



**Pre-Application Meeting Notes
McIntosh Ridge Subdivision
File PA 16-38**

Thursday, December 15, 2016
Public Works Conference Room
616 NE Fourth Avenue, Camas, WA 98607

Applicant: McIntosh Ridge PRD, LLC
16420 SE McGillivray Blvd. Ste 103-197
Vancouver, WA 98683

Representing City of Camas: Robert Maul, Planning Manager
Norm Wurzer, Engineer
Bob Cunningham, Building Official
Randy Miller, Fire Marshal

Location: South of NW McIntosh Road

Tax Accounts: 127162-003, 127162-007, 127175-000, 127144-000, 127162-009, 127174-000,
127162-000

Zoning: R-15

Description: Applicant proposes to build a subdivision

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".**

STAFF NOTES

PLANNING DIVISION

Sarah Fox | 817-7269

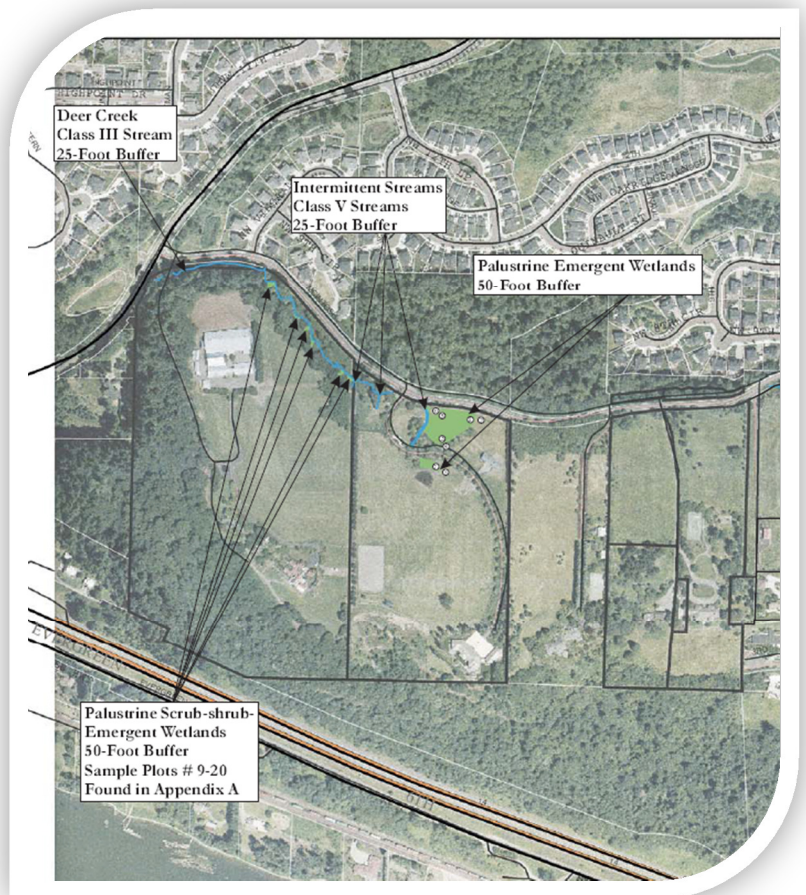
Applicable codes for this development include Title 16 Environment, Title 17 Land Development, and Title 18 Zoning of the Camas Municipal Code ("CMC"). The applicant is responsible for reviewing the code and addressing the applicable provisions.

Permits	Current Fees (will increase in 2017)
Preliminary Plat	\$6300 and \$220 per lot
State Environmental Policy Act (SEPA)	\$710
Critical Area Review for Fish & Wildlife Habitat Conservation Areas	\$680
Critical Area Review for Geologically Hazardous Areas	\$680
Critical Area Review for Wetlands	\$680
Archaeological Review	\$120

Applicant noted that they may consider submitting two distinct development proposals for the same property simultaneously. For the purposes of these staff notes, the subdivision application is presumed to be a consolidated permit with land use and environmental permits combined into a single decision. If another development is proposed for the property, namely the Planned Residential Development (refer to notes for file #PA16-35), then it would also be considered to be a consolidated permit with the land use decision and environmental review combined into a single decision. The associated fees as noted in the respective staff pre-app notes would be required for each unique submittal.

1. Application materials are listed at **CMC18.55.110** (A through G) and CMC Chapter 17.11 Subdivisions. Notes regarding the application materials are provided below:
 - a) The application and its accompanying narrative must demonstrate compliance with CMC Chapter 17.11 Subdivisions. It must also support the proposal to utilize density transfer provisions. Explain whether the proposed set-aside lands are identified within the city's PROS plan. *"Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the City of Camas parks plan), or approved as a recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2."*
 - b) Site and development plans shall include required information at **CMC Chapter 17.11.030** Subdivisions.
 - c) Development plans must include a survey of existing significant trees as required under CMC Section 18.31.080 and avoidance/retention as required at CMC Chapter 18.31 Sensitive Areas and Open Space.
 - d) A plat map must meet the standards identified in **CMC Section 17.01.050**;
 - o Lot design must include consideration of compatibility of the land adjacent to the development. Provisions of CMC§18.09.080 Lot Sizes, requires that the new lots on the common boundary be the maximum size of the lot sizes allowed in the (current) R-15 zone.
 - o Lot size range for R-15 density transfer must be followed. Lot 44 exceeds the limit of 18,000 sq. ft.

- o Several pie-shaped lots appear to be too small to fit a 40 x 40 building envelope, where the lot width is achieved, and forward of the slope setback from the rear. They must also have 40' frontages on a curve.
 - e) A preliminary grading plan will be required;
 - f) Preliminary stormwater plan and report;
 - g) A preliminary geotechnical report must be consistent with CMC Chapter 16.59;
 - h) Clark County assessor's maps which show the location of each property within three hundred feet of the subdivision and the Applicant shall furnish one set of mailing labels for all property owners as provided in CMC Section 18.55.110;
 - i) Complete and submit a transportation impact study to determine the adequacy of the transportation system to serve a proposed development and to mitigate impacts of the proposal on the surrounding transportation system. The property is within a gateway overlay area.
 - o Cul-de-sacs and long dead end streets are not supported by the city's transportation policies.
 - o T-1.3 Interconnect streets and avoid creation of cul-de-sacs
 - o T-2.3 Requires connectivity at cul-de-sacs.
 - o LU 3.3 and 3.5 Ensure connections through neighborhoods.
 - o ED-6.1 and 6.2 Ensure that development in gateway corridors exceeds (where possible) design principles and guidelines of the Camas Design Review Manual.
 - j) A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria and standards of the Camas Municipal Code. It should also address any proposed building conditions or restrictions.
2. **State Environmental Policy Act.** The applicant must submit a current SEPA checklist along with applicable environmental studies per CMC§ 16.07.025.
3. **Archaeological Review.** An archaeological predetermination report is required as the property is within a moderate-high probability area. Standards for the report can be found at CMC§ 16.31.080. *"For projects subject to Title 18, Chapter 18.55 of the Camas Municipal Code, a determination that an application is complete shall not be made until*



any required predetermination has been completed and a predetermination report has been submitted."CMC§16.31.030(D)

4. **Critical Area Permits.** The environmental studies that must be submitted in support of the SEPA checklist include the following (and location in CMC):
 - a. General Critical Area report CMC§16.51.140
 - b. Wildlife Habitat report consistent with requirements at CMC§16.61.020
 - c. A current wetland report is required that is consistent with CMC§16.53.030. There are wetlands within and adjacent to the property. An excerpt from a 2006 wetland report is provided below. The full report is on file with the city.
 - d. Geohazard report consistent with requirements at CMC§16.59.060
 - e. Public Views. An analysis of the public view impacts to Mount Hood and the Columbia River will be required. Address potential mitigating measures at CMC§16.33.010(B).

BUILDING DIVISION

Bob Cunningham | 817-1568

1. 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 reports may be required.
2. The structures will be reviewed under the most current building codes as adopted by The State of Washington.
3. The fire suppression system shall be in accordance with IBC and other applicable codes standards and shall be reviewed by the Camas Fire Marshal's office.
4. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
5. System Development Charges and Impact fees shall be assessed prior to permits
6. Storm sewer disposal/connections are required.
7. Flag lots shall have a monument address sign at the street/driveway entrance.

ENGINEERING DIVISION

Norm Wurzer | 817-1561

General Requirements:

1. Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas standards.
2. A 3% plan review and inspection fee will be required. 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.
3. Per CMC 17.19.020 –This includes but is not limited to: *Every developer shall be required to grade and pave streets and alleys, install curbs and gutters, sidewalks, monuments, sanitary and storm sewers, water mains, fire hydrants, street lights and street name signs, underground transmission lines, provide and install centralized mail delivery boxes as determined by the U.S. Postal Service, together with all appurtenances in accordance with specifications and standards in the Camas Design Standard Manual, the six-year street plan, and other state and local adopted standards and plans as may be applicable.*
4. Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.
5. 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).

Streets:

6. Per street detail ST5 the applicant will need to dedicate a minimum of 37' for the half street Right of Way for NW McIntosh. The limits are from NW Brady to the east side of tract "F".

7. Street rights-of-way shall meet the criteria of CMC 17.19.040(B), Table 17.19.040-2(C).
8. The applicant will need to construct half street improvements to NW McIntosh meeting the requirements of the cities three lane arterial as described on the City of Camas's street detail ST5. This includes but is not limited to 6' detached sidewalks with planter strip, bike lanes, no on-street parking.
9. A traffic study will be required for this development.
10. A left turn lane intersection will be required allowing a left turn lane pocket into the proposed McIntosh Ridge development (west bound on NW McIntosh) and the existing Hidden Leaf development (east bound on NW McIntosh). *Left turn lanes required per "General Guidelines for Geometry of Roadway" listed in the City of Camas's Design Standard Manual.*
11. A right deceleration lane for NW McIntosh and NW Brady may be required based on the traffic study.
12. Tax Lot 127174000 is adjacent to NW Brady Road as such, half street improvements are required per CMC 17.19.040. NW Brady Road is a Gateway corridor and is subject to review for Gateway features.
13. Site design will require future access to the property east of Tract "G". Minimum intersection setback is 300' from an arterial (NW McIntosh)
14. 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).
15. 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 accessories.

Stormwater:

16. Per CMC 14.02 stormwater treatment and runoff control, if triggered (5,000 SF of impervious surface), shall be designed in accordance with the latest Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual.
17. Stormwater facilities shall meet the requirements of Chapter 4.05 in Camas Stormwater manual. This includes but is not limited to;
 - a. 10' from neighboring property lines, 50-feet from slopes 15 percent or greater unless the design meets additional requirements described in chapter 4.05.
 - b. A geotechnical analyses and report must be prepared for detention facilities located within 200 feet of the top of a Landslide Hazard Area.
18. Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a).
19. Maintenance of the storm water facilities will be the responsibility of the HOA per CMC 17.19.040 (C3).

Water: There is an 8" diameter ductile iron pipe on NW McIntosh. There is an 8" stub out from the Hidden Leaf development towards the proposed development entrance. The applicant should incorporate a "Loop" design within the development to help minimize water interruptions during repair/maintenance activities to the water mainline.

Sanitary Sewer:

20. The sanitary design is required to be based on a STEF system unless otherwise approved by the City of Camas's Utility Manager.
21. There is an available 8" diameter STEF line in NW McIntosh that flows to the Brady Road sanitary pump station.
22. A sewer basin analysis will be required for the Brady Rd Sanitary Pump Station to confirm there is adequate capacity for this proposed development.

System Development Charges (SDC)

All fees are subject to change and are paid at time of building permit issuance. For each single family detached residential structure the 2016 SDC will be as follows:

TIF	\$ 2,995.00 (South)
School Impact Fee	\$ 5,371.00 (Camas)
¾" Water System SDC	\$ 4,778.00 (South)
Water Meter install Fee	\$ 360.00
Sewer SDC	\$ 3,740.00 (South)
Park/O.S. Impact Fee	\$ 2,290.00
Fire Impact Fee	\$ 0.20/SF

FIRE MARSHAL

Randy Miller | 834-8866

1. Life Safety Residential Fire Sprinklers are required in all new residential structures, installed per NFPA 13D guidelines and Camas FMO review notes.
2. Special attention to the water service line into the house is required and shall be evaluated by your fire sprinkler contractor for correct sizing. Contact our office if you have any questions about the water service line size. If the underground contractor is going to install the line without following the fire sprinkler contractor design specs, then a 2 inch line is required. However the water line size could easily be down sized if the sprinkler contractor is consulted.
3. This is a high hazard area in terms of where residential structures interact with vegetation including steep slopes. This is known as "Wild Land Urban Interface" Serious consideration should be given to utilizing non-combustible exterior surfaces including decking materials. Choice of landscape materials and vegetation is important along with providing defensible spaces around the structure to help reduce the risk of fire spreading to the structure from outside events. There are many agencies online that provide "Wild Land Urban Interface" that provide outside the home recommendations.
4. Provide address numbers that can easily be seen from NW 40th Avenue and will not be blocked by parked vehicles, landscaping etc.
5. Evaluation of the existing no parking signs required for emergency turnaround in an existing non-conforming cul-de-sac.