



**Pre-Application Meeting Notes**  
**City of Camas PFAS Treatment Facility**  
**Planning Case Number: PA24-1030**

Meeting held via Zoom: December 19, 2024  
 Notes issued via email: January 7, 2025

**Applicant:**

Mike Odren, MacKay Sposito  
 18405 SE Mill Plain Boulevard, Suite 100  
 Vancouver, WA 98683  
[modren@mackaysposito.com](mailto:modren@mackaysposito.com)

**Representing City of Camas:**

Yvette Sennewald, Senior Planner  
 Robert Maul, Planning Manager  
 Randy Miller, Fire Marshal  
 Brian Smith, Building Official  
 Ahmed Yanka, Engineering

**Location:** 1250 E 1<sup>st</sup> Avenue

**Tax Accounts:** 90928000, 91031000 and 91034000

**Zoning:** Multi-Family Residential (MF-18)

**Description:** The project includes a proposal for a Conditional Use Permit, Site Plan Review, and Design Review to develop the following:

- Per- and polyfluoroalkyl substances (PFAS) treatment equipment for the existing Well 13;
- New generator;
- Building addition to increase size of the electrical room;
- Building addition for proposed new well; and
- New driveway off East 1<sup>st</sup> Avenue to facilitate a pump crane truck.

**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”.

## STAFF NOTES

### PLANNING DIVISION

Yvette Sennewald | 817-7269

Applicable codes for development include Title 16 Environment, 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 on November 12, 2024.

Type III Conditional Use Permit	Fees (as of 1/1/25)
Conditional Use Permit (Non-residential)	\$5,498
Design Review (Minor)	\$550
SEPA Review	\$1,029
Archeological Review	\$174
Critical Area Review (Shoreline/Wetlands)	\$985

### Application Requirements

Your proposal is required to comply with the general application requirements per CMC Section 18.55.110.

**All permit and plan review operations are now being processed through electronic portal that can be accessed via this link:** [www.cityofcamas.us/permits](http://www.cityofcamas.us/permits)

The following items are required to be submitted for consideration of the proposed project:

1. **APPLICATION.** Required materials are listed at CMC18.55.110 and include the following:
  - A completed city application form and required fees,
  - A complete list of the permit approvals sought by the applicant for this project,
  - One set of mailing labels for property owners as noted in CMC Section 18.55.110,
  - A detailed narrative description that describes the proposed development, existing site conditions, existing structures, public facilities and services, and other natural features. The narrative should also include ownership and maintenance of open spaces, stormwater facilities, public trails, and critical areas. It should also address any proposed building conditions or restrictions.
  - All documents and reports must be submitted as separate pdf files.
  - A copy of Preapplication meeting notes,
  - Preliminary Civil plans,
  - A vicinity map showing location of the site,
  - Copy of a full title report, and
  - The applicant must install a 4'x8' sign on the property that provides details about the project, site plan, contact information, and includes space for public hearing information to be filled in when a date is scheduled. Staff can provide a handout if requested.

2. **CONDITIONAL USE PERMIT.** The application should include photos of adjacent properties, and a description of the development patterns of the area. The applicant must include a written narrative that responds to each of the criteria in CMC §18.43.050 Criteria:

*A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated.*

*B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated.*

*C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.*

*D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located.*

*E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan.*

*F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.*

3. **DESIGN REVIEW.** An application for design review must include (at a minimum) building elevations, materials, exterior colors, and landscaping plans. Preliminary site plan should show all existing conditions per CMC Section 17.11.030.B.6(a-p).

*Landscaping Regulations.* 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 and must be prepared by a certified arborist or professional forester.

4. **CRITICAL AREA REVIEW.** Clark County GIS mapping identifies Shoreline on and/or 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. The applicant must demonstrate avoidance and minimization of impacts per mitigation sequencing of CMC 16.53.050.D.1

5. **SEPA REVIEW.** The proposed development is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.C as the proposal contains environmentally sensitive areas per CMC 16.07.025.C. The current SEPA environmental checklist is on the website.

6. **ARCHEOLOGICAL REVIEW.** The site is 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.

**BUILDING DIVISION****Brian Smith | 817-1568**

1. A Building Permit is required for the following:
  - a. Fences taller than 7'.
  - b. Ion Exchange tanks will require seismic anchorage calculations and detailing.
  - c. Catwalk around treatment tanks
  - d. Well Building Addition
2. Submittal documents for building permit review are required to:
  - a. Comply with the most current building codes as adopted by The State of Washington.
  - b. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.

**ENGINEERING DIVISION****Ahmed Yanka | 817-7258**General Requirements:

1. Civil site improvement plans shall be prepared in accordance with the Camas Design Standards Manual (CDSM) and CMC 17.19.040, by a Washington State licensed Civil.
2. The applicant will be responsible for the design and submittal of the utility plan showing the locations for underground power and any associated appurtenances.

Traffic/Transportation:

1. Not applicable

Streets:

1. Well 13 is located on the south side of E 1<sup>st</sup> Avenue and the west side of SE Cramer Lane.
2. E 1<sup>st</sup> Avenue is a fully improved local roadway with curb and sidewalk on both sides of the road.
  - a. Access to the proposed improvements will be via a new driveway approach and paved driveway off E 1<sup>st</sup> Avenue.
3. SE Cramer Lane is an existing 20-foot-wide paved roadway section with no curb or sidewalk.
  - a. There are existing driveway approaches off SE Cramer Lane, which provide access to the existing Well 13 site.
  - b. The residents of the Three Rivers condo complex use both E 1<sup>st</sup> Avenue and SE Cramer Lane for ingress and egress to the condo complex.

Stormwater:

1. The site of the proposed development is approximately 16,553 (0.38 acres) in size.
2. Refer to Ecology's Figure I-3.2 *Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3)* and the Camas Stormwater Design Standards.
  - a. All redevelopment projects shall comply with Minimum Requirement (MR) #2 – Submittal of a Stormwater Pollution Prevent Plan (SWPPP). Contact Engineering for Abbreviated Construction SWPPP Form.
  - b. If the project results in 2,000 sf, or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf of greater then Minimum Requirements (MR) #1- #5 will apply.
  - c. If the project adds 5,000 sf, or more on few hard surfaces or converts  $\frac{3}{4}$  acres, or more, of vegetation to lawn or landscaped areas, then Minimum Requirements (MR) #1-#9 will apply.

### Erosion Control

1. The site of the proposed development is approximately 16,553 (0.38 acres) in size.
2. As proposed improvements do not exceed an acre or more of land-disturbing activities, an *NPDES Construction Stormwater General Permit* will not be required.
3. At time of construction, 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. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

### Water & Sewer

1. The site is currently served with water and sewer.

### Parks & Trails:

1. Not applicable

### Impact Fees & System Development Charges (SDCs):

1. Not applicable

### **FIRE MARSHAL**

**Randy Miller | 834-6191**

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted, or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO  
Camas Municipal Code 15.04.030.D.12.a

Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshals office or the City shall not be considered a waiver by the applicant.

- 1) As this project develops multiple permits with the Fire Marshals Office may be required.
  - a. Emergency Generator Permit.
  - b. Life Safety/New Construction Permit
- 2) Additional Notes
  - a. Approved address is required, visible/readable from both directions on the public street.
  - b. Temporary and or Approved Permanent Address required at all times during the vertical build.
- 3) As previously emphasized, please don't hesitate to contact the FMO if you have any questions. 360-834-6191 or [FMO@cityofcamas.us](mailto:FMO@cityofcamas.us)