



**Pre-Application Meeting
Green Mountain PRD
Ingle Rd/Goodwin Rd
File PA14-07**

Tuesday, February 25, 2014
2:00pm, Council Chambers
616 NE Fourth Avenue, Camas WA 98607

Applicant / Contact:

Applicant:

Landerholm Law Firm
Attn: Randy Printz
805 Broadway Suite 100
Vancouver WA 98660
Ph: (360) 696-3312
Email: randy.printz@landerholm.com

Contact:

Same

Representing City of Camas:

Phil Bourquin, Community Development Director
Robert Maul, Planning Manager
Sarah Fox, Sr. Planner
Bob Cunningham, Building Official
Randy Miller, Fire Marshal
Eric Levison, Public Works Director
Jerry Acheson, Parks Manager
Jim (Curleigh) Carothers, Engineering Manager
Wes Heigh, Project Manager
Norm Wurzer, Engineer
Location: Ingle Rd & Goodwin Rd (see application for tax parcels)
Zoning: R10, R6, MF & CC

Description:

The applicant proposes to develop a 283 acre site with a variety of lot sizes and densities that will include both single-family and multi-family components.

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”.**

The applicant has proposed several permits, some of which can be consolidated for a single decision issuance. The applicant is responsible for reviewing the code and addressing the applicable provisions.

- 1) The proposed preliminary master plan for a Planned Residential Development (PRD) application is TYPE III permit, which requires City Council approval, in accordance with the process described within CMC Chapter 18.23 and CMC Chapter 18.55. This underlying permit is typically consolidated with preliminary plat, critical areas, and SEPA reviews. The proposed zoning overlay requires legislative action.
- 2) Note that the city's development codes within Titles 16, 17, and 18 were amended last month, and are codified online. Also, the city's multi-family dimensional standards at CMC Chapter 18.09 Density and Dimensions were amended, however, at this time; the ordinance has not been codified online, and is therefore attached to these notes. The application will be subject to the codes adopted on the date of application.
- 3) PRD applications should address the criteria as found under CMC§18.23.100- Approval standards. The contents of an application are provided at CMC§18.23.070- Preliminary Master Plan Requirements. In addition the application should address:
 - a) Proposed timing for validity of master plan and phasing.
 - b) How the adopted dimensional standards must be modified. Please note, that a preliminary plat application can be approved in phases (See "Phasing" at CMC§17.11.040), and may be approved at a public hearing before the city's Hearings Examiner, rather than by city council as required for a PRD.
- 4) The proposed preliminary master plan should conform to the city's comprehensive plan for residential density, and the PRD standards at CMC§18.23.040 Density Standards. The current DA lists a total unit count of 1,379 dwelling units, but the proposed amount is closer to 1,643. As discussed in the pre-app, the applicant should address this issue in a revised DA and subsequent overall project application.

Notes on layout:

- All phases of the proposed development must be included at sufficient details to demonstrate compliance with applicable development codes.
- Double frontage lots if proposed, require additional lot depth per CMC 17.19.030 (D)(6). *"Residential lots which have street frontage along two opposite lot lines shall be avoided, except for lots which provide separation of a residential development from a traffic arterial or collector, in which case additional lot depth of at least twenty feet will be provided to act as a buffer strip, or **ten-foot landscape tract with ten-foot additional lot depth, or a combination of both to achieve twenty-foot additional depth** between the lot and the traffic arterial."*
- Extra (off-street) parking areas are required to be located in a convenient location if average lot sizes are less than 7,400 square feet.
- The proposed lot layout may also contain "Restricted Corner Lots". These are corner that are restricted from access on side yard flanking street. The setbacks on these lots shall be treated as interior lots.

- 5) Critical area reports required.
 - General requirements for critical areas reports are found at CMC§16.51.140. The city's code contains additional requirements for each type of critical area (e.g. wetlands).
 - Wetland report requirements are found at CMC§16.53.030. The preliminary report and analysis must include efforts to avoid impacts. Alternative layouts to indicate feasibility should be provided.
 - Steep Slopes additional analysis in accordance with CMC16.59.060.
 - Archaeological Predetermination Report required in accordance with CMC§16.31.070, and must include proof of mailing notification to tribes.
 - Wildlife habitat reports must be submitted in accordance with chapter CMC§16.61.
 - Scenic views in accordance with CMC§16.33.010(B) should be illustrated on a site plan, identifying particular corridors.
- 6) Tree preservation efforts are required.
 - Tree survey must be conducted by biologist (include qualifications). The biologist will be required to review and coordinate tree preservation efforts with preliminary grading plans.
 - CMC 18.31 requires preservation of significant trees "to the extent practical", "healthy trees" and prefers "groups of significant trees". CMC§18.31.110 requires "mandatory preservation" in the form acceptable to the city. CMC§17.19.030 (A)(2) requires "every reasonable effort" to retain trees.
- 7) Sales office locations should be proposed with preliminary plans. If sales offices are proposed with the Type III application, then time frames for operation of the temporary use can be approved for longer than the limits of typical temporary uses (6 months) if requested.
- 8) **Zoning Overlay:** An application must include the current and proposed zoning drawing; along with a narrative to address how the change in zoning requested is in conformity with the adopted comprehensive plan, and the public interest. The proposed zone change must be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses
- 9) Fees will be based on the adopted fees at the time of application submittal. The current fees include the following (not all inclusive):
 - Preliminary plat \$6,055 + \$210 per lot
 - PRD \$27 per unit + plat fees
 - Zone change \$1,650
 - SEPA \$685
 - Critical areas \$650 (per type)
 - Fire Department Review \$300

Engineering Department

Wes Heigh 817-7237

-
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 per CMC 17.19.030 (D).
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 Neighborhood Park (NP-16), Special Use Park (SU-14), Trails T-27, T-29 and T-30. 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 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. 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).
13. 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.
14. Private streets if proposed will need to meet the provisions of CMC 17.19.040 (A).
15. 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).
16. Half width street improvements and ROW dedication will be required along Goodwin Road and NE Ingle Road per CMC 17.19.040 (B2 & B5). Ingle half width ROW is 37' and Goodwin half width ROW at Ingle should be 50' tapering to 37' east of Ingle.
17. 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).
18. Where lot size average is under 7,400 SF additional off-street parking will be required in accordance with CMC 17.19.040 (B10c).
19. Any proposed phasing shall be consistent with the requirements of CMC 17.11.040.
20. The application narrative shall specifically address the approval criteria CMC 17.11.030 (D) and CMC 18.23.100.
21. 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.
22. An erosion control bond will be required for all land disturbing activities of an acre or more per CMC 17.21.030.
23. 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.
24. 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 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.

25. This project will generate more than 700 ADT and will be required to provide acceptable traffic calming measured in accordance with the Neighborhood Traffic Manual.
26. Intersection spacing and intersection setbacks shall meet the requirements of the 2012 TIF Plan.
27. Water and sewer system extensions to the site will need to be consistent with the adopted Water System Plan and the General Sewer Plan Amendment. The improvements will likely require the applicant to enter into agreements with the city for system upsizing and/or latecomer agreements.
28. Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.
29. Exception requests to the requirements of Title 17 shall meet the requirements of CMC 17.23.

Fire Department

Randy Miller 834-6191

Please note, for current or future questions/issues, All review notes, plat notes and conclusions have been conducted based on the current codes at the time, specifically the International Fire Code (IFC), National Fire Code (NFC) & CMC.

1. Automatic fire sprinkler system designed and installed in accordance with NFPA 13D may be required in all new dwellings. IFC B 105, CMC 17.19 ** Besides the obvious life safety and property protection advantages, Fire Sprinklers provide flexibility for developers in subdivision single access points, long term phasing projects that create dead ends, potential for installation of fewer hydrants, narrower streets, steeper grades, waiver of third party Wildland Interface Studies and finally decreased Fire Impact Fee's.
2. Onsite fire hydrants required, contact fire department for locations. IFC Appendix C Sec. C 105
3. A separate permit with the Fire Marshal's office is required for any underground tank decommissioning, removal/disposal or abandoning in place. IFC 105.7.5, 3404.2.13.1.4
4. Provisions required to be made for the addressing of flag lots. Address numbers shall be plainly legible and clearly visible and must be posted for each residence where the flag lot access or easement leaves the public road. IFC 505.1, CMC 17.19.030-D-5-G
5. Witnessed hydrant flushing by the FMO required prior to final completion per NFPA guidelines in ALL new developments with hydrants.
6. Hydrant chains to be removed prior to final completion.
7. Hydrant pads to be poured below the break-away bolts and to be a minimum 4' by 4' pad.
8. Minimum 3 ft clearance required around all hydrants. No item such as plants, trees, rocks, signs, retaining walls, light poles, traffic signal poles, power/telephone poles, electrical service box, phone/cable box, gas service, driveways, etc. shall obstruct or be within 3 feet of a fire hydrant. Open sky shall exist above the hydrant. IFC 507.5.4.
9. Separate permit with the Fire Marshal's office required for any private access gates/barriers. IFC D 103.5, CMC 12.36.
10. Any structures on site may be evaluated for potential fire department training burns. Please contact the Fire Marshal's Office at 360-834-6191 for further information.

11. Any subdivision or new development where residential or commercial fire sprinklers are not installed requires a Separate Permit with the Fire Marshal's office submitted by a WA State Licensed Fire Sprinkler Contractor to establish actual GPM flow for each hydrant, NFPA 291.

Parks Department

Jerry Acheson 834-5307 x4490

1. The Park, Recreation and Open Space Comprehensive Plan identifies a regional trail leading to a view point in the area. The applicant should clearly demonstrate how this development will complement and continue the natural environment of this trail corridor.
2. The Park, Recreation and Open Space Comprehensive Plan identifies the need for a neighborhood parks in the vicinity of this proposed subdivision. The application should address how this proposal complies with the comprehensive plan.
3. Park and Open Space impact fees may be creditable toward dedication and/or development of these community resources.

Camas Municipal Code (Ord. No. 2694)

18.05.020 Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space / Green space

18.05.040 Residential and multifamily zones

- A. R-20 Residential-20,000. This zone is intended to ensure that the rural character of certain portions of the city is maintained. Residential development is expected to consist of large custom single-family dwellings on uniquely configured lots which are designed to be sensitive to topographic and environmental considerations. The average lot size is twenty thousand square feet at densities of one to two dwellings per acre.
- B. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- C. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater

flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.

- D. R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
- E. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
- F. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- G. R-5 Residential-5,000. This zone is intended for single-family dwellings, either attached or detached, with densities of up to eight and one-half dwellings per acre. The slope of property is less than other medium density residential zones. Like the R-6 district, this zone serves as a transition to multifamily or commercial zones. The average lot size is five thousand square feet.
- H. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- I. MF-18 and MF-24 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

18.09.050 Table 3—Density and dimensions for multifamily residential zones

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per gross acre)	10	18	24	18
Minimum density (dwelling units per gross acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	30	20	20	0
Minimum lot depth (feet)	70	60	60	0
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/18	10/18	10/18	0/18
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	3 ^{Note 1}	0
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45 ^{Note 2}	45 ^{Note 2}	18 ^{Note 3}

Table 3 Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.
4. GFA in this instance does not include covered porches or assessor structures as defined per CMC18.17.040.