



1. Pre-Application Conference Report



PRE-APPLICATION MEETING NOTES

8th Street Development

PA24-1022

Thursday, November 7, 2024

Zoom meeting with City staff

Applicant:	AKS Engineering & Forestry Michael Andreotti
City of Camas attendees:	Madeline Sutherland, Planner Robert Maul, Planning Manager Anita Ashton, Engineering Project Manager Ahmed Yanka, Engineer II Randy Miller, Fire Marshals Office
Location:	26416 SE 8th St Parcel Number: 178209000
Zoning:	North Shore High Density Residential (NS-HD)
Description:	The applicant is proposing to subdivide two parcels into 74 single family lots for future townhomes.

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

MADELINE COULTER (360) 817-7237

An application for Subdivision 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 application materials and site plan submitted by the applicant:

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.

Land Use 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), which are addressed at on-line submittal;
2. A complete list of the permit approval 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 the 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- All documents and reports shall be provided with the on-line application submittal;
6. Copy of the preapplication meeting notes; and
7. A development sign must be posted on site per CMC Section 18.55.110.H(1-5).
8. A copy of a full title report.

Preliminary Subdivision Plat

In addition to the general application requirements listed above, the **specific application requirements for a preliminary subdivision plat in CMC 17.11.030.B** will also need to be complied with and submitted. A narrative addressing the criteria in **CMC 17.11.030.C** shall also be included with the application submittal.

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

1. Double frontage lots require additional landscaping tract per CMC 17.19.030.D.6
2. Net acreage means the total acreage excluding open space and critical area tracts.
3. *"Building heights shall "step-down" and provide compatible scale and privacy between developments. Building height transitions shall be applied to new and vertically expanded buildings in the HD-NS zone within 20 feet (measured horizontally) of an existing single detached residential building 30 feet or less in height. The building-height-transition standard is met when the height of the taller building does not exceed 1 foot of height for every 1 foot separating the new building from the existing single detached residential structure."*

Design Review (major)

Design Review is subject to all new developments in the North Shore area. The development must comply with the design principles in the North Shore Design Review Manual which are subject to review of the Design Review Committee.

A submittal for design review should include a narrative, site plan drawing, a detailed landscape plan, exterior elevation, building materials and colors, lighting specs and plan, and sign plan (optional). A final design review decision may be consolidated and issued with the Preliminary Plat decision.

Landscaping Regulations

Landscaping shall comply with the applicable standards in CMC 18.13.050 and 18.13.060. As such, a landscape plan must be submitted pursuant to the applicable landscape standards. A tree survey is required by an arborist or professional forester. A minimum tree density of 30 tree units per net acre is required in the North Shore area.

Per CMC 18.13.051.B Footnote 1 - "At least fifty percent of minimum tree density shall be achieved through retention of existing trees where the existing tree coverage on the site would allow for this standard to be met. If this standard cannot be met, an arborist report is required to demonstrate that it cannot be met. Replacement trees must be native and/or coniferous species. More information is included in the North Shore Design Manual."

Critical Areas

No critical areas are identified on site or within 300 feet.

SEPA

A SEPA checklist is required due to the amount of excavation and parking spaces proposed per CMC 16.07.020.

Archaeological Review

An archaeological report is required due to high probability of artifacts on site.

ENGINEERING DIVISION

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

AHMED YANKA ayanka@cityofcamas.us

General Requirements:

1. Final engineering site improvement plans shall be prepared by a licensed Civil Engineer in Washington State in accordance with the North Shore Design Manual (NSDM), Camas Design Standards Manual (CDSM), and CMC 17.19.040.
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 all the 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 Impact Studies:

1. A transportation impact study (TIA) is required as the proposed development will result in 200 vehicle trips per day (VPD) or more.
2. The transportation impact study (TIA) shall be prepared in accordance with the City's adopted *Traffic Impact Study Guidelines* as outlined in the CDSM Chapter I Support Documentation and the latest edition of the *ITE Manual* (11th Edition).
3. Developments generating 700 VPD or more on internal roads shall be required to provide for a Neighborhood Traffic Management Plan (NTM) in accordance with the CDSM.
4. The applicant will be required to have a traffic engineer analyze the following:
 - a. Site distance access (es) at the intersections of:
 - i. NE Everett Street (SR 500) and SE 8th Street.
 - ii. NE Everett Drive and NE Everett Street (SR 500).
 - iii. NE Everett Drive and SE 9th Street.
 - b. A traffic circulation plan showing on-site movements, and ingress and egress to the proposed development, per CMC 17.19.040 (B.10.a).
 - c. Address movement conflicts with nearby intersections, left-turn pocket analysis on NE Everett Street (SR 500) at SE 8th Street.
 - d. Analyze turn movements at access location from NE Everett Street (SR 500), including storage lanes for turns.
5. Provide trip AM and PM Peak distribution to and from the site.
6. Camas requires offsite intersections to be analyzed based on the trip distribution out to a threshold of 20 new trips per intersection.
7. WSDOT requires all offsite intersections to be analyzed based on the trip distribution out to a threshold of 10 new trips per intersection along SR 500.
8. The City of Vancouver requires trip distributions their proportionate share intersections and payment of said proportionate share fees to be conditioned. A list of COV intersections will be provided.
9. The preliminary TIA will be reviewed by both City of Vancouver and WSDOT.

Streets:

1. The proposed development is located on the east side of NE Everett Street (SR 500) and the north side of SE 8th Street.
2. NE Everett Street (SR 500) is classified as an existing 2-lane arterial in the vicinity of the proposed development per the City's *2016 Transportation Comp Plan*.
3. SE 8th Street is an unimproved local road for approximately 520-feet east of NE Everett Street (SR 500) that consists of approximately 23-feet of paved surface with curb along the northside from the intersection of NE Everett Street to the west property line of the proposed development where it becomes a gravel driveway providing access to three existing single-family residences.
4. Per CMC 17.19.040.B.1, the applicant will be required to:
 - a. Construct a minimum 24-foot-wide paved full depth half-width road improvements on SE 8th Street along the frontage of the proposed development from the western property line to the eastern property line.

- b. The proposed interior local public roads are required to meet the minimum public road standards per the North Shore Design Manual (NSDM) and the Camas Design Standards Manual (CDSM).
 - c. Per the NSDM, the local street section shall consist of a 54-foot ROW width and 28-feet paved surface, sidewalks and planter strips on both sides, and on-street parking on one side only.
- 5. The applicant will be required to provide a minimum 24-foot-wide paved surface on the portion of SE 8th Street from the intersection of NE Everett Street to the western property line of the proposed development.
- 6. There are three (3) existing SFR located on the south side of SE 8th Street. The driveways to the existing SFRs are to be laid perpendicular to the new road and to be paved a minimum of 20-feet from the south edge of the new pavement.
 - a. The existing gravel road that is shown as running parallel to the future SE 8th Street is to be removed or blocked at those locations shown to be in the future/existing right-of-way.
- 7. Dead-ends in excess of 150-feet from the centerline of the adjacent road require a dead-end turnaround.
 - a. The northernmost end of future C Street is approximately 169-feet from the intersection with future D Street.
 - b. The applicant is to work with staff and the FMO to provide an acceptable turnaround, which can include/impede on Tract C.
- 8. Per CMC 17.19.040.B.5, the applicant will be required to provide sufficient right-of-way for construction of the half-width improvements for future SE 8th Street.
 - a. SE 8th Street will be a future 60-foot-wide collector per the North Shore Design Manual (NSDM).
- 9. Street tree planting is required in accordance with CMC 17.19.030 (F).
- 10. Off-street parking requirements are to be per CMC 18.11.100.
- 11. 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 8.82 acres in size.
- 2. The Department of Ecology (DOE) issued the latest edition of the *Stormwater Management Manual for Western Washington* effective August 1, 2024.
- 3. The applicant shall submit a preliminary stormwater report (PTIR) in accordance with CMC 14.02 Stormwater Control and Ecology's *2024 Stormwater Management Manual for Western Washington (2024 SWMMWW)*.
- 4. Stormwater treatment and detention shall be designed in accordance with the **2024 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 110)*.
 - 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.
- 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 individual homeowners/HOA, per CMC 17.19.040 (C3), at the end of the 2-

year warranty period. Ownership and maintenance shall be the responsibility of the Developer at the time of issuance of final acceptance until the end of the 2-year warranty period.

8. Private storm easements, if required, are to be shown on the final engineering plans and the final plat.
9. Provisions are to be provided for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels or future Lots. Reference CMC 14.02 and 17.19.040.C for roof downspout controls.

Erosion Control

1. The site of proposed development is approximately 8.82 acres.
2. 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)*.
 - a. Copies of both are to be submitted to Engineering prior to any land-disturbing activities.
3. 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.
4. 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.
5. Mud tracking onto road surface during construction of the infrastructure improvements and during homebuilding activities is discouraged and any mud tracking is to be cleaned up immediately.

Water:

1. There is an existing 10-inch ductile iron water main located in NE Everett Street (SR 500).
2. If Camas Woods II proceeds' Camas Woods I, the applicant will be required to design and construct a minimum 8-inch ductile iron water main from SE 8th Street to serve the proposed development.
3. If Camas Woods I proceeds' Camas Wood II, the applicant is to extend the 8-inch water main west in future SE 8th Street to serve the proposed Camas Woods II development.
 - a. Extension of the 8-inch water main to tie into the existing 10-inch water main in NE Everett Street (SR 500), may be required to provide a looped water system to serve the Camas Woods development.
4. Per CMC 17.19.040.C.4.a. The applicant shall provide a separate 1-inch water service and install water meter boxes for each of the single-family residential lots located within this development.
5. Per CMC 17.19.040.C.4.d. Landscaping in open space tracts must have a service for an irrigation meter. The owner of the tract is responsible for payment for all fees associated with the installation of the meter and the water usage.
 - a. Irrigation meters require backflow prevention devices.
6. There is an existing fire hydrant on the intersection of NE Everett Street (SR 500) and SE 8th Street.
 - a. The applicant will be required to provide new fire hydrants located within the proposed development, per the CDSM and the FMO.
7. An onsite water sampling station will be required.
8. 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.

11. Trenching, backfill, and surface restoration on all existing roads will be required, per CDSM Detail G2 and G2A.

Sanitary Sewer:

1. There is an existing sanitary sewer main on NE Everett Street at SE Leadbetter.
2. The applicant will be required to extend the sanitary sewer from SE Leadbetter Road via NE Everett Street to the proposed development and to provide sanitary sewer laterals to each of the future SFRs.
3. The applicant is proposing to construct an 8-inch on-site conventional gravity sewer system to serve the proposed development.
 - o An on-site conventional gravity sewer system will require a lift station to serve the Camas Woods project.
 - o The future lift station is shown to be in the southern corner of the proposed Camas Woods development.
4. If Camas Woods II proceeds' Camas Woods I, the applicant will be required to design, extend, and construct the sanitary main from the intersection of SE Leadbetter Road and NE Everett Street (SR 500) to the intersection of NE Everett Street (SR 500) and SE 8th Street design to serve the proposed development.
5. If Camas Woods I proceeds' Camas Wood II, the applicant is to extend the 8-inch sanitary sewer main to the westernmost property line of the proposed Camas Woods II development, to serve the proposed development.
6. Per CMC 17.19.040.C.2.a. The applicant shall provide a separate sewer lateral for each of the single-family residential lots located within this development.
7. A 10-foot separation shall be maintained between water and sanitary sewer lines.
8. Trenching, backfill, and surface restoration on all impacted roadways are required, per CDSM Detail G2 and G2A.

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,
<http://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks>

Parks/Trails:

1. See the 2022 Parks & Open Space Plan

Garbage & Recycling:

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

Impact Fees & System Development Charges (SDCs):

1. The proposed development is in the **North District**.
2. Impact Fees and SDCs are collected at the time of building permit issuance.
3. **Impact fees and SDCs are adjusted on January 1st of each year.**

Impact Fees for 2024:

1. Single Family Detached:
 - a. Traffic Impact Fees (TIF) - \$10,372.00
 - b. School Impact Fees (SIF) (Camas) – \$6,650.00
 - c. Park/Open Space Impact Fees (PIF) – \$5,853.00
 - d. Fire Impact Fees (FIF) - \$0.69 sf

System Development Charges (SDCs) for 2024:

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

FIRE DEPARTMENT	RANDY MILLER (360) 834-6191 rmiller@cityofcamas.us
<ol style="list-style-type: none"> 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 long-term dead-end issues, other 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 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) Additional fire hydrants required and are prescriptive per the International Fire Code. Location on se 8th and throughout the subdivision TBD. 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. Provide an approved paved turnaround at the North end of street "C" on the plans. This turnaround will require a joint approval with the FMO and the engineering department. 12) Provide approved radiuses to access roads/driveways for tracts. 	

- 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 during the development 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 tract "G" at the SE corner of the subdivision. Contact the FMO for approval.
- 17) First street lift, address signs and approved water supply required prior to vertical build.
- 18) 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.
- 19) Other additional requirements may be noted as construction drawings are received for review.
- 20) Please do not hesitate to contact the FMO if you have any questions. 360-834-6191 or FMO@cityofcamas.us

BUILDING DIVISION	BRIAN SMITH (360) 817-7243 bsmith@cityofcamas.us
<ol style="list-style-type: none"> 1. Existing structures to be removed will need an asbestos survey and demolition permit. 2. Decommissioning of septic tanks and drain fields through Clark County Department of Health 3. Property corners shall be established by a licensed surveyor. 4. The structures will be reviewed under the most current building codes as adopted by the State of Washington. 5. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington. 6. 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. 7. Storm water from adjacent properties and existing developments should be taken into consideration. 8. Storm sewer disposal and connections shall be identified on the approved plans. 9. All lots shall be provided a storm drain lateral at the lowest practical location. 10. Developer shall provide a designated concrete wash out area. 11. Impact fees and System Development charges shall be applicable. 12. Estimated review for building plan review is currently 4 – 6 weeks. 13. An approved monument sign for posting addresses shall be provided at all Flag lots, the monument sign, location and design a shall be noted on the Plat. 14. SE 8th Street will need to be renamed NE 50th Ave to align with the Camas addressing grid. 	