



1. Pre-Application Conference Report



PRE-APPLICATION MEETING NOTES

PA25-1088

Meeting held via Zoom: Wednesday, January 28, 2026, at 2:00 p.m.

Notes issued via email on February 11, 2026

Applicant:	AKS Engineering & Forestry LLC Attn: Michael Andreotti
City of Camas:	Robert Maul, Planning Manager Madeline Coulter, Planner Anita Ashton, Engineering Jeff Noga, Building Randy Miller, Fire Marshal
Location:	27429 SE 15TH ST Parcel Number: 178413000
Zoning:	Single-Family Residential (R-6)
Description:	To subdivide a 6.84-acre lot into single-family 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 all relevant applicable code requirements to an applicant shall not constitute a waiver of any standard or requirement by the City. [CMC 18.55.060(C)]. This pre-application conference shall be valid for a period of 180 days from the date of the meeting. If an application is not 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)817-1568 | mcoulter@cityofcamas.us

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 December 22, 2026.

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** 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).

Preliminary Subdivision Plat

A preliminary plat is a Type III permit process where the final decision is rendered by the Hearings Examiner. 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 density and dimensional standards are in CMC 18.09.040 Table 1 and 2.

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. 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. 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.

Critical Areas

Clark County GIS mapping identifies geological hazardous areas (i.e. steep slopes) within or near by the subject property. As such, a geotechnical report addressing CMC 16.59 is required.

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. The current SEPA environmental checklist is on the website.

Archaeological Review

The site is located in an area of high probability for the presence of archaeological objects and therefore an archaeological predetermination is required per CMC Section 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

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 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 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 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 an approved 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:

1. A transportation impact analysis (TIA) is required when a proposed development results in 199 vehicle trips per day (VPD) or more.
2. As proposed, the development will generate 320 ADTs, therefore a TIA will be required.
3. The Applicant will be required to have a traffic engineer analyze the following:
 - a. Site distance access at applicants proposed access intersections.
 - b. Vision clearance areas are to be addressed, per CMC 18.17.030.
 - c. Left-turn pocket.
 - 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.
4. COV will require trip distribution numbers to the following proportionate share intersections be included in the preliminary TIA/S:

Proportionate Share Project Name	Fee Rate	Number of Trips	Proportionate Share Cost
137 th Ave – from NE 49 th St to Fourth Plain Blvd	\$3,000 per PM peak hour trip		
Fourth Plain Blvd & NE 152 nd Ave	\$333 per PM peak hour trip		
Leiser / St. Helens / MacArthur	\$2,000 per PM peak hour trip		
SE 176 th Ave & SE 20 th St	\$400 per PM peak hour trip		
NE 192 nd Ave & NE 13 th St	\$400 per PM peak hour trip		
SE 192 nd Ave & SE 34 th St	\$150 per PM peak hour trip		
192 nd Ave & SR-14 ramp terminals	\$2,000 per PM peak hour trip		
SE 192 nd Ave & Columbia Palisades Dr. (east / west legs only)	\$830 per PM peak hour trip		
MacArthur Blvd & Andresen Rd Roundabout	\$2,285 per PM peak hour trip		
MacArthur Blvd & Devine Rd Roundabout	\$2,226 per PM peak hour trip		
Grove St / Columbia House Blvd / SR-14 WB off-ramp	\$600 per AM peak hour trip		
NE 172 nd Ave & NE 18 th St	\$300 per PM peak hour trip		
NE 179 th Place & NE 18 th St	\$900 per PM peak hour trip		
NE 187 th Ave & NE 18 th St	\$1,200 per PM peak hour trip		
NE 162 nd Ave & NE 9 th St	\$1,500 per PM peak hour trip		
NE 172 nd Ave & NE 9 th St	\$4,100 per PM peak hour trip		
NE 192 nd Ave & NE 9 th St	\$1,100 per PM peak hour trip		
NE 187 th Ave & SE 1 st St	\$ 1,100 per PM peak hour trip		
Total Proportionate Share Cost			\$XXXX

Streets:

- The proposed development is located on the south side of SE 15th Street, west of NE 41st Avenue and north of NE Woodburn Drive.
- SE 15th Street located within the city of Camas and within the city's Urban Growth Boundary is classified as an existing 2 or 3-lane arterial per the City's 2016 Transportation Comp Plan.
- NE Woodburn Drive is classified as a proposed 2 or 3-lane collector.
- NE 41st Avenue to the east of the proposed development is an existing local Road.
- Per CMC 17.19.040.B.1, the applicant will be required to construct full depth half-width street improvements on NE Woodburn Drive along the frontage of the proposed development.
- Per CMC 17.19.040.B.5, the applicant will be required to dedicate sufficient right-of-way from along the frontage on NE Woodburn Drive resulting in a full 60-foot right-of-way width.
 - Right-of-way width dedication on SE 15th Street is to result in a 37-foot-wide right-of-way width as measured from the centerline of SE 15th Street to allow for future public road improvements on SE 15th Street.
- 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' and CDSM Table 2.
 - The applicant has proposed to construct 3 public Roads as follows:
 - The extension of Street 'A', NE 41st Avenue from the east, Street 'B' extends from Street 'A' to the south and Street 'C' to the west off Street 'B'.

- ii. The proposed Streets includes 52-foot-wide right-of-way, 28-foot paved surface, 5-foot-wide detached sidewalks, planter strips on both sides, and on-street parking on one side only.
 - b. As proposed, the new public roads meet the street standards for Local Road Section A with approval from City Engineer.
- 8. Per CMC 17.19.040.B12.e Curb return radii shall be no less than thirty-five feet on arterial and collector streets, and no less than twenty-five feet on all other streets.
 - a. The minimum 25-foot radii requirement applies to all the intersections of the proposed private roads (Tract B and Tract C) with Street B.
- 9. Per CMC 17.19.040.A Private Street, private roads shall meet the requirements as shown on Table 17.19.040-1 'Minimum Private Street Standards' and CDSM Table 1.

Tract B:

- a. Proposed Tract B is approximately 150-feet in length as measured from the centerline of B Street with access to 3 dwelling units (DU).
- b. Per CDSM, Section III, Design Standards, Table 1, Section A – Guidelines for Geometry for a Private Road will apply:
 - i. Private streets with access to 4 or less dwelling units (DU) and less than or equal to 150-feet in length, require a minimum 20-foot-wide Tract, minimum 12-foot paved surface with a total 20-feet of clearance, optional 5-foot-wide sidewalk, no planter strip, and no parking on both sides.
 - ii. 'No Parking – Tow Away' signs will be required.

Tract C:

- a. Proposed Tract C is approximately 150-feet in length as measured from the centerline of B Street with access to 5 dwelling units (DU).
- b. Per CDSM, Section III, Design Standards, Table 1, Section C – Guidelines for Geometry for a Private Road will apply:
 - i. Private streets with access to 5 or more dwelling units (DU) greater than 100-feet and not over 300-feet in length, require a minimum 42-foot-wide Tract, 28-foot paved surface, 5-foot sidewalks and 4.5-foot planter strips, parking on one side only and street lighting.
- 10. Per CMC 17.19.040.B.10.b.ii Cul-de-sacs and permanent dead-end streets over three hundred feet in length may be denied unless topographic or other physical constraints prohibit achieving this standard.
 - a. A dead-end turnaround will be required at the south end of 'B' Street as the distance between tract B and tract C is over 200-feet.
- 11. Per CMC 17.19.040.B.10.b.iii When cul-de-sacs or dead-ends in excess of 300-feet are permitted, a bicycle/pedestrian access is to be provided to the nearest available street. Pedestrian connects are to meet CDSM for ADA accessibility in accordance with PROWAG and ADAAG.
 - a. The applicant will be required to construct a public pedestrian access from the southernmost end of proposed road 'B' south to NE Woodburn Drive.
- 12. The applicant has proposed a 9-foot-wide pedestrian access from proposed 'A Street to SE 15th at the northwest corner of the site in Tract A.
 - a. As proposed, Fire Marshall is no longer requesting an emergency access connection from proposed 'A Street' north to SE 15th Street.
 - b. In lieu of an emergency access, the Fire Marshall will require additional sprinklers in the new single-family homes.
- 13. Per the 2022 Parks, Recreation, and Open Space (PROS) Comprehensive plan, there is a segment of the T-27 trail, shown to traverse southeast-to-northwest, at the center of the proposed development.

- a. Applicant will be required to work with staff to provide the future T-27 pedestrian access trail connection from the North Hills subdivision northeast to SE 15th Street.
- 14. Street tree planting is required in accordance with CMC 17.91030 (F).
- 15. LED street lighting is to be installed along all street frontages within and adjacent to the proposed development, in accordance with CDSM.
- 16. Prior to start of construction, the Contractor will be required submit the General Encroachment Permit for Development Projects. This packet is not online nor is it to be submitted via the online portal. Staff will provide to the Contractor prior to the pre-construction meeting. The packet includes:
 - a. General Encroachment Permit for Development & Capital Projects.
 - b. Erosion Sediment Control/Construction Debris Cleanup forms.
 - c. Indemnification & Hold Harmless Agreement.
 - d. A Certificate of Insurance, per the city's Insurance Requirements.

Stormwater:

- 1. The site of the proposed development is approximately 6.84 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 Re-Development (Vol. I, Chapter 3, Page 90)*.
 - 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 it's own Tract, with right-of-entry to the City for inspection purposes.
- 6. Proposed parking lot in tract D and utility easement are both required to be on a separate tract.
- 7. 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).
- 8. Public and private storm easements, if required, are to be shown on the final engineering plans.
- 9. 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 site of the proposed development is approximately 6.84 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 three existing watermain located around the vicinity of the proposed development:

- a. A 10-inch ductile iron main located on the north side of SE 15th Street.
 - b. An 8-inch ductile iron main stubbed to the western end of NE 41st Avenue
 - c. An 8-inch ductile main on the northside of NE Woodburn Drive.
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 8-inch water main is to be designed as a looped system connecting to both water main in NE Woodburn Drive and the water main in SE 15th Street.
3. 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.
4. 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.
5. There is existing fire hydrants located approximately 200-feet on the north and south side of the intersection of NE 41st Avenue and NE Tacoma Court on NE Tacoma Court, east of the proposed development.
 - a. The applicant will be required to provide new fire hydrants located within the new development, per CDSM and the FMO.
6. Trenching, backfill, and surface restoration on NE 15th Street, NE41st Avenue or NE Woodburn Drive will be required, per CDSM Detail G2 and G2A.
7. Applicant shall demonstrate that there are adequate fire flows available for the development.
8. 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.
9. A 10-foot separation shall be maintained between water and sanitary sewer lines.

Sanitary Sewer:

1. There is an existing 8-inch gravity main to the east of the site at the end of NE 41st Avenue.
2. The applicant will be required analyze the existing 8-inch gravity main as well as the HARL Pump Station to ensure that both systems can handle the additional inflow from proposed development.
3. Per CMC 17.19.040.C.2 The applicant will be required design and construct a minimum 8-inch sanitary sewer system to serve the proposed development.
 - a. The applicant shall provide a separate sanitary lateral for each single-family residential lot located within the development.
4. Trenching and surface restoration on NE 41st Avenue 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. Per the 2022 Parks, Recreation, and Open Space (PROS) Comprehensive plan, there is a segment of the T-27 trail, shown to traverse southeast-to-northwest, at the center of the proposed development.
 - a. Applicant will be required to provide an easement that can encompass the pedestrian access trail.

Impact Fees & System Development Charges (SDCs):

1. This development is in the South 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 2026 (South District):

Single Family:

1. Traffic Impact Fees (TIF) - \$4,262.00
2. School Impact Fees (SIF) – \$6,650.00
3. Park/Open Space (PIF) – Residential Scaled by Square Footage
 - a. 0 to 1,000 sf - \$4,310.00
 - b. 1,001 to 2,000 sf - \$7,896.00
 - c. 2,001 to 2,600 sf - \$11,983.00
 - d. 2,601 sf and above - \$13,712.00
4. Fire (FIF) - \$0.72 psf

System Development Charges (SDCs) – 2026 Charges:

1. Water –
 - a. 3/4" meter - \$9,449.00 + \$210 connection fee
 - b. 1" meter - \$15,747.00 + \$569 connection fee
2. Sewer – Residential
 - a. Residential - \$7,496.00

BUILDING DIVISION**JEFF NOGA (360) 817-1568 jnoga@cityofcamas.us**

Please contact the building division for pre-application meeting notes.

FIRE DIVISION**RANDY MILLER (360) 817-1568 fmo@cityofcamas.us**

- 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. In lieu of the second access, additional fire sprinkler coverage above and beyond the normal NFPA13D installation is required in the following areas... All Garages with sidewall coverage on the warm walls utilizing dry-heads and or dry heads in the ceiling if warm living space exists above the garage, all rooms accessed from inside the garage, all bathrooms, all closets, all outdoor covered living/kitchen areas, these additional requirements shall be noted on the construction drawings and on the final plat. Contact Deputy Fire Marshal Randy Miller in the FMO for further information 360-834-6191
- 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 from the 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 for all homes 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 minimum 2- inch line shall be installed.
- 8) At a minimum provide the installation of a fire hydrant at the entrance to the subdivision, additional fire hydrants or change in location may be required and will be evaluated on construction submittals.
- 9) Witnessed hydrant flushing is required with the FMO on all new fire hydrant installations.
- 10) When present 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; the stricter road standard applies.
- 11) Approved Fire Department turnaround required for dead end streets or access driveway over 150 ft', this applies to the southern end of the development. The other two "temporary" dead ends are being mitigated with additional required fire sprinkler coverage.
- 12) Provide approved Camas' engineering standard radiuses to access roads/driveways etc. that do not require fire engines to turn into oncoming traffic to accomplish the turn and to avoid rear tires of emergency vehicles from making contact with curbs/sidewalks.
- 13) Obstructed access plan required for all private roads, driveways, 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 underground oil or fuel storage tank discovered requires a decommissioning permit through the FMO.
- 15) A propane Permit is required with the Fire Marshals Office for any tank installations over 124 gallons.
- 16) Approved address monument required on any flag lot where the access road leaves the main public or private road. Address monument and numbers shall be clearly visible and readable from all directions. Contact the FMO for approval.
- 17) Permanent addresses on homes to be mounted so that a garage sconce or other light
 1. illuminates the numbers for ease of first responders locating your homeowners in an emergency.
- 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) Please do not hesitate to contact the FMO if you have any questions at 360-834-6191 or FMO@cityofcamas.us

We look forward to a safe and successful project.