



PRE-APPLICATION MEETING NOTES

Georgia Pacific In-Water Over-Water Removal Project
PA22-47

Thursday, December 1, 2022
1:30pm (meeting via Zoom)

Applicant:	Caleigh Belkoff Georgia Pacific Consumer Operations LLC
City of Camas:	Lauren Hollenbeck, Senior Planner Eric Dugger, Engineering Brian Smith, Building Official Randy Miller, Fire Marshall
Location:	401 NE Adams Street Camas, WA 98607
Zoning:	Heavy Industrial (HI)
Description:	The applicant proposes to remove several structures and buildings at the Camas Mill located in-water and/or overwater on the Columbia River and Camas slough

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 development include Title 16 Environment, Title 17 Land Development and Title 18 Zoning of the Camas Municipal Code (CMC), which can be found on the city website. Please note it remains the **applicant's responsibility** to review the CMC and address all applicable provisions. The following pre-application notes are based on application materials and site plan submitted to the City on November 6, 2022:

Application Requirements

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

- A. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of land use application submittal. The current 2022 fees include the following:

1. Shoreline Review	\$1,196.00
2. Critical Areas Review (<i>for each type</i>)	\$775.00
3. SEPA	\$810.00
4. Archaeological Review	\$137.00
5. Building Permit and Plan Review	based on the valuation of the project
6. Engineering Review	3% of estimated construction costs

- B. A complete list of the permit approvals sought by the applicant;
- C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;
- D. 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 preapplication conference as being required;
- E. Necessary drawings- three sets and an electronic copy (send as a PDF by email or on a disc). Each report must be a separate pdf.
- F. Copy of the preapplication meeting notes (Type II and Type III);

Shoreline Substantial Development Permit and Shoreline Conditional Use Permit

The proposed project is located within the “High Intensity” and “Aquatic” shoreline environment designations. The applicant’s narrative indicated that removal of some of the structures will require bank stabilization and dredging. Per Table 6-1 of the Camas Shoreline Master Program (SMP), structural shoreline bank stabilization and dredge material disposal within the “High Intensity” and “Aquatic” shorelines are permitted subject to a shoreline conditional use permit. Activities not specifically listed may be considered as unclassified uses per the SMP and also would require conditional use approval.

The shoreline application submittal requirements for a complete application can be found in SMP, Appendix B Section VI.B *Application* and VII.B *Sign*. The required narrative shall demonstrate compliance with the applicable Shoreline Master Program policies and regulations of the SMP in addition to the Shoreline Conditional Use criteria outlined in SMP, Appendix B Section IX.

A Shoreline Conditional Use Permit is subject to a public hearing before the hearings examiner and the decision is then forwarded to Ecology for final permit approval per SMP, Appendix III.

Critical Areas Review (SMP Section 5.3 and Appendix C)

The regulations for all critical areas within the shoreline management area on site are controlled by the SMP, Appendix C. Per GIS mapping, the subject property is located within a fish and wildlife habitat conservation area (i.e. Columbia River), frequently flooded areas, wetlands and geologically hazardous areas (i.e. steep slopes) which are designated as critical areas per SMP Appendix C 16.51.070. Per SMP Appendix C Section 16.51.130, a critical area report is required if a proposed development is within, adjacent to, or likely impact a critical area. The general requirements for a critical areas report is found in SMP Appendix C Section 16.51.140. The City’s SMP Appendix C contains additional requirements for each type of critical area to be addressed in the critical area reports.

- 1) Fish and Wildlife Habitat Conservation Areas are addressed in SMP Appendix C Section 16.61.020. Shorelines of Statewide Significance (i.e. Columbia River) is located within the project area.

- 2) Frequently flooded areas are addressed in CMC Chapter 16.57 per SMP Appendix C Section 5.3.3. The floodplain and floodway is identified within the project boundaries in the pre-application materials. A floodplain development permit application is required.
- 3) Wetlands are addressed in SMP Appendix C Section 16.53.030.
- 4) Geologically Hazardous Areas are addressed in SMP Appendix C Section 16.59.060.

Vegetation removal permit

Any vegetation removal within a critical area will require a Vegetation Removal permit pursuant to SMP Appendix C Section 16.51.125, which includes a critical areas report and mitigation plan. A tree survey shall be prepared by a certified arborist or professional forester per CMC 18.13.045.A. The contents of the tree survey shall contain the information outlined in CMC 18.13.045.B.

SEPA

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.C as the proposed property for development contains critical areas. A SEPA checklist is required.

Archaeological Review

The site is located in an area of high probability for the presence of archaeological objects. Therefore, an archaeological predetermination report is required consistent with the requirements of CMC 16.31.080 and shall be submitted to the City, DAHP and the tribes. Surveys shall also be submitted to DAHP, the tribes and the City per CMC 16.31.130. Proof of sending to the tribes with the application submittal is required per CMC 16.31.160.

Clearing and Grading Permit

Excavation and fill are proposed around the some of the structures proposed for removal. As such, a Clearing and Grading permit is required pursuant to CMC 15.50.040. Application submittal requirements for a Clearing and Grading permit is found in CMC 15.50.080 and shall include a narrative addressing the applicable clearing and grading standards in CMC 15.50.090.

ENGINEERING DIVISION

ANITA ASHTON (360) 817-7231 aashton@cityofcamas.us
ERIC DUGGER (360) 817-7977 edugger@cityofcamas.us

General Requirements:

1. The applicant is required to submit clearing, grading, and erosion control plans.
2. Civil site plans shall be prepared by a licensed Washington State Engineer in accordance with the *Camas Design Standards Manual (CDSM)* and CMC 17.19.040.
3. Civil site plans are to be submitted to Community Development (CDev) Engineering Dept. for review and approval.
4. The CDev Dept. is responsible for plan review (PR) and construction inspection (CI).
5. A 3% PR&CI fee is collected by CDev for all improvements.
 - a. A stamped preliminary engineer's estimate shall be submitted to the CDEV Engineering Dept prior to or with submittal of plans for first review.
 - b. Payment of the 1% plan review (PR) fee shall be due prior to start of 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.

Traffic/Transportation: Not applicable

Streets: Not applicable

Erosion Control

- The applicant will be responsible for all erosion and sediment control measures to ensure that neither sediment laden water nor construction debris leaves the site or impacts the Columbia Slough or other adjacent parcels.
- Neither mud tracking nor other construction debris is to impact public road surfaces. Any mud/other construction debris impacting the public road surfaces is to be cleaned up immediately.

Water, Sewer, Parks & Trails: Not applicable

Impact Fees & System Development Charges (SDCs): Not applicable

BUILDING DIVISION**BRIAN SMITH (360) 817-7243 bsmith@cityofcamas.us**

1. The building department did not provide any notes for this pre-application meeting.

FIRE DEPARTMENT**RANDY MILLER (360) 834-6191 rmiller@cityofcamas.us**

1. Contact the Fire Marshal's Office if there is a need to utilize controlled explosives for any of the demo projects.