



## PRE-APPLICATION MEETING NOTES

Marandyuk SFR (PA20-41)

Meeting Held:

No meeting held.

Notes issued:

November 6, 2020

Applicant: Sergey Marandyuk  
8101 NE Glisan St  
Portland, OR 97213

City of Camas: Madeline Sutherland, Assistant Planner  
Anita Ashton, Engineering Project Manager  
Bob Cunningham, Building Official  
Randy Miller, Fire Marshall

Location: 1811 SW Hood St

Zoning: Single-Family Residential (R-7.5)

Description: The applicant is proposing to demolish the existing residence and rebuild a single-family residence.

*The following pre-application notes are based on the submittal materials to the City on October 9, 2020.*

### Camas Municipal Code (CMC)

[https://library.municode.com/wa/camas/codes/code\\_of\\_ordinances](https://library.municode.com/wa/camas/codes/code_of_ordinances)

- Applicable codes: Title 16,17, & 18
- Applicant is responsible to review the CMC and address all applicable provisions
- 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.

### Planning Department

- ❓ The proposed residence does not comply with current setbacks. Setbacks are based on lot size per [CMC 18.09.040 table 2](#). Minimum setbacks for parcels over 15,000sf are as follows:
  - Front: 30'
  - Side: 15'
  - Street side/corner lot rear yard: 15'
  - Rear: 35'
- ❓ Maximum lot coverage: 40% (45% for single story)

- Maximum building height: 35'
- ② An additional 10-foot setback should be added to the minimum setback requirement for NW Hood Street, to allow for the future construction of the street improvements on NW Hood Street.

## Engineering Department

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### General Engineering Requirements:

#### Single family residence (SFR):

- Civil site plans are to show existing water & sewer mains; locations for water service & sanitary sewer lateral taps at water and sewer mains; details for trenching & backfill requirements for water & sewer services; limits of surface restoration; proposed discharge location for stormwater; and driveway location.
- Civil site plans shall be prepared by a licensed Washington State Engineer in accordance with the Camas Design Standards Manual (CDSM).
- Civil site plans are to be submitted to the Engineering Dept. for review and approval, prior to submittal for building permit application.
- The existing septic tank and drain field shall be abandoned in accordance with state and county guidelines per CMC 17.19.020 (A3).
- An encroachment permit will be required for any the work within the right-of-way. Encroachment permit fees will be based on an Engineer's estimate or Contractor bid:
  - If the work will exceed \$1,500.00 the fee calculation is \$30.00 plus 2.5% of the Engineer's estimate or the Contractor's bid for the work.

### Traffic/Transportation:

- ② A single-family residence does not require a traffic study due to less than 199 ADT.

### Streets:

- ② NW Hood Street is an existing unimproved 2-lane arterial that that does not have curbs, sidewalks, planter strips, or street lighting.
- Per the Camas 2035 Comprehensive Plan – Transportation's 6-Year Street Plan, NW 16<sup>th</sup> Ave./NW Hood St. / NW 18<sup>th</sup> Ave. are listed as a priority street improvement project. The improvement will be according to CDSM Street Detail ST5 3-Lane Collector/Arterial (74-ROW).
- ② This is a SFR application, therefore applicant will not be required to dedicated right-of-way or do half-width street improvements.
- ② An additional 10-foot setback should be added to the minimum setback requirement for NW Hood Street, to allow for the future construction of the street improvements on NW Hood Street.
- ② There is an existing driveway access to the existing residence which is aligned with NW 18<sup>th</sup> Avenue. The applicant is proposing to demolish the existing residence and construct a new SFR with a relocated driveway access.
  - The existing driveway access is to be removed with construction of the new SFR.
  - The new driveway access, as shown on the site plan, will be located approximately 155-foot south of the intersection of NW Hood St. and NW 18<sup>th</sup> Ave. Staff supports the proposed location. Staff recommends that the proposed driveway not to be located any further north than as shown on the site plan.

- ☐ Demolition of the existing residence will require a demolition permit issued by the Building Dept.

#### Stormwater:

- ☐ The parcel size is 203,425 sf (4.67 acres).
- Refer to Ecology's *Figure I-3.2 Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3, Page 90)*.
  - All re-development projects, including SFR, shall comply with Minimum Requirement (MR) #2 – Submittal of a Stormwater Pollution Prevent Plan (SWPPP). Contact Building Dept. for a copy of the *Abbreviated Construction SWPPP Form*.
  - If the project adds 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.
  - If the project adds 5,000 sf or more, of new plus replaced hard surface area; or converts  $\frac{3}{4}$  acres, or more, of vegetation to lawn or landscaped areas; or converts 2.5 acres, or more, of native vegetation to pasture; then Minimum Requirements (MR) #1- #9 will apply.
    - MR #5 On-Site Stormwater Management (detention) and #6 Runoff Treatment are to be addressed.
  - *New plus replaced hard surface areas includes footprint of the house, garage, and driveway.*
  - Provisions are to be made for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels. Reference Ecology's latest edition of the SWMMWW for roof downspout controls.
- ☐ A designated concrete washout area (BMP C154, Vol. II, Chap. 3, pgs. 320-326) is to be shown on the site plans. The washout area is to be removed prior to issuance of final occupancy.

#### Erosion Control:

- ☐ The parcel size is 203,425 sf (4.67 acres).
- ☐ If improvements do not exceed an acre or more of land-disturbing activities, an *NPDES Construction Stormwater General Permit* will not be required.
- ☐ At time of SFR 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.
- ☐ Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

#### Water:

- ☐ There is an existing 12-inch ductile iron water main located in NW Hood Street.
- ☐ The existing residence has a water service, therefore, unless the existing water service is not an adequate size for the new SFR, a new water service will not be required.
- ☐ If a new water service is required, trenching and surface restoration on NW Hood Street will be required, per CDSM Details G2 and G2A.
- ☐ A 10-foot separation is required, within the right-of-way, between water services and sewer laterals.
- When applicable, the taps on the existing waterline is to be performed by a tapping Contractor approved by the City's Water/Sewer Dept. Approved list provided below.

Sanitary Sewer:

- ☒ There is an existing 4-inch PVC STEP sewer main located on the west side of NW Hood Street.
- ☒ The existing residence is on septic. The septic tank and septic drain field are to be decommissioned per State and County requirements.
- ☒ The applicant will be required to provide a sewer lateral and STEP tank for the new SFR.
- ☒ The STEP lateral is to be per CDSM STEP Sanitary Sewer Details, and the required STEP tank is to be per CDSM STEP & STEP Tank Details.
- ☒ The STEP tank is to be installed by a certified Roth tank installer.
- ☒ Trenching and surface restoration on NW Hood Street will be required, per CDSM Details G2 and G2A. A 10-foot separation is required, within the right-of-way, between the water service and sewer lateral.
- The tap on the existing sanitary sewer main is to be performed by a tapping Contractor approved by the City's Water/Sewer Dept. Approved list provided below.

City Approved Tapping Contractors:

☒ A&A Drilling Services, Inc (water & pressure sewer):  
16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827,  
<http://www.aadrilling.com>

☒ 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:

- ☒ Garbage and recycling cans are to be placed at the public right-of-way for pickup on NW Hood Street.

Parks/Trails:

- ☒ Not applicable.

Impact Fees & System Development Charges (SDCs):

- ☒ The proposed development is in the South District.
- ☒ Impact Fees and SDCs are collected at time of building permit issuance
- ☒ Impact fees and SDCs are adjusted on January 1<sup>st</sup> of each year.
- ☒ Impact fees and SDC charges do not include the costs for tapping the water or sewer mains, extending the water service or sewer lateral to the property line, trenching & trench backfill, purchase & installation of water meter box and STEP tank, or surface restoration.

Impact Fees for 2020:

- ☒ Single Family Detached:
  - Traffic Impact Fees - \$3,422.00
  - School Impact Fees (SIF) (Camas) – 5,371.00
  - Park/Open Space Impact Fees (PIF) – 4,500.00
  - Fire Impact Fees (FIF) - \$0.20 sf

System Development Charges (SDCs) for 2020:

- ☐ Water
  - 3/4" meter - \$7,310.00 + \$394.00 connection fee
  - 1" meter - \$12,183.00 + \$438.00 connection fee (If upsizing a credit will be issued for the existing meter)
- ☐ Sewer
- ☐ Residential - \$2,493.00 + \$174 STEP/STEF inspection

**Fire Department**

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- ☐ NFPA 13D Residential Fire Sprinklers required in all new dwellings. It is not required but recommended that the owner additionally provide coverage in the garage in consultation with their fire sprinkler contractor.
- ☐ A flow switch is optional but recommended to tie the fire sprinkler into the homes security system along with an outside bell.
- ☐ 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.
- ☐ Water supply line from the meter into the house shall-be-sized per the fire sprinkler contractors design calculations or a 2- inch line shall-be-installed. Contact our office for more information.
  - If a larger water meter is required for the fire sprinkler system, the SDC up-charge fee, will be waived. If a larger meter is required based on the design of the house, the fee will not be waived. (The actual nominal cost difference from a ¾ inch meter to a one inch meter will be charged)
- ☐ 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.
- ☐ Approved Fire Department turnaround required for access driveway/roads over 150 ft to residential structure, provide site plan with designation clearly drawn.
- ☐ Any discovered underground oil or fuel storage tank is a decommissioning permit through the FMO.
  - Any residential propane tank over 124 gallons requires a Permit with the Fire Marshal's.
- ☐ Approved address monument with the FMO is required where the access road leaves the main public access. Shall be clearly visible and readable from all directions. Contact our office for approval.
  - Reminder to inform your insurance carrier about the 13D Residential Fire Sprinkler to receive a discount. Some insurance providers will require documentation from the Fire Marshal's Office.
- ☐ A potential training burn may be available for this property. Please contact Randy Miller at the FMO 360-834-6191 for more information.
- ☐ To request inspections contact the Fire Marshal's Office via *Camas Connect*. Otherwise, please call our inspection line at 360-891-6191 x1.

## Building Department

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- ☐ The structures will be reviewed under the most current building codes as adopted by The State of Washington.
- ☐ The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
- ☐ The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal shall conform to Sections R403.1.7.1 through R403.1.7.4. A geotechnical report may be required.
- ☐ Building shall meet city of camas zoning regulations.
- ☐ Required fire distance between buildings and from property line
  - The code required fire suppression system shall be in accordance with IRC and other applicable codes standards and shall be reviewed and permitted by the Camas Fire Marshal's office.
- ☐ System Development Charges and Impact fees shall be assessed prior to permits
- ☐ Storm sewer disposal/connections
- ☐ Any development located within a special flood hazard area shall be in accordance with CMC 16.57
- ☐ Verify Water and sewer availability with the public works department
- ☐ All lots shall be provided a storm drain lateral at the lowest practical location.
- ☐ Impervious surfaces > 5,000 sq/ft will trigger storm water requirements/improvements designed and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
- ☐ Demo permit required for any existing structures, an asbestos survey in accordance with SW Clean agency is required prior to permit.

## Questions?

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- Planning Dept.            Madeline Sutherland, Assistant Planner  
[msutherland@cityofcamas.us](mailto:msutherland@cityofcamas.us)  
360.817.7237
- Engineering Dept.        Anita Ashton, Engineering Project Manager  
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- Building Dept.            Bob Cunningham, Building Official  
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360.817.7243
- Fire Dept.                 Randy Miller, Fire Marshal  
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***We look forward to working with you!***