
<b>Representing City of Camas:</b>	Lauren Hollenbeck, Senior Planner Randy Miller, Fire Marshal David Corbett, Plans Examiner
<b>Location:</b>	325 NW 14 <sup>th</sup> Avenue
<b>Zoning:</b>	Single-Family Residential (R-7.5)
<b>Description:</b>	Applicant is proposing construct a deck at the front of the residence, an addition to the back of the building and construct a second story addition.

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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".**

**PLANNING DIVISION**

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

An application for a major variance is considered a Type III permit. 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 the application materials and site plan submitted to the City on September 20, 2019:

**Application Requirements**

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** in addition to the specific application requirements outlined below.

A. A completed city application form and required fee(s);  
Fees will be based on the adopted fees at the time of application submittal. The current fees include the following:

1. Major Variance	\$1,243.00
2. Fire Department Review	\$274.00
3. Building Permit and Plan Review	*based on the valuation of the project

- B. Complete applications for other required land use proposals applicable to the proposal;  
C. A vicinity map showing location of the site; and  
D. A current mailing list and mailing labels of owners of real property within 300 feet of the subject property;  
E. **A narrative addressing the major variance criteria per Section 18.45.040(B)(1-3)** and standards of the Camas Municipal Code. Please note this is not necessarily a complete list of applicable code sections:  
Chapter 17.01 General Provisions  
Chapter 17.19 Design and Improvement Standards  
Chapter 17.21 Procedures for Public Improvements  
Section 18.55.110 Application – Required Information  
And any other applicable sections of Title 16, Title 17, and Title 18.  
F. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).  
G. Necessary drawings. In addition to three paper copies of all application materials please submit all application materials, including drawings and reports, in an electronic format.

#### Major Variance

The major variance approval process is stated per CMC 18.45.020(B). Major Variances are a Type III decision and require a public hearing before a Hearings Examiner. A staff report will be prepared addressing the major variance criteria for the Hearings Examiner's consideration. A notice of hearing will be published in the local paper and mailed to property owners within 300-feet by city staff at least 15-days prior to the hearing date. The Hearings Examiner will hear testimony and make the final decision. A 14-day public appeal period will follow the Hearings Examiner's decision.

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

1. The major variance will be applied to the deck at the front of the residence because it is encroaching into the front yard setback.
2. Density and dimensional requirements are stated per CMC 18.09.040 Table 1 & 2. The setbacks for the 5,007 square foot lot are as follows:  
Front Yard: 20 feet  
Side Yard: 5 feet  
Rear Yard: 25 feet
3. The east side of the residence is currently 3 feet 8 inches from the property line per the applicant's submittal. The second story may continue to be built in line with the residences current side yard setback of 3 feet 8 inches because the residence is existing nonconforming.
4. The house addition to the rear of the residence shall comply with the rear yard and side yard setbacks.

#### SEPA

Your proposal is categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020 and therefore a SEPA Checklist is not required.

#### Archeological Review

Per CMC 16.31.060(C)(2) your proposal is exempt from an archaeological predetermination report.

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

- 1) NFPA 13D Residential Fire Sprinklers required.
- 2) If a larger water meter is required and proven by design to be needed because of the fire sprinkler system and is not required for reasons of the international residential code from the building department, then the SDC up-charge is waived and the minimal cost difference in the actual meter shall be paid.
- 3) A flow switch is optional but recommended to tie into the homes security system along with an outside bell.
- 4) If a PRV is needed for the domestic supply side it is recommended it not be installed on the fire line side.
- 5) 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.
- 6) Water supply line from the meter into the house shall be sized per the fire sprinkler contractors design calculations or a minimum 2- inch line shall be installed.
- 7) Providing fire sprinklers in garages are optional but encouraged. Please contact the FMO for further discussion.
- 8) The distance from a required fire hydrant may be doubled when Low Flow Life Safety Residential Fire Sprinklers are installed. CMC 17.19.040.C.4.a.
- 9) Any discovered underground oil or fuel storage tank is a decommissioning permit through the FMO.
- 10) When installed A propane tank Permit is required with the Fire Marshals Office if over 124 gallons.
- 11) Address shall be provided at all times during the construction process and any final numbers shall be installed so that they are clearly visible from the street, can't be visibly blocked by a parked vehicle and have a contrasting background/color.
- 12) For questions regarding Pre-App notes, or to request FMO permit inspections contact the Fire Marshal's Office via Camas Connect or call our inspection line at 360-891-6191 x1.
- 13) Please do not hesitate to contact the FMO if you have any questions. 360-834-6191 or FMO@cityofcamas.us