



**Pre-Application Meeting
The Village at Camas Meadows
6101 NW Nightshade Street
#175951-000
File PA14-32**

Thursday, October 16th, 2014
1:30pm, Council Chambers
616 NE Fourth Avenue, Camas, WA 98607

Applicant / Contact:	Applicant: Harb Engineering, Inc. Gus Harb 701 Columbia Street, Suite 111 Ph: (360)-695-6520 Email: guss@harbengineering.com	Contact: Same
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Representing City of Camas:	Robert Maul, Planning Manager Bob Cunningham, Building Official Randy Miller, Fire Marshal Wes Heigh, Project Manager
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Location:	6101 NW Nightshade Street, Camas, WA 98607 Tax Account: 175951-000
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Zoning:	MF-18
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Description:	Applicant is proposing two different layouts for a multi-family project. The first contains both townhouses and single family detached lots (208 units total), and the other layout contains 369 units total being comprised of townhouse lots and apartment buildings. The applicant did indicate that there will likely be a redesign of the site to place apartment units on the upper elevations of the site and attached and detached units at the lower elevation.
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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”.**

- Fire Department Review \$300
- Site Plan application \$953 + \$25 per unit
- Design Review \$1,673
- Archaeological Review \$110

Engineering Department

Wes Heigh

1. Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas standards.
2. 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.
3. This development is subject to the minimum improvement requirements identified in CMC 17.19.020.
4. 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).
5. Proposed lots should have frontage on public streets, lot lines should be at right angles to the street or radial to curves per CMC 17.19.030 (D).
6. Flag lots shall meet the requirements of CMC 17.19.030 (D5).
7. 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).
8. In accordance with CMC 17.19.030 (E) and per the 2007 Parks, Recreation and Open Space Comprehensive Plan provisions shall be made for Regional Trail T-21 and Local Trail T-20. The city is currently in the process of updating our Parks Plan. Application materials will need to address the requirements of the current plan at the time of submittal.
9. Street tree planting for each lot and landscaping of flag lots is required in accordance with CMC 17.19.030 (F).
10. Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a).
11. Maintenance of the storm water facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3).
12. CMC 17.19.040 (C 3a) also provides for offsite regional stormwater facilities. An opportunity may exist with the owners of the CM golf course.
13. 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).
14. 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.
15. Private streets if proposed will need to meet the provisions of CMC 17.19.040 (A).
16. 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). Many of the interior street centerline radii do not appear to meet the 70' radius requirement of the code.
17. 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.
18. Half width street improvements and ROW dedication will be required along NW Payne St. per CMC 17.19.040 (B2 & B5). NW Payne St. is shown as a collector street in the

Transportation Element of the Comp. Plan. The applicant should provide sufficient ROW for a left turn pocket at the intersection of NW Camas Meadows Dr. (30' – 37' half width ROW with 18' – 23' paved half width imp.).

19. Per CMC 17.19.040 (B 9) intersections should be perpendicular.
20. NW Camas Meadows Dr./NW Larkspur St. is shown as an arterial street in the Transportation Element of the Comp. Plan. The applicant should provide sufficient ROW for a left turn pocket at all intersections (74' ROW with 46' paved width).
21. Per the TIF plan intersection spacing on a collector street is 330' min. to 600' max. with a minimum intersection setback of 100'.
22. Per the TIF plan intersection spacing on an arterial street is 660' min. to 1,000' max. with a minimum intersection setback requirement of 300'.
23. One of the access points on CM Drive/Larkspur should align at a feasible access point to serve the BP zoned property to the north.
24. The North Dwyer Creek Master Plan identifies street "B" adjacent to the southerly property line and as such the applicant will need to provide a minimum 30' half width ROW dedication and half street improvement.
25. Streets should extend to the boundaries of the plat where appropriate to ensure access and circulation to neighboring properties per CMC 17.19.040 (B6a).
26. Where lot size average is under 7,400 SF additional off-street parking will be required in accordance with CMC 17.19.040 (B10c).
27. Any proposed phasing shall be consistent with the requirements of CMC 17.11.040.
28. The application narrative shall specifically address the approval criteria CMC 17.11.030 (D) and CMC 18.23.100.
29. 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.
30. An erosion control bond will be required for all land disturbing activities of an acre or more per CMC 17.21.030.
31. A NPDES permit will be required for this project per Washington Department of Ecology requirements if more than one acre of land will be disturbed.
32. 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 specific intersections.
33. This project will generate more than 700 ADT and will be required to provide acceptable traffic calming measured in accordance with the Neighborhood Traffic Management Plan.
34. There is an existing 10" sanitary sewer force main located in NW Payne St. It may be possible to direct sanitary flows to the Two Creeks Pump Station and provide any necessary station upgrades as may be determined through a basin analysis and engineering study of the existing pump station. Alternatively a separate sanitary sewer pump station to serve the proposed development could be installed if approved by the city.
35. There is an existing 12" water main located in NW Payne St. available to serve the site.

36. Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.
37. Exception requests to the requirements of Title 17 shall meet the requirements of CMC 17.23.

Building Department

Bob Cunningham 817-4243

New Commercial Building Division Notes

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.

The site, structures and amenities shall be accessible in accordance with all building codes as adopted by The State of Washington.

System Development Charges and Traffic Impact fees shall be determined and assessed prior to permit issuance.

**New Residential
Building Division Notes**

The structures will be reviewed under the most current edition of the International Residential Code.

The Residence shall conform to the most current edition of the WA State Energy Code

Development fees and Impact fees shall be assessed and collected at time of permit issuance.

Developer supplied, Fire Marshal approved monument sign at public right of way entrance to all proposed flag lots.

Fire Department

Randy Miller 360-834-6191

1-Existing buildings may be evaluated for fire department live fire training.

2- Underground storage tanks to be decommissioned by permit.

3- Residential Fire Sprinklers may be required in new dwellings subject to road sizing, potential slope and grade issues, gated access, and apartment structure to name a few triggers.

4- Privacy Gate permits required with the Fire Marshal's office and a separate permit required with community development.

5- Hydrant spacing may be doubled. With dead end access roads this increased spacing is approx. 900 feet.

6- Access obstructions on private roads shall have a means to mitigate any obstructions, such as towing service signs.

Parks Department

Jerry Acheson 817-4302

Regarding PA14-32 The Village at Camas Meadows. According to the adopted Parks, Recreation and Open Space Comprehensive Plan we have identified a need for a neighborhood park (NP-1) and connector trail (T-20) in the vicinity of the proposed development.

The neighborhood park requirements list that a 5-10 acre park will be needed to serve the area, but depending on site constraints it can be reduced to a minimum of 3 acres in size. There are park impact fee credit opportunities available for land and development costs.

8 feet

Notice of Proposed Development <i>"Name of Development Proposal"</i>		
<p>An application is on file with the City of Camas for review of a <i>"Type of Application"</i> (eg. <i>Subdivision</i>) and <i>"List other permits (eg. SEPA)"</i> to establish <i>proposed use</i>. For information regarding this project contact: Applicant contact: (Name, Phone) City Contact: (Name, Phone)</p>	<p>Site Plan</p>	<p>Public Hearing Schedule: (Will be filled in 14 or more days prior to a hearing) Hearing Date/Time: _____ Hearing Location:</p>

4 feet

