



**Pre-Application Meeting
Parklands MODEL
617 SE Everett Rd
Parcel #986031650 and #175948000
File PA 15-22**

Wednesday July 8th, 2015
2:00 PM, Council Chambers
616 NE Fourth Avenue, Camas

Applicant / Contact:	Applicant: Parklands at Camas Meadows, LLC 20705 SE Evergreen Highway Camas, WA 98607	Contact: Kevin DeFord
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Representing City of Camas:	Phil Bourquin, Community Development Director Steve Wall, Public Works Director Robert Maul, Planning Manager James Curuthers, City Engineer Wes Heigh, Engineering Bob Cunningham, Building Official
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Location:	617 SE Everett Road 986028-022, 178238-000
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Zoning:	R-15 (20.89 acres) BP (15.54 acres)
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Description:	Applicant is proposing to develop 36.43 acres into luxuray residential single family and business park.
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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

Robert Maul (360) 817-7255

Applicable requirements for the proposed 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 the application materials and site plan submitted to the City on June 11th, 2015:

Concept: To establish employment uses as a primary purpose with some flexibility of integrating residential estate lots transitioning uses and densities between Camas Meadows Golf Course to the west, Lacamas Shores to the east, and future multi-family to the south.

In order to provide clarity in development goals, standards, vesting and to achieve a mutually desired outcome the parties wish to enter into a development agreement for the overall project site (R-15 and BP zones) and to consider applying a MXPDP overlay zone over the area zoned BP.

Development Agreement

Specific Comments:

"Development agreement" means a binding agreement between the city and a developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include, but is not limited to, development standards; vesting; development timelines; uses and use restrictions; integration within or outside of the subject development; construction of transportation, sewer and water facilities; and allocation of capacity for transportation, sewer and water facilities. The agreement shall clearly indicate the mix of uses and shall provide a general phasing schedule, as reviewed and approved by city council, so as to ensure that the commencement of construction of the commercial, industrial, and/or office uses occur within a reasonable time frame of the construction of the overall project.

Amendments to an approved development agreement may only occur with the approval of the city council and the developer or its successor(s).

1. A Development Agreement will be required for the overall project area (areas zoned BP and R-15).

DA – Sections to be included

Development Standards:

- A. R-15 portion of site: As per CMC 18.09.040 Table 2 (A) and no density transfers shall occur. No portion (area) of a newly created residential lot shall be extended into or include either a wetland or its required buffer. One oversized lot is allowed per the code. The density of the R-15 portion of the site shall be calculated independent of the overall site.

Per CMC17.19.040 (F)(2)The city council finds that the existing mature landscaping of trees, and shrubs provide oxygen, filter the air, contribute to soil conservation and control erosion, as well as provide the residents with aesthetic and historic benefits. For these reasons, the city encourages the retention of existing trees that are not already protected as significant trees under the Camas Municipal Code. CMC 17.030(A)(2) requires every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design. In consideration of these, Parties agree: 1) lots 7 and 8 (plan dated June 28, 2015) shall be eliminated and placed in an open space with the purpose of retaining healthy trees in a natural open space environment; The area of lots 15, 17, 18, 19 and 20 sloping north to the wetland tract and falling below the shown 202 elevation line shall be placed in an open space tract with the purpose of retaining existing trees tract MX residential:

- B. Residential overall: The site is located in an area between Multifamily zoning to the south and larger lots in the Lacamas Shores neighborhood directly to the west. In order to provide for a transition area to mitigate impacts of increasing density near and adjacent to Lacamas Shores, the minimum average density of eight dwelling units per net acre of residentially developed area under 18.22.070 (A) will not be required. However, In order to facilitate alternatives in housing choices, ageing readiness and affordable housing within Camas, Parties agree that a minimum of four residential lots within the BP portion of the site shall be constructed with accessory dwelling units (ADU's) on the property concurrent with a primary dwelling. No residential lot subject to the DA shall be precluded from establishing ADU's. The dimensional standards applicable to residential lots that split the R-15 Zone and BP/MXPD shall be determined by that portion of the lot that contains greater than 50% of the land area in a specific zone.
- C. MXPD Residential: Minimum lot size shall be 20,000 square feet. No density transfer will occur. No portion (area)of a newly created residential lot shall be extended into or include either a wetland or its required buffer. Minimum lot width will be 100 feet; Minimum Lot depth 110 feet. Lot width will be measured at the established front building line. Building envelopes shall be capable of siting a minimum 80' X 40' single story dwelling; Setbacks: a) Front- 18 feet for residence, garages 20 feet; Side yards: 12 feet one side and 7.5 any other side; Rear yards: 30 feet. Maximum lot coverage: 45% for single story and 35 For multistory (including daylight basements). Yards adjacent to Lacamas Shores shall maintain a 40 foot separation (setback) from the common boundary (side or year lot line). In order to facilitate alternatives in housing choices, ageing readiness and affordable housing within Camas, Parties agree that a minimum of four residential lots within the BP portion of the site shall be constructed with accessory dwelling units (ADU's) on the property concurrent with a primary dwelling.
- D. Multifamily: Within the employment areas the City is open toallowing up to eight apartment/condo lofts on the 3rd and 4th stories only atop the commercial building component of project. This will need to be defined further.

- E. Gated entries/roads. Comply with CMC 12.36.040 and exceed adopted road standards. A detailed and comprehensive streetscape plan including street light details, landscaping, gate design and entry landscape, meaningful sidewalk design, street crossing delineations (brick/stamped concrete, etc.) shall be submitted to the City as part of the Master Plan. For continuity with other properties to the west that include 40 feet of landscaped frontages, the City will require a minimum of 30 feet (front yard) of landscaping along Camas Meadows Drive tapering to 40 feet at the western most 100 feet of the property to be installed with Phase I together with a meandering detached sidewalk. Landscape details including cross sections and profiles shall be submitted for approval as an exhibit to the DA. Phase I will include road construction of NW Camas Meadows Drive to Larkspur.
- F. Fencing and walls: In addition to requirements of the Camas Municipal code governing walls and fences the developer will provide with the master plan a fencing or wall plan detail that will provide uniformity and continuity throughout the development for approval by the City. Integrating the developments into soft transitions between uses on site and adjacent sites are a priority and the promotion of a well-connected, walkable, natural and desirable setting. When necessary, consider wrought iron fencing together with landscaping for durability of materials and softness in transitions between uses both on and off the site.
- G. Signage: Signage of employment uses shall be developed into a unified sign plan for the property and approved as part of the master plan. Integrating signage into the landscaping and streetscape versus standalone pole signs are preferred. Consider integrating rock or other natural features into entrance structures with signage for the entire project.
- H. Employment: The Business Park and employment uses continue to be a priority of the City over residential development. The developer is asking to convert a portion of the BP land to residential development resulting in more residential development and less land available for employment or open spaces. Parties agree the site will be designed to accommodate a minimum of 116,000 square feet of building square footage on a minimum of 7.75 acres. Phase I will require site development and construction of a minimum 60,000 square feet of commercial/industrial building (subject to site plan and design review) [Buildings 5,6] prior to or concurrent with any infrastructure improvements associated with the residential portion of the site. Parties agree the City will not issue a building permit for any residential unit until the 60,000 square feet of commercial/industrial building is constructed and a tenant improvement permit is issued for at least 50% of the building area (32,000 square feet); Phase II will include a minimum 30,000 square feet of commercial/industrial building (subject to site plan and design review). Phase II shall further include site improvements (pad ready) to support the remaining portion of the total 140,000 square feet. All commercial buildings shall include retail continuity in overall design use of colors, windows and architectural treatments acceptable to the City and approved through the City Design Review process.

- I. Phases. The master plan shall identify proposed development phases, probable sequence of future phases, estimated dates, and interim uses of the property awaiting development. In addition, the plan shall identify any proposed temporary uses, or locations of uses during construction periods. Clearing of the site shall be done so as to minimize soils disturbances and only after receiving land use approval of site plan review or preliminary plat approval for each phase and only after approval by the City of engineering and civil drawings for installation of required improvements with a given phase.
2. Development timelines: DA will have an 8 year life. Site plan and design review of the 60,000 square foot commercial/industrial building and supporting land shall be submitted to the City concurrently with a preliminary subdivision approval and within 6 months of the effective date of the DA. Timelines for future employment buildings to be spelled out. Residential improvements shall be installed and final plats recorded within the term of the DA.
 3. Additional section to be included in the DA: Uses and use restrictions; integration within or outside of the subject development; construction of transportation, sewer and water facilities; and allocation of capacity for transportation, sewer and water facilities. The agreement shall clearly indicate the mix of uses and shall provide a general phasing schedule.
 4. A Mixed Use Overlay under CMC 18.22 may be applied for only that portion of the site zoned BP. A couple of significant criteria to consider: *1. no more than fifty percent of the net acreage of the master plan shall be residential that is not otherwise contained within a mixed-use building [CMC18.22.050]. 2.*

MXPD code with Staff notes or concerns

18.22.010 - Purpose.

The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed-use areas. Consistent with this, the city has created the mixed-use planned development zone (MXPD) to provide for a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses.

Describe how employment opportunities being increased when jobs lands will be converted to residential?

How is a walled in gated residential neighborhood consistent with achieving a pedestrian friendly, active, and interconnected environment with diversity of uses? If the uses are compatible why the wall and gate?

18.22.030 "Master plan" as used in this chapter a master plan means a proposal for development that describes and illustrates the proposed project's physical layout; its uses; the conceptual location, size and capacity of the urban service infrastructure necessary to serve it; its provision for open spaces, landscaping, trails or other public or common amenities; its proposed building orientation; its internal transportation and pedestrian circulation plan; and the integration of utility, transportation, and pedestrian aspects of the project with surrounding properties.

1. *The master plan goes into detail beyond just a site plan which is also defined in 18.22.030. Additionally, it requires consideration of the project with surrounding uses!!!*

18.22.040 - Allowed uses.

A. The mix of uses may include residential, commercial, retail, office, light industrial, public facilities, open space, wetland banks, parks, and schools, in stand alone or in multi-use buildings.

B. Residential uses are allowed either:

1. In buildings with ground floor retail shops or offices below the residential units; or
2. As single-family attached units, as provided for in [Section 18.22.070\(A\)](#) of this chapter.

C. Commercial and retail uses are permitted, but not required, on the ground floor of multi-use buildings throughout this district.

D. Uses as authorized under CMC [Section 18.07.030](#) Table 1 for Community Commercial.

18.22.050 - Required mix of uses.

The master plan must provide a mix of uses. No single use shall comprise less than twenty-five percent of the development area (i.e., residential, commercial, industrial), and no more than fifty percent of the net acreage of the master plan shall be residential that is not otherwise contained within a mixed-use building.

The remaining master plan may be a mix of employment uses as allowed in [Section 18.22.040](#) of this chapter. The minimum use percentage shall not apply to public facilities, schools, parks, wetland banks, or open space.

18.22.060 - Process.

A. General. The applicant for a development in the MXP zone shall be required to submit a proposed master plan, as defined in [Section 18.22.030](#) of this chapter, and a proposed development agreement as authorized under RCW Chapter 36.70B.

B. Contents. The proposed master plan shall include the following information:

1. **Boundaries.** A legal description of the total site proposed for development is required.
 2. **Uses and Functions.** The master plan must include a description of present uses, affiliated uses, and proposed uses. The description must include information about the general amount and type of functions of the use, the hours of operation, and the approximate number of member employees, visitors, and special events. For projects that include residential units, densities, number of units, and building heights must be indicated.
 3. **Critical Areas.** All critical areas shall be identified on the master plan (that is available per Clark County GIS mapping and any other known sources, i.e. professional studies performed on the site, prior applications, etc.). Critical areas shall include, but are not limited to, wetlands, floodplains, fish and wildlife habitat areas, geologically hazardous areas, and aquifer recharge areas.
 4. **Transportation.** The master plan shall include information on projected transportation impacts for each phase of the development. This includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the adjacent street system, and the proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system, or specific programs to reduce traffic impacts, such as encouraging the use of public transit, carpool. A transportation impact study may be substituted for these requirements.
 5. **Circulation.** The master plan shall address on-site and integration with off-site circulation of pedestrians, bicycles, and vehicles. All types of circulation on and off the site shall be depicted in their various connections throughout the project, and their linkages to the project and adjacent properties.
 6. **Phases.** The master plan shall identify proposed development phases, probable sequence of future phases, estimated dates, and **interim uses of the property awaiting development**. In addition, the plan shall identify any proposed temporary uses, or locations of uses during construction periods.
 7. **Density.** The master plan shall calculate the proposed residential density for the development, which shall include the number and types of dwelling units.
 8. **Conceptual Utility Plans.** Utility plans should generally address stormwater treatment and detention areas on the site, existing utilities, proposed utilities, and where connections are being made to existing utilities.
- C. **Approval.** The master plan and development agreement must be approved by the city council after a public hearing. Once approved, the applicant may submit individual site plans for various portions or phases of the master plan which will provide engineering and design detail, and which will demonstrate consistency with the originally approved master plan and other applicable engineering standards. Site plans shall comply with design review requirements in CMC

[Chapter 18.19](#) Design Review of this code. It is the intent of this section that site plans shall not be required to reanalyze the environmental and other impacts of the site plan, which were previously analyzed in the master plan and development agreement processes.

D. Building Permits Required. Approval of a master plan and development agreement does not constitute approval to obtain building permits or begin construction of the project. Building permits shall be issued only after a site plan has been submitted demonstrating compliance with the master plan, development agreement and other applicable city standards, and has been approved by the city.

18.22.070 - Criteria for master plan approval.

The following criteria shall be utilized in reviewing a proposed master plan:

A. Residential Densities and Employment Targets. Unless otherwise provided for in a transition area to mitigate impacts of increasing density, the minimum average density of eight dwelling units per net acre of residentially developed area is required. The maximum average density shall be twenty-four dwelling units per net acre. For employment generating uses, the master plan shall provide an analysis of how many jobs will be produced, the timing of those jobs, and the phasing of the employment and non-employment portions of the proposal. For estimate purposes, the target employment figures shall generally be consistent to the number of jobs produced that would otherwise occur in commercial and industrial zoning districts. The minimum number of jobs should be no less than six jobs per developable acre for the nonresidential portion of the project. The city may authorize a development with less than six jobs per developable acre based upon a finding that appropriate measures have been taken to achieve six jobs per developable acre to the extent practicable. "Appropriate measures" may be demonstrated based upon the following:

1. The six jobs per developable acre cannot be achieved due to special circumstances relating to the size, shape, topography, location, or surroundings of the subject property;
2. The likely resultant jobs per developed acres ratio would not adversely affect the implementation of the comprehensive plan;
3. The proposed development would not commit or clearly trend the zoning district away from job creation.

B. Setback and Height Requirements. Building setbacks shall be established as part of the master planning process. Setbacks in all future site plans shall be consistent with those established in the master plan. Landscape and setback standards for areas adjacent to residentially zoned property shall meet or exceed those provided for in Table 18.22.080A. The applicant may propose standards that will control development of the future uses that are in addition to or substitute

for the requirements of this chapter. These may be such things as height limits, setbacks, landscaping requirements, parking requirements, or signage.

C. Off-Street Parking and Loading. Off-street parking and loading shall be provided in accordance with CMC [Chapter 18.11](#) Parking, Table 18.11-1, Table 18.11-2 and Table 18.11-3 of this Code.

D. Utilities. Utilities and other public services sufficient to serve the needs of the proposed development shall be made available, including open spaces, drainage ways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, sidewalks and other improvements that assure safe walking conditions for students who walk to and from school.

E. Environmental Impacts. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have a probable significant adverse environmental impact upon the quality of the environment, in accordance with CMC [Title 16](#) Environment and RCW Chapter 43.21C.

F. Access. The proposed development shall provide at least two access points (where a mixed-use planned development does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.

G. Professional Preparation. All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the State of Washington.

H. Engineering Standards. The proposed development satisfies the standards and criteria as set forth in this chapter and all engineering design standards that are not proposed for modification.

I. Design Review. The proposed development satisfies the standards and criteria as set forth in the Building Design from Camas Design Review Manual: Gateways, Commercial, Mixed Use and Multi-Family Uses, unless otherwise proposed for modification.

Other Codes and processes

CMC 18.37 - Chapter 18.37 - BUSINESS PARK.. Please read and address all of the standards of this chapter. In some cases the DA will require standards that exceed those listed in this Chapter.

CMC 18.13 Landscaping

TITLE 17 regarding Subdivision and site development standards. CMC 17.11 and 17.19 both stand out for particular attention.

Title 16 – SEPA, Archaeological Predetermination Report, and critical area reviews are required.

Building Department

Bob Cunningham 360-817-1568

- The structures will be reviewed under the most current building codes as adopted by The State of Washington.
- A code analysis and plans shall be prepared by an architect licensed 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.
- Any fire suppression and or fire alarm systems shall be in accordance with IBC and other applicable codes standards and shall be reviewed by the Camas Fire Marshal's office.
- Civil plans to be on separate 24" x 36" sheets with City of Camas Engineering Division signature block
- System Development Charges and Impact fees shall be determined and assessed prior to permit issuance.

Engineering Department

Norm Wurzer 360-817-7235

General:

- The application narrative shall specifically address the approval criteria CMC 17.11.030 (D) for the residential portion of the project and CMC 18.18.060 for the commercial or business park aspect of the project.
- Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas standards.
- Existing wells and septic tanks and septic drain fields shall be abandoned in accordance with state and county guide lines per CMC 17.19.020 (A3).
- In accordance with CMC 17.19.030 (E) and per the 2014 Parks, Recreation and Open Space (PROS) Comprehensive Plan provisions shall be made for Regional Trail T-1. Construction of this regional trail is Park Impact Fee creditable. Application materials will need to address the requirements of the current PROS plan at the time of submittal.
- A 3% plan review and inspection fee will be required per resolution number 1023. The fee will be based on an engineer's estimate or construction bid. The fee is due prior to approved construction drawings being released by the City.
- Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.
- Exception requests to the requirements of Title 17 shall meet the requirements of CMC 17.23.
- Critical areas (including wetland buffers) should be located within separate tracts or as provided in CMC 16.51.240 (A).
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Traffic/Transportation:

- A traffic study will be required for this project in accordance with the City's adopted Traffic Impact Study Guidelines. The study shall include speed surveys,

traffic counts, site distance evaluation, AM and PM peak volumes, trip distribution and assignment, signal warrants, turn pocket analysis, with and without project analysis for the current year, build out year and may include the future 5 year and 20 year analysis. Evaluation of additional off-site intersections will be required once trip generation and distribution information is determined. Contact the City Engineer for trip distribution acceptance and the identification of specific study intersections.

- If this project will generate more than 700 ADT the applicant will be required to provide acceptable traffic calming measures in accordance with the city's Neighborhood Traffic Manual.

Stormwater:

- Per CMC 14.02 stormwater treatment and runoff control shall be designed in accordance with the 2005 Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual.
- Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a). Stormwater facilities should be located within a separate tract and can only be located within the outer portion of wetland buffers pursuant to the requirements of CMC 16.53.050 (C 3).
- Maintenance of the storm water facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3) for the residential portion of the stormwater control and the building or land owners for the industrial/commercial sites. As discussed with the City at the pre-application meeting, the City, at its sole discretion, may consider accepting ownership and maintenance of large, regional facilities that will serve a combination of multiple developments and public infrastructure.
- An erosion control bond will be required for all land disturbing activities of an acre or more per CMC 17.21.030.
- An NPDES permit will be required for this project per Washington Department of Ecology requirements if more than one acre of land will be disturbed.

Lots:

- Flag lots shall meet the requirements of CMC 17.19.030 (D5).
- Double frontage lots should be avoided if possible and provided with a minimum of 20 additional feet of lot depth per CMC 17.19.030 (D6).
- Street tree planting for each lot and landscaping of flag lots is required in accordance with CMC 17.19.030 (F).
- Proposed lot lines should be at right angles to the street or radial to curves per CMC 17.19.030 (D).
- Lot issues:
 - Lots 27, 28 and 29 should be no larger than 12,000 SF in size per CMC 18.09.080 (B) as these lots are adjacent to an R-10 zone.
 - The following lots do not have the required minimum 40' of lot frontage on a curve or cul-de-sac: Lots 2, 25 and 27.
 - Lot 39 appears to be a flag lot with an access easement which is contrary to the requirements of CMC 17.19.030 (D 5a) which states in part that flag lots shall serve no more than one lot.

Streets:

- The applicant will be responsible for all traffic control signs, street name signs, pavement markings and street lighting per CMC 17.19.030 (I) (J). As of October, 2014 LED street lighting is a requirement for all street lighting.
- The applicant will be responsible for the design and submittal of the utility plan showing the locations for underground power, telephone, gas, CATV, street lights and associated appurtenances.
- Gated entries are regulated under CMC 12.36 and require a permit through the Public Works Director and through the Fire Marshal's Office.
- Private streets if proposed will need to meet the provisions of CMC 17.19.040 (A). The current private street cul-de-sac dimensions do not meet the turnaround minimum ROW radius of 43' with a minimum paved width of 35'.
- Public street requirements are found in CMC 17.19.040 (B). For street grades, centerline curve radii, and curb return radii requirements see CMC 17.19.040 (B12).
- NW Camas Meadows Dr. is designated as a three lane arterial street and as such access spacing and intersection setbacks shall meet the requirements of the 2012 TIF Update. Minimum access spacing is 660'. The applicant will be required to minimize access points on CM Drive and will likely need an interior drive to access the individual businesses.
- The lane configuration of NW Camas Meadows Dr. shall meet the 3 lane arterial requirements of Standard Detail ST5 of the Camas Design Standards Manual (CDSM). As discussed at the pre-application meeting, the City may consider alternative cross sections to help blend this section of road with the existing Camas Meadows Drive provided all modal functions and goals of the cross section and goals of the City's are still met.
- NW Camas Meadows Drive improvements are TIF creditable up to the amounts shown in the City's most recent Traffic Impact Fee Update.
- ADA compliant pedestrian ramps and ADA compliant street crossings are required. To provide ADA compliant pedestrian ramps and street crossings careful evaluation of street profile grades and intersection site grading will be required.
- Half street improvements along the applicant's entire frontage on Camas Meadows Drive/Larkspur Street are required per CMC 17.19.040 (B). If full width street improvements are not made, the pavement width must be a minimum of 24 feet in accordance with CMC 17.19.040 (B 10e).

Utilities:

- Individual residential S.T.E.P. systems may be an acceptable option to the city rather than another pump station for the residential portion of the project.
- Per CMC 17.19.040 (C 2d) commercial or industrial units shall have privately owned and maintained sewer systems acceptable to the city. Systems shall be properly sized, installed and maintained by the business/building owner. Commercial uses should connect into the existing 10" diameter pressure sewer main located in Camas Meadows Drive and Payne Road. High head pumps and duplex pumping systems may be required.
- It appears feasible to install a STEF mainline in NW Camas Meadows Dr. and connect to the existing pump station near the CM clubhouse for the residential component of the development.
- There is an existing 12" diameter DIP water main located in the existing portion of Camas Meadows Drive and Payne Road. Minimum residential water system shall

consist of an 8" diameter D.I.P. water main and be consistent with the Camas Design Standards Manual (CDSM).

- The commercial water systems serving the business park shall be privately owned and maintained beyond the water meter. If an onsite fire line is required then a DDCV will be required at the ROW line. Irrigation systems will also require a separate meter and individual BFD.

BP Zone comments:

- Loading berths are required per Tables 18.11-2 & 18.11-3 of CMC 18.11 for the business park buildings.
- The BP uses are subject to Site Plan Review (CMC18.18) and Design Review (CMC18.19) requirements.
- Per CMC 18.19.050 (B 2a) on-site parking areas for the BP zone are to be located to the interior of the development.
- Per CMC 18.07.030 Table – 1, residential uses are prohibited in the BP zone.

Fire Department

Randy Miller 817-1561

1. Multiple permits will be required with the Fire Marshall's office. Please contact Randy Miller at 360-817-1561 or rmiller@cityofcamas.us.