



**Pre-Application Meeting Notes
Green Mountain North and Combs Parcel
File PA 17-02**

Thursday, February 9th, 2017 – Revised 4/17/2017
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: NE Ingle Road / NE Goodwin Road and 4601 NE INGLE RD, VANCOUVER,
98682

Tax Accounts: 171727-000, 172341-000, 171704-000

Zoning: R-10, R-7.5, R-6, R-20

Description: Applicant proposes to plat additional phases of the Green Mountain PRD

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

Robert Maul | 817-7255

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
Subdivision Fee	\$6400 and \$225 per lot
State Environmental Policy Act (SEPA)	\$721
Critical Area Review for Fish & Wildlife Habitat Conservation Areas	\$690
Critical Area Review for Wetland Impacts	\$690
Critical Area Review for Geologically Hazardous Areas	\$690
Archaeological Review	\$120

The applicant is proposing to plat the northern phases of the Green Mountain PRD with pods F1-F4, G and B4. The layout also includes a parcel owned by Combs at 4601 NE Ingle Road that was not part of the PRD approval process. As such it will need to be submitted under separate cover and application for review and approval considerations, or request a PRD modification to include the subject site into the PRD.

The lots that are part of the original PRD will need to comply with all of the conditions of approval contained in that approval as well as the recorded Development Agreement. The action to follow will be a subdivision application to create the lots proposed for the subsequent phases. The Combs piece is also subject to the following criteria for the subdivision process, either independent of the PRD, or if included in the PRD.

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.
 - 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

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

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 decommissioned in accordance with state and county guide lines per CMC 17.19.020 (A3).
5. The existing residential structure to remain shall be connected to public water and sewer at the time of site improvements.
6. Street tree planting is required in accordance with CMC 17.19.030 (F).
7. Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a).
8. Maintenance of the storm water facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3).
9. 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). LED street lighting is a requirement for all street lighting.
10. 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.
11. An update to the existing traffic study will be required 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 depending on the additional number of dwelling units in addition to the approved total from the Green Mt PRD. 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.
12. NE Ingle Road is designated as a collector street, As such, minimum intersection access spacing of 330' is required, provisions for a left turn pocket are required, residential access to NE Ingle Road is prohibited and uniform fencing and landscaping is required along NE Ingle Road.
13. The traffic study will address site distance issues related to the access/egress locations for this development.
14. The proposed development shall provide at least two access points.
15. Private streets to four or less dwelling units if proposed will need to meet the provisions of CMC 17.19.040 (A). *20' Tract Width, 12' Pavement Width, Sidewalk optional, no parking on both sides.*
16. Per CMC 17.19.040 Private streets greater than 300' long shall meet the requirements of Table 17.19.040-1(D). *Tract width 48' Pavement 28', five-foot detached sidewalks required on both sides of the street, with planter strip. No parking on one side.*
17. 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).

18. 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.
19. Half width street improvements and ROW dedication will be required along NE Ingle Road per CMC 17.19.040 (B2 & B5).
20. 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).
21. The application narrative shall specifically address the approval criteria CMC 17.11.030 (D) Plat approval criteria and CMC 18.23.100. PRD approval standards.
22. 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.
23. An erosion control bond will be required for all land disturbing activities of an acre or more per CMC 17.21.030.
24. 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.
25. 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. Updating of the water and sewer capacities will be required.
26. Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.
27. TRAILS; T27, 29 & 30 are identified in the 2014 Parks Recreation & Open Space Plan as being adjacent to or within the proposed development and will need to be incorporated into the design, this includes a vista outlook. Final trail and outlook design must be approved by the Parks and Recreation Manager and the Parks and Recreation Design ad hoc committee.

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 2017 SDC will be as follows:

- TIF \$ 8,176.00 (North)
- School Impact Fee \$ 6,100.00 (Evergreen)
- ¾" Water System SDC \$ 7,310.00 (North Shore)
- Water Meter install Fee \$ 365.00
- Sewer SDC \$ 4,420.00 (North Shore)
- Park/O.S. Impact Fee \$ 2,290.00
- Fire Impact Fee \$ 0.20/SF

FIRE MARSHAL

Randy Miller | 834-8866

- 1) Training burns on existing structures is available for evaluation if desired, please contact the Fire Marshal's Office for further information.
- 2) Underground storage tanks require a decommissioning permit with the FMO.
- 3) Fire Marshal Permit required for any blasting work needed.
- 4) NFPA 13 Fire Sprinkler permit required. Washington State Licensed Fire Sprinkler Contractor required.
- 5) NFPA Fire Main Underground minimum level "U" license required.

- 6) NFPA 72 Fire Alarm System minimum NICET III for design and NICET II for installation.
- 7) Provide further information in regards to the power lines on or near this project.
- 8) For further information regarding pre-app notes or for Fire Marshal Permits please contact us at 360-834-6191.

Building Department

Bob Cunningham | 360.817-7243

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 structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
4. Required fire distance between buildings and from property line
5. If required 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.
6. System Development Charges and Impact fees shall be assessed prior to permits
7. Storm sewer disposal/connections
8. Any development located within a special flood hazard area shall be in accordance with CMC 16.57
9. Verify Water and sewer availability with the public works department
10. Storm water from existing developments that slope towards the newly proposed developments should be taken into consideration.
11. Flag lots shall have a monument address sign at the street/driveway entrance
12. All lots shall be provided a storm drain lateral at the lowest practical location.