



**Pre-Application Meeting
Valley View Estates Subdivision
20109 SE 40th Street
#125646-000 & 125635-000
File PA18-09**

Thursday, January 18, 2018
3:30pm, Council Chambers
616 NE Fourth Avenue, Camas, WA 98607

Applicant / Contact:**Applicant:**

Sterling Design, Inc.
Joel Stirling
2208 E Evergreen Blvd
Vancouver WA 98661
Ph: (360)759-1794
Email: joel@sterling-design.biz

Contact:

Same

Representing City of Camas:

Lauren Hollenbeck, Senior Planner
Randy Miller, Fire Marshal
Norm Wurzer, Engineer I
Bob Cunningham, Building Official

Location:

20109 SE 40th Street
Tax Account: 125646-000 and 125635-000

Zoning:

R-7.5

Project Description:

Applicant is proposing to subdivide 9.26 acres into 36 single family residential lots within the R-7.5 zone.

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

LAUREN HOLLENBECK (360) 817-7253

An application for a subdivision is considered a Type III permit. Applicable codes for preliminary plat 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 December 22, 2017:

Application Requirements

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** in addition to the specific application requirements outlined in **CMC Section 17.11.030.B** for a preliminary subdivision plat. The following is an excerpt from the requirements of CMC Section 17.11.030.B ([see code section for full text](#)):

1. A completed city application form(s) and required fee(s);

Fees will be based on the adopted fees at the time of application submittal. The current fees include the following:

1. Preliminary Plat	\$6,400+\$225 per lot
2. SEPA	\$721.00
3. Critical Areas Review	\$690.00 (per type)
4. Archeological Review	\$122.00
5. Fire Department Review	\$314.00
6. Building Permit and Plan Review	based on the valuation of the project
7. Engineering Review	3% of estimated construction costs

2. A completed and signed SEPA checklist;
3. Complete applications for other required land use proposals applicable to the proposal;
4. A vicinity map showing location of the site;
5. A survey of existing significant trees as required under CMC Section 18.31.080;
6. All existing conditions shall be delineated on the site plan;
7. A preliminary grading plan as slopes are greater than ten percent;
8. Preliminary stormwater plan and report;
9. A geotechnical report consistent with CMC Chapter 16.59 as development is proposed on slopes greater than ten percent
10. A copy of the Clark County assessor's map which show the location of each property within 300 feet of the subdivision;
11. One set of mailing labels for all property owners as provided in CMC Section 18.55.110;
12. A traffic study
13. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria (CMC Section 17.11.030.D) and standards of the Camas Municipal Code. It should also address any proposed building conditions or restrictions.
14. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).
15. Necessary drawings- three sets and an electronic copy (send as a PDF by email or on a disc). All documents and reports submitted as separate pdf copies.

Preliminary Plat Review

The following comments are based on the site plan materials submitted with this Pre Application:

1. Density Transfer is acceptable if the T-24 trail is set aside in a tract per CMC 18.09.060.C.
2. Lots 1 and 4 are double frontage lots and shall comply with CMC 17.19.030.D.6 (a-c). Also refer to CMC Figure 17.19-1.
3. Per CMC 17.19.030.D.3, the 40x40 building envelopes should be shown on the plat. Lot 9 may not meet the 60-foot wide lot width as the front of the building envelope is measured at lot width.
4. Per CMC 18.09.040 Table 2, the minimum lot frontage on a curve shall be 30-feet. Verify if Lot 12 meets this requirement.
5. Lots 22-26 and lots 34-36 exceed the maximum lot size requirement of 9,000 square feet and should be revised.
6. Per CMC 17.19.040.B.1.c, if the average lot size is less than 7,500 square feet, one additional off-street parking space is required for every 5 units and shall be located within a common tract.

7. Per CMC 17.19.040.B.10.a, a Circulation plan is required at application that includes the subject site and properties within six hundred feet showing topography, critical areas and existing and proposed streets, trails, etc.
8. There is likelihood that retaining walls will be necessary as part of this development. Include the location and height of the retaining walls on the grading plan. Also, the elevation plans with an overlay of lot layout should be included with the submittal.

Trails

The applicant shall include provisions for the T-21 trail consistent with the current City of Camas Parks, Recreation and Open Space plan. Do not remove significant trees for the location of T-21 trail. Approval is required with the Parks Ad Hoc Committee; contact Jerry Acheson with the Parks Department at 834-7092 to schedule a meeting.

Tree retention

Per CMC Section 18.31.080, a tree survey is required for development; not for lands to be retained as undeveloped open space. CMC 18.31.080.B requires preservation of significant trees and integrate them into the land use design per CMC 17.19.030.A.2. Significant trees are defined as evergreen trees 8" dbh, and deciduous, other than red alder or cottonwood, 12" dbh. In addition to the tree survey, an arborist report prepared by a qualified biologist shall also be submitted.

SEPA

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.A.1 as the proposed subdivision is more than ten residential units.

Critical Areas Review

Per city mapping and Clark County GIS, steep slopes and streams are identified within the property. Further, wetlands have been identified with the Breckenridge development to the south. Per CMC Section 16.51.130, a critical areas report prepared by a qualified professional is required if a proposed development is within or adjacent to a critical area. The general requirements for a critical areas report is found in CMC Section 16.51.140. The City's code contains additional requirements for each type of critical area:

- 1) Wetlands are addressed in CMC Section 16.53.030. If impacts to critical areas (or wetland) are anticipated, then an analysis of alternative designs must be included as a demonstration of the effort to avoid impacts per CMC Section 16.53.050.D.
- 2) Geologically Hazardous Areas are addressed in CMC Section 16.59.060 and 16.59.070. Based on the steep slopes on site, the location of some of the lots shown on the preliminary plat may not be feasible.
- 3) Fish and Wildlife Habitat Conservation Areas are addressed in CMC Section 16.61.020. If impacts to critical areas (or streams) are anticipated, then the applicant shall demonstrate that an effort has been made to avoid impacts per CMC Section 16.51.170.

Archeological Review

The site is located in an area of high probability for the presence of archaeological objects. As such, an archeological predetermination will be required as per CMC Section 16.31.070.A.

ENGINEERING DIVISION

NORM WURZER (360) 817-7235

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. Street improvements to NW 18th need to meet the requirements of Camas Street Design ST5 or an approved equivalent.
7. Street rights-of-way shall meet the criteria of CMC 17.19.040(B), Table 17.19.040-2(C).
8. Sidewalk and fencing along NW 18th shall meet the Camas Design Standards.
9. Applicant to coordinate road improvements to NW 18th with the Camas School District PBL project.
10. Applicant to maintain multi-mobile access on the south side of NW 18th.
11. Tracts for home access shall meet the requirements of Table 17.19.040-1 Minimum Private Street Standards and/or CMC 17.19.030D5 regarding Flag Lots, as applicable.
12. 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 and build out year. 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.
13. Tract "G" will require access from the interior of the development. (Direct access from Tract "G" to NW 18th will be eliminated). Per Resolution 976 and 1260 no new residential accesses are permitted on Arterial/Collectors. Lots 58&47 were granted temporary direct access to the collector (18th) as they were otherwise land locked to public access.
14. NW 18th is designated as a collector street as such, minimum intersection access spacing of 330' is required,
15. A left turn lane intersection will be required allowing a left turn lane pocket into the proposed Valley View Estates development. *Left turn lanes required per "General Guidelines for Geometry of Roadway" listed in the City of Camas' Design Standard Manual.*
16. Uniform fencing and landscaping is required along NW 18th.
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. A right deceleration lane for NW 18th may be required based on the traffic study.
19. 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).
20. 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.
21. The applicant will be required to comply with Vancouver's Riverview Gateway Subarea Plan that shows a roadway connection from Fisher/WSDOT Quarries to the southwest corner of the subject property. This includes but is not limited to street alignment with Columbia Palisades.
22. Streets to be named to reflect Camas addresses.

Stormwater:

23. 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.
24. Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a).
25. Stormwater facilities shall meet the requirements of Chapter 4.05 in Camas Stormwater manual. This includes but is not limited to; 10' from neighboring property lines, 50-feet from slopes 15 percent or greater unless the design meets additional requirements described in Chapter 4.05.
26. Maintenance of the storm water facilities will be the responsibility of the HOA per CMC 17.19.040 (C3).
27. The Technical Storm Water Report shall address the water conveyance from the Knights Point Subdivision and control of the downstream impacts.

Water:

28. There is a 12" DI water line available in NW 18th and an 8" DI waterline on the south side of the site on NW Goodwin. This water system will be required to be tied into NW 18th (north side), NW Goodwin (south side) and to be extended to the southwest side (for Vancouver). This site most likely will require a Pressure Relief Valve system.

Sanitary Sewer:

29. The sanitary design is required to be based on a STEF system unless otherwise approved by the City of Camas's Utility Manager.
30. There is an available 8" diameter STEF line in NW Goodwin Street that flows to the Grand Ridge sanitary pump station.
31. A sewer basin analysis will be required for the Grand Ridge Sanitary Pump Station to confirm there is adequate capacity for this proposed development.

Additional:

32. It is recommended that the applicant resolve placement of the community mailboxes with the Postmaster and the City of Camas prior to design submittal.
33. Garbage and recycling containers shall be placed at the public right-of-way.

Fees

All fees are subject to change and are paid at time of building permit issuance.

For each single family detached residential structure, the 2018 impact fees and SDC's will be as follows:

- Transportation TIF \$ 3,233.00 (South)
- School impact fee \$ 5,371.00 (Camas)
- ¾" Water Meter SDC \$ 4,778.00 (South)
- Water Connection fee \$ 380.00
- Sewer SDC \$ 2,493.00 (South)
- Parks/O.S. \$ 2,290.00
- Fire Impact Fees \$ 0.20/SF

BUILDING DIVISION

BOB CUNNINGHAM (360) 817-1568

1. A plan showing proposed development, proposed streets, lot lay out, lot numbers minus all the side notes. If possible overlay the Camas address grid on the proposed development. The Camas address grid is available on the Clark County GIS web Site.
2. Existing structures need an asbestos survey and demolition permit.
3. Decommissioning of septic tanks and drainfields through Clark County Department of Health
4. The structures will be reviewed under the most current building codes as adopted by The State of Washington.

5. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
6. 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
7. Geotechnical engineer's report required
8. The required fire distance between buildings and property line shall be in accordance with the International Building Codes.
9. The required 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.
10. Storm sewer disposal and connections shall identified on the approved plans.
11. All lots shall be provided a storm drain lateral at the lowest practical location.
12. Storm water from adjacent properties and existing developments should be taken into consideration.
13. System Development Charges and Impact fees shall be assessed prior to permits
14. An approved monument sign for posting addresses shall be provided at all Flag lots, the monument sign, location and design a shall be noted on the Plat.
15. Impact fees and System Development charges shall be applicable

FIRE DEPARTMENT

RANDY MILLER (360) 834-6191

1. Low Flow Life Safety Residential Fire Sprinklers (NFPA 13D) required in all new dwellings
2. The distance from a required fire hydrant may be doubled when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. CMC 17.19.040.C.4.a.
3. Establishing Hydrant Flow Tests per NFPA 24 (National Fire Protection Association) utilizing a Washington State Licensed Fire Sprinkler Contractor may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. 17.15.030.D.C
4. An approved address sign, in accordance with the Camas Municipal Code, must be posted for each residence where the flag lot leaves the public road or access tract. This sign shall be of permanence in its design/installation and shall be approved prior to installation. Contact the FMO for approval. CMC 17.19.030.D.5.d
5. Underground oil tank removal requires a permit with the fire marshal's office following IFC (International Fire Code) 3404.2.14
6. Any existing structures that are scheduled to be torn down may be considered for fire department training. Contact the FMO for further information.
7. Any blasting that may be needed for this location is required to follow the CMC Blasting Code and requires a permit with the fire marshal's office. CMC 15.40
8. Currently there is a reduction in the fire Impact Fee of .20 cents per square foot are when Low Flow Life Safety Residential Fire Sprinklers are installed.
9. Private Streets require a plan for access obstruction per CMC, 17.19.040.A.9
10. Street signs to include the 100 block designation on the sign.
11. Witnessed Hydrant Flushing required contact the FMO to schedule.
12. Underground oil/fuel tank removal requires a permit with the fire marshal's office following IFC (International Fire Code) 3404.2.14
13. Water line size installation from the meter into the house shall be determined with the fire sprinkler contractor and not the underground or plumbing contractor.