



**Pre-Application Meeting
Larkspur Short Plat
Parcel #175961000
File PA17-52**

Thursday, December 28th, 2017
2:30pm, Public Works Conference Rm
616 NE Fourth Avenue, Camas, WA 98607

Applicant / Contact:

Applicant:

Harb Engineering
701 Columbia Street, #111
Vancouver, WA 98660

Contact:

Same

Representing City of Camas:

Robert Maul, Planning Manager
Norm Wurzer, Engineer I
Bob Cunningham, Building Official

Location:

6215 NW Larkspur Street
Camas, WA 98607

Zoning:

R7.5

Description:

The applicant is proposing a 8 lot short plat on 2.35 acres.

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

Robert Maul (360) 817-7255

An application for a short plat is considered a Type II permit. Applicable codes for 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 September 27, 2016:

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 17.09.030.B** for a preliminary short plat. The following is an excerpt from the requirements of CMC Section 17.09.030.B (see code section for full text):

- A. A completed city application form 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. Short Plat | \$1,700 per lot |
| 2. SEPA | \$710.00 |
| 3. Archaeological Review | \$120.00 |
| 4. Fire Department Review | \$250.00 |
| 5. Building Permit and Plan Review | *based on the valuation of the project |
| 6. Engineering Review | 3% of estimated construction costs |

- B. Complete applications for other required land use proposals applicable to the proposal;
- C. A vicinity map showing location of the site; and
- D. Site and development plans which provide the information outlined in CMC Section 17.09.030.B.5 (a-p);
- E. Preliminary grading plan;
- F. Preliminary stormwater plan and report;
- G. 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. Please note this is not necessarily a complete list of applicable code sections:
- | | |
|-------------------|--|
| Chapter 17.01 | General Provisions |
| Chapter 17.09 | Short Subdivisions, especially Section 17.09.030(D) and 17.09.030(B) |
| Chapter 17.19 | Design and Improvement Standards |
| Chapter 17.21 | Procedures for Public Improvements |
| Chapter 18.55.110 | Application – Required Information (for Type II applications) |
- And any other applicable sections of Title 16, Title 17, and Title 18.
- H. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).
- I. A current mailing list of all owners within 300-feet of the parcel per CMC Section 18.55.110.C
- J. Necessary drawings. In addition to three paper copies of all short plat application materials please submit all application materials, including drawings and reports, electronically or on a CD.

Preliminary Short Plat Review

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

1. The preliminary plat drawings must meet the dimensional standards for lots in a Single-Family Residential (R-7.5) zone, and infrastructure improvements (e.g. roads, easements, etc.).
2. Dimensional lot standards are found at CMC 18.09.040-Table 2, which includes the requirement for setbacks to be drawn on the plat.
3. Building envelopes (setbacks) shall be shown on the preliminary and final plats. Per CMC Section 17.19.030.D.3.a, a 40ft. by 40ft. square dwelling should be able to fit within the building envelope.
4. Any exceptions to Title 17 standards shall be specifically requested and justified in subsequent application materials pursuant to Chapter 17.23 CMC.
5. There is a one-time exception for divisions of land, which does not conform to the city's density standards. Refer to CMC 18.09.040 Table 2 (Note 4), *"For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone."*
6. All outbuildings not on the lot with the house must be removed before final approval.

SEPA

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.025 as the proposed property for development contains environmentally sensitive areas. Therefore, a SEPA environmental checklist is required.

Archeological Review

The site is located in an area of low probability for the presence to archaeological objects. An archaeological predetermination may be required if there is a presence of archaeological objects within ¼ of the site per CMC 16.31.070.C.

ENGINEERING DIVISION

NORM WURZER (360) 817-7235

General Requirements:

- Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas standards.
- 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).
- 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.
- Per CMC 17.19.020(D) The applicant shall provide all underground utilities.
- Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.

Streets:

- NW Larkspur street improvements are TIF creditable however the City of Camas has a 90% completed project for these road improvements.
- The applicant will need to dedicate a minimum of 40' for the half street Right of Way or sufficient to match the Right of Way for Camas Meadows Drive (to the north of the site).
- Interior street rights-of-way shall meet the criteria of CMC 17.19.040(B), Table 17.19.040-2(C).

- The applicant will need to construct half street improvements to NW Larkspur meeting the requirements of the city's three lane collector/arterial as described on the City of Camas's street detail ST5. The City Engineer may determine that a fee is required in lieu of the applicant building said improvements per CMC 17.19.040 B (3).

This is already funded and planned to be constructed this Spring/summer!!!

- Based on the submitted lot configuration the applicant will need to construct half width street improvements to the south side of the site in alignment with NW 61st Circle in accordance with CMC 17.19.040(B). Half street improvements shall extend to the westerly end of the property. Half width street improvements will also include utilities extended to the west side of the property boundary.
- Exemptions from extending NW 61st and associated utilities to the westerly boundary will require an exception from requirements per **CMC 17.23.010 - Exceptions.**
- 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 lighting is required for all street lighting.
- 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.
- CMC 17.19.040B10b.ii requires a pedestrian or bicycle connection from the end of the cul-de-sac to the nearest available street. This will likely be required on the north end of the proposed cul-de-sac. Construction of this path will most likely require a six foot wide hard surface path being ADA compliant.

Stormwater:

- Per CMC 14.02 stormwater treatment and runoff control, if triggered (5,000 SF of impervious surface), shall be designed in accordance with the 2014 (or latest edition) Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual.
- Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a). (30' setback from NW Larkspur)
- Maintenance of the storm water facilities will be the responsibility of the HOA per CMC 17.19.040 (C3).
- Stormwater treatment for a class 303d water is required.

Water: **Water stub is already provided through The Village Project!!**

- There is an 8" diameter ductile iron pipe on NW Larkspur. Water will need to be extended to the western boundary of the site.
- Applicant to discuss with the city to determine the location of the waterline connection to the mainline.

Sanitary Sewer:

- The property is subject to the Sewer Reimbursement Agreement made the 8th of March, 2006 between Kimball Hill Homes and the City of Camas. The applicant will be provided a copy of the agreement.
- There is a gravity 8" stub line from the existing sanitary pump station to NW Larkspur.

The pump station is already sized taking this parcel under consideration and that is why we will [aying \$27,142 late comers agreement. The below sentence does not make sense. It is already done

- A pump station capacity study will be required.
- The sanitary design should be based on a STEF system (not STEP at the south). Sanitary will need to be extended to the western boundary of the site.
- Sanitary to be extended to west boundary (lot 8).

Impact Fees (IF) and 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 2018 impact fees and SDCs 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

- 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.
- The structures will be reviewed under the most current building codes as adopted 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.
- Required fire distance between buildings and from property line
- 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.
- System Development Charges and Impact fees shall be assessed prior to permits
- Storm sewer disposal/connections
- Any development located within a special flood hazard area shall be in accordance with CMC 16.57
- Verify Water and sewer availability with the public works department
- Storm water from existing developments that slope towards the newly proposed developments should be taken into consideration.
- Flag lots shall have a monument address sign at the street/driveway entrance
- All lots shall be provided a storm drain lateral at the lowest practical location.

FIRE DEPARTMENT

RANDY MILLER (360) 834-6191

- Any blasting work requires a permit with the Fire Marshals Office. Blasting permits can have a prolonged processing time as well as a third party review if the submittal is incomplete and does not clearly and accurately follow the Camas Municipal Blasting Code. CMC 15.40
- Underground Storage Tank Decommissioning permit required with the Fire Marshals Office for any underground oil or gasoline tank discovered on site.
- NFPA 13D residential fire sprinklers required in all new dwellings.
- Flag lots shall have provisions made for address monuments. To be installed where the driveway leaves the main road. Address signs shall be of a permanent nature and not easily damaged, removed or knocked over.
- Residential Fire Sprinklers normally allows the distance to a fire hydrant to be doubled.
- Installing Residential Fire Sprinklers and meeting additional CMC provisions may allow street grades to exceed 12%. CMC 17.19.040.B.12.b
- Contact the Fire Marshals Office at 360-834-6191 for all permit submittals or questions.
- Deputy Fire Marshal Randy Miller attended this meeting. 360-834-6191.