Hearings Examiner Meeting Agenda
Tuesday, February 01, 2022, 5:00 PM
REMOTE PARTICIPATION

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 923 9874 7239
2. Or, from any device click https://zoom.us/j/91969521915

OPTION 2 - Join by phone (audio only):

1. Dial 877-853-5257 and enter meeting ID# 91969521915

For Public Comment:

1. Click the raise hand icon in the app or by phone, hit *9 to "raise your hand"
2. Or, email to communitydevelopment@cityofcamas.us (400 word limit)

These will be entered into the meeting record. Emails received by one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time. During the meeting, the clerk will read aloud the submitter's name, the subject, and the date/time it was received. Emails will be accepted until 1 hour received after the meeting and will be emailed to the Meeting Body no later than the end of the next business day.

CALL TO ORDER

INTRODUCTIONS AND INSTRUCTIONS

HEARING ITEM

1. Vom Baur Fourplex (CUP21-02)

   Presenter: Madeline Sutherland, Planner

ADJOURNMENT

LAND USE DECISION

STAFF REPORT

Vom Baur Fourplex

File No. CUP21-02

(Consolidated files: SPRV21-01, DR21-01, ARCH21-02)

Report Date: January 26, 2022

TO	Hearings Examiner	**HEARING DATE**	February 1, 2022
PROPOSAL	To construct an additional three units to an existing single-family residence, totaling four units.		
LOCATION	The site is located at 124 SE Everett St in the SE ¼ of Section 11, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 89235000.		
APPLICANT/ CONTACT	James Hall 640 NW 19th Camas, WA 98607	**OWNER**	Cory Vom Baur 124 SE Everett St Camas, WA 98607
APPLICATION SUBMITTED	January 29, 2021 Resubmitted April 22, 2021 Resubmitted October 4, 2021	**APPLICATION COMPLETE**	October 15, 2021
PUBLIC NOTICES	A Notice of Application was mailed to property owners within 300 feet of the site and published in the Post Record on October 21, 2021. Legal publication no. 612270. A Notice of Public Hearing was mailed to property owners within 300 feet of the site and published in the Post Record on January 6, 2022. Legal publication no. 638240.		

APPLICABLE LAW: The application was submitted on January 29, 2021, and the applicable codes are those codes that were in effect at the date of application's first submittal. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18 Zoning, specifically (but not limited to): Chapter 18.43 – Conditional Use Permit, Chapter 18.18 – Site Plan Review, Chapter 18.19 – Design Review, Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, and Chapter 18.55 Administrative Procedures. [Note: Citations from Camas Municipal Code (CMC) are indicated in *italic* type.]

CONTENTS

SUMMARY

An application has been made to the City of Camas for Conditional Use Permit approval to construct additional three units to an existing single-family residence, totaling four units. The site is zoned Mixed Use (MX). The site contains several trees and vegetation. There are no critical areas present on site.

The site is bordered the northeast and northwest by single-family residences zoned Mixed Use. To the southwest is SE Everett Street and to the southeast is city right-of-way which includes the railroad.

The proposed fourplex does, or can, comply with the applicable standards of the Camas Municipal Code (CMC) and Revised Code of Washington (RCW) subject to the conditions of approval.

FINDINGS

Chapter 16.31 Archaeological Preservation

An archaeological predetermination report was prepared for the Vom Baur Fourplex. The report and findings are not subject to the open public records act and as such, the City cannot disclose the results.

FINDING: Staff recommends a condition of approval that if potential artifacts are discovered during the course of construction, work must immediately cease, and both the State Department of Archaeological and Historic Preservation and the City must be notified.

Chapter 18.18 Site Plan Review

A. Compatibility with the city's comprehensive plan;

The fourplex development is consistent with the following comprehensive plan policies:

- *LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.*
- *H-1.6: Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.*
- *LU-3.1: Encourage a variety of housing typologies to support the overall density goal of six dwelling units per acre.*

DISCUSSION: The project consists of three additional units to an existing single-family residence on a .21-acre site. The overall density goal of six units per net acre is exceeded and contains adequate urban services to the site subject to the conditions of approval. The proposal is surrounded by single-family and multifamily style residences.

FINDINGS: Staff finds that the proposed project is compatible with and complements the Comprehensive Plan.

B. Compliance with all applicable design and development regulations;

Parking

Per CMC 18.11.130 Table 1 – Parking Standards, two parking spaces are required for each unit of a single-family dwelling, duplex, or rowhouse. The proposed fourplex requires eight parking spaces total because there are four units. The site plan shows two parking spaces for the existing single-family residence at the front of the residence. There are six additional parking spaces to the rear of the lot near the additional three units.

FINDINGS: Staff finds the parking requirements are met.

General Landscaping: Per CMC 18.13.055.A Table 1 – Landscape buffering standards, a 10-ft L3 landscape buffer is required along the northeast and northwest property lines. The Mixed Use zoning has a Commercial Comprehensive Plan designation, therefore it fits under the commercial zone, not the residential zone in Table 1. The abutting properties are also zoned Mixed Use. Per CMC 18.13.055.b.3.b, a six-foot-high fence or wall that complies with the F1 or F2 standards may be substituted for the L3 landscape buffering requirements. Due to the residential nature of the project and site constraints, staff finds a six-foot-high fence that complies with the F1 or F2 standards may be substituted for the L3 landscape buffer along the northeast and northwest property line.

The southwest property line abuts SE Everett Street. The southeast property line abuts city right-of-way which includes the railroad. The additional three units will be located to the rear of the existing single-family residence and will not face the right-of-way. There will also be parking spaces along the southeast portion of the parcel that will be landscaped at the perimeter which will act as a buffer. This is discussed further below. Staff finds the required landscape buffer along the parking area meets the landscape buffer requirements along the southeast property line.

Per CMC 18.13.060, parking areas are to be landscaped at all perimeters and provide one tree per six parking stalls. The parking area abuts the northeast property line. However, due to the allowance mentioned above of a six-foot-high F1 or F2 fence in lieu of the landscape buffering along the northeast and northwest property lines, staff finds landscaping is not required along the northeast side of the parking area. Landscaping is still required along the southeast and southwest side of the parking spaces. Staff finds a landscape buffer is required along the southeast and southwest sides of the parking area. There are six parking spaces proposed, therefore staff finds one tree is required to be located in the perimeter landscaping of the parking area.

Street Trees: Per CMC 17.19.030(F)(1) one street tree per unit is required. Due to only the single-family residence fronting the street, one street tree will be required. There is no landscape strip, therefore the tree must be located in the front yard. There is an existing 20-inch DBH Black Locust in the front yard that the applicant is proposing to retain if feasible. The arborist report recommended removal due to tree health, therefore it cannot be considered a street tree if retained. Staff finds a 2-inch DBH street tree planting is required in the front yard.

Tree Density: Per CMC 18.13.045 a tree survey and assessment is required. The applicant submitted a survey and assessment from New Day Arborist dated November 11, 2020. The arborist recommended all trees be removed except for the Gingko labeled #180 due to construction and tree health. The arborist also recommended the Camellias shrubs be retained and replanted at the top of the slope. Staff would recommend the applicant follow the arborist report to retain and replant the Camellias shrubs at the top of the slope. Staff also finds the applicant shall retain the Ginkgo labeled #180.

The minimum tree density per CMC 18.13.051 Table 1 is 20 tree units per net acre. The .21 acre site requires four tree units total. The Ginkgo recommended for retention consists of five tree units per the conversion table in CMC 18.13.051 Table 2. Staff finds the tree density is met if the Ginkgo is retained. However, as mentioned above, additional tree plantings are required to meet street tree and parking landscape area requirements. Staff finds a final landscape plan shall be submitted identifying trees, shrubs, and groundcover types.

FINDINGS: Staff finds the applicant can comply with the general landscaping and tree density requirements as conditioned.

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur unless otherwise provided for by the applicable regulations;

Roads

Streets for the proposed development shall be designed in accordance with CMC 17.19.040.B Streets.

[Public Roads]: CMC 17.19.040.B Streets. The proposed four-plex will front SE Everett Street which is classified as a local road per the 2016 Transportation Comprehensive Plan. SE Everett Street dead-ends on the north side of the BN&SF railroad tracks and said right-of-way. The existing roadway consists of 70-feet of right-of-way width, approximately 45-feet of paved surfacing, with minimal curb, 4-foot wide sidewalk, and 2-foot wide planter strip on the east side. The existing sidewalk and curb end at the northern property line of the proposed development. There is limited on-street parking due to an existing driveway approach to the adjoining parcel, the location of the future driveway approach to the three new dwellings, and the SE Everett Street dead-ends at the proposed developments southern property line. Prior to final engineering plan approval, the applicant should be required to submit plans that includes the new driveway approach to the rear dwelling units, a driveway approach for the two off-street parking stalls located at the front of the existing residence, curb, and a 5-foot wide sidewalk along the remaining frontage of the proposed development in accordance with CDSM. A condition of approval to this effect is warranted.

Per CMC 17.19.040.B.5 dedication of additional right-of-way may be required. SE Everett Street is an existing local roadway with sufficient right-of-way width, dedication of additional right-of-way will not be required.

[Private Roads]: CMC 17.19.040.A Private Streets. Table 17.19.040-1 Minimum Private Street Standard 'A' access to four or less dwelling units requires a 20-foot wide tract, 12-foot wide paved surface, optional sidewalk, and no parking on both sides. CMC 18.11.020.C.2.b states that a two-way aisle width shall be twenty-four feet. Additionally, dead-end turnarounds are required when exceeding 150-feet from the centerline of the adjacent road. These requirements cannot be met based on existing site constraints as noted below:

The parcel for the proposed development has an existing single-family residence, which will remain, that is situated approximately 12-feet south of the north property line. Additionally, there is an existing two-car garage on the adjacent parcel that is located approximately two-feet north of the applicant's north property line, which allows for only 14-feet of clearance along the existing garage.

The preliminary plans propose to construct a 12-foot wide by 70-foot long paved driveway from the back of the driveway approach to the paved parking area that will be located along the eastern property line providing access and parking stalls for the three new dwelling units. The proposed drive aisle at the rear of the proposed development is approximately 27-feet wide by 128-feet long, including the depth of the required off-street parking stalls. A deviation from CMC 17.19.040.A and CMC 18.11.020.C.2.b can be supported with the addition of a pedestrian access at the southwest corner of the parcel. Prior to final engineering plan approval, the applicant should submit revised plans that provide a minimum 4-foot wide access on the southwest corner to the backside of the property to allow for emergency accessibility. A condition of approval to this effect is warranted.

> **FINDINGS:** Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Roads.

Sanitary Sewage Disposal

Sanitary sewer for the proposed development shall be designed in accordance with CMC 17.19.040.C.2.b.

There is an existing 6-inch gravity sewer main located in SE Everett Street that dead-ends at the proposed development. The preliminary utility plans propose to cap and abandon the existing sanitary sewer lateral to the current single-family residence, extend a new 6-inch sanitary sewer line from the main line east in order to provide sanitary sewer laterals for each of the dwelling units of the proposed development. Prior to final engineering plan approval, the applicant should submit revised utility plans that extend the new 6-inch sanitary sewer line from the mainline to the right-of-way, install a cleanout at the right-of-way, and extend a new private 6-inch sanitary sewer line from the cleanout at the right-of-way a sufficient distance east to allow the connection of four separate 4-inch laterals with cleanouts to serve each of the four dwelling units. A condition of approval to this effect is warranted.

Prior to final engineering plan approval, a note is to be added to the revised utility plans stating that the owner of the proposed development should be required to own and maintain the 6-inch sanitary sewer line from the cleanout at the right-of-way, east to the dead-end cleanout and the 4-inch sewer laterals that are to serve each of the four dwelling units. A condition of approval to this effect is warranted.

> **FINDINGS:** Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Sanitary Sewer.

Stormwater

The storm drainage system for the proposed development shall be designed in accordance with CMC 17.19.040.C.3.

A preliminary hydrology report (TIR) dated January 25, 2021, was prepared by Jolma Design, LLC. The proposed development is approximately 9,062 square feet (0.21 acres) in size and slopes northeast to southwest towards the BN&SF railroad right-of-way. The site currently consists of an existing single-family residence. The proposed improvements consist of retaining the existing single-family residence and the addition of three new dwelling units and associated sidewalk, driveway, parking lot, and parking stalls. Per Ecology's *Stormwater Management Manual for Western Washington* (2019 SWMMWW), *Figure 1-3.2 Flow Chart for Determining Requirements for Redevelopment*, *Minimum Requirements (MR) #1- #9* will apply for a redevelopment project that results in 5,000 sf or greater, of new plus replaced hard surface area.

With the exception of MR #9 – Operation and Maintenance, the preliminary hydrology report address all of the minimum requirements. Prior to final engineering plan approval, the applicant should submit a final hydrology report that meets MR #9 – Operation and Maintenance of the private storm system. A condition of approval to this effect is warranted.

In accordance CMC 17.19.040.C.3 Storm Drainage, the owner of the proposed development shall own and maintain the on-site storm system. Prior to final engineering plan approval, a note is to be added to the stormwater plans stating that the owner is responsible for ownership and maintenance of the on-site storm facility in its entirety. A condition of approval to this effect is warranted.

> **FINDINGS:** Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Stormwater.

Water:

Water systems for the proposed development shall be designed in accordance with CMC 17.19.040.C.4 Water System.

There is an existing 2-inch galvanized steel water main located in SE Everett Street. The existing 2-inch water main was stubbed off the existing 6-inch water main that is located in SE 1st Avenue prior to 1954

and is currently rated 'poor'. Additionally, there are two existing water services on the 2-inch water main that serve existing single-family residences.

The existing 2-inch water main is not sufficiently sized to provide water service to and to meet fire flow requirements for three additional dwelling units. The Camas Design Standards Manual requires a minimum 8-inch ductile iron main be installed. However, staff finds that a 6-inch ductile iron main is sufficient to serve the existing and proposed dwelling units. Prior to final engineering plan approval, the applicant should be required to submit revised water plans that provide for the installation of a new 6-inch ductile iron waterline, from SE 1st Avenue to a dead-end blowoff at the southern end of the proposed development and provide four new 1-inch water services to each of the four dwelling units with the proposed development, which includes the one existing single-family residence and three new dwelling units. A condition of approval to this effect is warranted.

Prior to final acceptance, the new 6-inch DIP is to be installed, tested, and approved prior to connection to the existing 6-inch waterline in SE 1st Avenue, in accordance with the city's Design Standards Manual. The city will be responsible for tapping new water services to replace the existing water services that are not part of the proposed development. The applicant's contractor will be responsible for coordinating this work with the city. A condition of approval is warranted.

> **FINDINGS:** Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Water.

Erosion Control:

Erosion and sediment control (ESC) plans are to be prepared in accordance with CMC 14.06. Adequate erosion control measures will be installed prior to any land-disturbing activities.

Prior to final engineering plan approval, the applicant is to submit Erosion Sediment Control (ESC) plans. A condition of approval to this effect is warranted.

The overall size of the proposed development parcel is 0.21 acres (9,062 sq. ft.). As the proposed development does not consist of land-disturbing activities greater than an acre, the applicant is not required to obtain an *NPDES General Construction Stormwater Permit (GCSWP*). However, the applicant will be required to meet Minimum Requirement (MR) #2 and submit an abbreviated *Stormwater Pollution Prevention Plan (SWPPP)*, prior to any land-disturbing activities.

Additionally, per CMC 17.21.050.B.3, land-disturbing activities of more than an acre require the applicant is to provide an Erosion Control Bond in the amount of 200% of the cost for erosion control measures, prior to commencement of any land-disturbing activities. This requirement does not apply to the proposed development as the land-disturbing activities are less than an acre.

> **FINDINGS:** Staff finds that the development can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Erosion Control.

> **FINDINGS:** Staff finds that adequate provisions can or will be made for public roads, sanitary sewer, stormwater, water, and erosion control improvements that will be consistent with City requirements.

D. Adequate provisions are made for other public and private services and utilities, parks, and trails;

Public and Private Utilities

[Public Utilities]:
A streetlight currently exists on the southeast corner of East 1st Avenue and SE Everett Street, approximately 123-feet from the existing single-family residence. Additional street lighting is not proposed nor required with the proposed development.

[Private Services and Utilities]:
There is a private 6-inch sanitary sewer line and sewer laterals, east of the public right-of-way, and an on-site stormwater system that will be owned and maintained by the property owner.

Parks and Trails

There are no city requirements for parks, trails, or other public improvements associated with the development of this property. However, the proposed development is required to construct a 5-foot wide sidewalk along the frontage that will provide connection to the existing sidewalk that ends at the northern property line.

FINDING: Staff finds that the applicant can or will make provisions for adequate maintenance of the private improvements as conditioned.

E. Adequate provisions are made for maintenance of public utilities;

The proposed development, as shown, does not include any public utilities.

FINDING: Staff concurs that adequate provisions will or can be made for maintenance of public utilities.

F. All relevant statutory codes, regulations, ordinances, and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC Chapter 18.55;

FINDING: As discussed throughout this staff report, and as conditioned, this proposal can or will meet all relevant codes, regulations, ordinances, and other requirements as identified herein.

Chapter 18.19 Design Review

Design Review Committee member attendees: Whitney Henion, Dawn Redmond, Casey Wycoff, Heather Vo, Kevin Breuner, Geoerl Niles, and Leslie Lewallen.

Design Review is required for new multifamily developments per CMC 18.19.020 and therefore the fourplex proposal is subject to the applicable design review standards in CMC 18.19.050.A Standard Principles and B.3.c Specific Principles for Multi-Family Uses and the guidelines in the Camas Design Review Manual "DRM". As such, a Design Review Committee (DRC) public meeting was held on January 12, 2022, to review the proposal and recommend conditions or other actions necessary for compliance with the Design Review Manual.

Standard Principles:

Landscaping and screening, integration, or natural features of the property, building design, and integration of historic elements

Landscaping and fencing are provided along the site's perimeter to provide a visual screen and buffer with the adjacent uses and the street right-of-way. Perimeter landscaping and fencing are discussed in further detail under criterion B of the Site Plan Review section of this report. Any landscape, parking lot, or building lighting should be directed, hooded, or shielded away from surrounding properties. There are trees on site that are proposed to be retained if feasible.

The fourplex will incorporate light and dark grey-toned hardie plank siding with windows. The roof will consist of darker shingles. The Design Review Committee recommended additional architectural features on the façade facing the right-of-way such as window shutters or other decorative elements to provide a complementary façade.

Specific Principles:
Multi-Family Use Principles: Duplex, Triplex, and Fourplex

The fourplex is fronting SE Everett Street. There are no garages proposed and the parking area in front of the fourplex accounts for less than 40% of the front façade.

FINDING: The Design Review Committee and staff found the proposed fourplex is generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19 as conditioned.

Chapter 18.43 Conditional Use Permit

CMC Chapter 18.43.050 Criteria for Conditional Use Permit Approval:

The hearings examiner shall be guided by all of the following criteria in granting or denying a conditional use permit:

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

FINDING: The surrounding area is zoned Mixed Use and consists of single-family and multi-family residential uses. The applicant's proposal includes three additional units to the rear of the existing single-family residence. The massing and scale of the development is integrated within single-family residential zoning regulations and is setback from neighboring developments. The development can accommodate parking and landscaping on site. The development is residential in nature and consists of similar architectural features as other residences within the vicinity. Staff finds the proposed development will not be materially detrimental to the public welfare or injurious to the property or improvements within the vicinity.

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;

Per CMC 18.09.030 Table 1, the Mixed Use zone allows up to 24 units per net acre, a maximum front yard setback of 10-ft, a minimum side yard setback of 10-ft, and a minimum rear yard setback of 25-ft. There is no height requirement and the maximum lot coverage for two stories or more is 50%.

The .21-acre site allows up to five units. The applicant is proposing four, therefore staff finds the density requirements are met. The site currently contains a single-family residence, and the additional three units will be located to the rear of the residence, therefore staff finds the front yard setback does not apply to the three units due to the existing location of the single-family residence. The applicant has proposed a 12-ft side yard setback to the north and 27.5-ft to the south. The proposed building will be setback approximately 26-ft from the rear property line. The building height proposed is approximately 30-ft and the lot coverage is under 50%.

FINDINGS: Staff finds the density and dimensional standards are met.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

Traffic and Pedestrian Circulation

Traffic:

Per the Camas Design Standards Manual (CDSM), proposed developments that generate 200 vehicle trips per day (VTD) or more require a traffic impact analysis (TIA) to be prepared. As the proposed development does not generate 200 VPD or more, a TIA is not required.

Pedestrian Circulation:

There is an existing 4-foot wide sidewalk on the north side of SE Everett Street, which ends at the northern property line of the proposed development. The applicant is conditioned to construct a 5-foot wide sidewalk along the frontage of the proposed development, which will provide a continuous pedestrian connection to SE 1st Avenue.

FINDING: The Mixed Use zone allows for a mix of residential and commercial uses, however, the area is primarily residential. The site is surrounded by mostly single-family residences with a few duplexes. A three-story single-family residence was recently constructed within the vicinity. The proposed fourplex will be approximately 30-ft in height. Most homes in the area range from single-story to three-story homes. The frontage includes a sidewalk that will provide pedestrian circulation to the area. Staff finds the fourplex is compatible with the surrounding uses.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

FINDING: The site is surrounded by single-family residences ranging from one story to three stories as well as several duplexes. The Mixed Use zoning does not have a height requirement. Per CMC 18.09.040 Table 1, Single-Family Residential zoning limits building heights to 35-ft. Although the area is not zoned Single-Family Residential, the applicant is proposing to keep the fourplex at approximately 30-ft to fit in with the sizing of a single-family residence. Staff finds the applicant has made appropriate measures to minimize the possible adverse impacts by proposing a fourplex that fits in with the single-family residential massing and sizing regulations.

The development plans show a four-foot chain-link fence along the property line abutting the neighbors to the northeast and northwest. Per CMC 18.13.055.b.3.b, a six-foot-high, sight obscuring fence may be placed in lieu of the landscape buffer. Due to site constraints of the existing single-family residence and the proposed driveway, staff is in support of the fence. Staff finds the fence shall be residential in nature to minimize visual impacts to abutting developments.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

FINDING: As mentioned above in Section A of the Site Plan Review Criteria, the development is consistent with the goals and policies of the comprehensive plan.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

FINDING: After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

PUBLIC COMMENTS

As of the writing of this staff report, staff received one comment (Exhibit #25) concerning, privacy, fencing, paving, and other concerns. These concerns are discussed throughout this staff report.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that Vom Baur Fourplex (CUP21-02) should be approved because it does comply with the applicable standards if all of the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the conditional use permit for the Vom Baur Fourplex (CUP21-02) subject to the following conditions of approval:

CONDITIONS OF APPROVAL

Standard Conditions of Approval:

1. Engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
2. The engineering site plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval. Submittal requirements for first review are as follows:
    a. Submit four (4) full size sets and one (1) half size set of plans;
    b. One (1) hard copy of (TIR) stormwater report;
    c. Stamped preliminary engineer's estimate.
3. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development.
    a. A preliminary stamped engineer's estimate shall be submitted to the CDEV Engineering Dept prior to or with submittal of plans for first review.
    b. Payment of the 1% plan review (PR) fee shall be due prior to the start of the plan review process.
    c. Payment of the 2% construction inspection (CI) fee shall be due prior to construction plan approval and release of approved plans to the applicant's consultant.
    d. Under no circumstances will the applicant be allowed to begin construction prior to final engineering plan approval.
4. Installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
5. Per CMC 17.21.060.H building applications will not be accepted until after Final Acceptance has been issued for all infrastructure improvements.
6. Final acceptance is issued in accordance with CMC 17.21.070 at completion of all infrastructure improvements and receipt of the 2-year warranty bond.
7. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground-disturbing activities shall immediately cease and the applicant shall notify the City and DAHP.

8. The applicant will be responsible for maintenance of all on-site private improvements, including but not limited to the parking areas and landscaping.
9. Permit(s) and inspections are required by the Fire Marshal's Office for this project. Please contact the Fire Marshal's office at 360-834-6191, or rmiller@ci.camas.wa.us for submittal information.
10. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes the stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.
11. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
12. At the time of building permit issuance, the applicant shall pay the appropriate impact fees in accordance with the provisions of CMC 3.88.

Special Conditions of Approval:

13. A six-foot-high fence that complies with the F1 or F2 standards shall be constructed along the northeast and northwest property lines.
14. The F1/F2 fence shall be residential in nature to minimize visual impacts to abutting developments.
15. A landscape buffer is required along the southeast and southwest sides of the parking area.
16. One 2-inch DBH tree is required within the perimeter landscaping of the parking area.
17. One 2-inch DBH street tree planting is required in the front yard.
18. Street trees must comply with the City's Street Tree Manual.
19. It is recommended that the applicant follow the arborist report to retain and replant the Camellias shrubs at the top of the slope.
20. The applicant shall retain the Ginkgo labeled #180.
21. Any landscape, parking lot, or building lighting should be directed, hooded, or shielded away from surrounding properties.
22. The Design Review Committee recommended additional architectural features on the façade facing the right-of-way such as window shutters or other decorative elements to provide a complementary façade.

Prior to Final Engineering Plan Approval:

23. A final landscape plan shall be submitted identifying trees, shrubs, and groundcover types.
24. The applicant shall submit revised plans that include the new driveway approach to the rear dwelling units, a driveway approach for the two off-street parking stalls located at the front of the existing residence, curb, and a 5-foot wide sidewalk along the remaining frontage of the proposed development in accordance with CDSM.
25. The applicant shall submit revised plans that provide a minimum 4-foot wide access on the southwest corner to the backside of the property to allow for emergency accessibility.
26. The applicant shall submit revised utility plans that extend the new 6-inch sanitary sewer line from the mainline to the right-of-way, install a cleanout at the right-of-way, and extend a new private 6-inch sanitary sewer line from the cleanout at the right-of-way a sufficient distance east to allow the connection of four separate 4-inch laterals with cleanouts to serve each of the four dwelling units.
27. A note is to be added to the revised utility plans stating that the owner of the proposed development shall own and maintain the 6-inch sanitary sewer line from the cleanout at the right-

of-way, east to the dead-end cleanout, and the 4-inch sewer laterals that are to serve each of the four dwelling units.

28. The applicant shall submit a final hydrology report that meets MR #9 – Operation and Maintenance of the private storm system.
29. A note shall be added to the stormwater plans stating that the owner is responsible for ownership and maintenance of the on-site storm facility in its entirety
30. The applicant shall submit revised water plans that provide for the installation of a new 6-inch ductile iron waterline, from SE 1st Avenue to a dead-end blowoff at the southern end of the proposed development and provide four new 1-inch water services to each of the four dwelling units with the proposed development, which includes the one existing single-family residence and three new dwelling units.
31. The applicant shall submit Erosion Sediment Control (ESC) plans to the City for review and approval.

Prior to Final Acceptance:

32. The new 6-inch DIP is to be installed, tested, and approved prior to connection to the existing 6-inch waterline in SE 1st Avenue, in accordance with the city's Design Standards Manual. The city will be responsible for tapping new water services to replace existing water services that are not part of the proposed development. The applicant's contractor will be responsible for coordinating this work with the city.

Prior to Building Permit Approval:

33. Unless construction of site improvements commences within two years of issuance of this decision, this permit will expire.

Exhibit 1

City of Camas WASHINGTON

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: DR21-01 CUP21-02 SPRV21-01 ARCH21-02

Applicant Information

Applicant/Contact:: James Hall Phone: (971) 219-5349

Address: 640 NW 19th Ave j.r.hall99@gmail.com
Street Address *E-mail Address*

Camas WA 98607
City *State* *ZIP Code*

Property Information

Property Address: 124 SE Everett St. 89235000
Street Address *County Assessor # / Parcel #*

Camas WA 98607
City *State* *ZIP Code*

Zoning District MX Site Size 0.21 acres / 9,062 sq ft

Description of Project

Brief description:
Proposal to add three units to an existing single family residence.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☐

Permits Requested: ☐ Type I ☐ Type II ☒ Type III ☐ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Vom Baur Cory Phone: (360) 980-6409
Last *First*

124 SE Everett St.
Street Address *Apartment/Unit #*

E mail Address: Camas WA 98607
City *State* *Zip*

Coryvombaur@gmail.com

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: C V-B Date: 1/28/2021

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 1/29/21 Pre-Application Date:	#7506.00 #601276
Staff: MS Related Cases # PA20-15 ☐ Electronic Copy Submitted	Validation of Fees

Application Checklist and Fees [updated on January 1, 2020]

◊ Annexation	$849 - 10% petition; $3,608. - 60% petition	001-00-345-890-00		$	
◊ Appeal Fee		001-00-345-810-00	$392.00	$	
◊ Archaeological Review		001-00-345-810-00	$135.00	$	135.00 ARCH21-02
◊ Binding Site Plan	$1,848. + $24 per unit	001-00-345-810-00		$	
◊ Boundary Line Adjustment		001-00-345-810-00	$101.00	$	
◊ Comprehensive Plan Amendment		001-00-345-810-00	$5,729.00	$	
◊ Conditional Use Permit					
Residential	$3,360 + $103 per unit	001-00-345-810-00		$	3772.00 CUP21-02
Non-Residential		001-00-345-810-00	$4,256.00	$	
◊ Continuance of Public Hearing		001-00-345-810-00	$515.00	$	
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	$762.00	$	
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)					
◊ Design Review					
Minor		001-00-345-810-00	$426.00	$	
Committee		001-00-345-810-00	$2,335.00	$	2335.00 DR21-01
◊ Development Agreement	$862 first hearing; $530 ea. add'l hearing/continuance	001-00-345-810-00		$	
◊ Engineering Department Review - *Fees Collected at Time of Engineering Plan Approval*					
Construction Plan Review & Inspection	*(3% of approved estimated construction costs)*				
Modification to Approved Construction Plan Review	*(Fee shown for information only)*		$415.00		
Single Family Residence (SFR) - Stormwater Plan Review	*(Fee shown for information only)*		$205.00		
Gates/Barrier on Private Street Plan Review	*(Fee shown for information only)*		$1,024.00		
◊ Fire Department Review					
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	$280.00	$	
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	$348.00	$	
Commercial Construction Plan Review & Inspection		115-09-345-830-10	$416.00	$	
◊ Home Occupation					
Minor - Notification (No fee)			$0.00		
Major		001-00-321-900-00	$68.00	$	
◊ LI/BP Development	$4,256+ $40.00 per 1000 sf of GFA	001-00-345-810-00		$	
◊ Minor Modifications to approved development		001-00-345-810-00	$340.00	$	
◊ Planned Residential Development	$34 per unit + subdivision fees	001-00-345-810-00		$	
◊ Plat, Preliminary					
Short Plat	4 lots or less: $1,904 per lot	001-00-345-810-00		$	
Short Plat	5 lots or more: $7,055 + $246 per lot	001-00-345-810-00		$	
Subdivision	$7,055 + $246 per lot	001-00-345-810-00		$	
◊ Plat, Final:					
Short Plat		001-00-345-810-00	$197.00	$	
Subdivision		001-00-345-810-00	$2,335.00	$	
◊ Plat Modification/Alteration		001-00-345-810-00	$1,176.00	$	
◊ Pre-Application (Type III or IV Permits)					
No fee for Type I or II					
General		001-00-345-810-00	$348.00	$	
Subdivision (Type III or IV)		001-00-345-810-00	$896.00	$	
◊ SEPA		001-00-345-890-00	$796.00	$	
◊ Shoreline Permit		001-00-345-890-00	$1,176.00	$	
◊ Sign Permit					
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	$40.00	$	
Master Sign Permit		001.00.322.400.00	$124.00	$	
◊ Site Plan Review					
Residential	$1,132 + $33 per unit	001-00-345-810-00		$	1264.00 SPRV21-01
Non-Residential	$2,828 + $67 per 1000 sf of GFA	001-00-345-810-00		$	
Mixed Residential/Non Residential	(see below)	001-00-345-810-00		$	
	$3,987 + $33 per res unit + $67 per 1000 sf of GFA				
◊ Temporary Use Permit		001-00-321-990-00	$79.00	$	
◊ Variance (Minor)		001-00-345-810-00	$683.00	$	
◊ Variance (Major)		001-00-345-810-00	$1,273.00	$	
◊ Zone Change (single tract)		001-00-345-810-00	$3,289.00	$	

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010; Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016; Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019

Fees reviewed & approved by Planner: _____ *Initial* _____ *Date*

For office use only

Total Fees Due: $ 7506.00 ✓ PW 1/21/21

Narrative for Vom Baur Four-Plex

Property Owner's: Cory and Kendal Vom Baur

Property Address: 124 SE Everett ST. Camas WA, 98607

Prepared by: James Hall, Sustainable Zen LLC, 971-219-5249, 640 NW 19th Ave, Camas WA, 98607

Project Description:

The property owners are proposing to add three units to an existing single family residence at 124 SE Everett St. in Camas, Washington in Clark County. The additional units will be attached to the rear, North East side, of the existing home. The new addition will consist of three units. The first, unit A, will be a ground level, 2 bedroom, 1 bath unit, approximately 842 square feet. The second and third, units B and C, will both be two levels and sit above unit A. Units B and C will mirror each other and will be 2 bedrooms and 1 ½ bath. They will be approximately 807 square feet each.

Existing Site Conditions:

The existing site is a 9,062 square foot lot in a mixed use zoned are close to downtown Camas. The site is relatively flat with several trees on the property. The existing house is a 1920's ranch, approximately 1092 square feet, with an unfinished basement. There is an existing garage, attached to the home, which will be removed with the project. The property is larger than a majority of lots in the neighborhood which lends itself to further development. The lot neighbors homes on the North West and North East sides and borders railroad tracks and SR500 on the South side. Public utilities currently provide for the property and will continue to do so with the additional units.

CMC 18.43.050(A-F):

The project meets criteria for a conditional use permit by the following:

- Licensed professionals in the state of Washington have and will continue to be used in all aspects of this project, from design and engineering to construction services. Ensuring a safe structure be built and that no harm comes to the public welfare or vicinity.
- The additional units will bring new tenants and patrons to the downtown Camas area. The project provides infill to an existing downtown Camas lot while maintaining the original architecture of the existing home.
- Proper design for parking and traffic has been taken in the project design to prevent congestion or overwhelming the neighborhood. The new units design in modest and will not impose on the

general feel of the neighborhood. Similar three story structures have been erected in the vicinity. See 203 SE Franklin St.

- This project will utilize existing conditions to help bring revitalization to the downtown Camas area in support of the comprehensive plan of the city of Camas.

CMC 18.18.060:

The project meets criteria for approval of the site plans by the following:

- As stated, this project supports the city of Camas' comprehensive plan by utilizing an existing lot to provide additional units and tenants through infill of the downtown Camas area. While the property does not sit within the designated downtown Camas area, it does border this and will provide new patrons to the efforts of the city within that area.
- Appropriate measures will be taken to provide utilities to the new units.
- Parking, sanitation and mail services will all be addressed within the scope of the project.
- Site and building development and design have taken into consideration fire safety and access to the property and it's residents in case of emergency.

CMC 18.19.050(A)(1-4):

The project meets criteria for approval of the design review by the following:

- Measures have been taken to minimalize total non-permeable area and promote natural vegetation as able. Tree removal will be minimalized at the building site and during construction to maintain the general landscape of the lot and area.
- The design will be modest but provide an appealing blend of the old house and new units. Materials, colors and design features will create a "finished" look to the property and its' appearance.
- There are no specific historic or heritage elements to the site but by keeping the existing home intact and revitalized through exterior improvements, the project will not only create three new units but raise the appeal of the existing home.

CMC 18.19.050(B)(3)(c):

The project meets criteria for Duplex, Triplex and Four-Plex design specifics by the following:

- There will be no garages on the site, therefor there will be no impact on the design.

Thank you for your time and consideration.

PRE-APPLICATION MEETING NOTES
Hall Fourplex (PA20-15)

Meeting Held:
Thursday, March 5, 2020
2:30 pm Public Works RM
616 NE 4th Ave. Camas, WA. 98607

Notes issued:
March 10, 2020

Applicant:	James Hall 640 NW 19th Ave Camas, WA 98607
City of Camas:	Madeline Sutherland, Assistant Planner Anita Ashton, Engineering Project manager Bob Cunningham, Building Official Randy Miller, Fire Marshal
Location:	124 SE Everett St
Zoning:	Mixed Use (MX)
Description:	The applicant is proposing to add three units to an existing single family residence.

The following pre-application notes are based on the submittal materials to the City on February 10, 2020.

Camas Municipal Code (CMC)

https://library.municode.com/wa/camas/codes/code_of_ordinances

- Applicable codes: Title 16,17, & 18
- Applicant is responsible to review the CMC and address all applicable provisions
- 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.

Step 1: Apply for Land Use Approval

Application Requirements:

The following items need to be submitted for staff to begin reviewing your application (CMC Section 18.55.110). Staff has up to 120 days to review and make a recommendation to the Hearings Examiner for this application per a Type III process (CMC 18.55.030). The 120 days starts when the application is complete by including all the information below:

☐ Application and Fees:

- A copy of a completed city application form and required fees for the following permits and reviews:

Conditional Use Permit	$3,772 *(3,360 plus $103/unit)*
Design Review Committee	$2,335
Site Plan Review	$1,264 *(1,132 plus $33/unit)*
Archaeological Review	$135

☐ Narrative:

A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features, and address any other information indicated by staff at the pre-application conference as being required.

- Address the criteria in
  - CMC 18.43.050 (A-F) – conditional use approval criteria
  - CMC 18.18.060 – site plan review approval criteria
  - CMC 18.19.050(A)(1-4) – design review
  - CMC 18.19.050(B)(3)(c) –design review

☐ Mailing Labels

- Two sets of mailing labels of property owners within 300 feet or subject property

☐ Necessary Drawings:

- Site plan, landscape plan, existing conditions, survey, building elevations, circulation plan, stormwater and drainage plan, utility plan, etc.
- Survey content requirements: CMC 17.09.030(b) and CMC 17.01.050.
- Dimensional requirements are stated in CMC 18.09.030 table 1
- Landscaping requirements: CMC 18.13
- Parking requirements: CMC 18.11
- Three paper copies and an electronic copy (send as a PDF by email or on a disc)

☐ Pre-application Meeting Notes:

- A copy of these pre-application meeting notes.

☐ Archaeological Predetermination

- Due to a high probability of artifacts on site, a predetermination report will be required. Requirements are stated in CMC 16.31.070 and .080.

Step 2: Submit Plans to Engineering, Building, and Fire

Engineering Requirements:

General Requirements:

- Engineering site plans for stormwater, new water main, water services and sanitary sewer laterals, trenching and backfill, pavement restoration, driveway approach, and sidewalks

shall be prepared by a licensed Washington State Engineer in accordance with the Camas Design Standards Manual (CDSM).

- The Engineering Dept. is responsible for plan review and construction inspection (PR&CI) for the following improvements:
    - Stormwater, water services and sanitary laterals, new water main construction, trenching and backfill, pavement restoration, driveway approach, and sidewalks.
- A 3% PR&CI fee will be required for the above noted items.
    - The fee is based on an engineer's estimate or Contractor's construction bid.
    - The fee is to be paid prior to release of approved construction drawings by the Engineering Dept.

Traffic/Transportation:

- Trips generated are less than 199 vpd, therefore a traffic study is not required.

Streets:

- SE Everett Street is an improved local road with a 70-foot right-of-way, sidewalk, and grass shoulder between sidewalk and edge of pavement.
- Neither frontage improvements nor additional right-of-way dedication is required.
- Applicant will be required to construct a driveway approach per Camas Design Standards, CSDM Detail ST16.
- The driveway off NE Everett Street and the parking lot located behind the 4-plex are to be paved.
- SE Everett St. is a dead end road with limited on-street parking.
- Access to mailboxes for mail delivery vehicles is to be maintained. Applicant may be required, by the Post Office to install a community mailbox. Contact Postal Annex for information on community mailboxes.

Stormwater:

- Current lot size is 9,062 sf / 0.21 acs. Proposed new + existing impervious surface is approximately 6,031 sf.
- Refer to Ecology's latest edition of the *Stormwater Management Manual for Western Washington (SWMMWW),* Figure I-3.*2 Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3)*:
    - All redevelopment projects shall comply with *Minimum Requirement (MR)* #2 – Submittal of a *Stormwater Pollution Prevent Plan (SWPPP)*. Contact Building Dept. for a copy of the *Abbreviated Construction SWPPP* Form.
    - If the project results in 2,000 sf, or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf of greater then Minimum Requirements (MR) #1- #5 will apply.
    - If the project results in 5,000 sf, or greater, of new plus replaced hard surface area; than Minimum Requirements (MR) #1- #9 will apply. This will include treatment and detention. <u>This requirement applies to this project.</u>
- Provisions are to be provided for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels. Reference Ecology's latest edition of the *SWMMWW* for roof downspout controls.
- A designated concrete washout area (BMP C154, Vol. II, Chap. 3, pgs. 320-326) is to be shown on the site plans. The washout area is to be removed prior to issuance of final occupancy.

Erosion Control

- Land-disturbing activities that are less than one acre, will not require an Erosion Control Bond.
- The applicant will be responsible for all erosion and sediment control measures to ensure that sediment laden water does not leave the site or impact adjacent parcels.
- Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

Water:

- There is an existing 2-inch galvanized water main in SE Everett Street. The existing water main is not sufficient to accommodate 3 additional services.
- The applicant will be required to replace approximately 175-linear feet of existing 2-inch galvanized water main with a 6-inch ductile iron water main, including a blow off valve located at the south end of SE Everett St.
- Trenching and surface restoration, on NW 7th Ave., will be per CDSM Details G2 and G2A.
- The applicant will be required to provide water services to the 4-plex.
- A 10-foot separation shall be maintained, within the right-of-way, between water and sanitary sewer lines.
- Taps are to be performed by a tapping Contractor approved by the City's Water/Sewer Dept.
- There is an existing hydrant located approximately 140-feet from the development on the southwest corner of SE Everett St. and East First.

Sanitary Sewer:

- There is an existing 6-inch gravity sanitary sewer main in SE Everett Street that flows to a manhole located in the intersection of SE Everett St. and East First.
- The applicant will be required to provide sewer laterals to the 4-plex.
- A 10-foot separation shall be maintained, within the right-of-way, between water and sanitary sewer lines.
- Trenching and surface restoration will be per CDSM Details G2 and G2A.
- The taps on the existing gravity sanitary sewer main can be performed by the Contractor, per CDSM Details SG1, SG2, and SG5.

City Approved Tapping Contractors:

- A&A Drilling Services, Inc (water & pressure sewer):

16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827, http://www.aadrilling.com

- Ferguson Waterworks (water only):

14103 NW 3rd Court, Vancouver, WA 98685, 360-896-8708, https://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks

Garbage & Recycling:

- Residents are to bring garbage and recycling cans to the curb on NE Everett St.
- Separate garbage and recycling cans will be required for each dwelling unit.

Parks/Trails: Not applicable

.Impact Fees:

- Impact fees are collected at time of building permit approval.
- 2020 Fees provided below:
- Traffic Impact Fees – South District for TIF only
    - 4-plex: $2,293.00 per Dwelling Unit (DU)
- School Impact Fees (SIF) (Camas) – 5,371.00
- Park/Open Space Impact Fees (PIF) – 4,500.00
- Fire Impact Fees (FIF) - $0.20 sf

System Development Charges (SDCs):

- SDCs are collected at time of building permit application.
- 2020 Fees provided below:
    - Water
        - 3/4" meter - $7,310.00 + $394.00 connection fee
    - Sewer – South District for Sewer SDC's only
        - Residential - $2,493.00

Building Requirements:

- The structures will be reviewed under the most current building codes as adopted by The State of Washington.
- A code analysis and plans shall be prepared by an architect licensed by the State of Washington. The code analysis shall address types of occupancy, type of construction, building height, allowable area, fire separation distance, Fire Life Safety elements and the ADA requirements.
- The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
- The ground floor units shall be type B units and shall have an accessible route of travel into the unit. NO STEPS, **MAXIMUM SLOPE OF RAMP IS 8.33%**
- Provide a **NFPA 13R system with dedicated Fire Line, FDC, High Flow Heads, etc…** or construct a vertical **Two Hour Firewall** down the middle to create two duplexes side by side on **separate water meters with NFPA 13D systems.**
- The fire suppression and or fire alarm systems shall be in accordance with IBC and other applicable code standards, all fire suppression and or fire alarm systems shall be reviewed & permitted through the Camas Fire Marshal's office.
- The new structure shall comply with the Washington Energy Code for building insulation, mechanical equipment, lighting, etc… All energy forms shall be prepared by a licensed professional in accordance with section C103 of The Washington Energy Code.
- Plumbing and mechanical construction documents shall be prepared by a design professional licensed by the State of Washington

Fire Requirements:

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a

Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshals office or the City shall not be considered a waiver by the applicant.

1) Multiple permits with the Fire Marshals Office will/may be required as this property develops.
    a. NFPA 13D Permit for each unit.
        i. If 2 hour separation is not complied with then a 13R System will be required.
        ii. Because minimum access requirements cannot be made to all the units, fire sprinkler coverage will be required in all garages.
        iii. Flow switch with outside bell for each unit is recommended.

    b. 4 water meters are preferred, one serving each unit.
        i. Significant additional Flow requirements are required if only one meter is installed.
    c. UST Decommissioning Permit. If any underground storage tanks are discovered.
    d. Addressing to be clearly visible and readable from the street. For each unit.
    e. Provide a rough draft to the FMO for the address monument to be approved.
    f. Coordinate with the fire sprinkler contractor for the APPROVED water supply line size from the meter into each unit.
    g. Access on the SW corner of the property via a gate to the backside of the property required. Minimum 4 foot wide.

Questions?

➢ Planning Dept. (land use, setbacks, and lot size) related questions:	Madeline Sutherland, Assistant Planner msutherland@cityofcamas.us 360.817.7237
➢ Engineering Dept. (infrastructure, sewer, and water) related questions:	Anita Ashton, Engineering Project Manager aashton@cityofcamas.us 360.817.7231
➢ Building Dept. related questions:	Bob Cunningham, Building Official bcunningham@cityofcamas.us 360.817.7243
➢ Fire Dept. related questions:	Randy Miller, Fire Marshal FMO@cityofcamas.us 360.834.6191

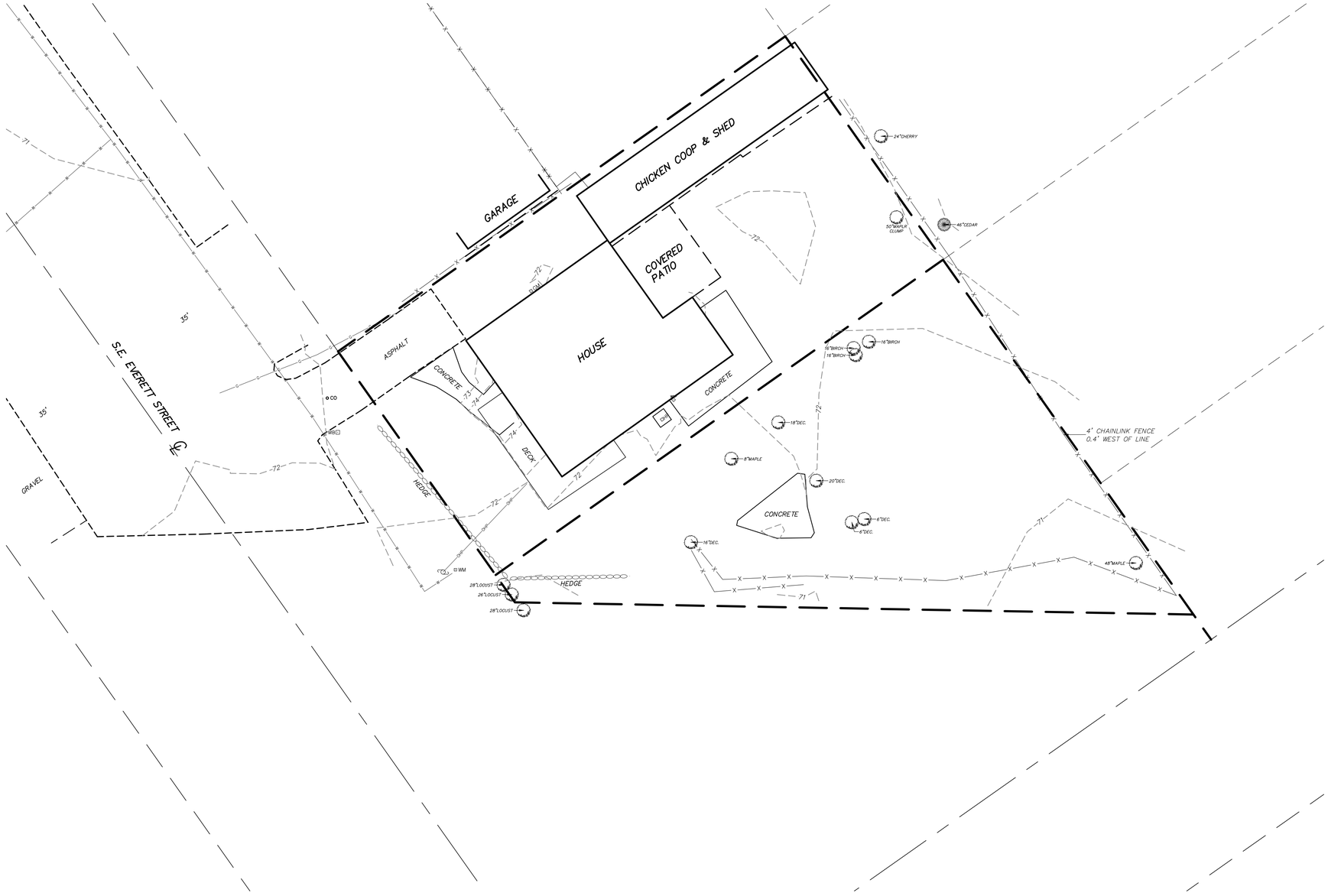
We look forward to working with you!


Vicinity Map
Vom Baur Residence
124 SE Everett St.
Camas, WA 98607
Legend
124 SE Everett St
124 SE Everett St
Google Earth
©2021 Google
2000 ft
N

EXISTING CONDITIONS SURVEY

IN THE HJG MAXON D.L.C.
IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 11 T. 1 N., R. 3 E., W.M.
CITY OF CAMAS,
CLARK COUNTY, WASHINGTON

JOB NO.: 3169
DATA COLLECT: SEPTEMBER 2020
DRAWING DATE: 09-18-2020
SHEET 1 OF 1



LEGEND:

- INDICATES WATER STAND PIPE
- WM INDICATES WATER METER
- GM INDICATES GAS METER
- MB INDICATES MAIL BOX
- HP INDICATES HEAT PUMP
- INDICATES POWER POLE
- CO INDICATES CLEANOUT
- 12"FIR INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- 12"MAPLE INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- X INDICATES FENCE LINE
- G INDICATES GAS LOCATE
- W INDICATES WATER LOCATE
- OHP INDICATES OVER HEAD POWER

HORIZONTAL DATUM:
NAD 83 (2011)
WASHINGTON STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, US SURVEY FEET. BASED ON REAL TIME KINEMATIC
CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM:
NAVD 88 BASED ON GPS TIES TO MONUMENTS USING THE WASHINGTON
STATE REFERENCE NETWORK.
SITE TBM: POINT 10 (REBAR AND CONTROL CAP)
ELEVATION = 167.93 NAVD 88

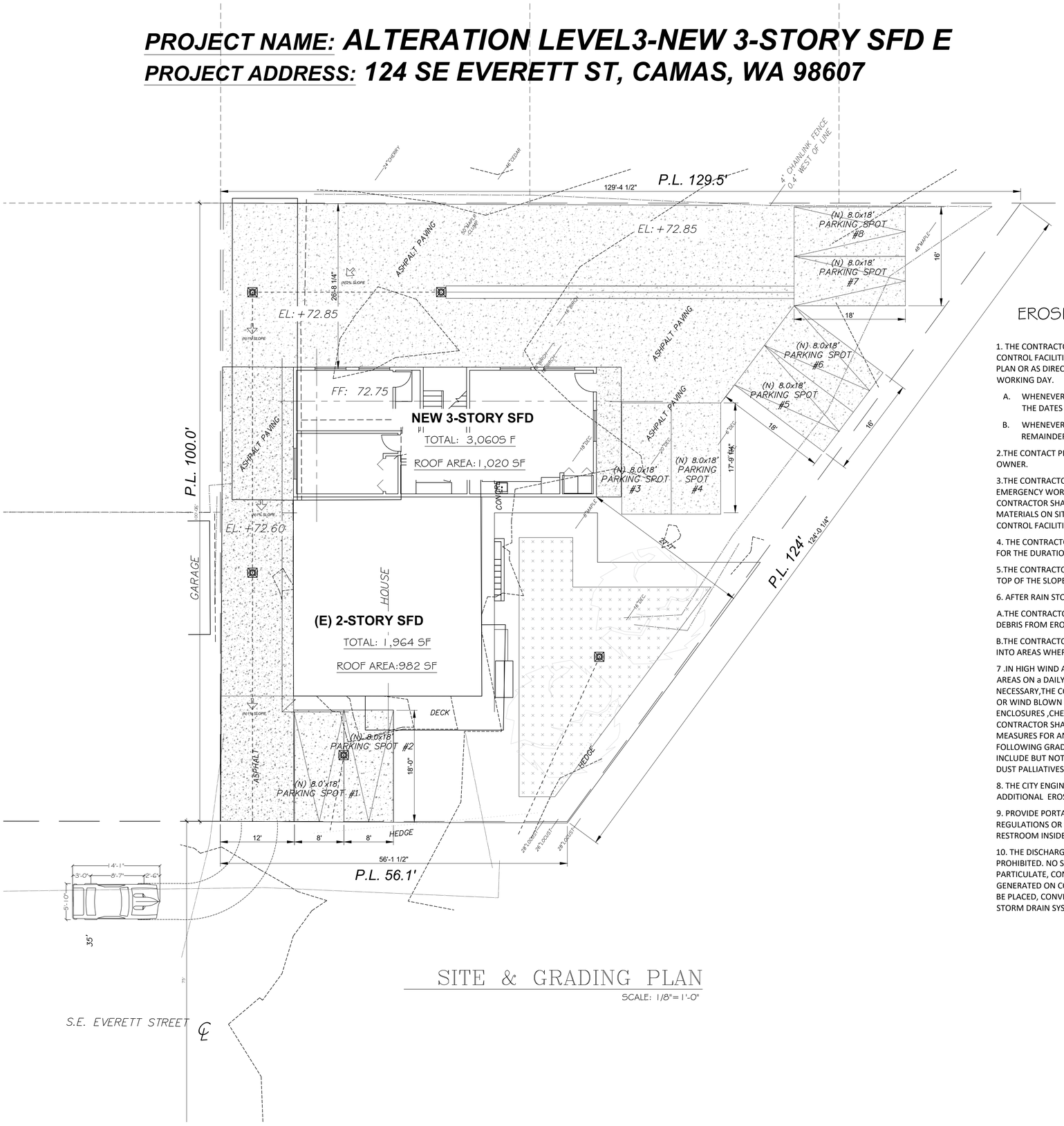
604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519

PLS ENGINEERING

DRAWING FILE: XXX.DWG DRAWN BY: XXX PROJECT MGR: XXX

PROJECT NAME: ALTERATION LEVEL3-NEW 3-STORY SFD E

PROJECT ADDRESS: 124 SE EVERETT ST, CAMAS, WA 98607



SITE & GRADING PLAN

SCALE: 1/8"= 1'-0"

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.

   A. WHENEVER THE 5-DAY RAIN PROBABILITY EXCEEDS 40% BETWEEN THE DATES OF OCTOBER 15 AND APRIL (RAIN SEASON).

   B. WHENEVER THE DAILY RAIN PROBABILITY EXCEEDS 50% THE REMAINDER OF THE YEAR AND APRIL 15 (RAINY SEASON).

2.THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER.

3.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY WORK CREW AT ALL TIMES DURING THE RAINY SEASON THE CONTRACTOR SHALL STOCKPILE THE NECESSARY EROSION CONTROL MATERIALS ON SITE TO FACILITATE RAPID INSTALLATION OF EROSION CONTROL FACILITIES.

4. THE CONTRACTOR SHALL CONSTRICT DESILTING FACILITIES AS NECESSARY FOR THE DURATION OF THE PROJECT.

5.THE CONTRACTOR SHALL TAKE MEASURE TO PREVENT RUNOFF OVER THE TOP OF THE SLOPES.

6. AFTER RAIN STORM:

A.THE CONTRACTOR SHALL REMOVE ALL SILT,STANDING WATER ,AND DEBRIS FROM EROSION CONTROL FACILITIES.

B.THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT PUBLIC ACCESS INTO AREAS WHERE STANDING WATER POSES A POTENTIAL HAZARD.

7 .IN HIGH WIND AREAS THE CONTRACTOR SHALL WATER SPRAY GRADED AREAS ON a DAILY BASIS TO CONTROL DUST OR WINDY PERIODS,WHEN NECESSARY,THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL DUST OR WIND BLOWN DEBRIS BY INSTALLING DEBRIS FENCES,ADDITIONAL TRASH ENCLOSURES ,CHEMICAL LAND TREATMENT ,GEOMATS ,ETC.THE CONTRACTOR SHALL IMPLEMENT LONG TERM WIND EROSION CONTROL MEASURES FOR ANY AREA THAT IS NOT IMPROVED IN A MANNER FOLLOWING GRADING LONG TERM WIND EROSION CONTROL MEASURES INCLUDE BUT NOT LIMITED TO:PERIMETER WALLS ,WIND BARRIERS ,SOIL DUST PALLIATIVES ,SOIL MATS , HYDROSEEDING AND IRRIGATION SYSTEM .

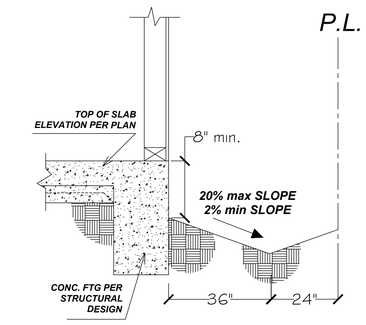
8. THE CITY ENGINEER RESERVES THE RIGHT TO REQUIRE ALTERNATIVE OR ADDITIONAL EROSION CONTROL FACILITIES AS HE DEEMS NECESSARY.

9. PROVIDE PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS OR PROVIDE ACCESS FOR CONSTRUCTION WORKERS TO RESTROOM INSIDE THE HOUSE.

10. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES SHELL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

DRAINAGE NOTES

1. REPLACE EXISTING DRAINAGE TOWARD RETAINING WALL.
2. PROVIDE NEW MIN. SLOPE 2%.



GRADING NOTES

1.EXCAVATION BELOW EXISTING FINISH GRADE ARE FOR FOOTING FOR THE CONSTRUCTION OF A BUILDING ONLY AND WILL BE AUTHORIZED BY A BUILDING PERMIT.

2.ANY CUT OR FILL SHALL NOT EXCEED 50 CUBIC YARDS OF MATERIAL NOR EXCEED ONE FOOT IN DEPTH OR HEIGHT.

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5. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHOULD FALL A MIN. OF 6" WITHIN THE FIRST 10 FT (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE (CRC R401.3).

6. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING (CRC R401.3 EXCEPTION).

7. WE, THE DESIGNER,ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) OF A PROJECT HEREIN THE ATTACHED SET OF DRAWINGS, UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS FOR SUBSEQUENT CITY ACTION ON THE PROJECT PROPOSED AND DESCRIBED HEREON.

PROJECT INFORMATION

PROJECT:	NEW HOUSE ADDITION AND GRADING
PROJECT LOCATION:	124 SE EVERETT ST, CAMAS WA
PIN #:	89-235-000
COUNTY:	CLARK COUNTY
LEGAL DESCRIPTION:	
OWNER:	VOM BAUR CORY J & VOM BAUR KENDALE E
DESIGNER & CIVIL ENGINEER:	EUI S KIM, PE ekim1234@gmail.com

E KIM ENG.& DESIGN
CIVIL & STRUCTURE DESIGN

37325 8th Ave S
FEDERAL WAY, WA 98003
PHONE: (818) 321-4243

REVISIONS

PROJECT TITLE :
MULTI FAMILY RESIDNECE
Mr. Cory Vom Baur

124 SE EVERETT ST
CAMAS, WA 98607

SCALE : AS INDICATED
DATE : OCTOBER 25, 2020
JOB NO : 230-20

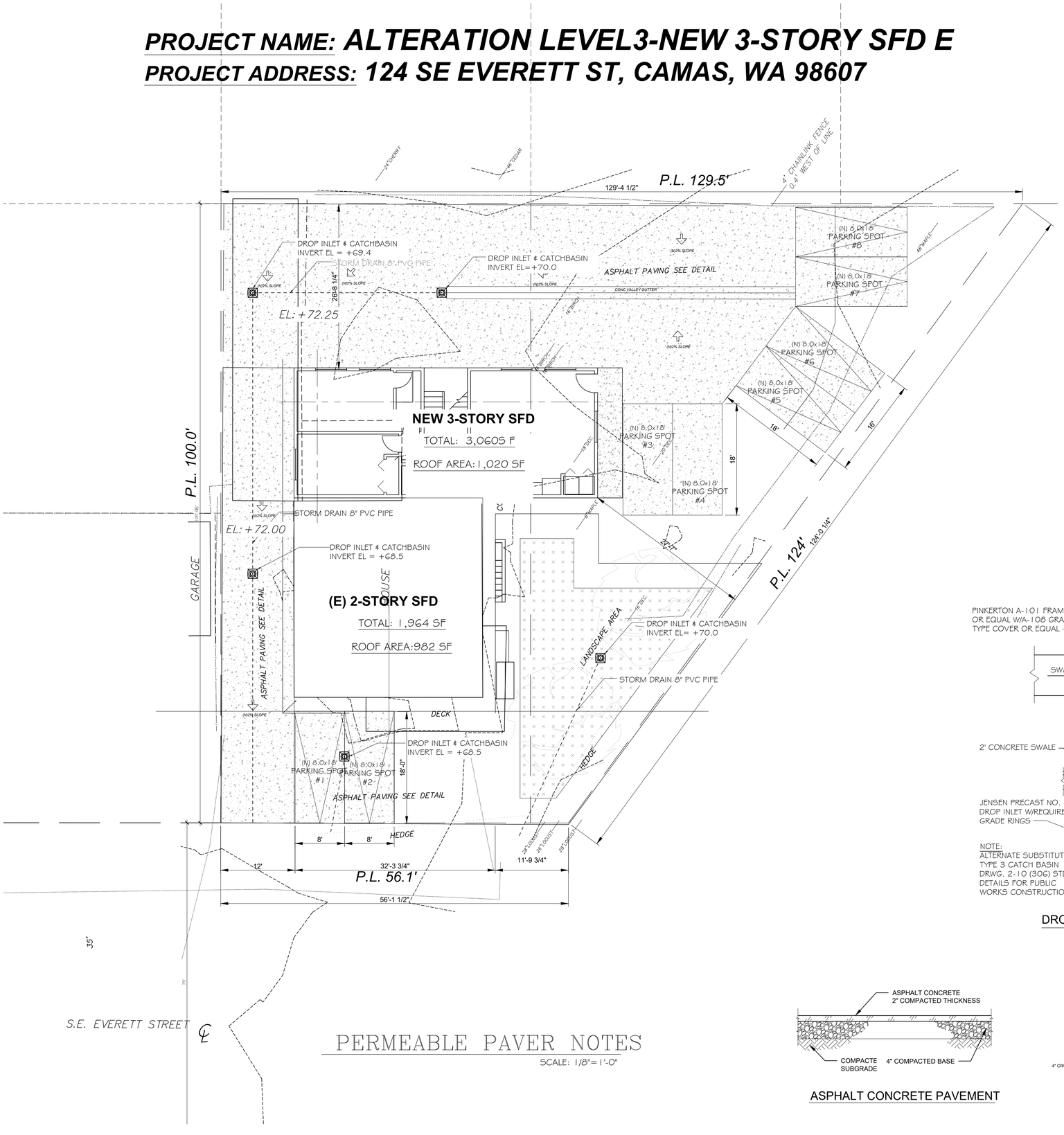
Eui S Kim
STATE OF WASHINGTON
53437
REGISTERED
PROFESSIONAL ENGINEER

SHEET NO.

C—01

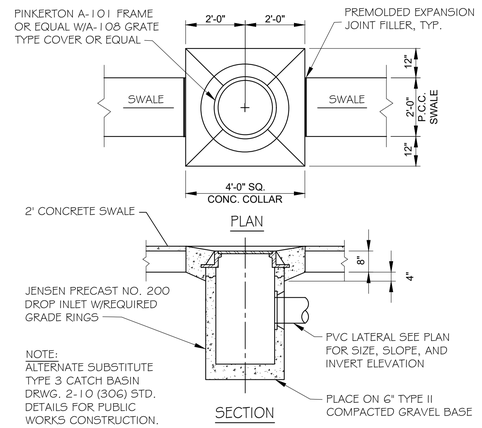
PROJECT NAME: ALTERATION LEVEL3-NEW 3-STORY SFD E

PROJECT ADDRESS: 124 SE EVERETT ST, CAMAS, WA 98607



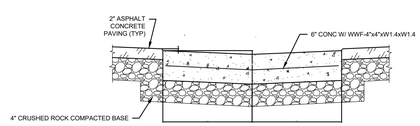
PERMEABLE PAVER NOTES

SCALE: 1/8"=1'-0"



DROP INLET & CATCH BASIN

ASPHALT CONCRETE PAVEMENT



VALLEY GUTTER (2 FT. & 4 FT.)

PLANTER BOX NOTES

Design Criteria and Considerations

When installing a planter box, the following criteria should be adhered to unless otherwise permitted by the City of Los Angeles. The owner should check all boxes that will be complied with.

At locations without rain gutters, planters are placed directly below roof drip lines to capture runoff as efficiently as possible.

At least 6 inches of storage is present between the planting surface and the crest of each planter.

At locations implementing multiple planters, planters are placed directly adjacent to one another so as to minimize the impervious space between planters.

Planters are not located on uneven or sloped surfaces.

Planting soil is at least 2 feet deep.

Planting soil contains no more than 30% compost.

Minimum of 2 feet in width .

Planters have not been installed on elevated platforms, decks or porches without consulting local building code officials.

The project is in full compliance with all appli-cable sections of the current municipal code, including drainage requirements per the Los Angeles Building and Safety Code.

Operations and Maintenance

Once a planter box is installed, the following criteria should be adhered to. The owner should check all boxes that will be complied with.

Planters will undergo annual plant and soil maintenance typical of landscape care proce-dures to ensure optimum filtration, storage, and drainage capabilities.

Following rain events, planters will be inspected to ensure that standing water is Operations and Maintenance not present in the planter for more than 72 hours (3 days). Ponded water that is not completely drained after 72 hours can cause vector breed-ing.If vector breeding occurs as a result of contained stormwater or inadequately maintained BMPs, I understand that the Greater Los Angeles County Vector Control District has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 – 2067).

Pesticide additives will not be used in the planters.

IRRIGATION SYSTEM NOTES

1. Proposed to use Water Efficient Landscape irrigation system. For more details see LS1.

EARTH WORKS QUANTITIES

APROX. CUT AND FILL QUANTITIES:

CUT= 45 C.Y.

FILL= 0 C.Y.

EARTHWORK QUANTITIES ARE FOR GRAPHICAL REPRESENTATION AND ARE NOT MEANT TO BE USED FOR BIDDING PURPOSES. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DETERMINE ACTUAL SOIL QUANTITIES FOR BID.

Area of new addition is : 1,020 SF (N) House Addition + 1,436 SF (N) Slab for Covered Patio Addition = 2,456 SF and 6" over excavated, cut volume is :

0.5 ft depth x 2,456 sf / 27cf = 45 CY ,

which is less than 50 CY. No grading permit required.

NON PERMEABLE AREA:

BUILDING AREA;	2,233 sf
FRONT PARKING DRIVEWAY:	1,150 SF
REAR PARKING;	3,445 SF
TOTAL 6,828 SF	

E KIM ENG.& DESIGN
CIVIL & STRUCTURE DESIGN

37325 8th Ave S
FEDERAL WAY, WA 98003
PHONE: (818) 321-4243

REVISIONS

PROJECT TITLE :
MULTI FAMILY RESIDNECE
Mr. Cory Vom Baur
124 SE EVERETT ST
CAMAS, WA 98607

SCALE : AS INDICATED

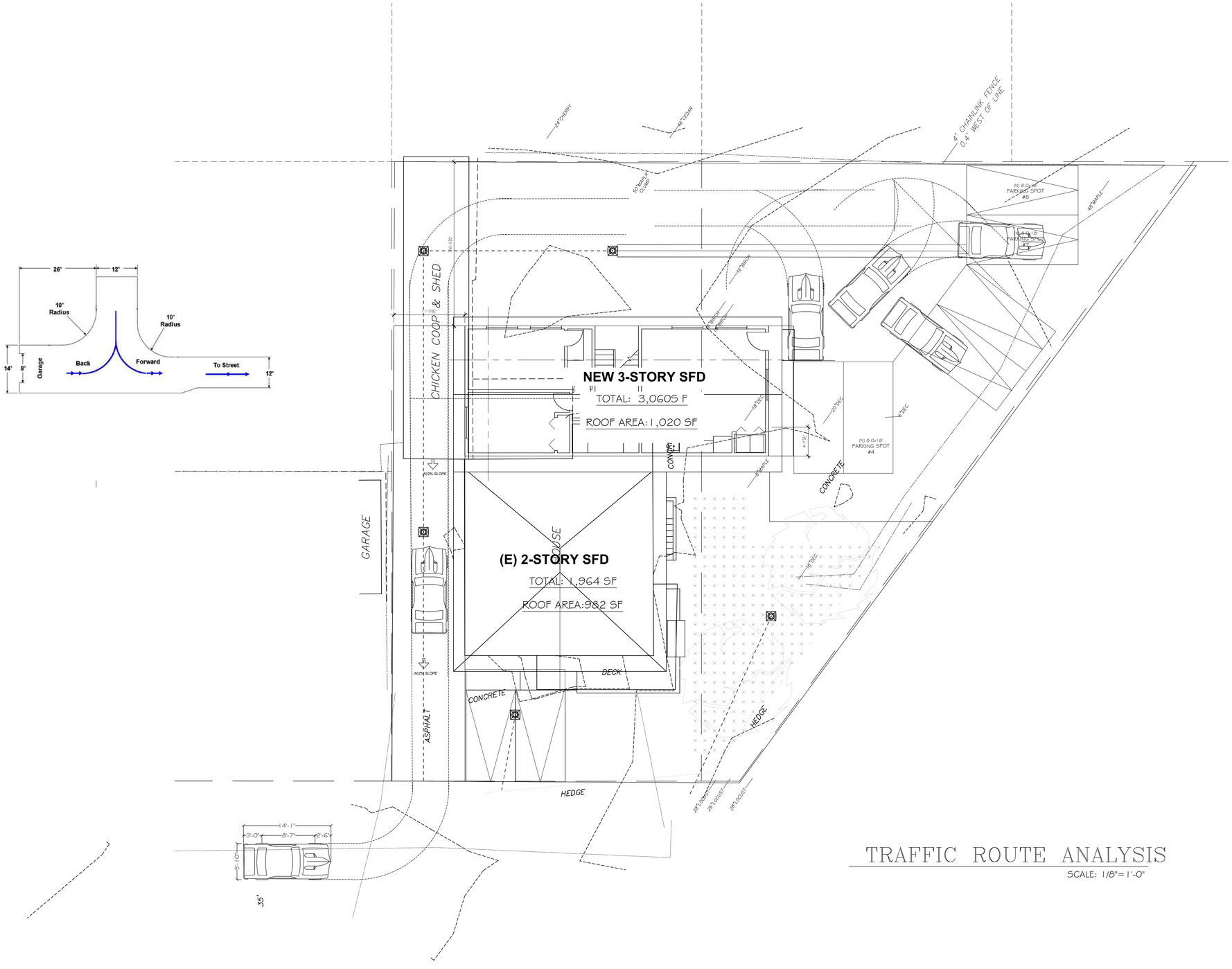
DATE : OCTOBER 25,2020

JOB NO : 230-20

Eui S Kim
STATE OF WASHINGTON
21611
REGISTERED
PROFESSIONAL ENGINEER

SHEET NO.

C—02



TRAFFIC ROUTE ANALYSIS

SCALE: 1/8"= 1'-0"

E KIM ENG.& DESIGN
CIVIL & STRUCTURE DESIGN

37325 8th Ave S
FEDERAL WAY, WA 98003
PHONE: (818) 321-4243

REVISIONS

PROJECT TITLE :
ALTERATION-LEVEL 3MULTI FAMILY RESIDNECE
Mr. Cory Vom Baur

124 SE EVERETT ST
CAMAS, WA 98607

SCALE : AS INDICATED

DATE : OCTOBER 25, 2020

JOB NO : 230-20

Eui S Kim
STATE OF WASHINGTON
19437
REGISTERED
PROFESSIONAL ENGINEER

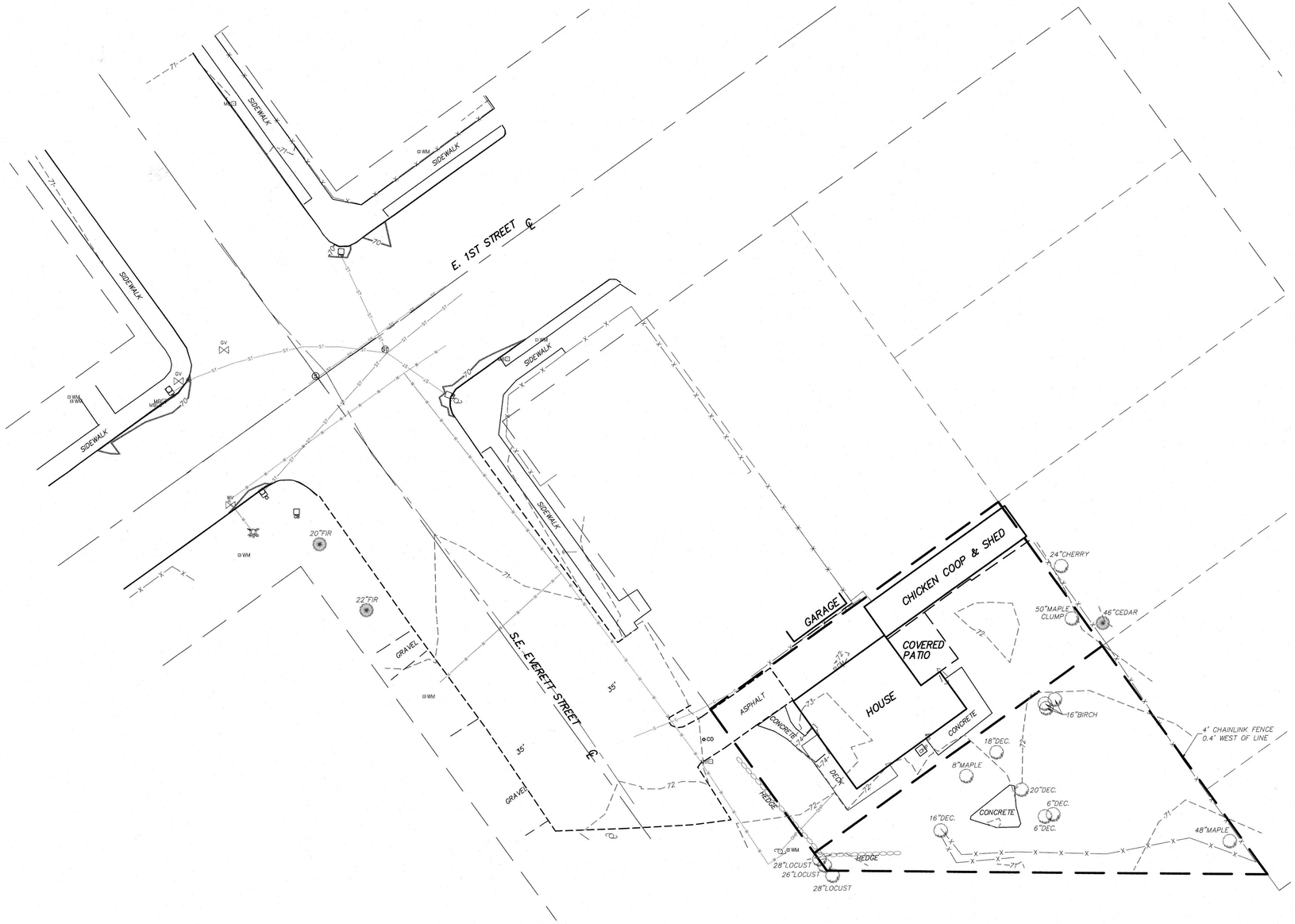
SHEET NO.

C-03

EXISTING CONDITIONS SURVEY

IN THE HJG MAXON D.L.C.
IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 11 T. 1 N., R. 3 E., W.M.
CITY OF CAMAS,
CLARK COUNTY, WASHINGTON

JOB NO.: 3169
DATA COLLECT: SEPTEMBER 2020
DRAWING DATE: 03-05-2021
SHEET 1 OF 1



LEGEND:

- INDICATES WATER STAND PIPE
- WM INDICATES WATER METER
- GM INDICATES GAS METER
- MB INDICATES MAIL BOX
- HP INDICATES HEAT PUMP
- INDICATES POWER POLE
- INDICATES GUY ANCHOR
- CO INDICATES CLEANOUT
- 12"FIR INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- 12"MAPLE INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES GAS LOCATE
- INDICATES WATER LOCATE
- INDICATES OVER HEAD POWER

MICHAEL A. WEISENBORN
STATE OF WASHINGTON
42700
REGISTERED
PROFESSIONAL LAND SURVEYOR

16 8 0 16 24 32
SCALE 1 INCH = 16 FEET

N

HORIZONTAL DATUM:
NAD 83 (2011)
WASHINGTON STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, US SURVEY FEET. BASED ON REAL TIME KINEMATIC
CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM:
NAVD 88 BASED ON GPS TIES TO MONUMENTS USING THE WASHINGTON
STATE REFERENCE NETWORK.
SITE TBM: POINT 10 (REBAR AND CONTROL CAP)
ELEVATION = 167.93 NAVD 88

604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519
PLS ENGINEERING

(E) SANITARY LINE

(E) WATER LINE

(E) SANITARY LINE

right-of-way

(E) WATER LINE

RIGHT-OF-WAY

M.H.

S.E. EVERETT STREET

CHICKEN COOP & SHED

COVERED PATIO

GARAGE

HOUSE

DECK

CONCRETE

ASPHALT

HEDGE

GRAVEL

35'

6' CHAINLINK FENCE 0.4' WEST OF LINE

EXISTING SITE PLAN W/ UTILITY LINES

SCALE: 1"=16'-0"

E KIM ENG.& DESIGN
CIVIL & STRUCTURE DESIGN

37325 8th Ave S
FEDERAL WAY, WA 98003
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REVISIONS

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53437
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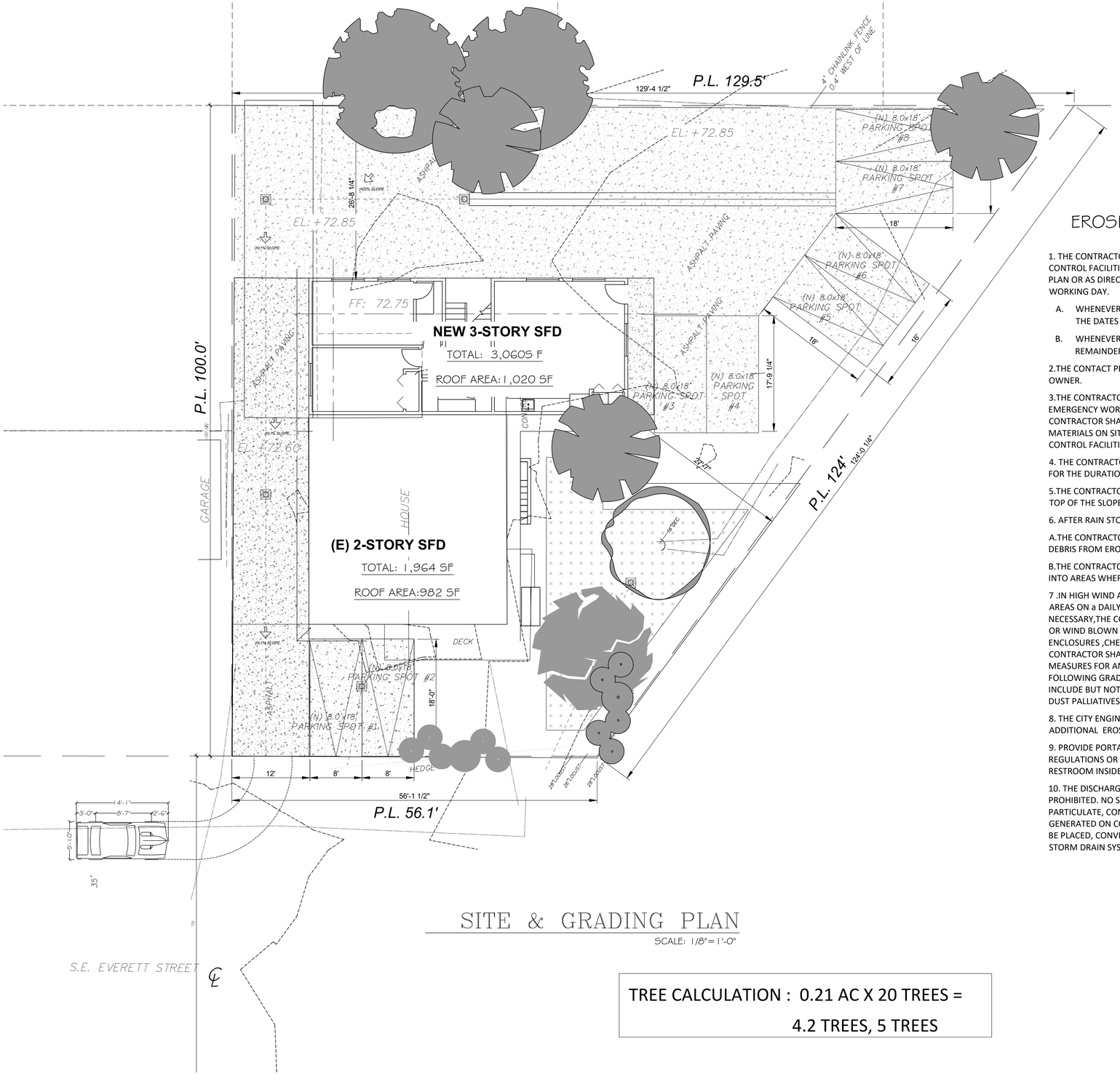
SHEET NO.

C-00

PROJECT NAME: ALTERATION LEVEL3-NEW 3-STORY SFD E

PROJECT ADDRESS: 124 SE EVERETT ST, CAMAS, WA 98607



SITE & GRADING PLAN

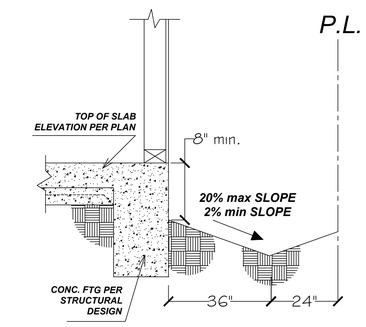
SCALE: 1/8"= 1'-0"

TREE CALCULATION : 0.21 AC X 20 TREES =

4.2 TREES, 5 TREES

DRAINAGE NOTES

1. REPLACE EXISTING DRAINAGE TOWARD RETAINING WALL.
2. PROVIDE NEW MIN. SLOPE 2%.



EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.

   A. WHENEVER THE 5-DAY RAIN PROBABILITY EXCEEDS 40% BETWEEN THE DATES OF OCTOBER 15 AND APRIL (RAIN SEASON).

   B. WHENEVER THE DAILY RAIN PROBABILITY EXCEEDS 50% THE REMAINDER OF THE YEAR AND APRIL 15 (RAINY SEASON).

2.THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER.

3.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY WORK CREW AT ALL TIMES DURING THE RAINY SEASON THE CONTRACTOR SHALL STOCKPILE THE NECESSARY EROSION CONTROL MATERIALS ON SITE TO FACILITATE RAPID INSTALLATION OF EROSION CONTROL FACILITIES.

4. THE CONTRACTOR SHALL CONSTRICT DESILTING FACILITIES AS NECESSARY FOR THE DURATION OF THE PROJECT.

5.THE CONTRACTOR SHALL TAKE MEASURE TO PREVENT RUNOFF OVER THE TOP OF THE SLOPES.

6. AFTER RAIN STORM:

A.THE CONTRACTOR SHALL REMOVE ALL SILT,STANDING WATER ,AND DEBRIS FROM EROSION CONTROL FACILITIES.

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GRADING NOTES

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PROJECT INFORMATION

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PROJECT LOCATION:	124 SE EVERETT ST, CAMAS WA
PIN #:	89-235-000
COUNTY:	CLARK COUNTY
LEGAL DESCRIPTION:	
OWNER:	VOM BAUR CORY J & VOM BAUR KENDALE E
DESIGNER & CIVIL ENGINEER:	EUI S KIM, PE ekim1234@gmail.com

E KIM ENG.& DESIGN
CIVIL & STRUCTURE DESIGN

37325 8th Ave S
FEDERAL WAY, WA 98003
PHONE: (818) 321-4243

REVISIONS

PROJECT TITLE :
MULTI FAMILY RESIDNECE
Mr. Cory Vom Baur
124 SE EVERETT ST
CAMAS, WA 98607

SCALE : AS INDICATED

DATE : OCTOBER 25, 2020

JOB NO : 230-20

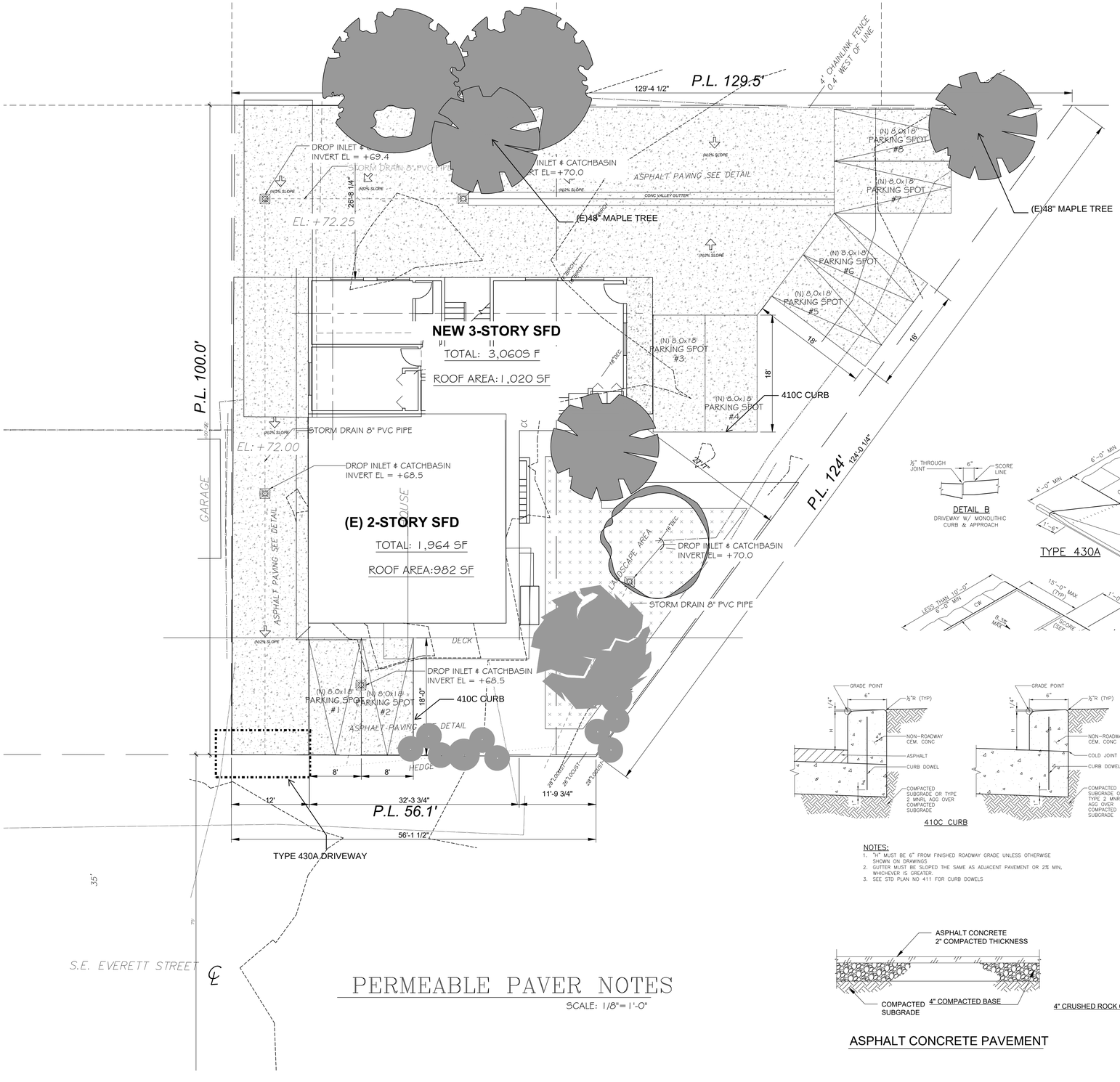
Eui S Kim
STATE OF WASHINGTON
53437
REGISTERED
PROFESSIONAL ENGINEER

SHEET NO.

C-01

PROJECT NAME: ALTERATION LEVEL3-NEW 3-STORY SFD E

PROJECT ADDRESS: 124 SE EVERETT ST, CAMAS, WA 98607

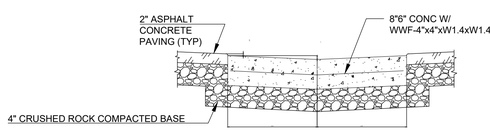


PERMEABLE PAVER NOTES

SCALE: 1/8"=1'-0"

NOTES:
1. "H" MUST BE 6" FROM FINISHED ROADWAY GRADE UNLESS OTHERWISE SHOWN ON DRAWINGS
2. GUTTER MUST BE SLOPED THE SAME AS ADJACENT PAVEMENT OR 2% MIN, WHICHEVER IS GREATER.
3. SEE STD PLAN NO 411 FOR CURB DOWELS

ASPHALT CONCRETE PAVEMENT



VALLEY GUTTER (2 FT. & 4 FT.)

PLANTER BOX NOTES

Design Criteria and Considerations

When installing a planter box, the following criteria should be adhered to unless otherwise permitted by the City of Los Angeles. The owner should check all boxes that will be complied with.

At locations without rain gutters, planters are placed directly below roof drip lines to capture runoff as efficiently as possible.

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Planting soil contains no more than 30% compost.

Minimum of 2 feet in width .

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IRRIGATION SYSTEM NOTES

1. Proposed to use Water Efficient Landscape irrigation system. For more details see LS1.

EARTH WORKS QUANTITIES

APROX. CUT AND FILL QUANTITIES:

CUT= 45 C.Y.

FILL= 0 C.Y.

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which is less than 50 CY. No grading permit required.

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FRONT PARKING DRIVEWAY:	1,150 SF
REAR PARKING;	3,445 SF
TOTAL 6,828 SF	

E KIM ENG.& DESIGN
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REVISIONS

PROJECT TITLE :
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Mr. Cory Vom Baur
124 SE EVERETT ST
CAMAS, WA 98607

SCALE : AS INDICATED

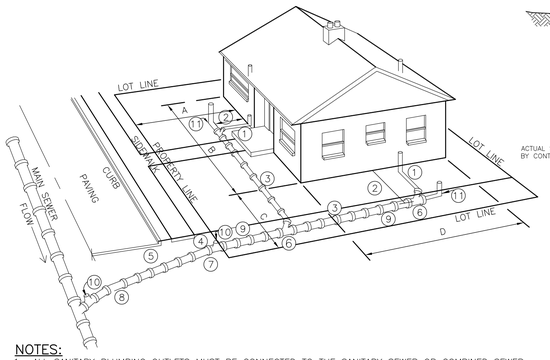
DATE : OCTOBER 25,2020

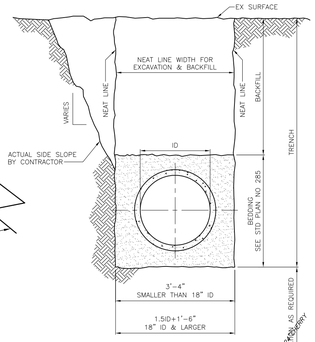
JOB NO : 230-20

Eui S Kim
STATE OF WASHINGTON
53417
REGISTERED
PROFESSIONAL ENGINEER

SHEET NO.

C—02

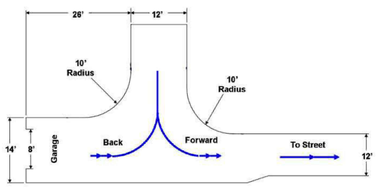




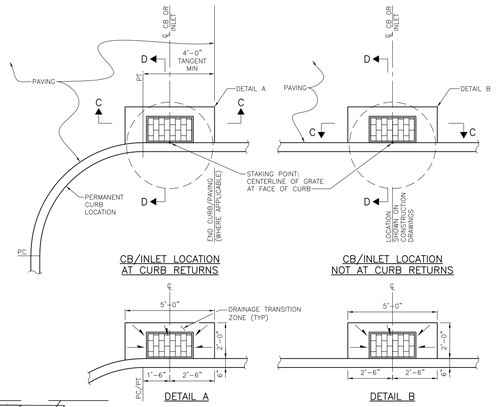
NOTES:

1. ALL SANITARY PLUMBING OUTLETS MUST BE CONNECTED TO THE SANITARY SEWER OR COMBINED SEWER.
2. 2'-6"MIN DISTANCE FROM HOUSE, EXCEPT FOR SOIL PIPE CONNECTION.
3. 1'-6"MIN COVER OF PIPE.
4. 2'-6"MIN COVER AT PROPERTY LINE.
5. 5'-0"MIN COVER AT CURB LINE.
6. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH BENDS OR WYES.
7. STANDARD 4" TO 6" INCREASER.
8. 6" SEWER PIPE: MIN SIZE IN STREET, AND ELSEWHERE AS DIRECTED. 2% MIN GRADE, 100% MAX.
9. 4" SEWER PIPE: MIN SIZE ON PROPERTY. 2% MIN GRADE, 100% (45°) MAX.
10. TEST "T" WITH PLUG
11. CLEANOUT AT UPSTREAM END OF SIDE SEWER.

A. CONSTRUCTION IN STREET MUST BE DONE BY A REGISTERED SIDE SEWER CONTRACTOR.
B. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT SIDE SEWER ORDINANCE.



TYPICAL TRENCH DETAIL
FOR SEWER & STORM DRAIN

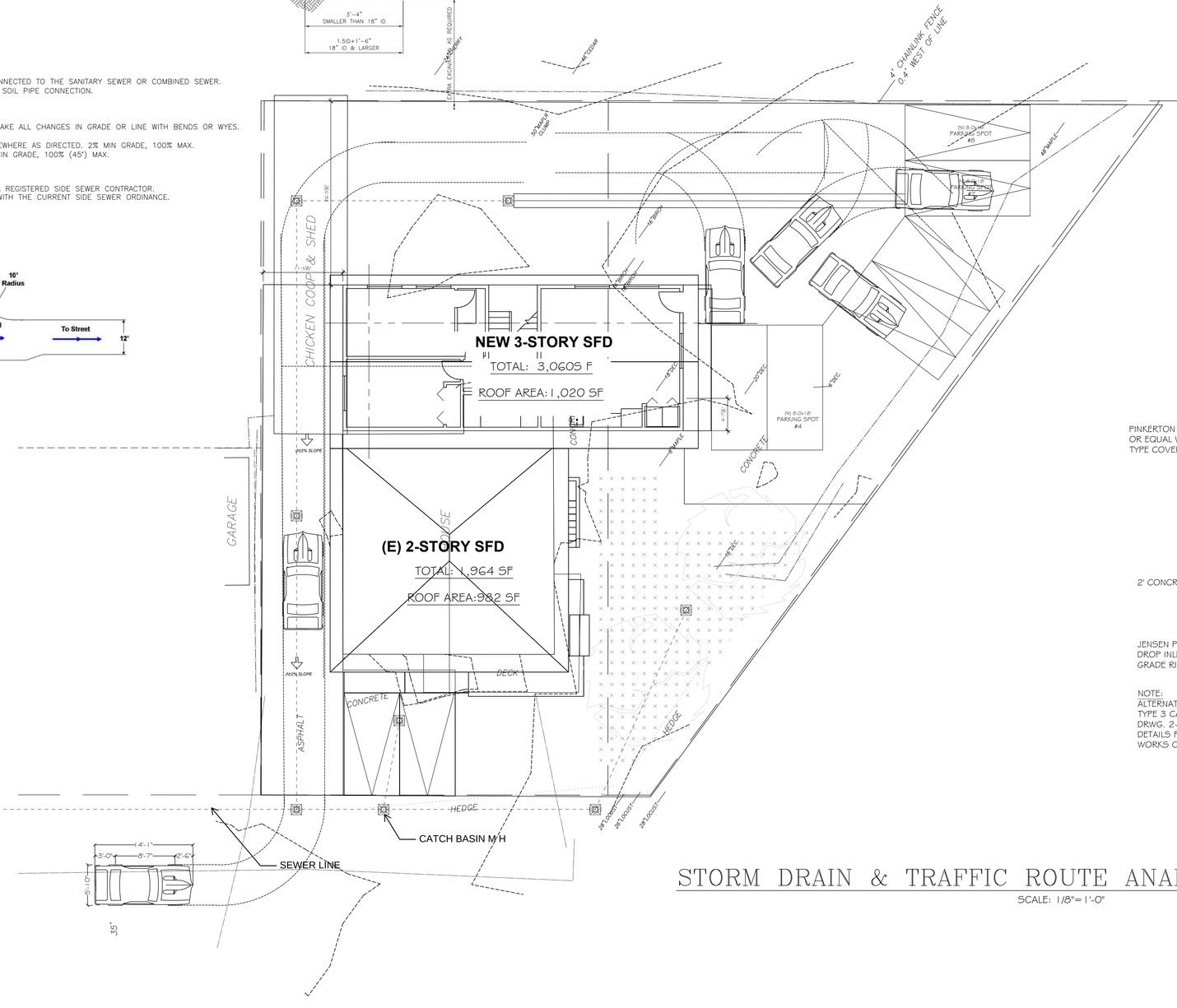


CB/INLET LOCATION AT CURB RETURNS

CB/INLET LOCATION NOT AT CURB RETURNS

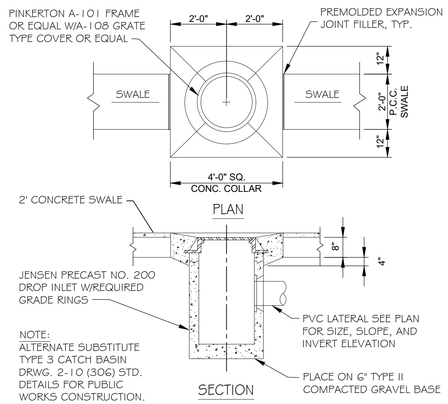
DETAIL A

DETAIL B



STORM DRAIN & TRAFFIC ROUTE ANALYSIS

SCALE: 1/8"=1'-0"



DROP INLET & CATCH BASIN

E KIM ENG.& DESIGN
CIVIL & STRUCTURE DESIGN

37325 8th Ave S
FEDERAL WAY, WA 98003
PHONE: (818) 321-4243

REVISIONS

PROJECT TITLE :
ALTERATION-LEVEL 3MULTI FAMILY RESIDNECE
Mr. Cory Vom Baur
124 SE EVERETT ST
CAMAS, WA 98607

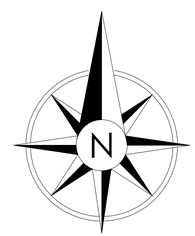
SCALE : AS INDICATED
DATE : OCTOBER 25, 2020
JOB NO : 230-20

Eui S Kim STATE OF WASHINGTON 23437 REGISTERED PROFESSIONAL ENGINEER

SHEET NO.

C-03

Exhibit 7



0 10' 20'

NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

CONDITIONAL USE PERMIT

Jolma Design, LLC
10 South Parkway Ave.
Ste. 201
Battle Ground, WA 98604
(360) 723-0392
www.jolmadesign.com

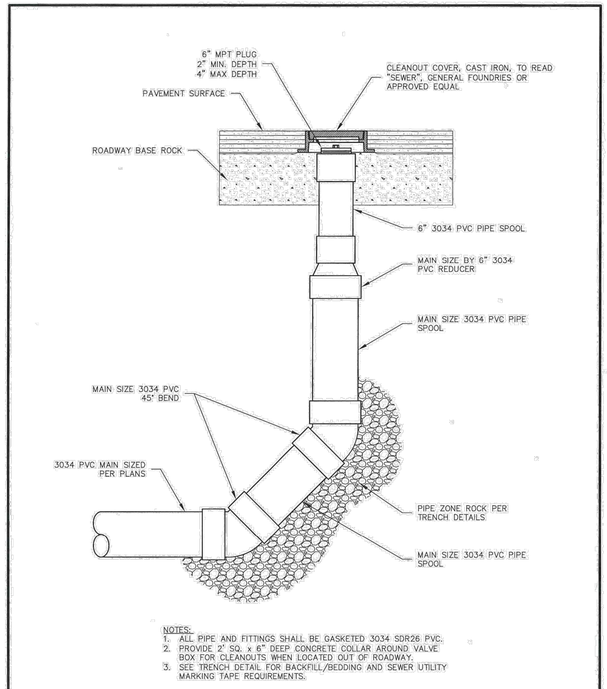
SHARON JOLMA — STATE OF WASHINGTON — 16780 — REGISTERED PROFESSIONAL ENGINEER

9/27/2021

PROJECT NAME: HALL FOURPLEX
CLIENT: CORY VOM BAUR
PROJECT LOCATION: CAMAS, WA

MARK	DATE	DESCRIPTION
A	9/27/2021	Issued for review.

PROJECT:	20131
DESIGNED:	BJJ
DRAWN:	BJJ
CHECKED:	BJJ
SCALE	
SCALE AS NOTED	
SHEET TITLE	
PRELIMINARY UTILITY PLAN	
SHEET	
C-101	



NOTES:
1. ALL PIPE AND FITTINGS SHALL BE GASKETED 3034 SDR26 PVC.
2. PROVIDE 2' SQ. x 6" DEEP CONCRETE COLLAR AROUND VALVE BOX FOR CLEANOUTS WHEN LOCATED OUT OF ROADWAY.
3. SEE TRENCH DETAIL FOR BACKFILL/BEDDING AND SEWER UTILITY MARKING TAPE REQUIREMENTS.

City of Camas WASHINGTON

SANITARY SEWER DETAIL
GRAVITY SANITARY SEWER MAIN CLEANOUT

DETAIL APPROVED BY: Jon Pheifer 7-23-18 DATE

NOT TO SCALE | DETAIL NO. SG5

REVISION: 3 DATE: 7/17/2018

GRAF-SERV 2018.DWG

CONVENTIONAL GRAVITY SEWER CONSTRUCTION NOTES:

1. ALL TRENCH EXCAVATION AND PIPE INSTALLATION SHALL CONFORM TO THE MOST RECENTLY ADOPTED VERSION OF W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.3(1) AND SECTION 7-08.3(2). ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON AN APPROVED SITE.
2. PIPE BEDDING & PRE-COVER (PIPE ZONE) MATERIAL SHALL BE 5/8 INCH MINUS CRUSHED ROCK.
3. TRENCH BACKFILL MATERIAL SHALL BE 1-1/4 INCH MINUS CRUSHED ROCK.
4. TRENCH COMPACTION SHALL BE PER CITY OF CAMAS STANDARD TEST REQUIREMENTS DETAIL G4. CONTRACTOR TO DETERMINE THE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE THE REQUIRED COMPACTION. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE A.A.S.H.T.O. T-180 TEST METHOD.
5. SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
6. ALL PIPE AND FITTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED VERSION OF W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-17.2. PIPE SIZES UP TO 15 INCHES SHALL CONFORM TO ASTM D3034 SDR26. PIPE SIZES FROM 18 TO 48 INCHES SHALL CONFORM TO ASTM F679 PS115.
7. ALL PIPE CONNECTIONS AT MANHOLES SHALL BE CORED AND RUBBER BOOTED.
8. VACUUM TESTING OF MANHOLES IS REQUIRED PRIOR TO APPLICATION OF AN APPROVED HYDROGEN SULFIDE RESISTANT LINER.
9. ALL MANHOLES SHALL BE COATED WITH A HYDROGEN SULFIDE RESISTANT LINING, MATERIAL SUBMITTAL REQUIRED. LINING SHALL ALSO BE APPLIED TO EXISTING MANHOLES WHEN A NEW LINE ENTRY IS TIED-IN TO THE MANHOLE.
10. ALL PIPE AND FITTINGS SHALL BE AIR TESTED AT FOUR P.S.I. FOR ONE MINUTE PER EVERY 100 FEET OF MAINLINE.
11. SANITARY SERVICE LATERAL SHALL BE 6 INCHES IN DIAMETER AND THE ENDS SHALL EXTEND 8 FEET PAST THE STREET RIGHT-OF-WAY LINE OR AS SHOWN ON THE PLANS AND MARKED WITH A 10 FOOT LONG 2" X 4".
12. ALL SANITARY LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 6 FEET AND A MINIMUM GRADE OF 0.4% UNLESS OTHERWISE SHOWN ON THE PLANS.

City of Camas WASHINGTON

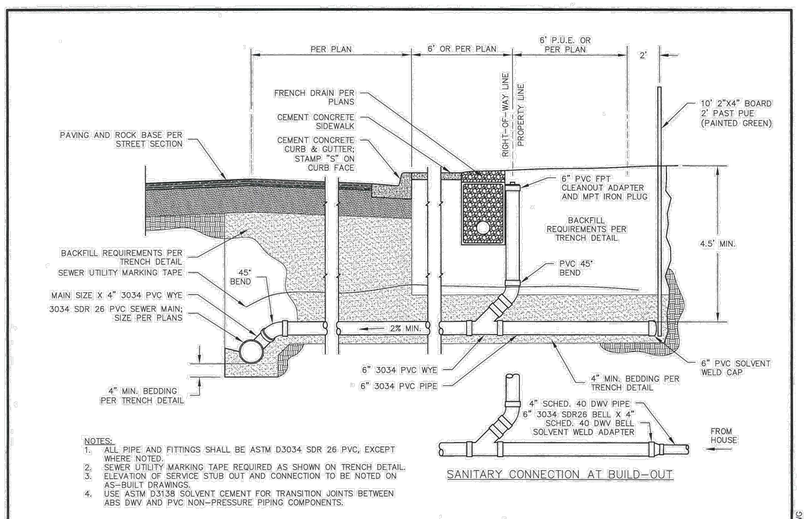
SANITARY SEWER DETAIL
GRAVITY SEWER CONSTRUCTION NOTES

DETAIL APPROVED BY: Jon Pheifer 7-23-18 DATE

NOT TO SCALE | DETAIL NO. SG1

REVISION: 4 DATE: 7/17/2018

GRAV-NOTES 2018.DWG



NOTES:
1. ALL PIPE AND FITTINGS SHALL BE ASTM D3034 SDR 26 PVC, EXCEPT WHERE NOTED.
2. SEWER UTILITY MARKING TAPE REQUIRED AS SHOWN ON TRENCH DETAIL.
3. ELEVATION OF SERVICE STUB OUT AND CONNECTION TO BE NOTED ON AS-BUILT DRAWINGS.
4. USE ASTM D3138 SOLVENT CEMENT FOR TRANSITION JOINTS BETWEEN ABS DWV AND PVC NON-PRESSURE PIPING COMPONENTS.

SANITARY CONNECTION AT BUILD-OUT

City of Camas WASHINGTON

SANITARY SEWER DETAIL
GRAVITY SEWER SERVICE STUB OUT

DETAIL APPROVED BY: Jon Pheifer 7-23-18 DATE

NOT TO SCALE | DETAIL NO. SG2

REVISION: 3 DATE: 7/17/2018

GRAV-SERV 2018.DWG

CONDITIONAL USE PERMIT

Jolma Design, LLC
10 South Parkway Ave.
Ste. 201
Battle Ground, WA 98604
(360) 723-0392
www.jolmadesign.com

SIMON JOSEPH JOLMA — STATE OF WASHINGTON — 16180 — REGISTERED PROFESSIONAL ENGINEER

9/27/2021

PROJECT NAME: HALL FOURPLEX
CLIENT: CORY VOM BAUR
PROJECT LOCATION: CAMAS, WA

MARK	DATE	DESCRIPTION
A	9/27/2021	Issued for review.

PROJECT: 20131
DESIGNED: BJJ
DRAWN: BJJ
CHECKED: BJJ
SCALE
SCALE AS NOTED
SHEET TITLE
SANITARY SEWER NOTES
SHEET
C-102

10 South Parkway Avenue, Suite 102 | Battle Ground, WA 98604 | (360) 723-0392 | www.jolmadesign.com

September 25, 2021

Hearings Examiner
City of Camas
616 NE 4th Ave.
Camas, WA 98607

Re: Hall Fourplex (CUP21-02) Water Main Extension

Mr. Hearings Examiner:

The purpose of this letter is to request relief from the City of Camas's condition of approval that the Hall Fourplex applicant construct a 6-in. water main to serve three new dwelling units (existing residence plus three additional attached dwelling units). This requirement is not supported by our engineering calculations and may constitute disproportionate public improvements that are not allowed under the Supreme Court of the United States' *Dolan v. City of Tigard* ruling.

Statement of the Facts

- The applicant is proposing to construct a residential fourplex by remodeling and adding three attached dwelling units to an existing single-family residence located at 124 SE Everett St. in Camas, Washington (Subject Site).
- Based on comments (Exhibit A) provided by the City of Camas (City) in response to the applicant's Conditional Use Permit (CUP21-02) application submittal, the City is requiring upsizing of an existing water main currently serving the Subject Site from 2 in. to 6 in. The new main will also serve neighboring properties we assume are also currently serviced by the existing 2-in. water main.
- In a series of email correspondence with Anita Ashton, the City Development Engineer reviewing the project (Exhibit B), the applicant requested relief from the water main improvement requirement and supported this request with technical reasoning and our concerns regarding compliance with the *Dolan v. City of Tigard* case law. We also requested codified substantiation supporting the City's position. The City's response addressed some of our questions; however, Ms. Ashton's response to questions regarding the water main upsizing was to reiterate the City's position and state that the water main upsizing did not fall under the proportionality rules (it is unclear whether the City's legal counsel was consulted in this matter). Following Ms. Ashton's response, I left a voicemail with Curleigh (Jim) Carothers, the City Engineer Manager, expressing my concerns and summarizing my correspondence with Ms. Ashton. Mr. Carothers called and left a voicemail affirming Ms. Ashton's decisions.
- According to Ms. Ashton's email, the City has no plans to extend the water main south through the railroad right-of-way, and the applicant would not have a right to be compensated for the improvement costs via latecomer hookup fees.
- In accordance with Washington State law (WAC 246-290-230[5]), the City is required to maintain a minimum pressure of 30 psi throughout its distribution system; therefore, it is reasonable to assume the existing 2-in. water main has at least 30 psi at the Subject Site point of service. It is worth noting that according to the City website (https://www.cityofcamas.us/utilities/faq/why-do-we-have-low-water-pressure-can-you-increase-it), the City is only required to provide a minimum of 20 psi; we are not sure why this does not align with current Washington State law).

Legal Argument for Relief from the City's Water Main Upsizing Requirement

Due to my lack of knowledge with respect to case law interpretation and its interpretation, I have refrained from presenting legal arguments in support of our position; however, we respectfully request, Mr. Examiner, that you consider and make a ruling on this matter in light of the *Dolan v. City of Tigard* and other applicable case law.

Technical Argument for Relief from the City's Water Main Upsizing Requirement

Using EPANET, a commonly used water system modeling program developed and administered by the United States Environmental Protection Agency, we performed a hydraulic analysis of the existing water system to determine whether the 2-in. water main will provide adequate domestic water services to the Subject Site. The water system analysis was based on the Washington State Department of Health (DOH) *Water System Design Manual* (Publication 331-123, Revised June 2020) requirements and recommendations. Said calculations are presented in Exhibit C.

Following is a summary of findings and conclusions resulting from the hydraulic analysis:

- Assuming the pressure at the Subject Site point of connection to the existing 2-in. water main meets the required state minimum of 30 psi, the 2-in. main will supply the calculated peak hour demand, the key parameter used to size domestic water distribution systems.
- The evaluation results indicate the existing 2-in. water main will serve the peak demand of at least 10 residential units.

Monetary Argument for Relief from the City's Water Main Upsizing Requirement

Our estimated range of overall cost to upsize the water main is $15k to $20k. This includes installing 150 linear ft of 6-in. ductile iron pipe, installing (3) valves, a full-width pavement restoration of SE Everett St, and other appurtenant costs. These unanticipated, and in our opinion unwarranted, costs will substantially impact the project's economic viability and profitability.

Summary and Conclusions

Based on the above-referenced information and supporting attachments we conclude that upsizing existing water main is unwarranted and not commensurate with the project impacts; therefore, Mr. Examiner, on behalf of the applicant we respectfully request you deny the City's request to require water main improvements as a condition of approval.

Sincerely,

Byron Jolma, PE
Jolma Design, LLC

Attachments:
Exhibit A—City of Camas Notice of Incompleteness Letter
Exhibit B—Email Correspondence with City of Camas Regarding Water Main Improvements
Exhibit C—Water System Hydraulic Analysis Calculations

COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

EXHIBIT A

April 30, 2021

James Hall
Sent via email j.r.hall99@gmail.com

RE: Vom Baur Property (CUP21-02)

Dear James Hall,

Thank you for your application submittal for the Vom Baur Property. There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on January 29, 2021 and resubmitted on April 22nd has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

1. Preliminary Utility Plan, with the required improvements for upsizing the water main, new water services, new sewer laterals, new driveway approach, etc.

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments. If you have any questions, please contact me at (360) 817-7237.

Respectfully,

Madeline Sutherland,
Assistant Planner

Gmail

EXHIBIT B

Byron Jolma <bjolma@jolmadesign.com>

RE: sewer and water lateral improvements

Anita Ashton <AAshton@cityofcamas.us> Tue, Jul 27, 2021 at 2:05 PM
To: Byron Jolma <bjolma@jolmadesign.com>
Cc: Cory Vom Baur <coryvombaur@gmail.com>, Madeline Sutherland <MSutherland@cityofcamas.us>, James Hall <j.r.hall99@gmail.com>

Byron,

- The water main is required to be upsized from the existing 2-inch galvanized waterline to a 6-inch ductile iron in order to serve the proposed development and the addition of 3 new dwelling units.

- This is not a new requirement. It has been noted in each pre-app that has been held for that parcel.

- The new waterline will dead-end with a blowoff at the end of NE Franklin.

- The line will not be extend over or under the BNSF railroad property.

- There is not the option of a latecomers agreement.

- The existing homes located on the north side of the proposed development will have a new service tapped off the new waterline.

- The requirement for the upsize on the waterline does not fall under proportionality. In order to proceed with the development, the waterline is required to be upsized.

Thanks, A

City of Camas WASHINGTON

Anita Ashton
Community Development Engineering

Project Manager

Desk 360-817-7231

www.cityofcamas.us | aashton@cityofcamas.us

From: Byron Jolma <bjolma@jolmadesign.com>
Sent: Monday, July 26, 2021 3:23 PM
To: Anita Ashton <AAshton@cityofcamas.us>
Cc: Cory Vom Baur <coryvombaur@gmail.com>; Madeline Sutherland <MSutherland@cityofcamas.us>; James Hall <j.r.hall99@gmail.com>
Subject: Re: sewer and water lateral improvements

Thank you for following up, Anita.

With all due respect, I was hoping you would provide some sort of justification as to why 3 additional units warrants upsizing a pipe from 2 in. to 6 in. The flow capacity increase from 2 in. (45 gpm) to 6 in. (800 gpm) is approximately 750 gpm. Are there future plans to extend that water main? Will the existing residences be required to tie into it (*i.e.*, can the applicant recoup some of the costs through a latecomers agreement?) I'm certainly not trying to start off being a thorn in your side; however, I feel compelled to advocate for my client with regard to this issue, as the cost of extending that line is fairly substantial considering the scope of the project. I would appreciate a little more information (*e.g.*, a code section citation or master plan showing extension of that water main) to alleviate my concerns that this requirement aligns with the *Dolan v. City of Tigard* proportionality ruling.

Respectfully,

On Mon, Jul 26, 2021 at 11:54 AM Anita Ashton <AAshton@cityofcamas.us> wrote:

> Byron,
>
> Additional comments from staff relate to the sanitary sewer.
>
> - New sanitary sewer laterals are to be provided for each dwelling unit with clean-outs.
> - The existing/old sanitary lateral is to be capped and abandoned at the right-of-way.
>
> Thanks, A
>
> **Anita Ashton**
> Community Development Engineering
>
> Project Manager
>
> Desk 360-817-7231
>
> www.cityofcamas.us | aashton@cityofcamas.us
>
> ---
>
> **From:** Anita Ashton
> **Sent:** Monday, July 26, 2021 11:51 AM
> **To:** 'Byron Jolma' <bjolma@jolmadesign.com>
> **Cc:** Cory Vom Baur <coryvombaur@gmail.com>; Madeline Sutherland <MSutherland@cityofcamas.us>; James Hall <j.r.hall99@gmail.com>
> **Subject:** RE: sewer and water lateral improvements
>
> Byron,
>
> I've reviewed your comments below and have provided responses below. Thanks, A

Anita Ashton
Community Development Engineering

Project Manager

Desk 360-817-7231

www.cityofcamas.us | aashton@cityofcamas.us

From: Byron Jolma <bjolma@jolmadesign.com>
Sent: Monday, July 26, 2021 9:43 AM
To: Anita Ashton <AAshton@cityofcamas.us>
Cc: Cory Vom Baur <coryvombaur@gmail.com>; Madeline Sutherland <MSutherland@cityofcamas.us>; James Hall <j.r.hall99@gmail.com>
Subject: Re: sewer and water lateral improvements

Good morning, Anita.

Have you had a chance to review my email Madeline forwarded last week regarding the fourplex project on SE Everett St? Please confirm you received the email, and any updates you can provide would be much appreciated!

Thank you,

Byron

On Tue, Jul 20, 2021 at 9:40 AM Madeline Sutherland <MSutherland@cityofcamas.us> wrote:

> Hi Byron,
>
> I have copied Anita, Engineering Project Manager who can respond to your questions.
>
> Regards,

Madeline Sutherland (She/Her/Hers)
Assistant Planner

Desk 360-817-7237

Cell 360-326-5524

www.cityofcamas.us | msutherland@cityofcamas.us

From: Byron Jolma <bjolma@jolmadesign.com>
Sent: Tuesday, July 20, 2021 9:34 AM
To: Madeline Sutherland <MSutherland@cityofcamas.us>
Cc: Cory Vom Baur <coryvombaur@gmail.com>; James Hall <j.r.hall99@gmail.com>
Subject: Fwd: sewer and water lateral improvements

Good morning, Madeline.

We have been retained by Cory Vom Baur to assist with the civil engineering related to the multi-family development project at 124 SE Everett St (CUP21-02). The City's review comments italicized below were forwarded by the applicant. We did the stormwater plan; however, the remaining civil-related elements were prepared by another engineer and I'm still trying to get up to speed. I have some questions/comments which I've highlighted in red below. The applicant is anxious to keep this moving forward, and your prompt attention to this matter would be greatly appreciated.

Regards,

Byron Jolma

---------- Forwarded message ---------
From: **James Hall** <j.r.hall99@gmail.com>
Date: Wed, Jun 2, 2021 at 9:06 AM
Subject: sewer and water lateral improvements
To: Cory Vom Baur <coryvombaur@gmail.com>

The city has asked for this, "Preliminary Utility Plan, with the required improvements for upsizing the water main, new waterservices, new sewer laterals" (see attached incompleteness letter). Our civil engineer has asked to have a third party advise on the necessary improvements to the water and sewer laterals.

There is currently a 3/4" water line from the meter. I suggest that we need to upgrade that to a 1" line for the amount of new water fixtures in the new units.

The only sewer line information I can find is what I found in the basement. I can see a 4" cast iron pipe leaving the house.

We are looking for what improvements need to be made to the water line and sewer lines in regards to the addition of the three attached units to the house. Will a new 1" water line be enough? Does the sewer line need to be improved? This information needs to be included on the preliminary utility plan for city review.

I have attached the letter, civil plans and basic building floor plans for your reference.

From the city, this is what we will need to do on the street side:

Water:

· *There is an existing 2-inch galvanized water main in SE Everett Street. The existing water main is not sufficient to accommodate 3 additional services.* See response to next item. See response below.

· *The applicant will be required to replace approximately 175-linear feet of existing 2-inch galvanized water main with a 6-inch ductile iron water main, including a blow off valve located at the south end of SE Everett St.* Extending the water main to serve the additional service points will be costly and does not seem proportional to the project, especially considering the unlikelihood that the main will be extended across the railroad tracks and SE 6th Ave. Will the City allow the applicant to install multiple pressure tanks to provide the storage needed to provide service to the new improvements? The existing 2-inch galvanized water main is not sufficient to accommodate 3 additional services. The applicant will be required to replace the existing 2-inch with a 6-inch DIP water main. Multiple pressure tanks is not approved.

· *Trenching and surface restoration, on NW 7th Ave., will be per CDSM Details G2 and G2A.* · *The applicant will be required to provide water services to the 4-plex.* See comment above. Trenching and surface restoration is to be per CDSM Details G2 and G2A.

· *A 10-foot separation shall be maintained, within the right-of-way, between water and sanitary sewer lines.*

· *Taps are to be performed by a tapping Contractor approved by the City's Water/Sewer Dept.* · *There is an existing hydrant located approximately 140-feet from the development on the southwest corner of SE Everett St. and East First.*

Sanitary Sewer:

· *There is an existing 6-inch gravity sanitary sewer main in SE Everett Street that flows to a manhole located in the intersection of SE Everett St. and East First.*

· *The applicant will be required to provide sewer laterals to the 4-plex.*

· *A 10-foot separation shall be maintained, within the right-of-way, between water and sanitary sewer lines.*

· *Trenching and surface restoration will be per CDSM Details G2 and G2A.*

· *The taps on the existing gravity sanitary sewer main can be performed by the Contractor, per CDSM Details SG1, SG2, and SG5.*

Thank you for your assistance.

--

James Hall

Sustainable Zen LLC

Architecture and Landscape Design

971-219-5349

--

BYRON JOLMA PE | JOLMA DESIGN, LLC

o: 360.723.0392 | c: 360.703.1577 | PO Box 1281, Battle Ground, WA 98604

--

BYRON JOLMA PE | JOLMA DESIGN, LLC

o: 360.723.0392 | c: 360.703.1577 | PO Box 1281, Battle Ground, WA 98604

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BYRON JOLMA PE | JOLMA DESIGN, LLC

o: 360.723.0392 | c: 360.703.1577 | PO Box 1281, Battle Ground, WA 98604

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EXHIBIT C

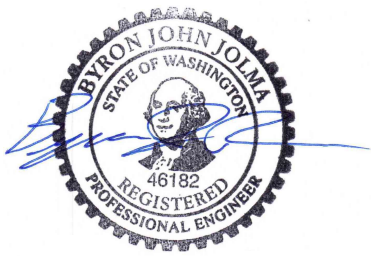
WATER SYSTEM HYDRAULIC CALCULATIONS

HALL FOURPLEX

124 SE EVERETT ST
CAMAS, WA 98607
TAX PARCEL NO. 89235000

SEPTEMBER 24, 2021

SUBMITTED TO: CITY OF CAMAS



9/24/2021

PREPARED FOR:
CORY VOM BAUR
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(425) 980-6409

PREPARED BY:
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PO BOX 1281
BATTLE GROUND, WA 98604
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CALCULATION SHEET

Project Name:	Project No.:	Parcel No.:	Project Address:
Hall Fourplex	20131	89235000 (Subject Site)	124 SE Everett St Camas, WA 98607
Jurisdiction: City of Camas	**Client:** Cory Vom Baur		**Subject:** Existing Water System Hydraulic Analysis
Calculated By: BJolma	**Checked By:** BJolma	**Date:** 9/24/2021	**Sheet No.** 1 of 1

Notes:

1. Assumes a minimum 30 psi at Subject Site point of connection.
2. Hazen-Williams equation used in analysis.
3. Analysis based on Washington State Department of Health (DOH) *Water System Design Manual* (Publication 331-123, Revised June 2020) requirements, calculations, and guidelines.

Objective:

Evaluate existing water main capacity to serve existing, new, and future residential domestic water services' peak demand. Calculations reference DOH *Water System Design Manual* (Manual).

Abbreviations:

ADD = Average Daily Demand
ERU = Equivalent Residential Unit
ERU_{ADD} = ERU ADD
MDD = Maximum Daily Demand
ERU_{MDD} = ERU MDD
DSL = Distribution System Leakage
FS = Factor of Safety
PHD = Peak Hourly Demand
AAR = Average Annual Rainfall
gpd = gallons per day
gpm = gallons per minute
PF = Peaking Factor

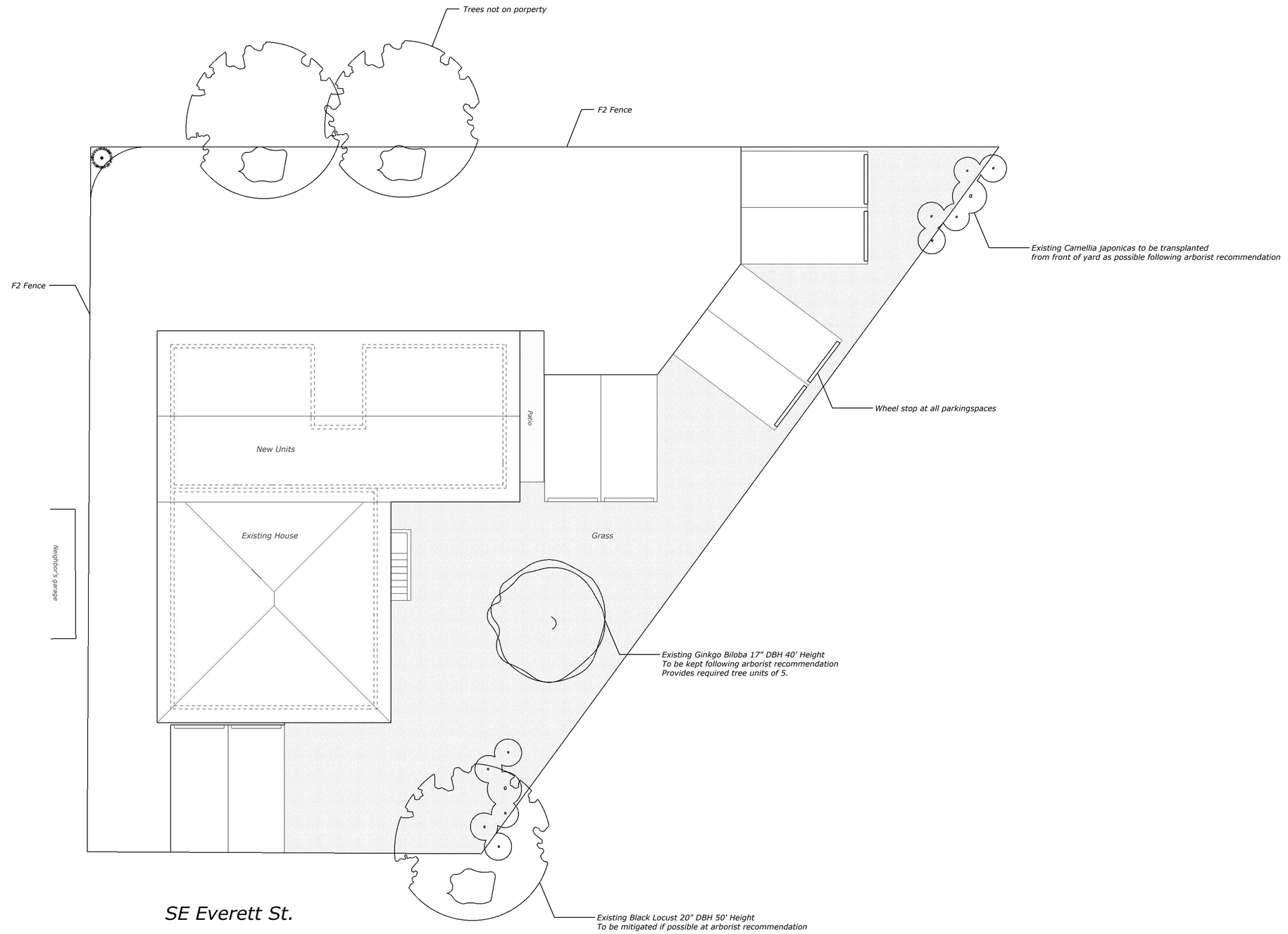
Solution:

1. Calculate ERU_{ADD}
   - From Figure D-4, ERU_{ADD} = (8000/AAR) + 200 x FS
   - City of Camas AAR = 61 in.
   - FS = 1.5
   - ERU_{ADD} = 497
   - DSL = 10% of ERU_{ADD} = (497 x 0.10) ≈ 50 gpd
   - System-wide ERU_{ADD} = ERU_{ADD} + DSL = 497 + 50 = 547 gpd
2. Calculate ERU_{MDD}
   - ERU_{MDD} = ERU_{ADD} x PF x FS
   - PF = 2, FS = 1.5
   - ERU_{MDD} = 497 x 2 x 1.5 = 1,491 gpd
3. Calculate PHD
   - From Equation 3-1, PHD = (ERU_{MDD}/1440) x [(C x N) + F] + 18
   - From Table 3-1, assuming 10 ERUs, C = 3, F = 0
   - PHD = (1,491/1440) x (3 x 10 + 0) + 18 = 49 gpm

Conclusion:

Using the calculated PHD as the base demand parameter in the EPANET hydraulic model, the existing 2-in. water main will serve the peak demand of at least 10 residential units; therefore, upsizing to a 6-in. water main is not justified.

```
******************************************************************
*                            E P A N E T                         *
*                     Hydraulic and Water Quality                *
*                     Analysis for Pipe Networks                 *
*                          Version 2.2                           *
******************************************************************

Input File: 20131_HallFourplex_WaterSystem_20210923-02.net

Hall Fourplex Water System Analysis

Link - Node Table:
------------------------------------------------------------------
Link           Start          End                Length  Diameter
ID             Node           Node                   ft        in
------------------------------------------------------------------
L1             R1             J1                      1         2

Node Results:
------------------------------------------------------------------
Node                Demand      Head  Pressure   Quality
ID                     GPM        ft       psi
------------------------------------------------------------------
J1                   49.00     69.15     29.96      0.00
R1                  -49.00     69.25      0.00      0.00 Reservoir

Link Results:
------------------------------------------------------------------
Link                  Flow  VelocityUnit Headloss    Status
ID                     GPM       fps    ft/Kft
------------------------------------------------------------------
L1                   49.00      5.00     95.40      Open
```



Tree Calculation: 0.21 Acres x 20 tree units/acre = 4.2 tree units

Landscape Plan
1/8" = 1'

Southwest Elevation
1/4" = 1'

Northwest Elevation
1/4" = 1'

Northeast Elevation
1/4" = 1'

Southeast Elevation
1/4" = 1'

Colors and Materials

- Sherwin Williams 7662 “Evening Shadow” and 6235 “Foggy Day”
- Darker roof shingle
- Hardie Plank siding
- New siding to the existing house to match the addition

Level 5 tree survey

Hall Fourplex (PA20-15)

Applicant James Hall

640 NW 19th Ave.

Camas WA 98607

Cory Vom Baur 360-980-6409 coryvombaur@gmail.com

Location: 124 SE Everett Street, Camas WA 98607

Report Prepared for:
Cory Vom Baur

Contact Information:
360-980-6409
coryvombaur@gmail.com

Report Prepared by:

Jeff Day,
360-608-8160
Jeff@newdayarborist.com
Board Certified Master Arborist, PN-6989BM
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist # 525

Assignment

Cory Vom Baur asked our company to provide a level 5 tree plan for the project that will add three units to an existing single- family residence.

Summary

With a combination of the sized lot in relationship to the percentage of available open space and the condition of the tree canopy my recommendation is to remove all the trees on site, except for the Ginkgo. I would also recommend saving and replant the Camellia hedge in the front yard. I'm not sure if the black Locust #184 is on your property, (its base is located on the slope) but I would rate a high risk of failure within the next 3 years.

Observations

Within the approximate 2000 square feet of the backyard there are four specimens that were planted approximately 15 years ago. The exception is one big leaf Maple #183, which is a mature specimen and in good condition, but the problem is there is a planned driveway next to its base. It would be a bonus if the Ginkgo #180 could be saved, but the other three within 15' of each other are not good candidates for retention.

I strongly recommend saving the Camellia specimens in the front yard and replanting along the top of the slope in the back yard.

Discussion

Unfortunately, these sized projects are difficult to retain trees on site. The Ginkgo #180 may be a candidate to save. Additionally, the Camellia japonicas, (even though they are not trees) are special plants and should be replanted if possible.

The Locust #184 may or may not be on the property, (its location is close to the top of the slope but I would recommend either reducing the leaders to prevent the tree from splitting or removal.

Recommendations

Remove all the trees in the back and side yard except for the Ginkgo #180. Saving and replanting the Camellias would also be a bonus. Re-landscape using scaled down versions of tree species and shrubs.

Inventory

New Day Arborist Tree Inventory and Assessment Form						
Tree #	Species	DBH Inch	Location	Approx. Height	Defects	Mitigation
179	Black Walnut	8"	South Center- side yard	25'	Small structural issues- secondary leaders	Remove
180	Ginkgo Biloba	17"	South Center- side yard	40'	Co-dominant- Poor structure	Retain if possible
181	Liriodendron Tulipfera	13"	Center Back yard	55'	Dogleg at 15' - small deadwood	Remove
182	European White Birch	14" -13" - 12"	SE back yard	65'	one dead leader- poor specimen	Remove
183	Big Leaf Maple	17" 8" 15"36" 19"	East center property line	75'	Multiple stems. Deadwood	Remove
184	Black Locust	19" 20" 20"	SW front yard along hill	50'	Co-dominant- Poor structure - Deadwood.	Remove/ mitigate

Protective Measures

The following conditions are set forth to minimize outside impact to any trees to be retained and their future health, while construction occurs on the property.

Placing Materials near Trees

No person may conduct any activity within the protected area of trees to be retained, including, but not limited to, parking equipment, placing solvents, storing building material and soil deposits, dumping concrete washout and locating burn holes or any heavy equipment.

During construction, no person shall attach any object to the tree designated for protection.

Protective Barrier

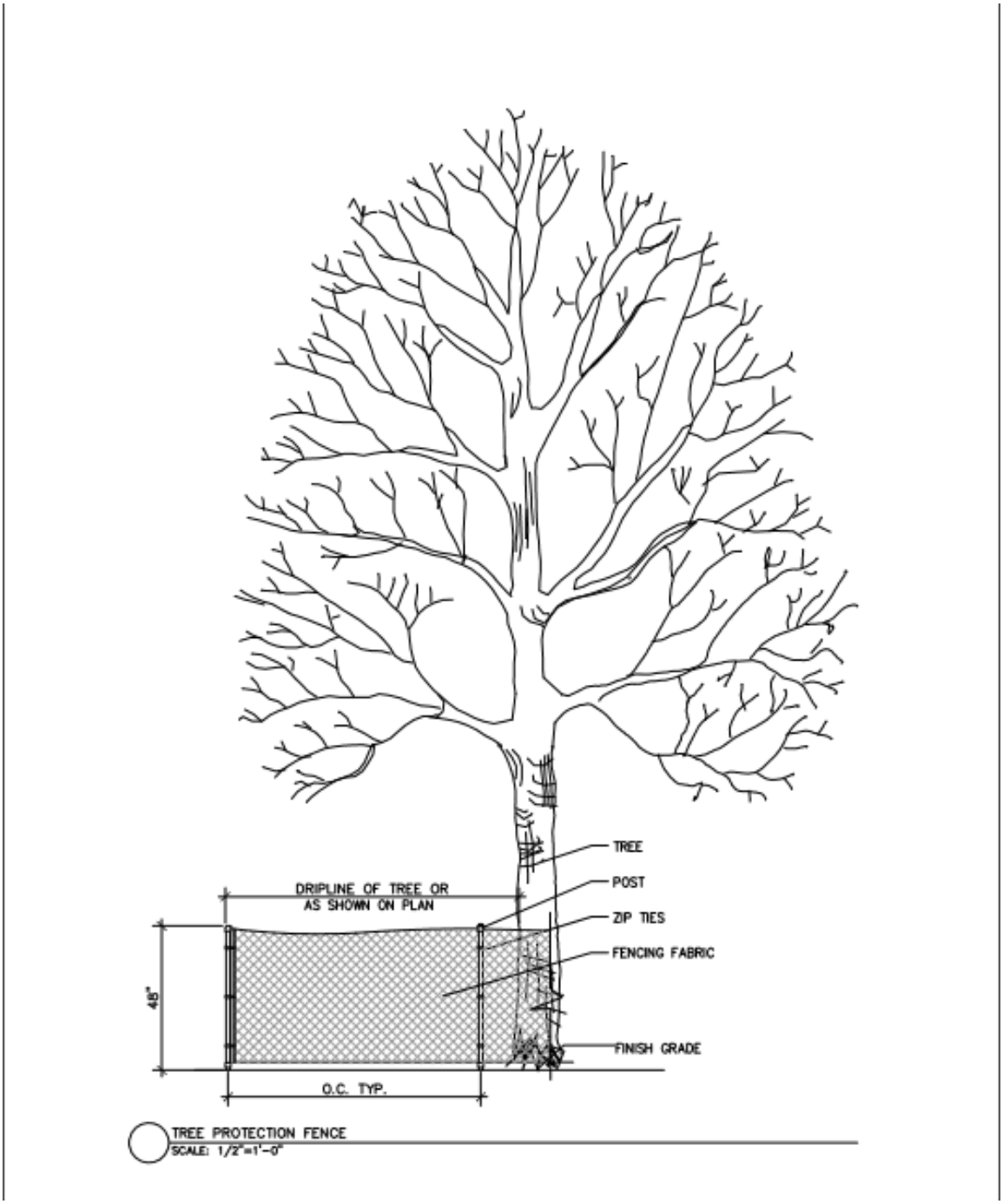
- Shall erect and maintain readily visible Root Protection Zone (RPZ) fencing along the outer edge of the drip line (approx. 12ft radius). The fence shall be 4' orange construction/ snow fencing and at least four feet high, unless other type of fencing is authorized by the Arborist.
- Shall maintain the protective barriers in place until the Arborist authorizes their removal or a final construction acceptance is issued, whichever occurs first.
- Shall ensure that any landscaping done in the protected zone subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.

NEW DAY ARBORIST

In addition to the above, the Arborist is requiring the following:

- Cover RPZ with Arborist chips to a depth of between 4 and 6 inches (approx. 12ft radius). If there is no other choice than to bring heavy equipment around the critical root zone, plywood or similar material shall be used under the machine in the RPZ of the tree in order to protect roots from damage.
- If excavation is required at the edge of the RPZ, cleanly sever the roots of trees to be retained; directed by consulting Arborist.

See below: Root Protection Zone and proper barrier installation diagram.



Grade

- The grade shall not be elevated or reduced within the RPZ of the tree to be preserved without the Arborist's authorization.

- If the grade adjacent to a preserved tree is raised such that it could slough or erode into the tree's critical root zone, it shall be permanently stabilized to prevent suffocation of the roots.
- There shall be no installation of an impervious surface within the RPZ of the tree to be retained without the authorization of the Arborist. The Arborist may require specific construction methods and/or use of aeration devices to ensure the tree's survival and to minimize the potential for root induced damage to the impervious surface.
- To the greatest extent practical, utility trenches shall be located outside of the RPZ of trees to be retained. If the Arborist determines that trenching would significantly reduce the chances of the tree's survival directional drilling should be considered as an alternative.
- Trees and other vegetation to be retained shall be protected from erosion and sedimentation. Clearing operations shall be conducted to expose the smallest practical area of soil to erosion for the least possible time.

I do not foresee any infrastructure trenching requirements in or around any tree that is retained. If an irrigation system is installed in the back yard, I highly recommend a drip style system. Ideally the future landscape plan in the back yard near this tree will minimize changes and water usage around the root system.

Please email me with questions or concerns regarding this report.

Jeff Day,
360-608-8160
Jeff@newdayarborist.com
Board Certified Master Arborist, PN-6989BM
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist # 525

Assumptions and Limiting Conditions

1. This report is in no way to be considered a complete hazard tree evaluation, nor does the consultant take any responsibility for the inactions of others in dealing with this matter.
2. Any legal description provided to the consultant is assumed to be correct.
3. It is assumed that this property is not in violation of any codes, statues, ordinances, or other governmental regulations other than those that may be identified in this report.
4. The consultant cannot be responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
5. The consultant cannot be responsible for work conducted by any other arborist, contractor or worker attempting to fulfill the requirements and/or specifications contained in this report.
6. Loss or alteration of any part of this report invalidates the entire report. Ownership of any document by the intended client shall only be valid after full payment for such document(s) has been received by New Day Arborist LLC.
7. The production of this report by New Day Arborist, LLC is a complete production in accordance to the scope of work requested by the client. Any additional tasks, including reproduction of report, phone consultation, production of additional documents, arbitration, deposition, testimony , or any other related service shall be billed at the standard rates for such services as determined by the current Fee Schedule of New Day Arborist, LLC, and will be the responsibility of the client.
8. Any and all claims, losses, expenses, injuries, or damages arising out of or any way related to this report or this agreement by reason or any act or omission, including breach of contract or negligence not amounting to a willful or intentional wrongdoing shall not exceed the total compensation received by New Day Arborist LLC. under this Agreement.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living, working and playing near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of trees. Trees are living organisms that fail in ways that we do not fully understand. Conditions are often hidden within trees or below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Even healthy trees with little to no observable defect or disease can begin to fail when wind speeds exceed average high annual wind speeds, and under snow and ice loads; such events cannot be managed or predicted.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

PRELIMINARY HYDROLOGY REPORT

HALL FOURPLEX

124 SE EVERETT STREET
CAMAS, WA 98607
TAX PARCEL NO. 89235000

JANUARY 25, 2021

SUBMITTED TO: CITY OF CAMAS

CASE NO.: PA20-15

REVISION LOG		
MARK	**DATE**	**DESCRIPTION**
A	1/25/2021	Issued for review.

PREPARED FOR:
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360.723.0392

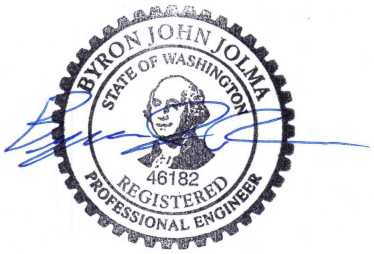
PRELIMINARY HYDROLOGY REPORT

HALL FOURPLEX

THE MATERIAL AND DATA IN THIS REPORT WERE PREPARED
UNDER THE SUPERVISION AND DIRECTION OF THE UNDERSIGNED.

JOLMA DESIGN, LLC

Engineer's Statement of Completeness and Feasibility: *This Technical Information Report includes all information required by the Camas Municipal Code Chapter 14.02—Stormwater Control for the Hall Fourplex project. The facilities, as designed, are feasible to construct and maintain and conform to City Code requirements.*



1/25/2021

BYRON JOLMA, PE
PRINCIPAL ENGINEER

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TABLES

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APPENDICES & ATTACHMENTS

1 VICINITY MAPS

JOLMA DESIGN, LLC

N W E S

100 0 100 200 Feet

Client:	Cory VomBaur	Project No:	20131
Title:	Site Location Map	Date:	1/12/2021
Project:	Hall Fourplex	Figure:	1

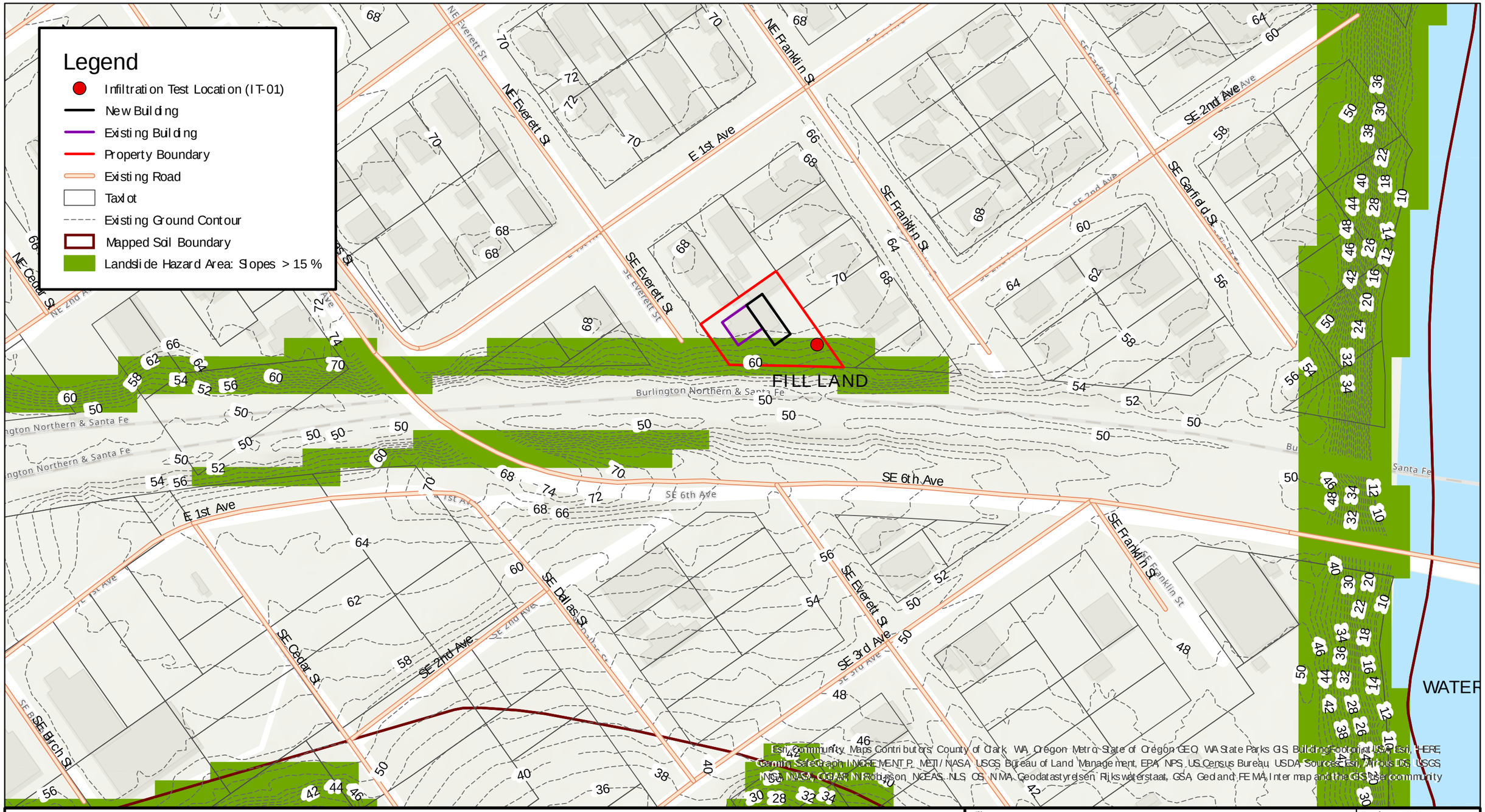
Text

JOLMA DESIGN, LLC

N W E S

20 0 20 40 Feet

Client: Cory VomBaur	Project No: 20131
Title: Site Features & Post-Developed Basin Map	Date: 1/12/2020
Project: Hall Fourplex	Figure: 2



JOLMA DESIGN, LLC

Client: Cory VomBaur	Project No: 20231
Title: Soils & Geohazard Area Map	Date: 1/12/2021
Project: Hall Fourplex	Figure: 3

PROJECT OVERVIEW

2.1 Existing Conditions

The subject site is comprised of approximately 0.21 acres (9,062 sf) located at 124 SE Everett Street in Camas, Washington. The parcel number is 89235000, legally described as the SE ¼ of Section 11, Township 1N, Range 3E, Willamette Meridian. The property is oriented in the northwest/southeast direction, and is rectangular shaped except the southern boundary that parallels the railroad right-of-way. The west boundary abuts SE Everett Street, the north and east lines are bordered by existing residential lots, and the southern line is bounded by the railroad. SE Everett St provides access to the subject site. The property is zoned Mixed Use (MX).

An existing single-family residence and associated driveway and lawn/landscaping are situated on the property. Mature trees surround all sides of the house except toward the north. Site topography is relatively flat throughout most of the property, but drops off sharply to the railroad tracks downgradient of a discrete slope break along the southern lot boundary. There are existing water and sanitary sewer utilities serving the site; stormwater utilities are present within approximately 150 ft of the site (E 1st Ave). There are no known onsite flooding or drainage issues, and little to no runon from adjacent properties.

2.2 Proposed Development

This project proposes to remodel the existing single-family residence into a residential fourplex by constructing a 3-story addition on the north side of the existing two-story building. Appurtenant parking, drive aisle, landscaping, and stormwater improvements are proposed. The project will add 6,563 sf of new impervious surface (982 sf existing roof area + 1,020 sf new roof area + 4,561 sf parking/drive aisle area) and replace 695 sf of existing lawn/landscaping with new landscaping. Because runoff from the existing roof area will be difficult to keep segregated from new-area runoff, the existing roof is included in the stormwater design, and treated as new impervious surface. Additional details can be found in the architectural and civil site, grading, stormwater, and utility plans prepared by others.

2.3 Stormwater Management Overview

This report and associated stormwater management design applies only to those areas where land-disturbing improvements are proposed (Project Site); undisturbed areas not slated for development are excluded from the stormwater analysis.

Stormwater runoff from new roof areas will be fully managed via onsite infiltration trenches (BMP T5.10B). Less than 5,000 sf of new pollution-generating impervious surface is proposed; therefore, runoff generated by areas is exempt from treatment requirements. Infiltration testing was performed by Columbia Geotechnical, Inc. (CGI) at two onsite locations, at a depth of 4 ft below ground surface (see Attachment 1, *Geotechnical Report for Residential Addition, Four-Plex Residential Structure* dated 30 August 2020). This report was used as the basis for the Project Site stormwater design. To allow flexibility with infiltration trench locations and catchment area sizes, a prescriptive design will be used that prescribes a fixed trench width (3 ft) and depth (4 ft), with variable trench lengths determined by applying the relevant design ratio associated with the catchment area and surface type discharging to the trench.

2.4 Infiltration Testing

As referenced above, infiltration testing was performed by CGI to determine onsite coefficients of permeability at two locations using the falling head method. Table 1 provides a summary of test results and the Project Site design infiltration rate.

Table 1: Infiltration Test Results and Design Rates

Test Pit No.	Test Depth (ft below existing ground surface)	Average Calculated Coefficient of Permeability (in/hr)	Coefficient of Permeability with Factor of Safety = 2 Applied (in/hr)
TP-1	4	24.5	12.25
TP-2	4	16.4	8.2
Project Site Stormwater Design Infiltration Rate (in/hr)			**8.2**

2.5 Stormwater Minimum Requirements

The Project Site is subject to evaluation against Minimum Requirement (MR) numbers 1 through 9. Table 2 summarizes the proposed Project Site conditions; Table 3 includes information used to determine applicable stormwater minimum requirements.

Table 2: Post-Developed Project Site Conditions

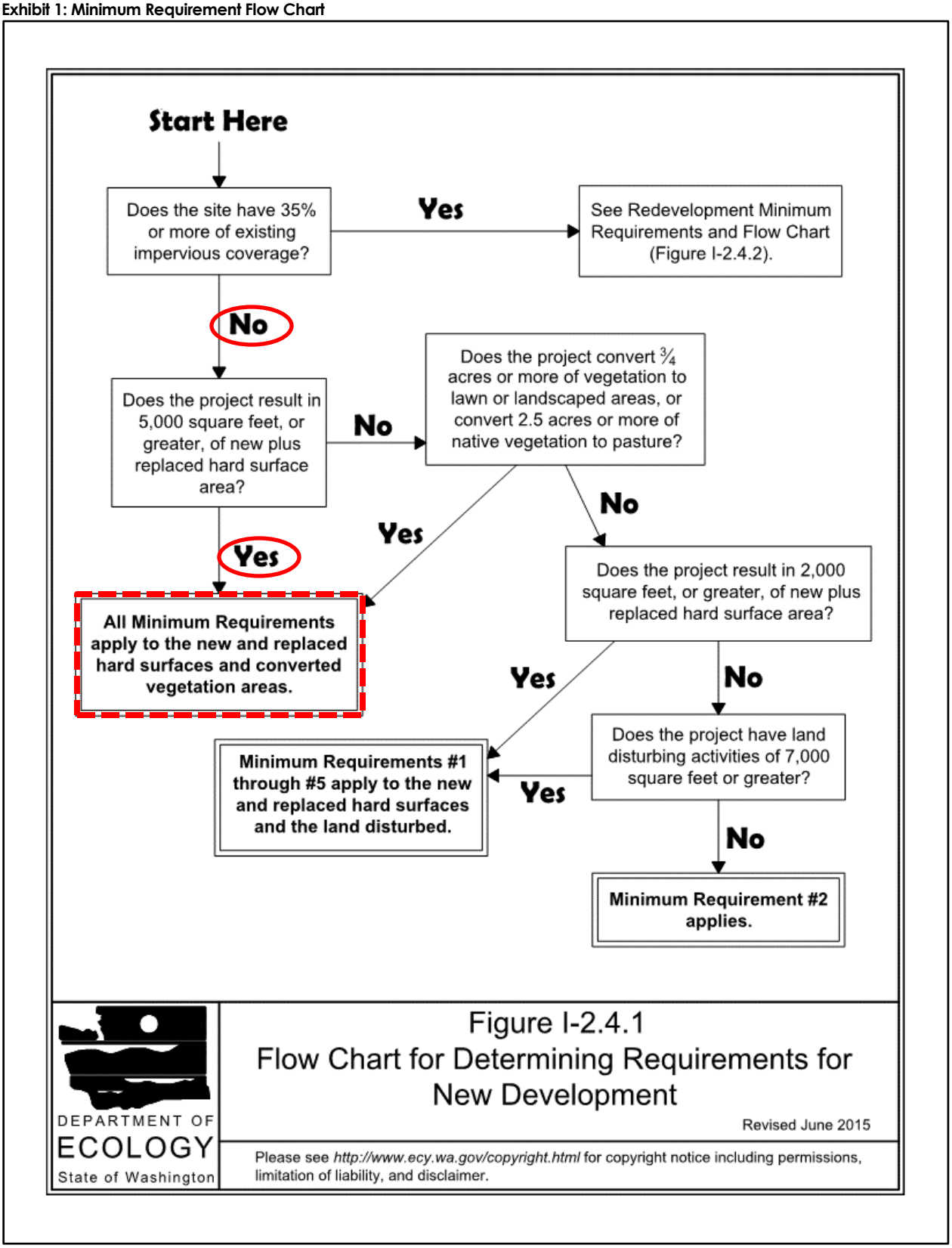
Surface Type	Area (sf)	Remarks
New roof	1,020	New 3-story addition.
Existing roof	982	Included in stormwater analysis and design.
Driveway and parking	4,561	
Impervious Subtotal	**6,563 sf (0.151 ac)**	
Landscaping/Lawn	695	
Pervious Subtotal	**695 sf (0.016 ac)**	
Project Site Total	**7,258 sf (0.167 ac)**	

Table 3: Project Site Parameters Used to Determine Applicable Minimum Requirements

Description	Value	Remarks
Project Site Area	7,258 sf (0.167 ac)	Includes all areas where land-disturbing activity is proposed.
Existing Impervious Surface Area	0 sf	
Existing Impervious Surface Coverage	0%	
New Impervious Surface Area	6,563 sf (0.151 ac)	
Replaced Impervious Area	0 sf	A portion of the existing gravel driveway will be replaced; however, this area is already included as new impervious.
New + Replaced Impervious Area	6,563 sf (0.151 ac)	
Converted Pervious: Native Vegetation Converted to Lawn or Landscape	695 sf (0.016 ac)	
Converted Pervious: Native Vegetation Converted to Pasture	0 sf	
Pollution-Generating Impervious Surface (PGIS)	4,561 sf	
Non-Pollution Generating Impervious Surface (NPGIS)	2,002 sf	New + existing roof area.
Pollution-Generating Pervious Surface	0	
Total Pollution-Generating Surface Area	4,561 sf	
Total Area Subject to Land-Disturbing Activities	7,258 sf (0.167 ac))	

Exhibit 1 was used to evaluate applicable minimum requirements based on site parameters.

Exhibit 1: Minimum Requirement Flow Chart



3 STORMWATER MINIMUM REQUIREMENTS

Following is a discussion regarding applicable Minimum Requirements and how each will be addressed.

3.1 MR #1—Preparation of Stormwater Site Plans

The project will add more than 2,000 sf of new impervious surface; therefore, a stormwater site plan following the City guidelines for "Large and Engineered Projects" is required. This Technical Information Report (TIR) along with pertinent drawings, exhibits, and technical documents associated with this project collectively comprise the Stormwater Site Plan.

3.2 MR #2—Construction Stormwater Pollution Prevention

A Construction Stormwater Pollution Prevention Plan (SWPPP) is required and will be submitted as part of the final engineering review application.

3.3 MR #3—Source Control of Pollution

New development shall comply with the requirements of Volume IV of the Stormwater management Manual for Western Washington (SMMWW). The source control Best Management Practices (BMPs) that may apply to this project are outlined below:

- BMPs for Residential Properties
- S407—BMPs for Dust Control at Disturbed Land Areas and Unpaved Roadways and Parking Lots
- S411—BMPs for Landscaping and Lawn/Vegetation Maintenance
- S417—BMPs for Maintenance of Stormwater Drainage and Treatment Facilities

Additional BMPs may be required depending on the specific activities taking place on site.

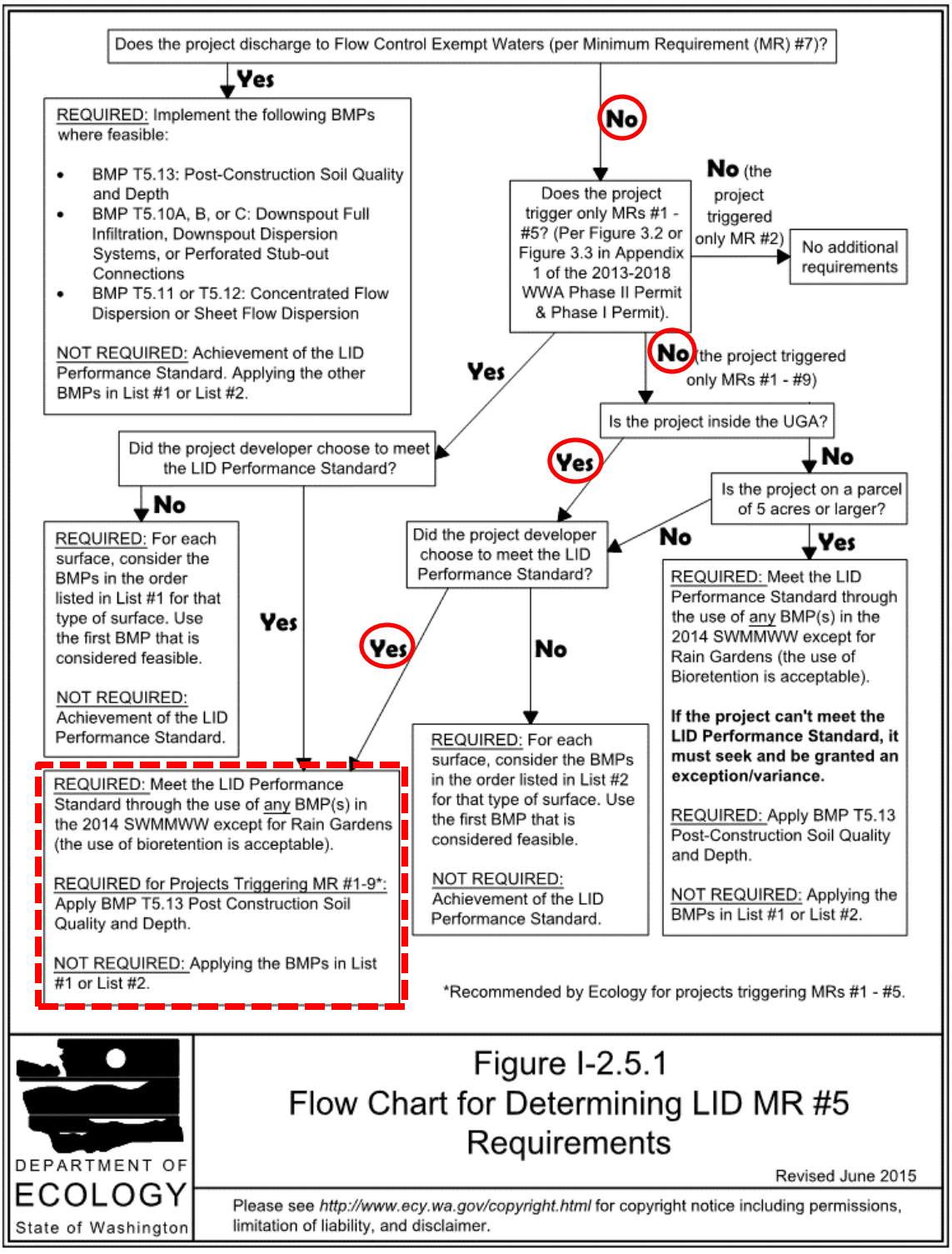
3.4 MR #4—Preservation of Natural Drainage System and Outfalls

Project Site stormwater will be managed using infiltration trenches. Runoff generated during most storm events will be infiltrated on site. Runoff from the Project Site generated during larger storm events will discharge to SE Everett Street. There are no discrete outfalls or discharge points, as the site is relatively flat; however, predeveloped drainage patterns will be maintained to the extent practicable. Non-infiltrated post-developed Project Site runoff will discharge to SE Everett Street, and will not cause adverse impacts to downstream receiving waters or downgradient properties.

3.5 MR #5—Onsite Stormwater Management BMPs

Because the project will add more than 2,000 sf of new impervious surface, it is subject to MR #5, which requires the use of onsite stormwater management BMPs. The proposed onsite BMPs include Downspout Full Infiltration Systems (BMP T5.10A) and Post-Construction Soil Quality & Depth (BMP T5.13). The developer is electing to meet the LID Performance Standard and BMP T5.13 (see Exhibit 2).

Exhibit 2: Flow Chart for Determining LID #5 Requirements



3.6 MR #6—Runoff Treatment

The project will add less than 5,000 sf of new pollution-generating hard surface area within a threshold discharge area and therefore is not subject to MR #6.

3.7 MR #7—Flow Control

The project is not subject to the flow control requirements because it does not meet the thresholds triggering MR #7. Following are the threshold against which a project is assessed to determine whether MR #7 is applicable, and the project values associated with each threshold.

3.7.1 Threshold 1: Effective Impervious Surface Area

Projects in which the total of effective impervious surfaces is 10,000 square feet or more in a threshold discharge area are not subject to the flow control requirements. Effective impervious surfaces are those connected via sheet flow or discrete conveyance to a drainage system. Residential roofs are considered ineffective if infiltrated in accordance with BMP T5.10A (Downspout Full Infiltration); roof runoff will be fully infiltrated on this project. The total Project Site effective impervious surface area is 5,256 sf and therefore does not meet this threshold.

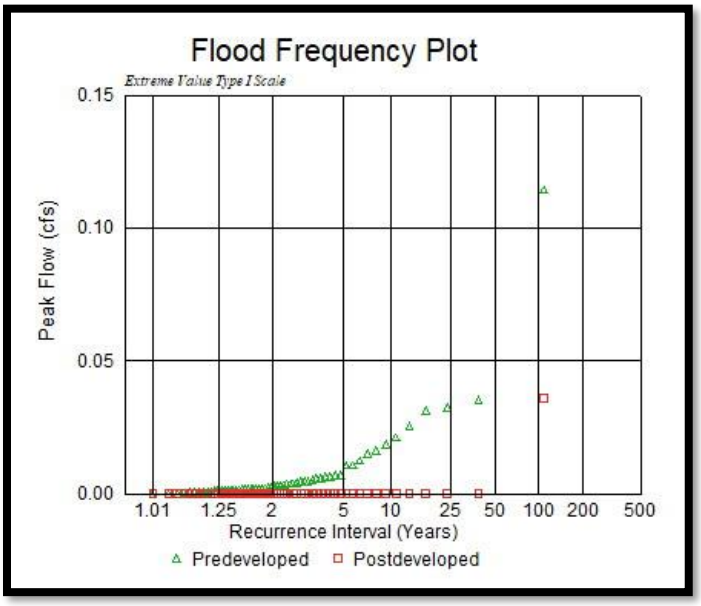
3.7.2 Threshold 2: Pervious Surface Area

Projects that convert ¾ acres or more of vegetation to lawn or landscape, or convert 2.5 acres or more of native vegetation to pasture in a threshold discharge area, and from which there is a surface discharge in a natural or man-made conveyance system from the site are subject to the flow control requirements. The project proposes to convert 695 sf (0.016 ac) of vegetation to lawn/landscaping and therefore does not meet Threshold 2.

3.7.3 Threshold 3: 100-YR Flow Frequency

Projects that through a combination of effective hard surfaces and converted vegetation areas cause a 0.10 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using the Western Washington Hydrology Model or other approved model and one-hour time steps (or a 0.15 cfs increase using 15-minute time steps) must meet MR #7. As illustrated in Exhibit 3 extracted from the Project Site hydrologic model, the 100-yr flow frequency decreases from the pre- to postdeveloped scenario.

Exhibit 3: 100-yr Flow Frequency Plot



3.8 MR #8—Wetlands Protection

The project does not propose any discharge of stormwater directly or indirectly into a wetland; therefore, MR #8 does not apply.

3.9 MR #9—Operation and Maintenance

All stormwater systems will be privately owned, operated, and maintained. Final Operation and Maintenance guidelines will be submitted as part of the final engineering application.

4 MGSFLOOD METHODOLOGY

The Washington State Department of Ecology (DOE) requires flow control BMPs be designed using a calibrated continuous simulation hydrologic model based on the Environmental Protection Agency's HSPF (Hydrologic Simulation Program-Fortran) program. DOE has approved three continuous runoff models: Western Washington Hydrology Model (WWHM); KCRTS (King County Runoff Time Series); and MGSFlood, a program used by the Washington State Department of Transportation. JD elected to use MGSFlood because of its faster processing time, particularly with complex hydrologic models. The purpose of this section is to provide an overview of the methodology used to develop the Project Site MGSFlood hydrologic model.

4.1 General Information

The site is at 124 SE Everett Street in Battle Ground, Washington. MGSFlood uses a scaling factor to account for the subject site's location relative to the rain gage used to generate precipitation data. For this project, the Portland airport precipitation station was used, equating to a 25-yr, 24-hr precipitation scale factor of 1.370 for the Clark Co.—Troutdale climate region. The HSPF runoff parameters specific to Clark County were used. The Project Site is within one threshold discharge area (TDA-1) with one assumed point of compliance (POC-1).

4.2 Scenarios

4.2.1 Predeveloped

The predeveloped Project Site scenario was modeled as a single 0.0459-acre flat, forested subbasin (PD-1) with Soil Group (SG) 4 soils. The Clark County GIS and USDA Web Soil Survey both map the Project Site soils as Fill land (Fn). Based on CGI's report and the moderate permeability of the underlying soils, JD elected to designate the soils as SG 2, which in our professional opinion more accurately reflects onsite conditions.

4.2.2 Postdeveloped

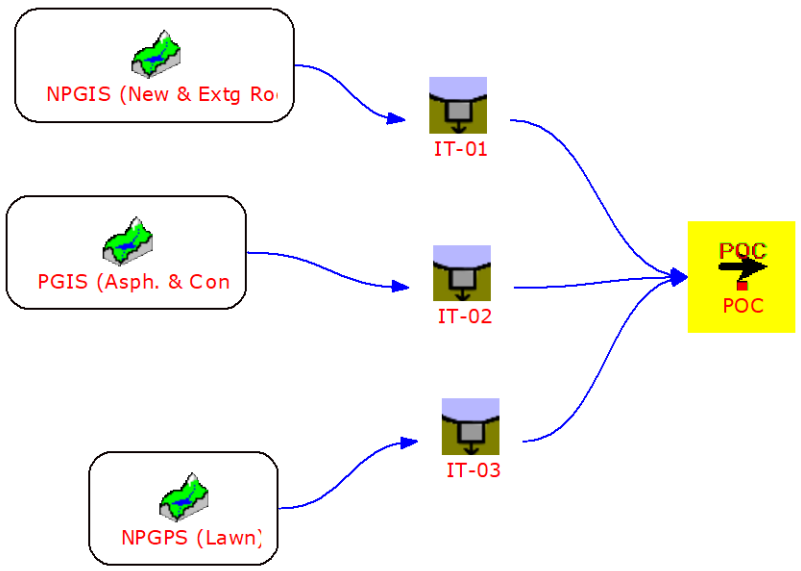
The postdeveloped scenario is comprised of three subbasins representing non-pollution generating impervious surface (NPGIS), pollution-generation impervious surface (PGIS), and non-pollution-generating pervious surface (NPGPS) areas. NPGIS areas include the new and existing roof; PGIS areas are comprised of the parking and drive aisle surfaces; and lawn/landscaping areas form the NPGPS subbasin. To allow for design flexibility with respect to finished grading and stormwater facility locations, a trench length design ratio was determined by dividing the trench length by the surface area draining to it. Table 4 below outlines the trench dimensions for each subbasin and the associated design ratio. IT-01 is sized to manage roof runoff generated during the full precipitation time series.

Table 4: MGSFlood Infiltration Trench Design Calculations

Infiltration Trench Identifier	Subbasin Surface Description	Subbasin Surface Classification	Subbasin Area (sf)	Trench Length (Fixed Width = 3 ft; Fixed Depth = 4 ft)	Trench Length Design Ratio (Length/Area)
IT-01	New & existing roof	NPGIS	2,002	18 ft	0.008991[1]
IT-02	Parking & drive aisle	PGIS	4,561	20	0.004385
IT-03	Lawn	NPGPS	695	1	0.001439
[1]To determine the required trench length, multiply the subbasin area draining to the trench by the design ratio. Weighted ratios may be used if multiple surface classifications are draining to a single trench.					

Appendix A contains detailed MGSFlood hydrologic model output including design parameters and analysis results. Exhibit 4 illustrates the postdeveloped schematic elements used in the model.

Exhibit 4: Postdeveloped MGSFlood Schematic



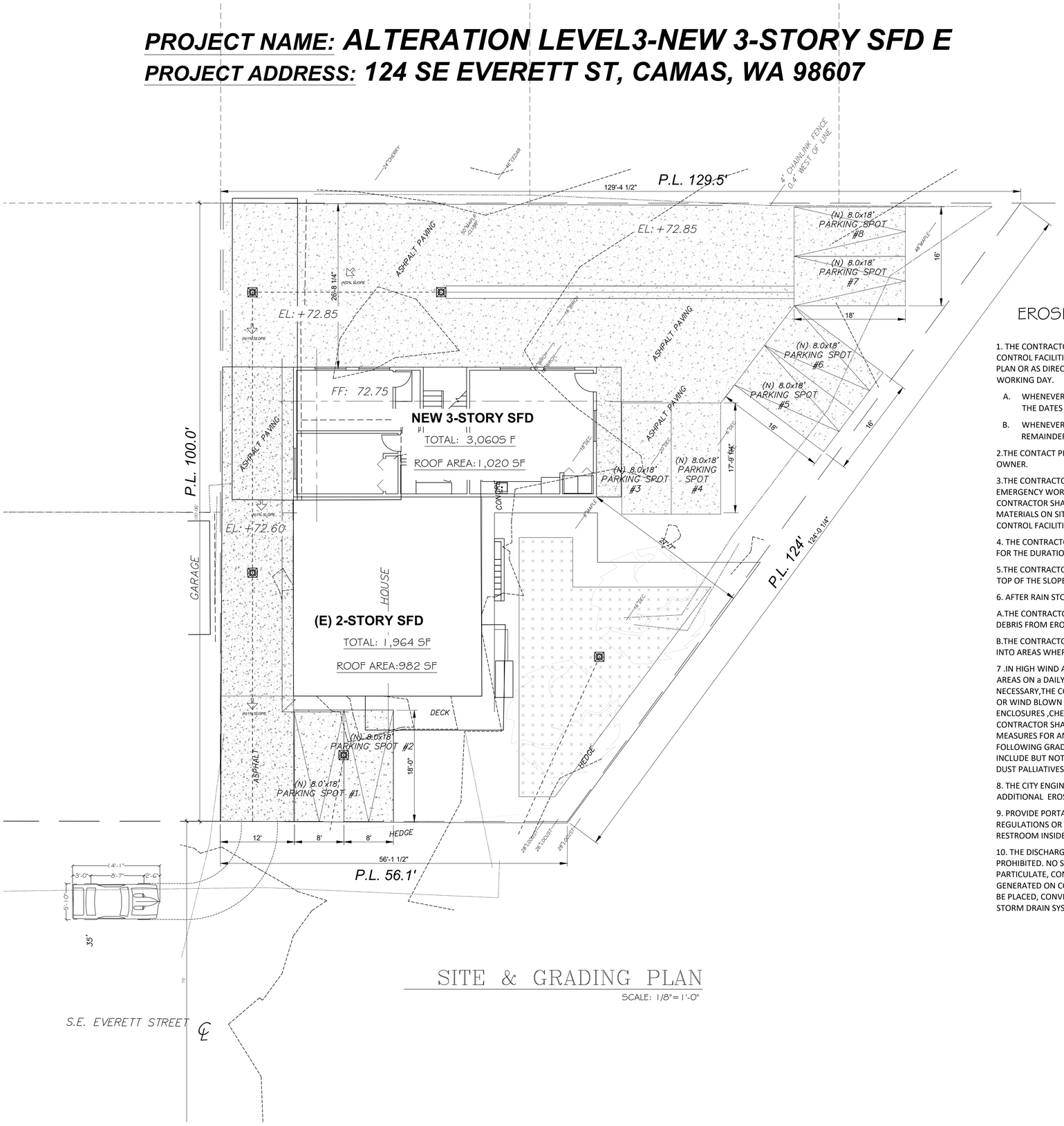
Appendix A

DRAWING

SITE & GRADING PLAN

PROJECT NAME: ALTERATION LEVEL3-NEW 3-STORY SFD E

PROJECT ADDRESS: 124 SE EVERETT ST, CAMAS, WA 98607



SITE & GRADING PLAN

SCALE: 1/8"=1'-0"

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.

   A. WHENEVER THE 5-DAY RAIN PROBABILITY EXCEEDS 40% BETWEEN THE DATES OF OCTOBER 15 AND APRIL (RAIN SEASON).

   B. WHENEVER THE DAILY RAIN PROBABILITY EXCEEDS 50% THE REMAINDER OF THE YEAR AND APRIL 15 (RAINY SEASON).

2.THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER.

3.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY WORK CREW AT ALL TIMES DURING THE RAINY SEASON THE CONTRACTOR SHALL STOCKPILE THE NECESSARY EROSION CONTROL MATERIALS ON SITE TO FACILITATE RAPID INSTALLATION OF EROSION CONTROL FACILITIES.

4. THE CONTRACTOR SHALL CONSTRICT DESILTING FACILITIES AS NECESSARY FOR THE DURATION OF THE PROJECT.

5.THE CONTRACTOR SHALL TAKE MEASURE TO PREVENT RUNOFF OVER THE TOP OF THE SLOPES.

6. AFTER RAIN STORM:

A.THE CONTRACTOR SHALL REMOVE ALL SILT,STANDING WATER ,AND DEBRIS FROM EROSION CONTROL FACILITIES.

B.THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT PUBLIC ACCESS INTO AREAS WHERE STANDING WATER POSES A POTENTIAL HAZARD.

7 .IN HIGH WIND AREAS THE CONTRACTOR SHALL WATER SPRAY GRADED AREAS ON a DAILY BASIS TO CONTROL DUST OR WINDY PERIODS,WHEN NECESSARY,THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL DUST OR WIND BLOWN DEBRIS BY INSTALLING DEBRIS FENCES,ADDITIONAL TRASH ENCLOSURES ,CHEMICAL LAND TREATMENT ,GEOMATS ,ETC.THE CONTRACTOR SHALL IMPLEMENT LONG TERM WIND EROSION CONTROL MEASURES FOR ANY AREA THAT IS NOT IMPROVED IN A MANNER FOLLOWING GRADING LONG TERM WIND EROSION CONTROL MEASURES INCLUDE BUT NOT LIMITED TO:PERIMETER WALLS ,WIND BARRIERS ,SOIL DUST PALLIATIVES ,SOIL MATS , HYDROSEEDING AND IRRIGATION SYSTEM .

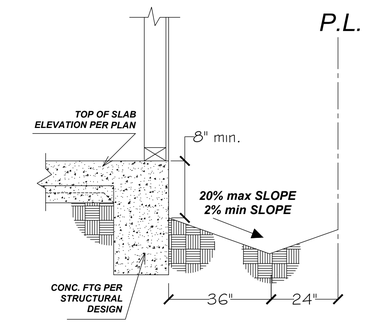
8. THE CITY ENGINEER RESERVES THE RIGHT TO REQUIRE ALTERNATIVE OR ADDITIONAL EROSION CONTROL FACILITIES AS HE DEEMS NECESSARY.

9. PROVIDE PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS OR PROVIDE ACCESS FOR CONSTRUCTION WORKERS TO RESTROOM INSIDE THE HOUSE.

10. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES SHELL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

DRAINAGE NOTES

1. REPLACE EXISTING DRAINAGE TOWARD RETAINING WALL.
2. PROVIDE NEW MIN. SLOPE 2%.



GRADING NOTES

1.EXCAVATION BELOW EXISTING FINISH GRADE ARE FOR FOOTING FOR THE CONSTRUCTION OF A BUILDING ONLY AND WILL BE AUTHORIZED BY A BUILDING PERMIT.

2.ANY CUT OR FILL SHALL NOT EXCEED 50 CUBIC YARDS OF MATERIAL NOR EXCEED ONE FOOT IN DEPTH OR HEIGHT.

3. IF MORE THAN 50 CUBIC YARDS OF CUT AND FILL IS BEING MOVED ON THE PROJECT SITE A GRADING PERMIT SHALL BE REQUIRED FROM THE PUBLIC WORKS DEPARTMENT.

4. IF CUT/FILL IS LESS THAN 50 CUBIC YARDS: EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE. APPROPRIATE BMPS FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

5. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHOULD FALL A MIN. OF 6" WITHIN THE FIRST 10 FT (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE (CRC R401.3).

6. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING (CRC R401.3 EXCEPTION).

7. WE, THE DESIGNER,ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) OF A PROJECT HEREIN THE ATTACHED SET OF DRAWINGS, UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS FOR SUBSEQUENT CITY ACTION ON THE PROJECT PROPOSED AND DESCRIBED HEREON.

PROJECT INFORMATION

PROJECT:	NEW HOUSE ADDITION AND GRADING
PROJECT LOCATION:	124 SE EVERETT ST, CAMAS WA
PIN #:	89-235-000
COUNTY:	CLARK COUNTY
LEGAL DESCRIPTION:	
OWNER:	VOM BAUR CORY J & VOM BAUR KENDALE E
DESIGNER & CIVIL ENGINEER:	EUI S KIM, PE ekim1234@gmail.com

E KIM ENG.& DESIGN
CIVIL & STRUCTURE DESIGN

37325 8th Ave S
FEDERAL WAY, WA 98003
PHONE: (818) 321-4243

REVISIONS

PROJECT TITLE :
MULTI FAMILY RESIDNECE
Mr. Cory Vom Baur

124 SE EVERETT ST
CAMAS, WA 98607

SCALE : AS INDICATED
DATE : OCTOBER 25, 2020
JOB NO : 230-20

Eui S Kim
STATE OF WASHINGTON
53437
REGISTERED
PROFESSIONAL ENGINEER

SHEET NO.

C-01

Appendix B

STORMWATER CALCULATIONS

B1—MGSFLOOD HYDROLOGIC MODELING REPORT

MGS FLOOD
PROJECT REPORT

Program Version: MGSFlood 4.52
Program License Number: 202010005
Project Simulation Performed on: 01/21/2021 4:14 PM
Report Generation Date: 01/25/2021 9:58 AM

Input File Name: 20131_HallFourPlex_HydrologicModel_ProjectSite.fld
Project Name: Hall Fourplex
Analysis Title: Hydrologic Model
Comments:

PRECIPITATION INPUT

Computational Time Step (Minutes): 15

Precipitation Station Data Selected
Climatic Region Number: 41

Full Period of Record Available used for Routing
Precipitation Station : 610012 Troutdale 10/01/1948-10/01/2008
Evaporation Station : 610000 Clark Co. N. Willamette
Precipitation Scale Factor : 1.370
Evaporation Scale Factor : 0.750

HSPF Parameter Region Number: 2
HSPF Parameter Region Name : Clark County

********** Default HSPF Parameters Used (Not Modified by User) **********

********** WATERSHED DEFINITION **********

Predevelopment/Post Development Tributary Area Summary

	Predeveloped	Post Developed
Total Subbasin Area (acres)	0.167	0.167
Area of Links that Include Precip/Evap (acres)	0.000	0.000
Total (acres)	0.167	0.167

----------SCENARIO: PREDEVELOPED
Number of Subbasins: 1

---------- Subbasin : PD-01 ----------

	-------Area (Acres) --------
Clark Co. SG2, Forest	0.167
Subbasin Total	0.167

----------SCENARIO: POSTDEVELOPED
Number of Subbasins: 3

---------- Subbasin : PGIS (Asph. & Conc.) ----------
-------Area (Acres) --------
Impervious Flat 0.105

Subbasin Total 0.105

---------- Subbasin : NPGPS (Lawn) ----------
-------Area (Acres) --------
Clark Co. SG2, Lawn, 0.016

Subbasin Total 0.016

---------- Subbasin : NPGIS (New & Extg Roof) ----------
-------Area (Acres) --------
Impervious Flat 0.046

Subbasin Total 0.046

********** **LINK DATA** **********

----------SCENARIO: PREDEVELOPED
Number of Links: 0

********** **LINK DATA** **********

----------SCENARIO: POSTDEVELOPED
Number of Links: 4

Link Name: IT-02
Link Type: Infiltration Trench
Downstream Link Name: POC

Trench Type : Trench at Toe of Embankment
Trench Length (ft) : 20.00
Trench Width (ft) : 3.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 0.00
Trench Rockfill Porosity (%) : 40.00

Constant Infiltration Option Used
Infiltration Rate (in/hr): 8.20

Link Name: IT-03
Link Type: Infiltration Trench
Downstream Link Name: POC

Trench Type : Trench at Toe of Embankment
Trench Length (ft) : 1.00
Trench Width (ft) : 3.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 0.00
Trench Rockfill Porosity (%) : 40.00

Constant Infiltration Option Used
Infiltration Rate (in/hr): 8.20

Link Name: POC
Link Type: Copy
Downstream Link: None

Link Name: IT-01
Link Type: Infiltration Trench
Downstream Link Name: POC

Trench Type : Trench at Toe of Embankment
Trench Length (ft) : 18.00
Trench Width (ft) : 3.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 0.00
Trench Rockfill Porosity (%) : 40.00

Constant Infiltration Option Used
Infiltration Rate (in/hr): 8.20

**************************FLOOD FREQUENCY AND DURATION STATISTICS********************

----------SCENARIO: PREDEVELOPED
Number of Subbasins: 1
Number of Links: 0

----------SCENARIO: POSTDEVELOPED
Number of Subbasins: 3
Number of Links: 4

************ Subbasin: PGIS (Asph. & Conc.) ************

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	5.922E-02
5-Year	7.449E-02

10-Year	9.192E-02
25-Year	0.118
50-Year	0.160
100-Year	0.187
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** **Subbasin: NPGPS (Lawn)** **********

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	2.982E-03
5-Year	4.667E-03
10-Year	5.753E-03
25-Year	6.631E-03
50-Year	1.074E-02
100-Year	1.629E-02
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** **Subbasin: NPGIS (New & Extg Roof)** **********

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	2.602E-02
5-Year	3.273E-02
10-Year	4.038E-02
25-Year	5.200E-02
50-Year	7.037E-02
100-Year	8.202E-02
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** Link: IT-02 ********** Link Inflow Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	5.922E-02
5-Year	7.449E-02
10-Year	9.192E-02
25-Year	0.118
50-Year	0.160
100-Year	0.187
200-Year	**

500-Year **
** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** Link: IT-02 ********** Link Outflow 1 Frequency Stats
Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	1.665E-05
5-Year	1.615E-02
10-Year	3.941E-02
25-Year	6.410E-02
50-Year	8.101E-02
100-Year	0.105
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** Link: IT-03 ********** Link Inflow Frequency Stats
Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	2.982E-03
5-Year	4.667E-03
10-Year	5.753E-03
25-Year	6.631E-03
50-Year	1.074E-02
100-Year	1.629E-02
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** Link: IT-03 ********** Link Outflow 1 Frequency Stats
Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	1.510E-05
5-Year	2.083E-03
10-Year	3.644E-03
25-Year	4.542E-03
50-Year	8.649E-03
100-Year	1.420E-02
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** Link: POC ********** Link Inflow Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	3.505E-05
5-Year	1.616E-02
10-Year	4.409E-02
25-Year	6.412E-02
50-Year	8.463E-02
100-Year	0.119
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** Link: IT-01 ********** Link Inflow Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	2.602E-02
5-Year	3.273E-02
10-Year	4.038E-02
25-Year	5.200E-02
50-Year	7.037E-02
100-Year	8.202E-02
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

********** Link: IT-01 ********** Link Outflow 1 Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
2-Year	4.828E-06
5-Year	7.906E-06
10-Year	9.461E-06
25-Year	1.302E-05
50-Year	1.734E-05
100-Year	1.968E-05
200-Year	**
500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

**********Groundwater Recharge Summary **********

Recharge is computed as input to Perlnd Groundwater Plus Infiltration in Structures

Total Predeveloped Recharge During Simulation

Model Element	Recharge Amount (ac-ft)
Subbasin: PD-01	15.711
Total:	15.711

Total Post Developed Recharge During Simulation

Model Element		Recharge Amount (ac-ft)
Subbasin: PGIS (Asph. & Conc.)		0.000
Subbasin: NPGPS (Lawn)		1.625
Subbasin: NPGIS (New & Extg Ro		0.000
Link:	IT-02	22.117
Link:	IT-03	0.652
Link:	POC	0.000
Link:	IT-01	9.740
Total:		34.135

Total Predevelopment Recharge is Less than Post Developed
Average Recharge Per Year, (Number of Years= 60)
Predeveloped: 0.262 ac-ft/year, Post Developed: 0.569 ac-ft/year

*************Water Quality Facility Data ***************

----------SCENARIO: PREDEVELOPED

Number of Links: 0

----------SCENARIO: POSTDEVELOPED

Number of Links: 4

********** Link: IT-02 **********

Infiltration/Filtration Statistics----------
Inflow Volume (ac-ft): 22.17
Inflow Volume Including PPT-Evap (ac-ft): 22.17
Total Runoff Infiltrated (ac-ft): 22.12, 99.76%
Total Runoff Filtered (ac-ft): 0.00, 0.00%
Primary Outflow To Downstream System (ac-ft): 0.03
Secondary Outflow To Downstream System (ac-ft): 0.00
Percent Treated (Infiltrated+Filtered)/Total Volume: 99.76%

********** Link: IT-03 **********

Infiltration/Filtration Statistics----------
Inflow Volume (ac-ft): 0.65
Inflow Volume Including PPT-Evap (ac-ft): 0.65
Total Runoff Infiltrated (ac-ft): 0.65, 100.00%
Total Runoff Filtered (ac-ft): 0.00, 0.00%
Primary Outflow To Downstream System (ac-ft): 0.01
Secondary Outflow To Downstream System (ac-ft): 0.00
Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%

********** Link: POC **********

Infiltration/Filtration Statistics----------
Inflow Volume (ac-ft): 0.03
Inflow Volume Including PPT-Evap (ac-ft): 0.03
Total Runoff Infiltrated (ac-ft): 0.00, 0.00%
Total Runoff Filtered (ac-ft): 0.00, 0.00%
Primary Outflow To Downstream System (ac-ft): 0.03
Secondary Outflow To Downstream System (ac-ft): 0.00
Percent Treated (Infiltrated+Filtered)/Total Volume: 0.00%

********** Link: IT-01 **********

Infiltration/Filtration Statistics----------
Inflow Volume (ac-ft): 9.74
Inflow Volume Including PPT-Evap (ac-ft): 9.74
Total Runoff Infiltrated (ac-ft): 9.74, 100.00%
Total Runoff Filtered (ac-ft): 0.00, 0.00%
Primary Outflow To Downstream System (ac-ft): 0.00
Secondary Outflow To Downstream System (ac-ft): 0.00
Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%

**********Compliance Point Results **********

Scenario Predeveloped Compliance Subbasin: PD-01

Scenario Postdeveloped Compliance Link: POC

*** Point of Compliance Flow Frequency Data ***
Recurrence Interval Computed Using Gringorten Plotting Position

Predevelopment Runoff		Postdevelopment Runoff	
Tr (Years)	Discharge (cfs)	Tr (Years)	Discharge (cfs)
2-Year	2.995E-03	2-Year	0.000
5-Year	9.094E-03	5-Year	1.616E-02
10-Year	2.002E-02	10-Year	4.409E-02
25-Year	3.269E-02	25-Year	6.412E-02
50-Year	5.553E-02	50-Year	8.463E-02
100-Year	0.109	100-Year	0.119
200-Year	**	200-Year	**
500-Year	**	500-Year	**

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

**** LID Duration Performance ****

Excursion at Predeveloped 8%Q2 (Must be Less Than 0%):	-100.0%	PASS
Maximum Excursion from 8%Q2 to 50%Q2 (Must be Less Than 0%):	-98.8%	PASS

MEETS ALL LID DURATION DESIGN CRITERIA: PASS

Attachment 1

COLUMBIA GEOTECHNICAL, INC. GEOTECHNICAL REPORT

Columbia Geotechnical, Inc., PO Box 87367, Vancouver, WA 98687 ··· 360-944-7397 / 360-513-2691

August 30, 2020

CG20-1408

Cory Vom Baur
124 SE Everett St
Camas, WA 98607

Columbia Geotechnical

GEOTECHNICAL REPORT FOR RESIDENTIAL ADDITION
FOUR-PLEX RESIDENTIAL STRUCTURE
124 SE EVERETT STREET
CAMAS, WASHINGTON

I. GENERAL INFORMATION AND LITERATURE RESEARCH

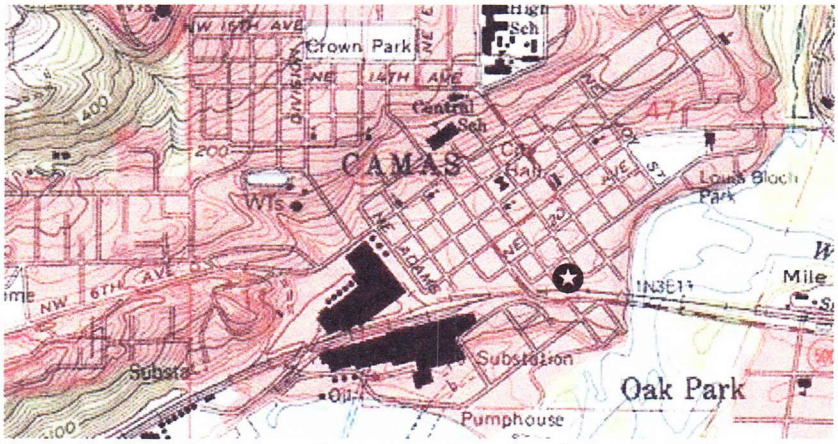
This report presents the results of our site visit and literature review of the above-referenced property (124 SE Everett Street in Camas) where an existing single-family lot will be modified for the addition of three additional units to supplement the existing house and form the new four-plex. The 0.21-acre lot was originally developed in 1920 when the existing house and attached garage were built, according to the Clark County Property Information Center website. We understand the existing 1000-sf house will remain, but the 300-sf attached garage and shed structure along the northwest property line will be demolished and removed for the access driveway for the planned new parking spaces in the east corner of the lot and the new addition. The planned three-level addition to the existing house will be situated north of and attached to the existing house, as shown in the site plan, attached as Figure 1. Most of the trapzoid-shaped property is relatively level, though there are steep slopes on the order of 20 to 50 percent grade along and downhill of the south property line that borders the adjacent railroad grade roughly 15 feet lower than the majority of the lot. The ground elevations vary from roughly 72 feet at the house and planned addition to 68 feet along the south property line; the adjacent railroad grade is at roughly elevation 56 feet. The vegetation on the lot includes several trees and invasive blackberry on the slope.

We performed the field investigation on 8/26/20, at which time we logged the soil conditions exposed in three different test pits, tested the infiltration rates using the standard, single-ring falling-head test method, and took representative soil samples from the depth of the infiltration test. Our literature review included review of published geologic, groundwater, and hazard maps as well as our previous geotechnical reports from the area. Our work was performed as per our proposal prepared on 8/11/20.

Project Scope

For this four-plex project, we anticipate minimal grading for the driveway extension and new parking spaces. Once the topsoil is stripped and removed from the site, and a compacted gravel base placed in all new driveway and parking areas, those portions of the lot may be used for material storage and access during the construction of the addition. The foundation of the addition will require the overexcavation of the existing basement backfill unless it can be determined that the backfill is everywhere at least as dense as the native soil. Another reason that the existing basement wall adjacent to the addition may need to be overexcavated is to reinforce that wall or construct new, deepened footings for the addition that do not place additional lateral loads on the 100-year-old basement wall. Cut soil from under the organic topsoil will likely be difficult to use as engineered fill due to the high percentage of cobbles and boulders. The standard utilities will require trenching, as usual, that may be enlarged in areas where the large boulders are encountered and removed.

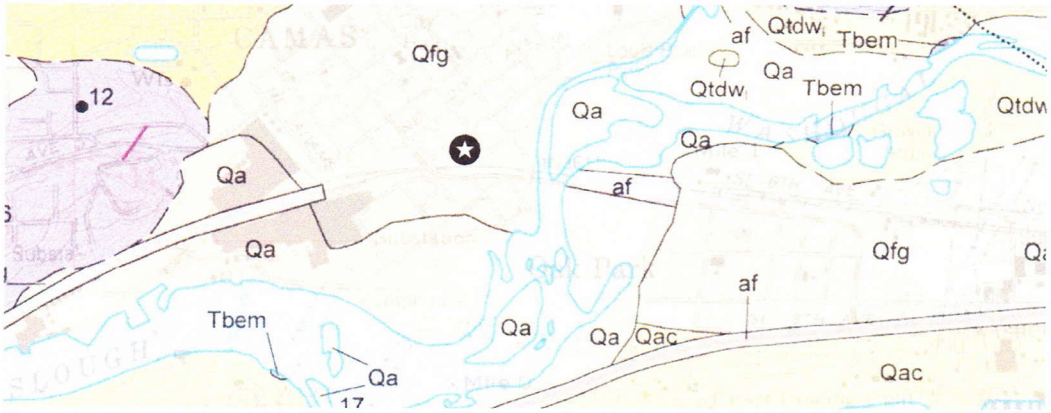
Site Description



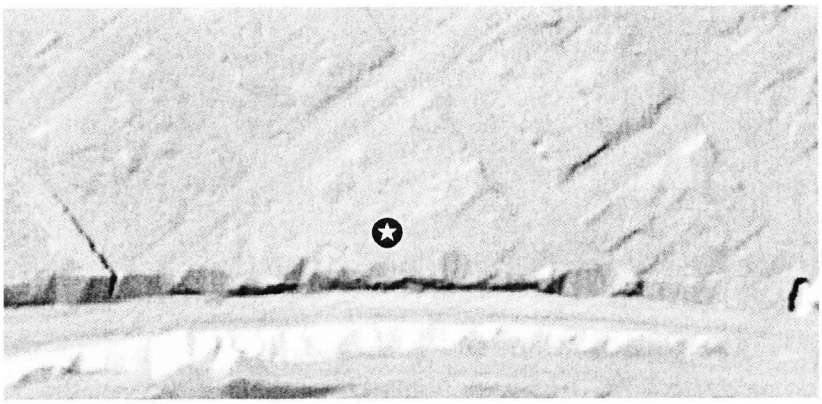
The 0.21-acre residential lot is located in the old residential area south of the downtown blocks, shown at the star symbol to the right. Most of the site is nearly level, though the south end has a steep cut-slope down roughly 12 to 15 feet to the railroad grade that was cut more than 100 years ago. The local soils are slightly cemented gravelly soils of the roughly 12,000-year-old glacial outburst floods and appear to have experienced only minor surface erosion and shallow slumping despite the poor vegetation and what appears to be little to no significant slope maintenance other than periodic clearing at the bottom of the slopes. We understand the existing house and adjacent garage were built in 1920 and we do not know of any significant additions or modifications to the original structure. We are also not aware of any existing foundation issues with the existing house. We understand the existing unfinished half-basement will be maintained, which may require additional retaining wall work or deepened spread footings to mitigate any new lateral loads from the new three-level addition. The elevations on the property vary from roughly 68 to 72 ft above MSL. Most of the steep slope down to the railroad grade is south of the property line. We expect much of the existing vegetation in the project area will be removed and replaced with perimeter plantings following the construction of the addition.

Geologic History, Soil Conditions, and Goundwater,

The geology of the surface soil in the area is illustrated in the 2008 USGS geologic map of the Camas quadrangle (SIM-3017 by Evarts and O-Connor, below), which indicates the site (at star) is underlain by over 100 feet of coarse-grained gravelly sediments (Qfg) deposited 15,000 to 20,000 years ago during the



numerous glacial-outburst floods, now commonly referred to as the Bretz floods. The cataclysmic floods flowed through the Columbia River Gorge and fanned out west of the Cascade Range, depositing thick sediments where the water velocities slowed in the Portland-Vancouver basin.



The topography of the area, consisting of the somewhat erosion-resistant, slightly cemented, gravelly soil that was deposited across the entire downtown Camas area and was excavated over 100 years ago to provide the level railroad grade is visible in the lidar topographic image of the area, illustrated at left.

Based on USGS web-based data in the publication *Estimated Depth to Ground Water in the Portland, Oregon Area* (or.water.usgs.gov/projs_dir/puz/), the depth to groundwater on this block is roughly 25 feet below ground surface. The adjacent Washougal River is at roughly 18 ft elevation, which is roughly 50 feet lower than the site elevation. This soil type is usually moderately permeable and generally has little to no runoff.

Slope Stability

There are deep-seated landslides, both prehistoric and historic, within a mile of the site, as well as rockfall and debris flow landslides, all in areas where past river or flood erosion has undermined and/or eroded lower slopes and contributed to the instability. We are not aware of any landslides associated with the steep cut-slope adjacent to the south end of this lot. There is very little risk of slope instability where the planned structure addition is planned so long as the grading and drainage recommendations are followed and documented with the recommended geotechnical oversight specified in this report. Although there is room for some parking at the east corner of the property, the eastern 10 to 15 feet of planned parking may need to be modified, depending on the slope conditions revealed during the site clearing. Although the southern corner of the existing house and the southern corner of the planned new addition are in areas identified as steep slope (>15%) and potential landslide hazard on the Clark County GIS mapping, there are no mapped severe erosion hazard areas. Based on our review of the property and existing house, it is our opinion that the existing house and the planned addition are not located on potentially hazardous slopes and this project will not dramatically change the overall stability of the area, particularly if the invasive vegetation is replaced with native, deep-rooted plantings. We do not anticipate any decrease in slope stability from the subject development so long as our grading, drainage, and retaining wall recommendations are followed.

Seismic Considerations

We have evaluated the seismic hazards at this site with regard to the degree of complexity of the proposed project. We did not do site specific testing, but referred to published literature and guidelines. Based on our evaluation, there is very little to no liquefaction susceptibility due to the deep groundwater and gravelly soil conditions. The closest known shallow fault to the site is the Frontal Fault Zone, which includes the Lacamas Lake Fault a half-mile northeast of the site, with a low probability of activity and estimated magnitude 6.6. We recommend a Structural Engineer review the plans and specifications for compliance with local seismic design. We do not anticipate unusual earthquake risks (unusual lateral loads or liquefaction) at the house location. Based on our interpretation of site geology, the soil conditions at this site are most similar to IBC Site Class D soil (stiff soil profile).

Wind, earthquakes, and unbalanced earth loads will subject the proposed walls to lateral forces. These forces can generally be resisted by a combination of sliding resistance of the footing on the underlying soil and passive earth pressure against the buried portions of the structure.
The native soil is classified as IBC Site Class D and the following site parameters apply:

Seismic Design Parameter	**Recommended Value**
Location (Lat., Long.), °	45.5847, -122.3999
Short Period Acceleration Value, S_s	0.815 g
1.0 second Period Accel. Value, S_1	0.352 g
F_a site soil coefficient for D_2	1.20
Acceleration site value, S_{DS} $(2/3 \cdot F_a \cdot S_s)$	0.652 g
Horiz. seismic acceleration factor, k_h (S_{DS} / 2.5)	0.261 g
PGA MCE of site modified peak ground acceleration	0.367 g
Site modified PGA (MCE_G PGA·1.2)	0.440 g

(SEAOC/OSHPD Seismic Design Maps Tools)

II. SITE INVESTIGATION

On 8/26/20, we visited the subject property and explored the near-surface soil up to nine feet deep with three test pit explorations. The planned project, topography, and the location of our test pit explorations is illustrated in the attached Figure 1.

Specific geologic conditions
Based on our explorations, the upper six to nine inches is considered nonstructural topsoil that transitions to what appears to be undisturbed native soil across most of the site, though there may be landscape fill or other shallow materials to be overexcavated in the area of the artificial pond. The native soil is a silty GRAVEL with some sand that could also be described as a gravelly loam soil with boulders on the order of one foot to four feet in diameter. The sandy silt matrix component of the soil is gray brown near the ground surface, but transitions to orange-brown color below about two feet depth. The soil is fairly dry near the surface and is damp from about two feet deep to nine feet deep. Everywhere, the soil is medium dense where undisturbed. The gravel-size fraction of the soil is visually roughly 50 to 75 percent, with boulders occupying roughly 20 percent and the sandy silt matrix about 10 to 20 percent. The vertical side slopes of the test pits were stable while left open for several hours with little spalling, but the large boulders may provide a challenge for the utility trenching. The actual soil conditions for all new footings can be best evaluated during the foundation excavation, at which time we will also be able to direct any minor overexcavations if necessary.

We expect the native soils are moderately well drained based on the soil type, natural moisture, and lack of surface erosion from the existing solid surfaces.

Suitability of the site
Based on our field observations, the existing site is suitable for the planned building addition. We anticipate only minor grading to consist of stripping the organic topsoil and any uncontrolled fill encountered during the initial site grading and foundation excavation and minor grading for the driveway extension and parking areas. The medium dense subgrade soil appears adequate for standard concrete spread footing foundations and the moderate infiltration rates of the soils should not present any challenges for the stormwater design.

Infiltration-Rate Testing

Overall, the undisturbed native soil is moderately well-drained. Based on published groundwater data for this site, the static water level is expected to be at least 25 feet deep. We did not encounter any indications of shallow perched groundwater in the upper nine feet explored with test pit explorations.

Since the soil was dry to damp and appeared favorable for infiltration at four feet depth, we set the two pipes in the sandy silt matrix where we could get a good seal, testing two locations to check local variability. It took several attempts to get a good seal due to the large cobbles and boulders just under the surface everywhere. Both tests were in the silty gravel soil at four feet depth where the infiltration system would most likely be built. Shallower than four feet, we expect similar rates; deeper than six feet, the costs would be higher due to increased excavation, but the rates would also definitely be higher due to the coarser grained material at six feet and deeper.

The two single-ring falling head infiltration tests (encased falling head), used a 15-inch long, 6-inch diameter, ¼-inch thick steel pipe for each test. The pipe was carefully pressed and/or tapped roughly 6 inches into the undisturbed soil at the depths selected to create a seal and prevent water from seeping up around the pipe. The pipes were continuously filled with water using a garden hose with valves to control the flow and soaked for two hours. Following the second hour of the saturation period, we started measuring the water drop from the refilled pipe several times for an hour to begin the testing until we were able to verify that the rates were not decreasing with time. The selected rates were the final rates measured.

The rates expressed below include the calculated average coefficients of permeability (k) for the final three tests at each location and average measured rates of fall in each pipe. The infiltration rate as expressed as the saturated vertical coefficient of permeability is determined from the equation: $\mathbf{k = (L/t)\ ln\ (h_1/h_2)}$, where: k = coefficient of permeability (in/hr), L = length of flow through soil (6 in), t = time interval (hr), h_1 = initial head in filled pipe (15 in), and h_2 = final head to bottom of pipe at time of measurement (in). The coefficient of permeability is the approximate rate at which water can be expected to infiltrate vertically under long-term saturated flow conditions.

Coefficient of Permeability and Falling Head Results

Test Pit No.	Test Depth (ft)	Test Method	Soil Description	Weight % passing 200 sieve (dry)	Average calculated coefficient of permeability, k (in/hr)	Measured falling head infiltration rate of upper six inches of pipe (in/hr)
TP-1	4.0	Single-ring falling head	Silty GRAVEL (w/o cobbles, etc)	14	24.5	48
TP-1 (5 ft from other test)	4.0	Single-ring falling head	Silty GRAVEL (w/o cobbles, etc)	18	16.4	32

Based on our field test results, we expect moderate infiltration rates everywhere on the site. The variability of tested rates can be attributed to the local silt content in the layered sediments and the actual infiltration system generally spans areas larger than any thin silty layers, providing an average infiltration typical of the average of tested values. The infiltration rates provided can be used for preliminary design of facilities located anywhere on the property so long as the soil conditions are verified and/or the actual rates verified during construction.

The design infiltration rate is obtained by choosing an appropriate factor of safety, generally chosen with consideration of other surface water sources, time of year the test was performed, and the variability of fine grained soil conditions, with a usual maximum adjusted allowed design rate of 250 inches/hour. We provided both the coefficient of permeability, which may better simulate the downward infiltration under long-term saturated conditions, and the tested infiltration rate. We recommend the standard correction factor of 2.

III. RECOMMENDATIONS

General

The property appears to have had only minor past surficial grading associated with the existing structures and surface landscaping. Around the house, the soil adjacent to the house can be expected to be disturbed at least in the upper two feet and where there is a basement retaining wall, the soil has obviously been disturbed down to the full depth of the existing wall footing. Based on our test pit explorations, the quality of the native, undisturbed soil below the topsoil is uniform and appropriate for the planned new residential subdivision project. We anticipate standard concrete spread footings for the addition and a standard residential pavement section for the driveway and parking areas.

The depths for footing excavations are anticipated to be between 6 and 18 inches to get below the organic topsoil but we anticipate minimum finished footing depths of 18 inches below finished grade for frost protection; the actual depths should be determined by review of the soil conditions encountered following the stripping and during the foundation excavation, which should be approved by the engineering geologist or geotechnical engineer prior to placing any gravel subbase or setting rebar and forming the footings in case any minor modifications are recommended. Immediately adjacent to the existing house where there is a basement wall, additional mitigation is expected to offset the additional lateral loads on the basement wall, either by reinforcing the existing basement wall to accommodate the anticipated surcharge and/or by deepening the footings to eliminate the lateral influence on the existing basement wall. We recommend the roof runoff be collected in a durable outlet pipe (such as ADS N-12) and routed to the planned infiltration system. Often, driveway runoff is best accommodated by linear rain gardens next to the new paved areas.

We located our test pits outside any planned new building footprints so that we would not disturb the soil there and in the area of likely infiltration under the planned new parking areas. We left the large boulders excavated from the test pits at the surface so they could be more easily removed during the foundation excavation; to reduce future settlement of pavement in these areas, the entire depth of the test pits should be overexcavated and recompacted. Areas where buried features are discovered should be overexcavated and replaced with engineered fill. Engineered fill is, by definition, drained, benched, and mechanically compacted to a nonyielding density with final compaction verified (generally a minimum of 95 to 98 percent of the material's maximum dry density obtained from the standard Proctor, depending on the planned loading).

Construction monitoring is known to be key to determining that construction is completed according to planned drawings and specifications. During construction, we expect to observe the soil subgrade prior to and during any replacement engineered fill, as well as following the foundation excavations and subgrade preparation. Subsurface conditions that differ from those encountered in this limited exploration phase should be expected and evaluated for modifications to the geotechnical recommendations. We

recommend a return site visit(s) by an engineer/geologist from Columbia Geotechnical is coordinated with the earthwork contractor and owner.

Clearing and Stripping
We recommend the upper 6 to 12 inches (or more if necessary) of organic topsoil be stripped. The stripped organic soil should likely be removed from the site since there are no good areas to fill.

Engineered Fill
All filling under future structures, posts, patios, roads, or driveways, should be considered engineered fill. All engineered fill should be compacted in horizontal lifts not exceeding eight inches uncompacted (roughly 6 inches compacted) using standard compaction equipment (vibratory smooth roller, jumping jack, or heavy diesel plate compactor). The inorganic native soil on this site can be used as engineered fill if necessary during dry weather so long as the natural moisture content is not more than roughly three percent higher than the material's Optimum Moisture Content, as determined by the Modified Proctor laboratory test or by field examination and proof-roll testing. Uniform thickness and continuous fill lifts will provide more structurally sound fill overall that exhibits less differential settlement than if fill is placed in uneven or discontinuous lifts. The finished ground surface (foundation backfill) should be graded so that surface water drains away from structures and is prevented from ponding, taking future settlement under consideration and thickened slightly next to the foundation.

Engineered fill should be compacted to at least 95 percent of the maximum dry density determined by the modified Proctor or an equivalent nonyielding density; engineered fill can be evaluated and tested by proof-rolling and site observations or by nuclear density testing using a certified technician. Documentation and testing of earthwork generally requires daily observation and testing/proof-rolling or soil probing every two vertical feet of fill. We can provide on-site observation and proof-roll testing, as needed. Alternatively, Proctor testing and nuclear density gauge testing could be coordinated with a materials testing subcontractor and reviewed by an engineer from our office. With the exception of compacting clean gravel, it is usually wise to postpone all earthwork during wet weather days since even a small rainstorm can saturate the silty portion of the native soil and prevent adequate compaction. The ground surface during grading should promote surface runoff and prevent any temporary unplanned ponding of water. Erosion control measures such as straw bales and geotextile erosion-control fences should be used to prevent silt from washing off the site.

Foundations
We estimate the footings for the new structure be at least 18 inches below adjacent grade for frost protection, though the soil bearing capacity is likely adequate at 12 inches below the existing grade. The actual depth will be determined by the depth of the topsoil and stiffness of the subgrade soil during the foundation excavation review. Where buried organics or other uncontrolled fill are encountered in footing areas, they will need to be completely removed and locally filled with granular fill (or on-site soil only if it is within a few percent of optimum moisture during the driest summer months), and compacted to "engineered fill" specifications and testing requirements. We estimate a design bearing capacity of roughly 2000 psf at 12 inches depth. For use in design, we estimate a coefficient of friction of 0.35 along the interface between the base of the footing and the subgrade. The planned new addition is over 20 feet from the slope break, which provides an adequate slope setback. If the foundation excavation work is done during the fall, winter, or spring season(s) and rainfall ponds at all, we recommend the footing excavations are made with a slight grade to allow rainfall to drain off the foundation area during the construction period. To preserve the stiffness of the freshly cut foundation soil in the fall, winter, or

spring, we recommend three to six inches of ¾"-0 crushed rock gravel be mechanically compacted onto all structural areas immediately after the subgrade is approved (left open less than a day); if a crushed rock gravel subbase is property placed and compacted, the coefficient of friction between the subgrade and footing can be increased to 0.40 and the bearing capacity can be increased to 2500 psf.

We recommend standard perimeter foundation drains are placed adjacent to all footings at the deepest elevation that is excavated and drained by gravity in solid outlet pipes separate from the roof drains to an approved outlet to better control shallow water that may pond in the crawlspace; the perforated foundation drainage pipes and all solid outlet pipes should have positive drainage (minimum 3 percent) all the way to the outlet. See *Drainage* section below for foundation drain specifications. If the ground surface next to the structure is finished with a slab-on-grade, the slope can be reduced so long as surface water adequately drains away from the structure.

Retaining Walls

Although no retaining walls are planned, we have provided soil parameters that are appropriate for the site for additional structural design on the existing basement wall or deepened foundation wall to accommodate any new lateral loads of the new spread footings along the NE wall of the existing house. Residential foundation retaining walls should be designed to resist lateral forces calculated using an equivalent fluid pressure of 35 pcf for active pressure (wall allowed to rotate at the top) and 55 pcf for at-rest pressure (basement wall). The recommended fluid weight assumes that the wall backfill is level, fully drained by a foundation drainage system (shown in Figure 2), and consists of the specified imported gravel that has been compacted to the equivalent of 95 percent of the maximum dry density determined by the standard Proctor test. Passive pressures of 250 pcf (unrestrained wall) and 105 (restrained wall) are recommended for design, assuming a relatively level ground surface.

Friction between the footings and subgrade soil may be used to resist lateral sliding. A friction factor of 0.35 should be used when the bottom of the footing excavation is the medium-grained native soil and 0.40 if there is at least three inches of compacted crushed rock gravel under the footing. Passive pressures may also be used to resist sliding if the ground in front of the footing is level for at least 10 feet. Only 2/3 of the ultimate passive pressure should be used if friction and passive resistance are combined to resist lateral forces.

Design for dynamic lateral loads due to earthquakes should include an additional lateral soil load. Based on the Mononobe-Okabe equation and peak horizontal accelerations appropriate for the site location, seismic loading should be designed with an additional rectangular-shaped seismic load of magnitude 7H, where H is the total height of the wall.

All walls must include a drainage system consisting of at least a 4-inch diameter perforated pipe surrounded on all sides by at least 12 inches of 1½"-¼" drain rock that is completely wrapped in a nonwoven, permeable geotextile such as Mirafi 140N or equivalent. Backfill should include similar drainage gravel all the way to the top of the wall at least one foot thick, as shown in Figure 2.

Drainage

We recommend a perimeter foundation subdrain to drain seasonally perched groundwater and shallow surface runoff during the wet weather months. The subdrains should consist of a minimum of a 4-inch perforated pipe enveloped in at least 4 ft^3/ft of washed drain rock (1½"-¾") and completely wrapped in a free-draining geotextile such as Mirafi 140N geotextile or equivalent and covered with roughly 3 inches

of compacted gravel for sun protection (Figure 2). Any retaining walls or landscape walls should also be drained. The solid outlet pipes for all subdrains should have at minimum 3% downhill grade; foundation and retaining wall drains should be able to drain from the outlet pipe onto native landscaping so long as the slope stability is not compromised. Roof runoff should be collected in a durable solid pipe (such as ADS N-12) and should always be plumbed independent of all foundation drains to the approved outlet.

IV. CLOSING

Based on our review, this report is appropriate for the planned project development. We suggest that the owner/contractor incorporate the recommendations in this report into their agreement with the earthwork contractor. The factual data (test pit logs and infiltration rates) can be shared with contractors during the bidding process so long as no warranty of subsurface conditions is implied. Based on their experience, the contractors should determine the best method for the specific earthwork components. CGI is not responsible for any part of jobsite safety before, during, or after construction of the project.

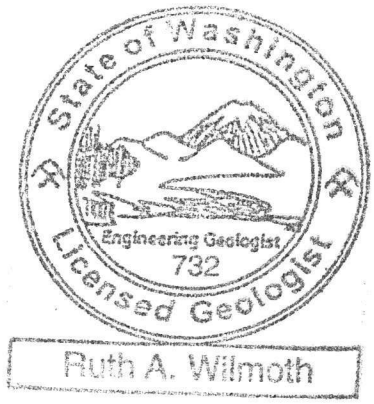
All earthwork should be performed to both City of Camas standards and the applicable provisions in the International Building Code (2018 IBC) including Appendix J and should be in general conformance with the recommendations in this report. Site conditions are often different than expected from initial explorations and some revisions to the design and construction will likely be required. A geotechnical engineer and/or engineering geologist from Columbia Geotechnical should remain involved throughout the final design and the construction of the earthwork, foundation, and drainage systems. A final report summarizing earthwork activities should be obtained from the geotechnical consultant as soon as possible after conclusion of the geotechnical activities and before site development is considered complete.

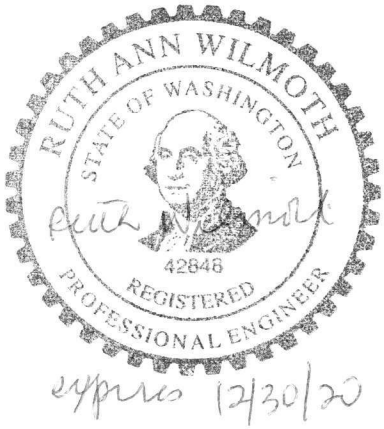
Optimum results of any infiltration facility require careful management of erosion during all adjacent construction. Prevention of the movement of fines into infiltration facilities particularly during but also after the construction phase is critical to the long-term performance of the infiltration facility.

Please feel free to contact us for any questions you may have regarding this report or to schedule additional work. To facilitate subsequent field visits and inspections, please keep our office informed of your construction schedule and allow a minimum of one week advance notice for approximate times of return visits.

Sincerely,

Columbia Geotechnical, Inc.





By Ruth Wilmoth

Ruth A. Wilmoth, C.E.G., P.E.
Engineering Geologist/Geotechnical Engineer

expires 12/30/20

REFERENCES

International Building Code (IBC), International Code Council, 2018.

US Geological Survey, 7.5 Minute Topographic Map Series, Camas quadrangle, 1990.

Clark County Property Information Center, https://gis.clark.wa.gov/gishome/property/index.cfm

Washington Lidar Portal, https://lidarportal.dnr.wa.gov/

Geologic Map of the Camas Quadrangle, USGS SIM-3015, Evarts & O'Connor, 2008.

Liquefaction Susceptibility Map of Clark County, WA, Parmer et al, 2004.

INFORMATION ABOUT AND LIMITATIONS OF YOUR GEOTECHNICAL REPORT

The professional services provided are tailored to the needs of each client as we understand them, with the goal to contribute to the understanding and mitigation of the geotechnical aspects of the project and to maintain a long-term professional relationship based on communication, trust, and respect. The basis of our report includes site conditions revealed from the explorations, existing literature realized during our review, and the synthesis of the data during our analysis and report preparation. Our work is performed in accordance with generally accepted engineering principles and practices in this area at the time the report is prepared, but also limited by the scope approved by the owner. Geotechnical engineering (including geology and groundwater) is based extensively on judgment of limited data and opinion, and as a result, it is less exact than other design disciplines. Our work involves making a realistic estimate of the expected ground conditions before, during, and after construction. We make no warranty of present or future conditions, either expressed or implied and we are not responsible for any deviation from the intent of the report.

The report was written for the current owner(s), his/her contractor and designer, and for the development indicated as we understand it. However, the report may not be adequate for all needs of the project's contractors or design professionals. We recommend the entire geotechnical report is provided to others so that portions of the report are not taken out of context. We would be pleased to provide additional input during the design process, to explain the relevant geotechnical, geological, and hydrogeological findings, to review plans and specifications relative to these issues prior to construction, and to provide on-site observation and testing during construction. Since the observational method forms the basis of geotechnical services, liability and other problems can result when another firm is retained to provide construction or remediation observation. In addition, sharing the best available information between the owners, designers, and contractors helps prevent many costly construction problems. If there is a change in ownership or scope of construction than what is described in the report, if site conditions change, or if there is a lapse of time greater than three years between the date of the report and the start of construction, the report should be reviewed and updated or replaced with a revised geotechnical report.

The report was prepared within the limitations of the scope and budget approved. The judgment and recommendations pertain to the material tested/inspected only and are not intended to be nor should they be construed to represent a warranty of the subsurface conditions, but are forwarded to assist in the design and planning process. Actual soil and water conditions are documented at locations, depths, and times noted; the exploration logs illustrate our opinion of the subsurface conditions revealed by observation and sampling. Sample intervals may miss changes in geology or groundwater and the soil descriptions and interfaces between layers are interpretive and often gradual. Geotechnical sampling also generally produces large areas between explorations that may vary, though we use judgment to make assumptions regarding the overall subsurface soil and groundwater conditions. Unanticipated conditions are commonly encountered in construction and cannot be fully determined from soil explorations. If a more refined analysis is desired to confirm or refine some of our assumptions, we recommend additional explorations, soil sampling, and soil testing. If any conditions are discovered by the owner or contractor before or during construction that differ from those described in the report, we ask to be contacted for review of implications to our recommendations, with revised recommendations provided if necessary. Actual subsurface conditions may be determined only during the earthwork/foundation phase of construction, at which time geotechnical recommendations can also be refined, if necessary. When conditions are more favorable than initially assumed, we can provide design or construction changes that save money.

Steep or unstable slopes carry additional inherent risk that belongs to the owners; property owners are responsible for taking the risks associated with future development on their property. Based on his/her experience, the contractors should determine the best method for specific earthwork components; the safety of the site is the responsibility of the contractor.

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Fax (360) 944-6985

TITLE		PAGE
Site Plan		Figure 1
JOB NAME: Cory Vom Baur Four-plex		JOB NO.: CG20-1408
SITE LOCATION: 124 SE Everett St, Camas	APPROX. SURFACE ELEVATION: 72 ft	DATE: 8/26/20
DRAWN BY: Wilmoth	CLIENT:	SHEET: 1

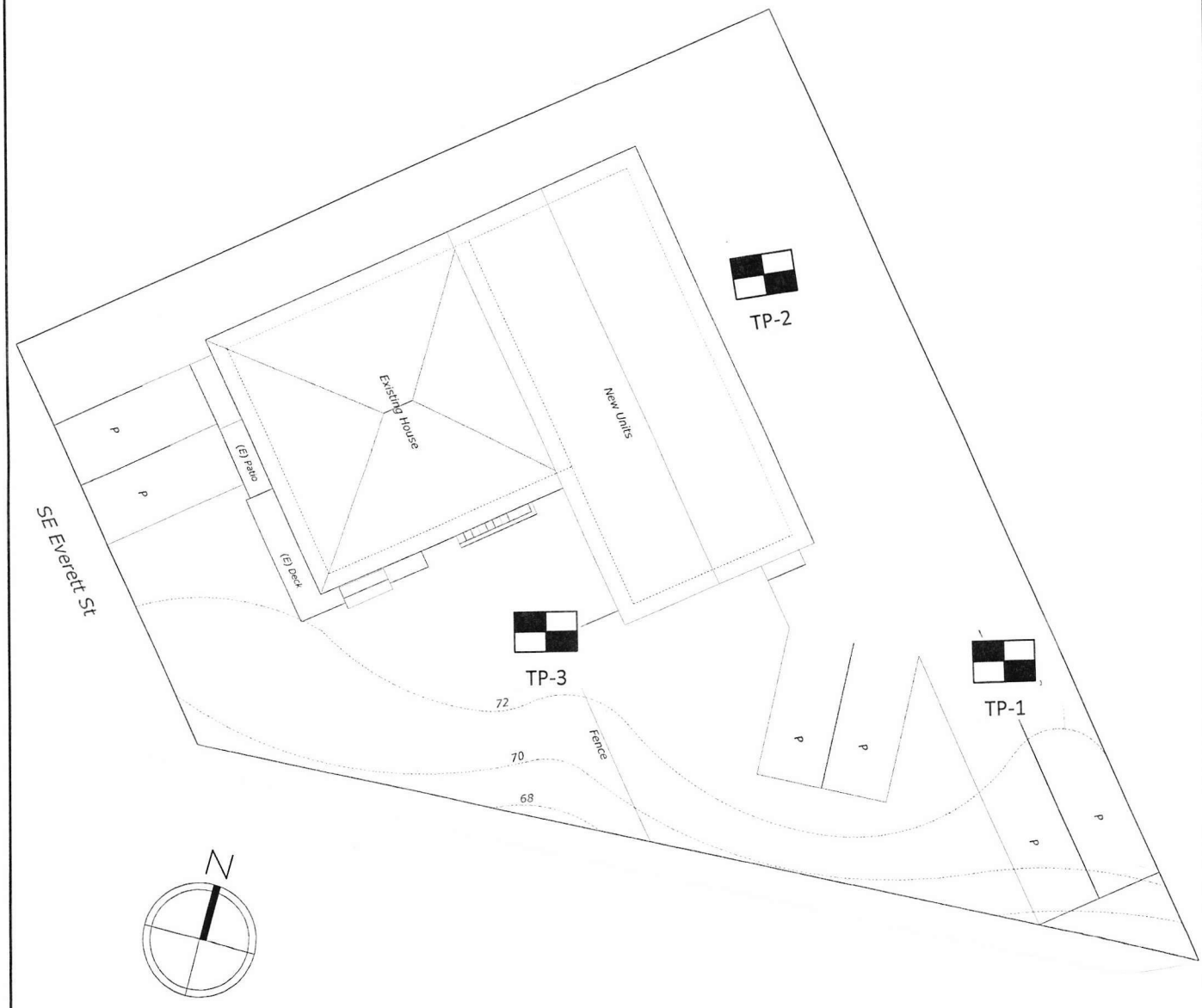
Reference: Site plan provided by Cory Vom Baur. Details not field verified.

SCALE: 1"=20'

0 20 40 60 80 ft

LEGEND:

Approximate location of test pit



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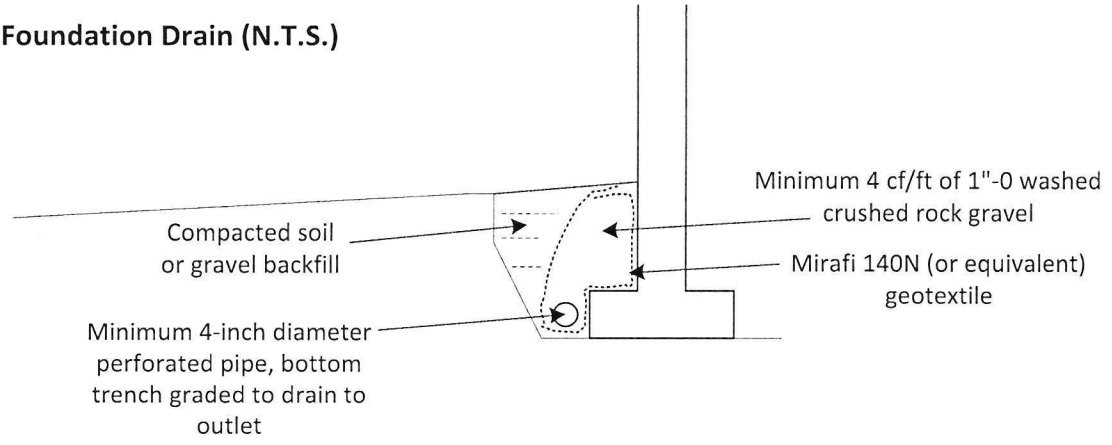
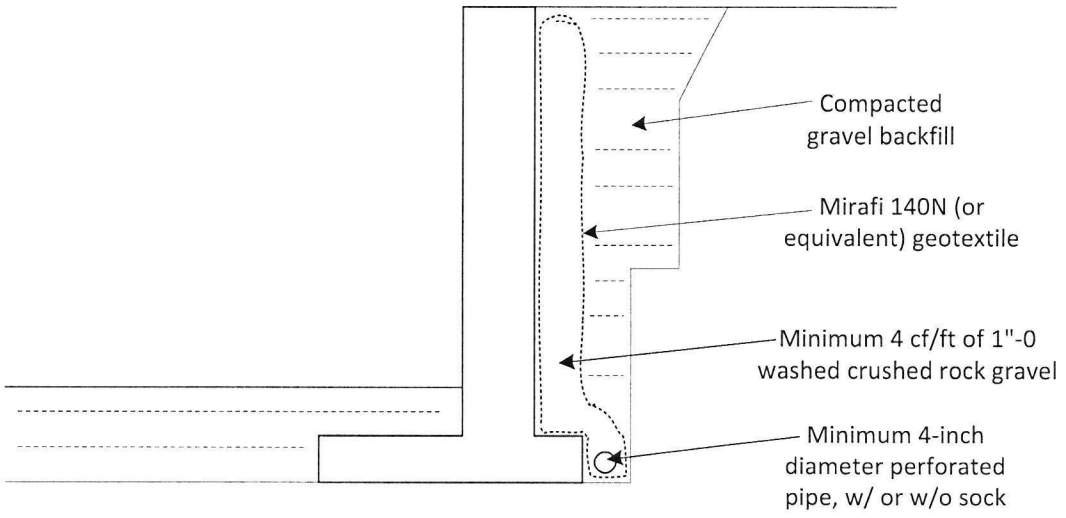
TITLE		PAGE
Typical Subdrain		Figure 2
JOB NAME: Cory Vom Baur Four-plex		JOB NO.: CG20-1408
SITE LOCATION: 124 SE Everett St, Camas	APPROX. SURFACE ELEVATION: ~72 ft	DATE: 8/26/20
DRAWN BY: Wilmoth	CLIENT:	SHEET: 1

These typical sections are provided to illustrate the full height of the drainage material and to provide the recommended material specifications.

Foundation Drain (N.T.S.)



Typical Retaining Wall Drain (N.T.S.)



Appendix A

Field Exploration

Our scope of work for this evaluation included three test pit explorations on 8/26/20, using a trackhoe supplied by the owner and directed by Columbia Geotechnical. The exploration locations are shown on Figure 1 and the exploration logs are attached on pages A-1 through A-3. The logs indicate the depths at which soil characteristics change with horizontal dashed lines, although the change may be gradual.

Soil conditions were evaluated, described, and classified in the field in accordance with the classification format based on the Unified Soil Classification System, summarized below:

Soil Classification System:

Name: GRAVEL/SAND/SILT/CLAY (primary)
gravelly/sandy/silty/clayey (secondary; 30 to 50 percent)
with gravel/sand/silt/clay (15 to 30 percent)

USCS: G (gravel), S (sand), M (silt), C (clay), O (organic)
fine grained: L (low plasticity), H (high plasticity)
coarse grained with little to no fines: W (well-graded), P (poorly-graded)coarse with fines: M (silty), C (clayey)

Plasticity: Nonplastic (can not be rolled, falls apart dry), low plasticity (barely roll 1/8-inch, easily crushed dry), medium plasticity (easily roll 1/8-inch, difficult to crush dry), high plasticity (1/8-inch easily re-rolled, impossible to crush dry by hand)

Consistency: very soft (penetrated by fist), soft (penetrated by thumb), medium stiff (penetrated by thumb with effort), stiff (indented by thumb), very stiff (indented by thumb nail), hard (indented with thumb nail with effort), very hard (impossible to indent)

Moisture: dry (dusty), damp (has moisture), moist (darkened), wet (visible water)

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TITLE		PAGE
Test Pit Log for TP-1		**A-1**
JOB NAME: Cory Vom Baur Four-plex		JOB NO.: CG20-1408
APPROXIMATE TEST PIT LOCATION: East corner of site parking area	APPROX. SURFACE ELEVATION: 72 ft	DATE: 8/26/20
LOGGED BY: Wilmoth	FILENAME:	SHEET: 1 of 3

Depth (ft)	Pocket Penetrometer	Sample Type	Moisture Content (%)	USCS	AASHTO	Material Description
						Wood chips, roots, organic soil, dark brown (Topsoil)
1–4			dry / damp	GW		Silty GRAVEL with some sand (GW), gray brown transitions to orange brown below about 2 ft depth, low to no plasticity, dry to damp, medium dense, gravel-size pieces occupy roughly half the exposure, boulders larger than two feet common roughly every foot of depth (Coarse-grained flood deposit; Qfg) Infiltration testing at two locations in wide test pit set at 4 ft depth
4						Bottom of excavation at 4 ft depth. No groundwater encountered.
5–14						

Columbia Geotechnical
PO Box 87367
Vancouver, WA 98687
Ph (360) 944-7397
Fax (360) 944-6985

TITLE		PAGE
Test Pit Log for TP-2		A-2
JOB NAME: Cory Vom Baur Four-plex		JOB NO.: CG20-1408
APPROXIMATE TEST PIT LOCATION: North of north end of addition	APPROX. SURFACE ELEVATION: 72 ft	DATE: 8/26/20
LOGGED BY: Wilmoth	FILENAME:	SHEET: 2 of 3

Depth (ft)	Pocket Penetrometer	Sample Type	Moisture Content (%)	USCS	AASHTO	Material Description
						Wood chips, roots, organic soil, dark brown (Topsoil)
1–4			damp	GW		Silty GRAVEL with some sand (GW), gray brown transitions to orange brown below about 1.5 ft depth, low to no plasticity, dry to damp, medium dense, gravel-size pieces occupy roughly 75% of the exposure, boulders larger than two feet common roughly every foot of depth (Coarse-grained flood deposit; Qfg)
4						Bottom of excavation at 4 ft depth. No groundwater encountered.
5–14						

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Vancouver, WA 98687
Ph (360) 944-7397
Fax (360) 944-6985

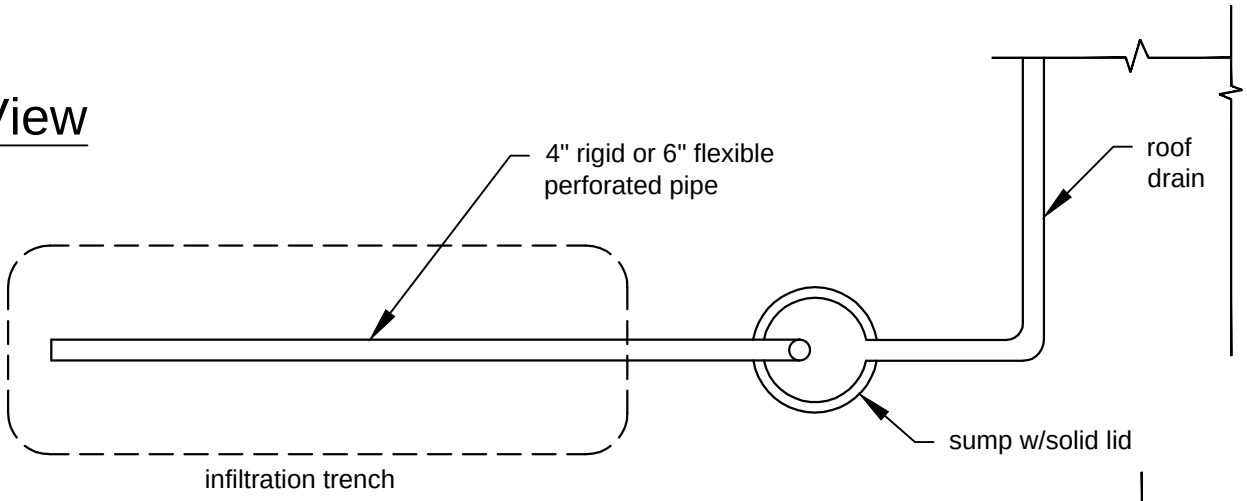
TITLE		PAGE
Test Pit Log for TP-3		**A-3**
JOB NAME: Cory Vom Baur Four-plex		JOB NO.: CG20-1408
APPROXIMATE TEST PIT LOCATION: South of south end of addition	APPROX. SURFACE ELEVATION: 72 ft	DATE: 8/26/20
LOGGED BY: Wilmoth	FILENAME:	SHEET: 3 of 3

Depth (ft)	Pocket Penetrometer	Sample Type	Moisture Content (%)	USCS	AASHTO	Material Description
						Wood chips, roots, organic soil, dark brown (Topsoil)
1						Gravelly soil fill, some rounded rock mixed with other soil (Landscape fill)
2			damp			Silty GRAVEL with some sand (GW), gray brown transitions to orange brown below about 2 ft depth, low to no plasticity, dry to damp, medium dense, gravel-size pieces occupy roughly half the exposure, boulders larger than two feet common roughly every foot of depth
3						
4						
5						
6						Transitions to coarser sand in matrix, boulders
7						Transitions to pea gravel in matrix, boulders
8						
9						(Coarse-grained flood deposit; Qfg)
10						Bottom of excavation at 9 ft depth to confirm no groundwater at least 5 ft below infiltration testing. No groundwater encountered.
11						
12						
13						
14						

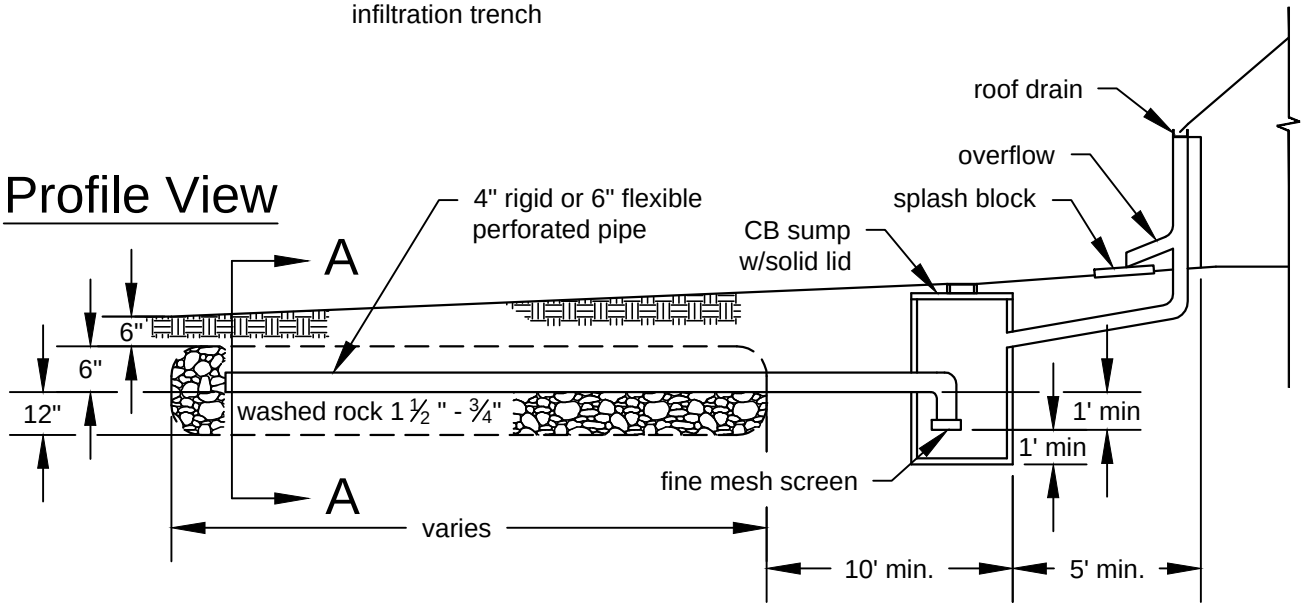
Attachment 2

TYPICAL INFILTRATION FACILITY DETAILS

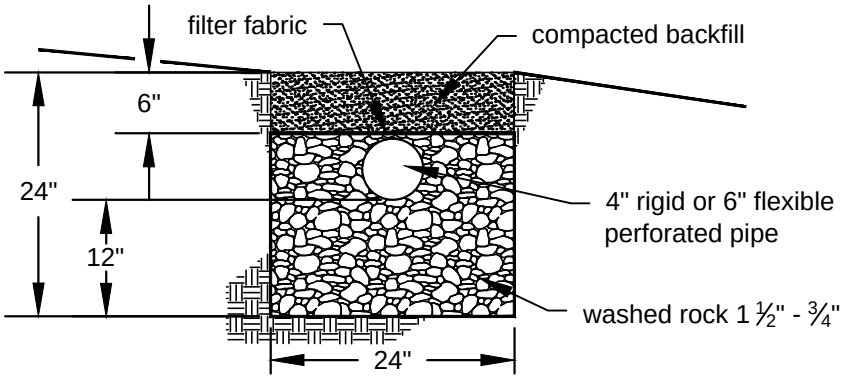
Plan View



Profile View



Section A-A

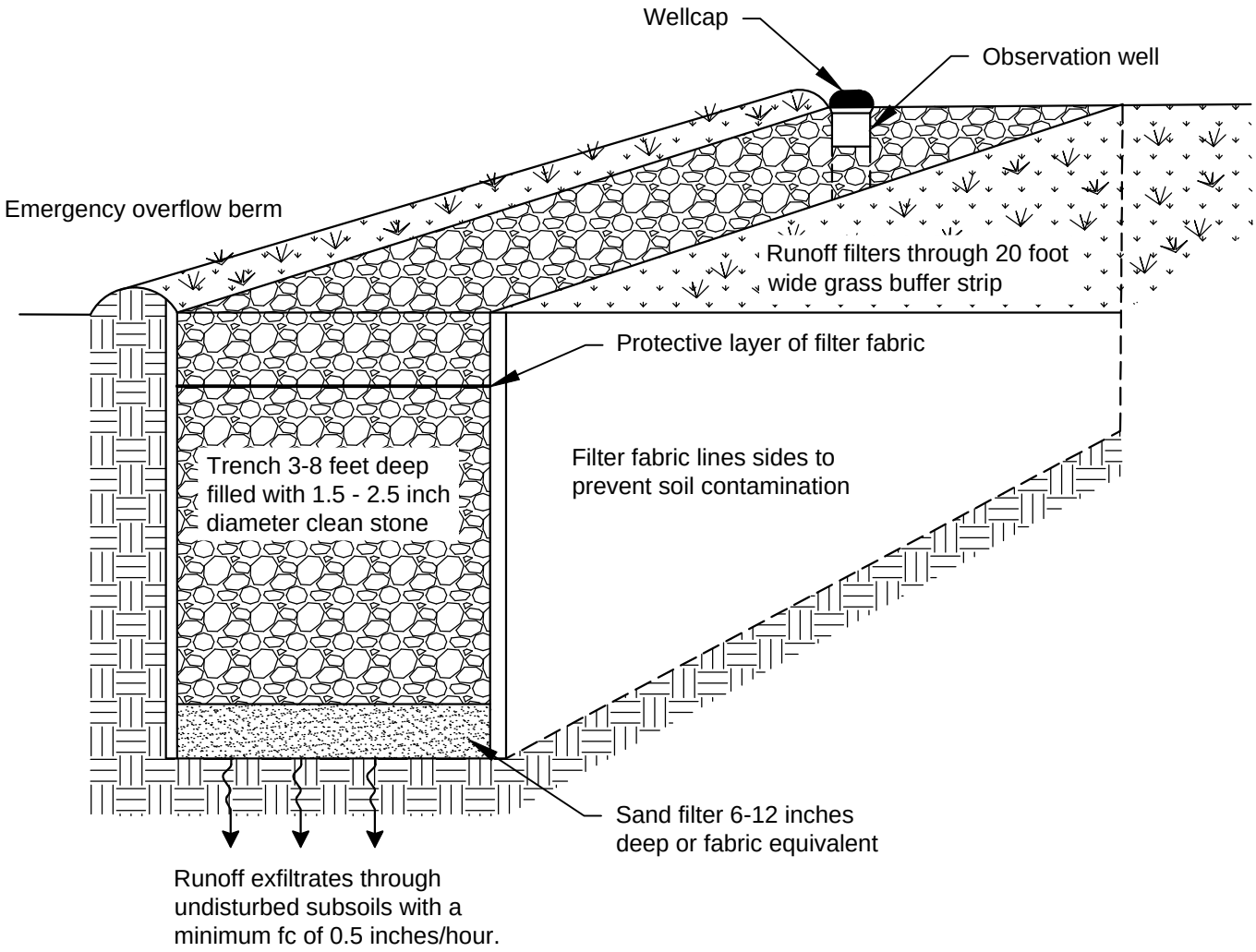


NOT TO SCALE

DEPARTMENT OF
ECOLOGY
State of Washington

Figure III-3.1.2
Typical Downspout Infiltration Trench

Revised November 2015

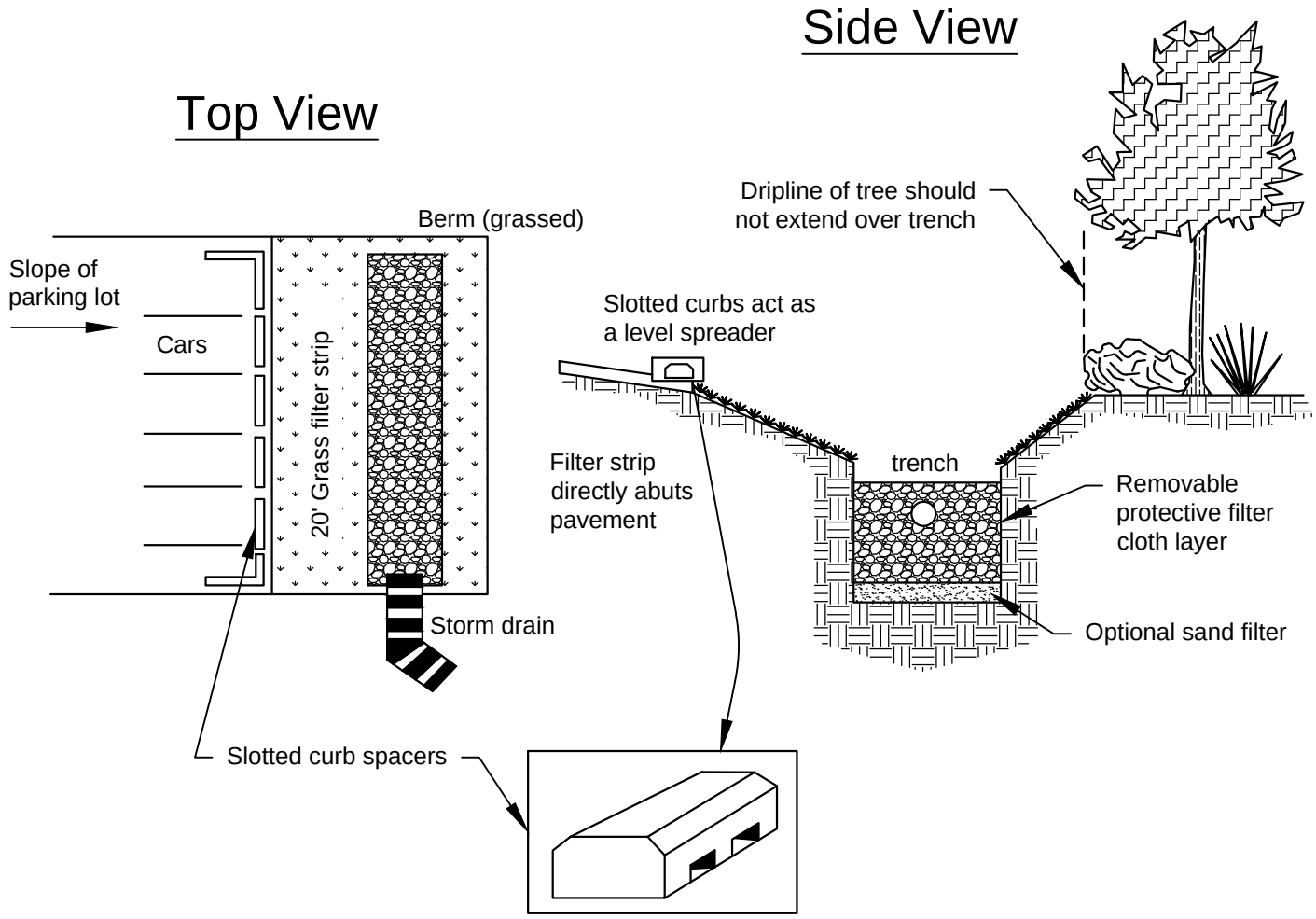


NOT TO SCALE

DEPARTMENT OF ECOLOGY
State of Washington

Figure III-3.3.4
Schematic of an Infiltration Trench

Revised December 2015



NOT TO SCALE

DEPARTMENT OF ECOLOGY
State of Washington

Figure III-3.3.5
Parking Lot Perimeter Trench Design

Revised December 2015

Exhibit 14

Fwd: DAHP Project 2020-09-05611 RE: Predetermination Report Project No.

Kim Johnson <kjohnson@paleowest.com>
Fri 11/20/2020 6:26 PM
To: Chris Sims <csims@paleowest.com>

Hi Chris,

I just received this from DAHP. Could you forward it to the client?

Thanks!
Kim

_____
Kim Johnson | Associate Archaeologist
PaleoWest
2918 N Lombard St
Portland, OR 97217
T: 541.977.6536
W: www.paleowest.com

From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Sent: Friday, November 20, 2020 3:55 PM
To: Kim Johnson
Subject: DAHP Project 2020-09-05611 RE: Predetermination Report Project No.

Hello Kim,

Thank you for your patience. The DAHP has received and accepted your predetermination report for the Everett Street Quadplex. We agree that the historical period materials found were likely introduced onto the property recently and do not constitute an archaeological site. Our formal review of this project will occur during the permit review period. Please forward a copy of this email to your client so that they can include it in their permit application packet.

Feel free to contact me if you have questions about these comments.
Best,
Stephanie

DAHP staff are working remotely until further notice. My hours are 8 am – 4:30 pm Monday - Friday. Staff no longer have land lines. For a directory of staff cell phone numbers please see the Meet the Staff page on our website.

Stephanie Jolivette | Local Government Archaeologist
Work Cell: 360-628-2755 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Kim Johnson <kjohnson@paleowest.com>
Sent: Friday, November 20, 2020 2:15 PM
To: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Subject: RE: Predetermination Report Project No.

Hi Stephanie,

I just wanted to check in your review for 2020-09-05611. I haven't heard on whether or not it was approved or needed edits.

Much thanks,

Kim

Kim Johnson | Project Director
PaleoWest
kjohnson@paleowest.com
541.977.6536

Portland Office
2918 N. Lombard Street
Portland, OR, 97217
www.paleowest.com

From: Kim Johnson
Sent: Friday, September 4, 2020 10:46 AM
To: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Subject: RE: Predetermination Report Project No.

Of course! It's 2020-09-05611

Kim Johnson | Associate Archaeologist
PaleoWest
kjohnson@paleowest.com
541.977.6536

Portland Office
2918 N. Lombard Street
Portland, OR, 97217
www.paleowest.com

From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Sent: Friday, September 4, 2020 10:44 AM
To: Kim Johnson <kjohnson@paleowest.com>
Subject: RE: Predetermination Report Project No.

Hi Kim,

Could you include the DAHP Project number? We don't automatically get a notice when things are uploaded. Someday maybe that will work!

Thanks,
Stephanie

DAHP staff are working remotely until further notice. My hours are 8 am – 4:30 pm Monday - Friday. Staff no longer have land lines. For a directory of staff cell phone numbers please see the Meet the Staff page on our website.

Stephanie Jolivette | Local Government Archaeologist
Work Cell: 360-628-2755 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Kim Johnson <kjohnson@paleowest.com>
Sent: Friday, September 4, 2020 10:41 AM
To: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Subject: RE: Predetermination Report Project No.

Hi Stephanie,

Great, thank you for all your help! I just submitted the report, so it is available for your review. Please let me know if you need anything.

Best,
Kim Johnson

Kim Johnson | Associate Archaeologist
PaleoWest
kjohnson@paleowest.com
541.977.6536

Portland Office
2918 N. Lombard Street
Portland, OR, 97217

www.paleowest.com

CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: 2020-09-05611 (Please contact the lead agency for the project number. If associated to SEPA, please contact SEPA@dahp.wa.gov to obtain the project number before creating a new project.)

Author: Cristina Rodriguez, Kim Johnson

Title of Report: Archaeological Predetermination for 124 SE Everett Street Quadplex, Camas, Clark County, Washington

Date of Report: September 4, 2020

County(ies): Clark Section: 11 (DLC 47) Township: 01 Range: 03

Quad: Camas, WA Acres: 0.14

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☐ Yes ☒ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

_____
_____
_____
_____
_____
_____
_____
_____
_____

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

PALEOWEST

ARCHAEOLOGICAL PREDETERMINATION FOR 124 SE EVERETT STREET QUADPLEX, CAMAS, CLARK COUNTY, WASHINGTON

09/04/2020

LEADING WITH TECHNOLOGY

ARCHAEOLOGICAL PREDETERMINATION FOR 124 SE EVERETT STREET QUADPLEX, CAMAS, CLARK COUNTY, WASHINGTON

Prepared by:
Cristina Rodriguez, M.A., RPA
Kim Johnson, M.S., RPA

Prepared for:
Cory Vom Baur
124 SE Everett Street
Camas, WA 98607

Technical Report No. 20-559

PaleoWest
2918 North Lombard Street
Portland, Oregon 97217

September 4, 2020

Keywords: Predetermination, Class III survey, Clark County

CONTENTS

FIGURES

TABLES

1.0 INTRODUCTION

PaleoWest was contracted by Cory Vom Baur, the property owner, to conduct an archaeological predetermination survey in support of a proposed renovation project for the residence at 124 SE Everett Street, Camas, WA within the Camas, WA (1977) 7.5-minute USGS quadrangle (Figure 1-Figure 2). Due to the project being located in a high probability area, as defined by the Washington Department of Historic Preservation (DAHP), PaleoWest was charged with performing a records search and a pedestrian survey in combination with subsurface testing to determine if any there was any potential for the project to impact significant cultural deposits.

The project is located at the end of a dead-end road with limited on-street parking. The property is 0.21 acres (0.08 hectares), while the area of potential effect encompasses 0.14 acres (0.05 hectares). On the property is a currently occupied single-family home that was built-in 1920 accompanied by secondary outbuildings which include a garage, chicken coop, and storage shed. The southeast end of property is bordered by the Burlington Northern Santa Fe Railway (BNSF) railroad.

The proposed project consists of the construction of three new residential units to be added onto the existing residential structure to create a four-unit quadplex. The original single-family home is to stay intact with slight modifications, the only impact would be that the northwest wall would be demolished and joined with the new complex. Current outbuildings include a chicken coop, a storage shed, and a garage. The proposed units will be three-story units with lower level garages, mid-level living spaces, and upper level bedrooms (Figure 3-Figure 5). Construction will include the demolition of existing outbuildings, excavation of the new footprint, construction of the new foundation and building, construction of a parking lot, new water main placement, sanitary sewer laterals, and landscaping.

Surface survey and determination of subsurface testing locations was conducted under the oversight of Project Principal, Chris Sims, M.A, RPA, a Registered Professional Archaeologist (RPA) who meets the National Secretary of the Interior's professional standard. Fieldwork was performed and completed by Archaeologist Cristina Rodríguez (M.A., RPA) on August 7, 2020.

1.1 REGULATORY CONTEXT

In accordance with Camas code of Ordinances (CCO) title 16, Ch 31 Archaeological Resource Preservation defines the need and use of a predetermination report in the probability of archaeological material to be found. The Washington State Department of Archaeology & Historic Preservation (DAHP) reviews the predetermination and surveys completed within Clark County.

CCO (16.31.020)- "Probability level" means classification of property according to the probability of it having archaeological resources. The probability levels are low, low-moderate, moderate, moderate-high, and high, which are based on a combination of information from inventories and predictive models provided by DAHP, other agencies, tribal governments, and local permit review.

CCO (16.31.070) Predetermination reports shall be required for any nonexempt ground-disturbing action or activity for which a permit or approval is required for properties with a high archaeological probability level on the following: On a parcel of at least five acres within probability levels moderate-high and moderate; or within one-fourth mile of a known, recorded archaeological site; A predetermination shall be required when the director determines that reliable information indicates the possible existence of an archaeological site on a parcel for which an application for a permit or approval for a ground-disturbing action or activity has been submitted.

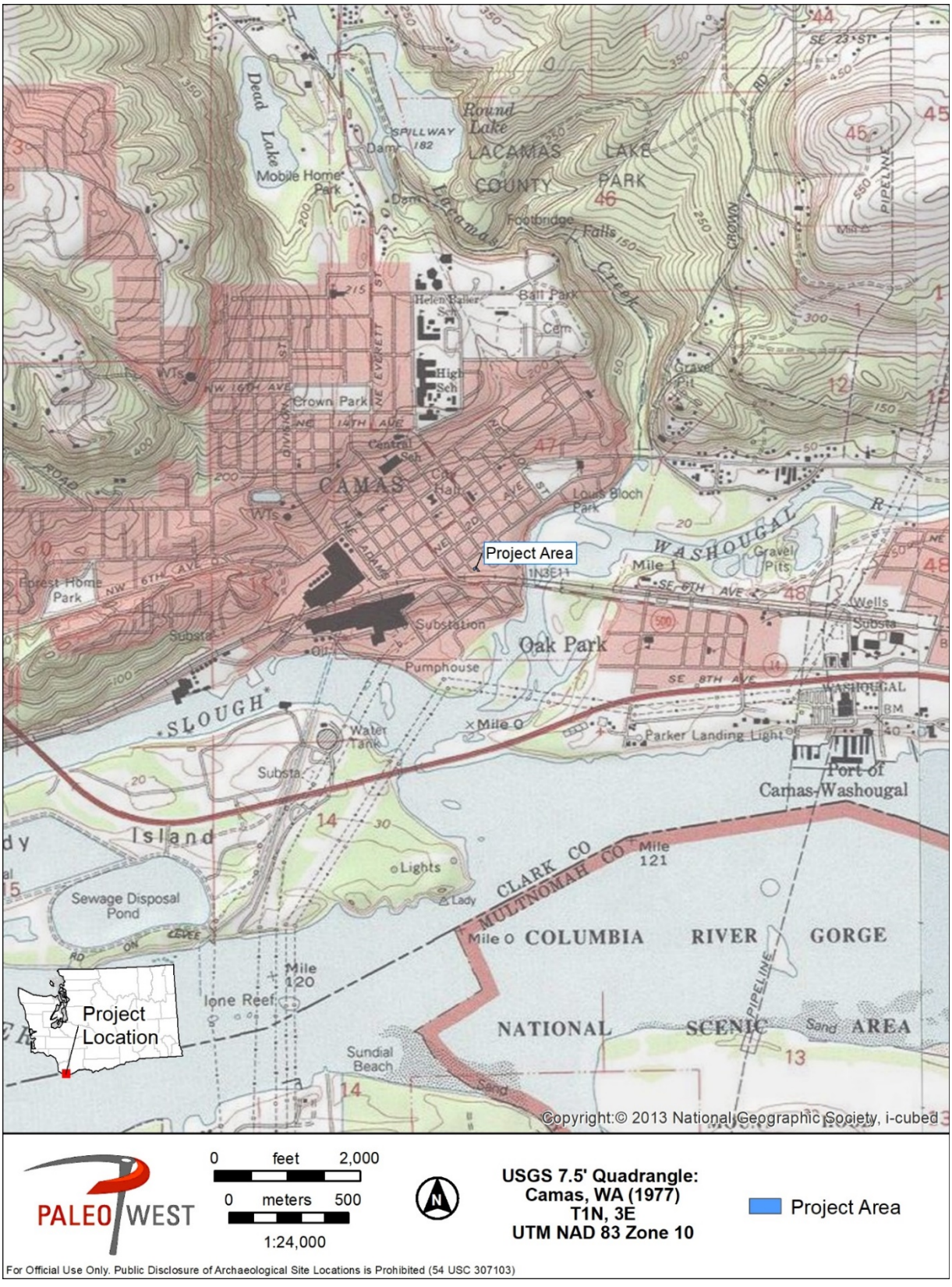


Figure 1. Project location map.

Figure 2. Detail view of project location.

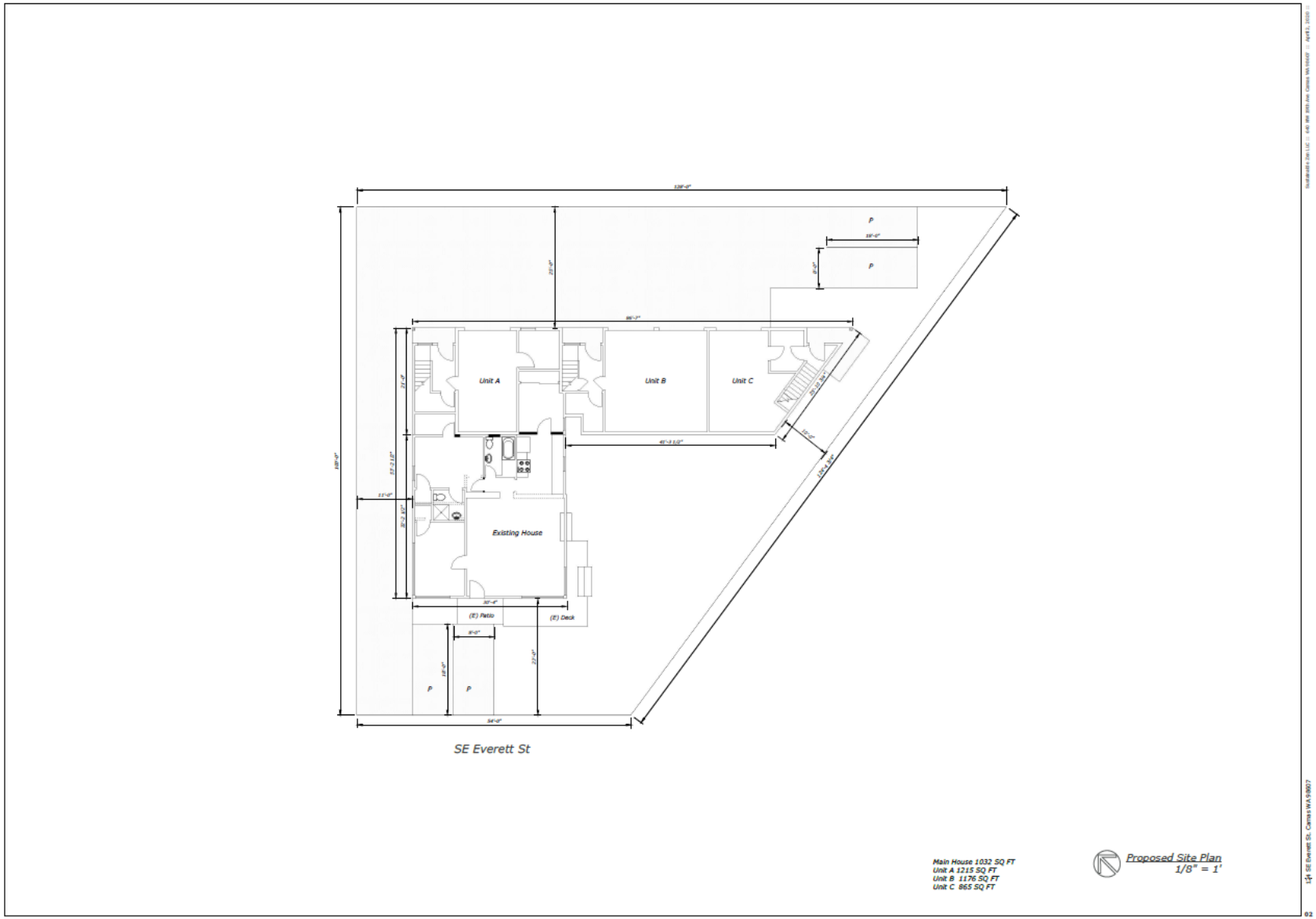


Figure 3. Construction plans showing proposed quadplex, plan view.

Figure 4. Construction plans showing proposed quadplex, profile view.

Figure 5. Construction plans showing proposed quadplex, profile view.

2.0 ENVIRONMENTAL SETTING

According to the U.S Geological Survey (USGS), the project is located is in the alluvial plains of the physiographic province of the Cascade-Sierra mountains, resting on the Troutdale formation. Soils within the project area are composed of Fill Land, which consists of variable artificial soils to a depth of 6 inches below the ground surface (Natural Resources Conservation Service 2020) The Washougal River which runs east 719ft (.22km) is the nearest natural drainage to the project area.

The project is located at the end of a 70 ft (21.3 m) dead-end road in a residential neighborhood (Figure 6-Figure 7). Vegetation on the property consists of bamboo and a variety of garden plants (Figure 8-Figure 9). A single-family residence and various outbuildings are located on the property and concrete slabs covered most of the project area (Figure 10-Figure 12). On the southern part of the property, a concrete pond is present. Archaeologist inspected inside the structure and found no filtering or water pipes that would be of concern during ground disturbing activities. The owner was not aware of the existence of any waterlines related to it. On the date of fieldwork assorted structural and domestic debris were scattered throughout the project area. Scattered material included multiple household appliances, toys, modern trash, concrete blocks, and gazebo structures.

Figure 6. View of property from Everett Street, facing east.

Figure 7. View from property, facing west.

Figure 8. View of the property, facing north.

Figure 9. View of property, facing north.

Figure 10. View of single-family residence. facing north.

Figure 11. View of single-family residence, facing south.

Figure 12. View of outbuildings, facing west.

3.0 PREVIOUS RESEARCH

PaleoWest examined records in the Washington Department of Historic Preservation's online WISAARD database to determine the location of any previously conducted archaeological surveys or previously recorded archaeological sites within a 0.5-mile radius of the project area. General Land Office (GLO) maps, historic USGS topographic maps, and Sanborn insurance maps were also consulted to evaluate the possible presence of historic Euro-American infrastructure in and near the project area. The National Register Information System database and Library of Congress (LOC) was also reviewed. A total of 22 surveys have been previously conducted within the 0.5 miles search radius, which include both archaeological and historical surveys, none of which directly address the project area (Table 1).

Table 1. Previous Investigations Conducted within 0.5 miles of the Project Area

NADB	Document Type	Title	Reference
1692410	Predetermination report	City of Camas Archaeological Predetermination Survey for the NE 3rd Ave Project Area, Camas, WA	Haddad 2019
1692371	Predetermination Report	City of Camas Archaeological Predetermination Survey for the 3R Development Project Area, Camas, WA	Haddad 2019
1692240	Predetermination Report	Cultural Resources Survey of the Lacamas Creek Sewer Pump Station Project Area, City of Camas, Clark County, WA	Fall 2019
1691774	Monitoring Report	Testing, Evaluation, and Monitoring of Site 45CL1041 for the Watermain Replacement at SE Garfield Street/SE 6th Avenue, Camas, Washington	Jenkins 2015
1691334	Predetermination Report	City of Camas Archaeological Predetermination Report for the Well 6 of 14 Transmission Main Project Area, City of Camas, Washington	Haddad 2018
1686889	Survey Report	Cultural Resources Reconnaissance of the City of Camas Wastewater treatment Plant	Nelson 1996
1686888	Archaeological Test Excavations/NRHP Eval	Testing and Evaluation of site 45CL123 for the STEP Sewer Transmission Main in Camas	Jenkins 2015
1686723	Survey Report	Archaeological Survey for the Proposed Step Sewer Transmission Main in Camas	Jenkins 2015

Table 1. Previous Investigations Conducted within 0.5 miles of the Project Area

NADB	Document Type	Title	Reference
1685760	Monitoring Report	Vactor Waste Facility, Camas, Archaeological Monitoring During Construction	Jenkins 2014
1685269	Survey Report	Cultural Resource Survey for the Section of the Proposed STEP Sewer Transmission Main from NE 3rd Loop to Washougal River in Camas	Jenkins 2014
1684880	Survey Report	Cultural Resources Survey, BNSF Bridge 24.8, LS 0047 Replacement Project	Berger 2014
1684855	Survey Report	Archaeological Resource Survey for the Proposed Relocation of the Sewer Transmission Main at SE Polk Street and Watermain at SE Garfield Street/ SE Avenue Crossing Under the BNSF Railroad, Camas	Jenkins 2014
1683575	Survey Report	Archaeological Survey for the Proposed Camas Vactor Waste Facility Retrofit Project, Camas	Jenkins 2013
1352277	Survey Report	Cultural Resources Survey for the SR 14 Camas-Washougal Add Lanes and Build Interchange	Smits 2008
1350219	Predetermination Report	City of Camas Archaeological Predetermination Report at 630 Polk Street, Camas	Perkins 2007
1349353	Survey Report	Archaeological Survey for the City of Camas Main Sewage Pimp Station and Wastewater Treatment Facility Phase II Improvements Design Project, Camas	Todd 2007
1349236	Survey Report	Archaeological Survey of the City of Camas Well No. 13 Development, Project WS-636, Camas	Todd 2007
1349233	Survey Report	Cultural Resources Survey of the Short Plat Project Area at 1240 E 1st Avenue, Camas	Hudson 2007
1348332	Survey Report	Archaeological Predetermination report for Belz Storage	Sharma 2006
1348246	Survey Report	Archaeological Survey of the Washougal Waterline and Trail Project, City of Camas	Todd 2006
1345573	Predetermination Repot	Archaeological Predetermination Report for the Safeway Corporation to Construct a Gas Station for Store # 1287 at 300NE 3rd St.	Finley 2001
1344514	Survey Report	Letter to Ric Levison Regarding the City of Camas Greenway Project Archaeological Reconnaissance and Records Review	Anonymous 1995

The records search also found seven archaeological resources, eight historic properties, and two listed historic properties within the 0.5-mile search radius. Of the seven cultural resources, five were pre-contact and two were historic (Table 2).

Table 2. Previously Recorded Cultural Resources within 0.5 Miles of the Project

Site No.	Period	Type
CL00009	Pre-Contact	Burial site
CL00010	Pre-Contact	Habitation site and artifact scatter
CL00123	Pre-Contact	Lithic scatter
CL00713	Pre-Contact	Lithic scatter
CL00717	Historic	Structure and refuse scatter
CL01041	Pre-Contact	Lithic scatter
CL01062	Historic	Isolate

CL010141 is the closest site, located 0.11 miles (0.18 km) of the project. The site is pre-contact lithic scatter recorded to contain 77 flakes, one flake tool, one core, seven fragments of Fire-cracked rock (FCR), and three calcined bone fragments. Artifacts were found below disturbed deposits from 50 to 150 cm below the surface. Soils consisted of Hillsboro silt loam, with crush gravel. The site was disturbed with underground utilities but the report states that intact deposits still exist. Artifacts were not collected. (Jenkins & Reese 2014). Other sites include lithic scatters, a pre-contact habitation area, and a historic structure and refuse scatter.

Historic properties within the 0.5-mile radius include two buildings that are registered in the National Register for Historic Places. These include the US Post Office building located at 440 NE Fifth Avenue, which was constructed in 1939 and listed on 1991, and the Farrell Building located at 305 NE 4th Avenue, that was built in 1924 and listed in 2006.

4.0 HISTORICAL MAP AND AERIAL IMAGE REVIEW

PaleoWest also assessed the project area for its potential to contain significant Historic-period resources by examining historical maps of the Camas area. The earliest available map is a 1856 General Land Office map which shows the area as undeveloped land with a few homesteads in the surrounding area (BLM 2020) (Figure 13). A 1935 topographic map which shows the existing street system and associated infrastructure (USGS 1935) (Figure 14). Between 1935 and 1975, little change is observed, and the area roughly resembles its current state (USGS 1954) (Figure 15). A Sanborn Fire Insurance Map from 1943, shows the existing single-family dwelling in place with one associated outbuilding location at the back of the lot (Sanborn 1943) (Figure 16). A review of historical aerial imagery found that in 1951, the earliest imagery available, the property and the surrounding area were built up and in much the same condition as they are currently (NETR 2020). Little change is seen in the intervening years, apart from an increase in vegetation growth and tree cover.

Figure 13. 1859 GLO map, Camas, WA (BLM 2020).

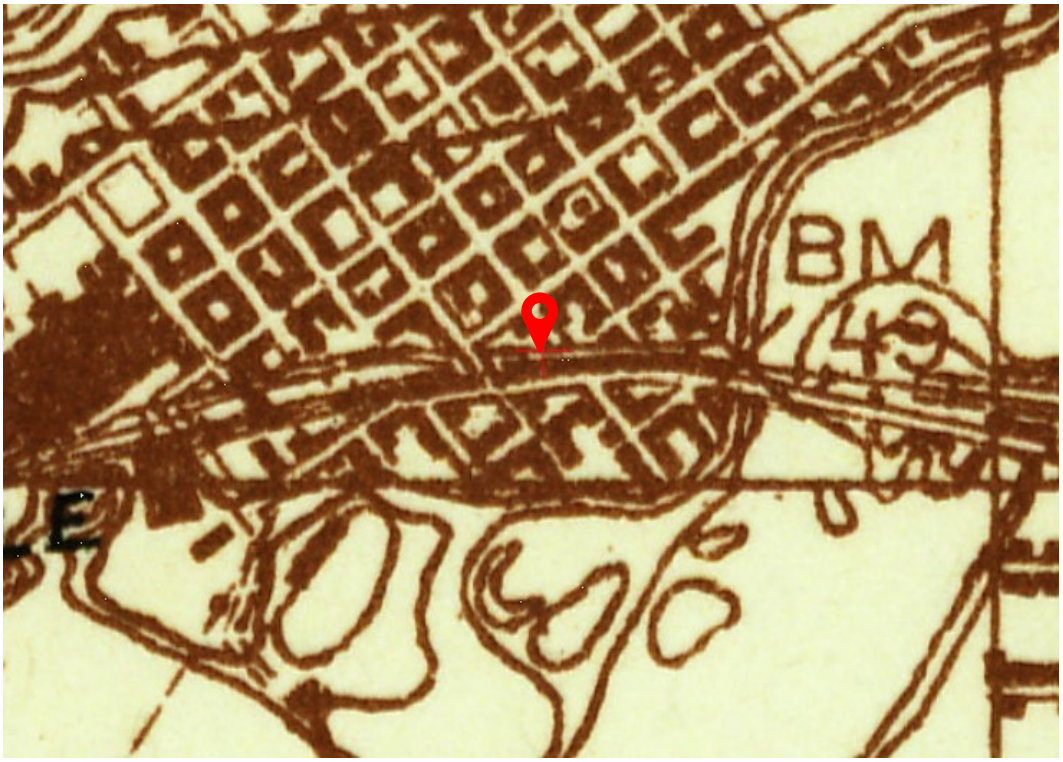


Figure 14. 1935 USGS Troutdale, WA 15-minute topographic map (USGS 1935).

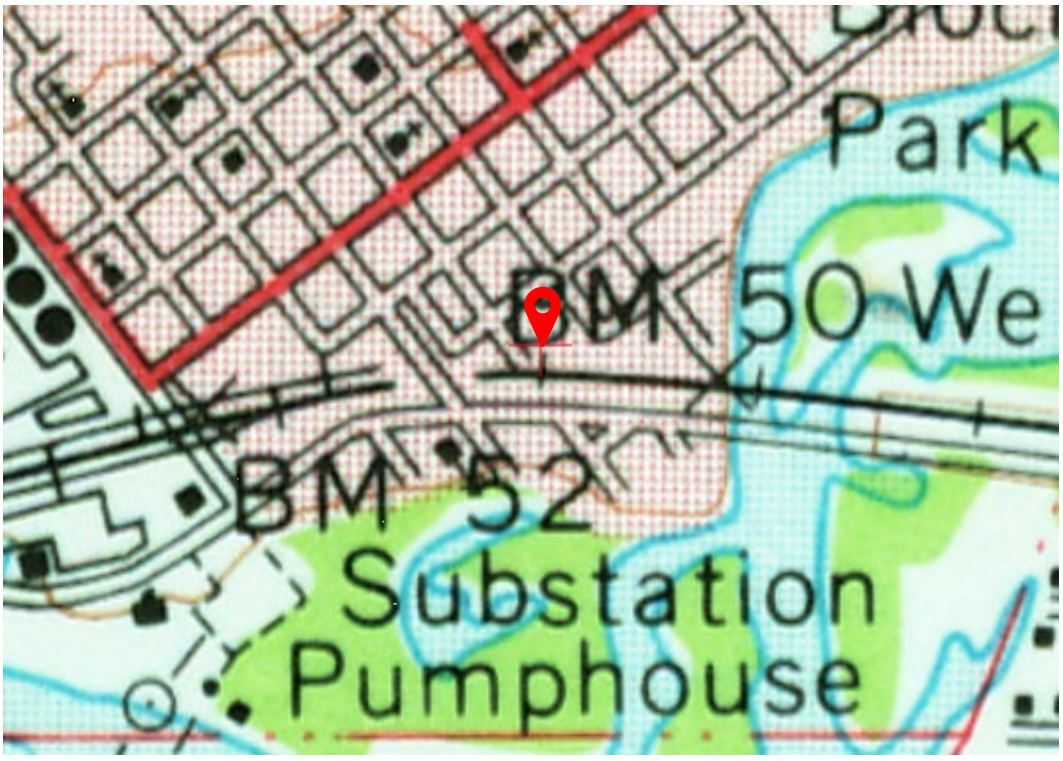


Figure 15. 1954 USGS Cams, WA 15-minute topographic map (USGS 1954).

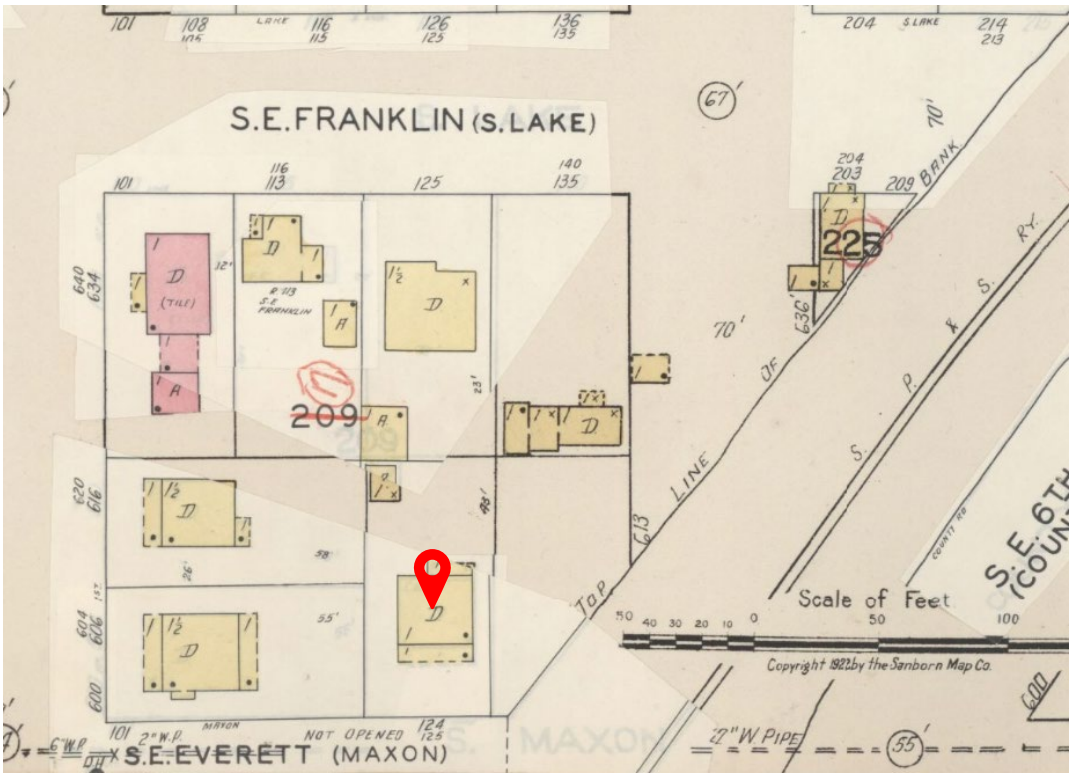


Figure 16. 1943 Sanborn Fire Insurance Map (Sanborn 1943).

5.0 FIELD METHODS

The entire project area was surveyed by PaleoWest archaeologist, Ms. Rodrigeuz, on August 7, 2020. Survey was inhibited by concrete slabs that most of the property. A chicken coop and cement pond were also in the property. Ground-surface visibility averaged 90 percent but was reduced to 0 percent in areas covered by concrete slabs. Digital photographs were taken of project areas and their surroundings. A Garmin 64x was used to mark the location of the shovel test probes (STPs). Shovel test probes (STP) were excavated at a minimum diameter of 30 cm and a minimum depth of 20 cm and when sterile levels were reached. All excavated sediment was screened through 1/4-inch and 1/8-inch hardware mesh in compliance with CMC 12.31.070. Field notes were maintained describing terrain, vegetation, and cultural remains.

6.0 SURVEY RESULTS

Surface survey of the property found no significant cultural materials. Modern debris was observed across the property, but pre-contact and historic materials were absent. Ms. Rodriguez laid out and excavated to STPs in areas that the property owner identified as high impact areas. The location of the STPs was also restricted by the existing concrete slabs located across the area. STP01 was placed in front of the main residence, and STP01 was placed in the backyard (Figure 17-Figure 19). Of the two STPs, only one was positive for cultural materials (Table 3).

Table 3. Subsurface Testing Results Summary

STP	Result	Depth	Comments
STP01	Negative	10 cm	Terminated early due to disturbed soils. Modern plastic, and a modern sewing bobbin were found.
STP02	Positive	43 cm	Modern plastic, 1 animal bone (with cut marks), 1 ceramic (Whiteware base), 4 pieces of clear glass, and 1 glass jar base found intermixed at same level.

STP1 was excavated to a depth of 43 cm. Soils within the probe were homogenous, showing signs of disturbance and mixing. Recovered materials were found intermixed at the same level, indicating that the materials were in secondary context. The recovered jar base was embossed with "VJC 1839", a maker's mark that was used by the Sage Glass Co. of Illinois from 1892-1902 (Lockhart, Schriever, Lindsey & Serr 2015).

Conversations with the homeowner found that he had inherited the property from his late grandfather who was an avid collector of "old junk". The property had been cleared of large amounts of surface debris that had been left behind by the grandfather and the materials were stored in milk crates at the time of this investigation. It is probable that the recovered materials were the result of collecting activities combined with disturbance related to gardening, which was also a hobby of the grandfather.

Figure 17. View of STP01 location, facing southeast.

Figure 18. View of STP02 location, facing south.

Figure 19. Location of STPs

7.0 RECOMMENDATIONS

PaleoWest conducted this cultural resource fieldwork to identify any historic properties (cultural or paleontological resources that are listed in or eligible for listing on the NRHP that could potentially be impacted by the proposed undertaking. PaleoWest identified seven previously recorded archaeological resources within the 0.5-mile (0.8-kilometer) records search radius. None of these resources coincide with the project area. While the site is located in a high probability area as defined by the DAHP, subsurface testing and historic research found no indication that significant cultural deposits are present in the area that could be impacted by the proposed project. Therefore, PaleoWest recommends that no further cultural resources work is needed for the proposed project.

In the event that potentially significant archaeological materials are encountered during Project-related construction activities, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the archaeological resource. As well, the Washington State protocol for inadvertent discovery of human remains per RCW 68.50, RCW 27.44, and RCW 68.60 must be immediately initiated in the unlikely event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Finally, if the Project area is expanded to include areas not covered by this survey or other recent cultural resources studies, additional cultural resource studies may be required.

8.0 REFERENCES CITED

Anonymous

1991 *Cultural Resource Inventory for Clark County: US Post Office, CL00553 Washington Archaeological Resource Center, Washington State University*. On file, Department of Archaeological and Historical Preservation, Olympia, Washington, accessed via WISAARD web portal.

2006 *Cultural Resource Inventory for Clark County: Charles Ferrell House, CL00206 Washington Archaeological Resource Center, Washington State University*. On file, Department of Archaeological and Historical Preservation, Olympia, Washington, accessed via WISAARD web portal.

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1937 The Historical Position of the Lower Chinook in the Native Culture of the Northwest. *The Pacific Northwest Quarterly*. Vol. 28, No. 4 (pp. 363-372 (10 pages).

PALEOWEST

For General Inquiries:

T:886.563.2536

T: 602.254.6280

info@paleowest.com

Portland, Oregon

971.801.0677

2918 North Lombard Street

Exhibit 16

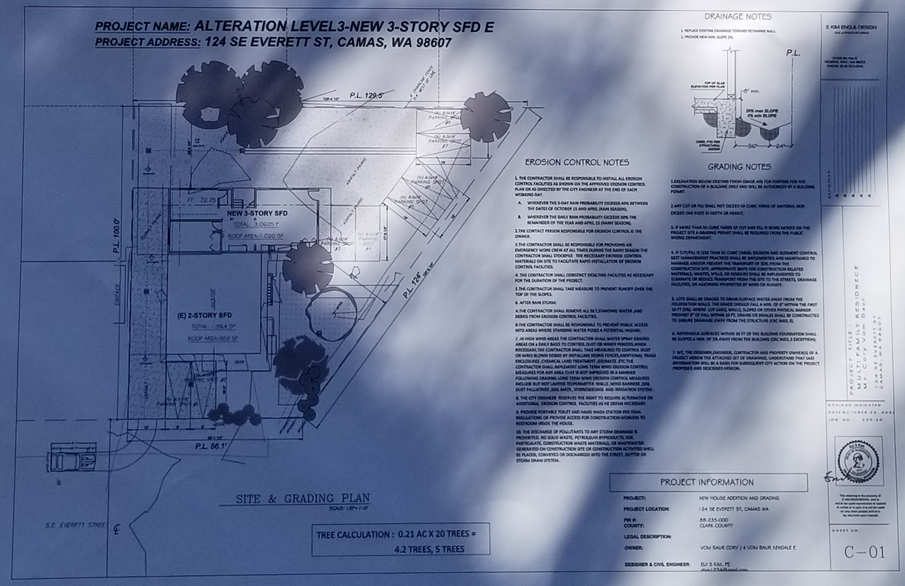

Notice of Proposed Development
"Vom Baur Fourplex"
An application is on file with the City of Camas for review of Conditional Use Permit, Design Review, Site Plan Review and Archaeological Review to establish development of three attached units to the existing house located at 124 SE Everett St, Camas, WA 98607. For information regarding this project please contact:
Applicant Contact: Sustainable Zen LLC 971-219-5349
City Contact: Madeline Sutherland 360-817-7237 616 NE 4th Avenue Camas, WA 98607
Public Hearing Schedule
Hearing Date & Time:
Location:

Notice of Proposed Development
"Vom Baur Fourplex"

An application is on file with the City of Camas for review of Conditional Use Permit, Design Review, Site Plan Review and Archaeological Review to establish development of three attached units to the existing house located at 124 SE Everett St. Camas, WA 98607. For information regarding this project please contact:

Applicant Contact: Sustainable Zen LLC
971-219-5349

City Contact: Madeline Sutherland
360-817-7237
616 NE 4th Avenue
Camas, WA 98607



Public Hearing Schedule

Hearing Date & Time:

Location:


Notice of Proposed Development
"Vom Baur Fourplex"
AUP671 8

DESIGN REVIEW CHECKLIST: Vom Baur Fourplex (DR21-01)

The purpose of this sheet is to provide a simplified and expedited review of the design review principles and guidelines using objective review standards. The standards are intended as a tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole "comply" with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

Standard Principles and Guidelines

ARCHITECTURE				
Yes	No	NA	Principles and Guidelines	Comments
			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
			The use of bold colors has been avoided unless used as minor accents.	
			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	
LANDSCAPING AND SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
			Trees planted along streetscapes with overhead power lines include only those trees identified on the City's Tree list.	
			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	
			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping	

			are unobtrusive and vandal resistant. If illuminated they are front lit.	
			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	
			Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and do not conflict with any City approved street lighting plans for the street.	
			Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
			Outdoor furniture samples are consistent with the overall project design.	
			Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.	
			Rock outcropping's, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments
			The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

Specific Principles and Guidelines

3. DUPLEX, TRIPLEX & FOUR-PLEX				
			Attached garages account for less than 50% of the front face of the structure. Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	
			Buildings provide a complementary façade that faces the public right of way, and is the primary entrance to a unit or multiple units, unless impracticable.	

STAFF REPORT

DESIGN REVIEW COMMITTEE
DR21-01 Vom Baur Fourplex

To:	Design Review Committee	Date: January 5, 2022
From:	Madeline Sutherland, Planner	
Applicant:	James Hall 640 NW 19th Ave Camas, WA 98607	
Location:	124 SE Everett St Parcel No. 89235000	

APPLICABLE LAW: The application was submitted on January 29, 2021. The applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2016); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

BACKGROUND:
The proposal includes the construction of three additional units to an existing single-family residence, totaling four units. The site is located on approximately .21 acres of Mixed Use zoned property (MX) at 124 SE Everett St in the SE ¼ of Section 11, Township 1 North, Range 3 East, of the Willamette Meridian. The site is surrounded by other Mixed Use zoned properties.

PURPOSE:
Design Review is required under CMC Chapter 18.19 and is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the general design review standards (CMC Chapter 18.19.050.A and the Camas Design Review Manual "DRM" pages 4-7), along with the specific standards for multi-family (CMC Chapter 18.19.050.B.3.c and the DRM page 19); which are included in the enclosed Design Review Checklist.

STANDARD AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:
The standard and multi-family principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.

RECOMMENDATION:
The Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.

Douglas Milner
4632 NW Fremont St.
Camas WA, 98607

Peter Harker
616 E 1st Ave.
Camas WA, 98607

Thomas Ludowese
13215 SE Mill Plain Blvd.
Suite C 8/ Box 104
Vancouver WA, 98684

Donald Essen
1836 E Ione Loop
Camas WA, 98607

Kathleen Gehman Gay
125 SE Franklin St.
Camas WA, 98607

Dallas Johnson
137 SE Franklin St.
Camas WA, 98607

Michael Wilson
203 SE Franklin St.
Camas WA, 98607

Michael Boyer
113 SE Everett St.
Camas WA, 98607

Merritt J. Davis IV
534 E 1st Ave,
Camas WA, 98607

MC Property Management LLC
34004 SE 34th St.
Washougal WA, 98671

Arnold Carlson
505 E First Ave.
Camas WA, 98607

Mark Scott
PO Box 794
Camas WA, 98607

Robert Schanaman
523 E 1st Ave.
Camas WA, 98607

Dorris Jagiello
39569 Prospect Dr.
Forest Falls CA, 92339

Camas Emprise LLC
3540 NE Hayes St.
Camas WA, 98607

Soutthida Tanovan
524 NE 2nd Ave.
Camas WA, 98607

Brandon Battey
118 NE Everett St.
Camas WA, 98607

Theresa Wurts
615 E 1st Ave.
Camas WA, 98607

Ioan Mihaiuc
24208 NE 14th St.
Camas WA, 98607

Julie Ann Sturges
633 E 1st Ave.
Camas WA, 98607

Ronald Reude
161 Mabee Mines Rd.
Washougal WA, 98671

Zellerbach Admin Center
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Camas WA, 98607

Faith Cagle
624 NE 2nd Ave.
Camas WA, 98607

Paul Meyers
636 NE 2nd Ave.
Camas WA, 98607

Krista Bashaw
PO Box 541
Camas WA, 98607

Richard Marshall
1186 NW 19th Ave.
Camas WA, 98607

Mark Paras
PO Box 606
Camas WA, 98607

Donald Essen
1836 NE Ione Loop
Camas WA, 98607

Kyle Anderson
126 SE Franklin St.
Camas WA, 98607

Larry Finley
136 SE Franklin St.
Camas WA, 9607

Raeleen Gilman
105 SE Garfield St.
Camas WA, 98607

Jill Birkeland
115 SE Garfield St.
Camas WA, 98607

Michelle Ford
125 SE Garfield St.
Camas WA, 98607

Kenneth Smith
135 SE Garfield St.
Camas WA, 98607

Ami Prevec
204 SE Franklin St.
Camas WA, 98607

Kenneth G Nichols
18714 Roberts Road KP N
Vaughn WA, 98394

Mickey Anderson
730 SE 2nd Ave.
Camas WA, 98607

Ryan Andrus
231 NW 21st Ave.
Camas WA, 98607

Matt Eldredge
223 SE Garfield St.
Camas WA, 98607

Glenda Schuh
1 Alpine Place
Longview WA, 98632

Tim Troffer
PO Box 1145
Camas WA, 98607

Bridgemakers Investments LLC
3204 NE 98th Circle
Vancouver WA, 98665

Douglas Bartels
203 SE Everett St.
Camas WA, 98607

Fort James Camas LLC
Georgia Pacific Consumer Products (Camas) LLC
ATTN: Property Tax
Atlanta GA, 30348

Riverview Savings Bank
PO Box 872290
Vancouver WA, 98687

Christina Green
216-218 SE Dallas St.
Camas WA, 98607

COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

February 12, 2021

James Hall
Sent via email j.r.hall99@gmail.com

RE: Vom Baur Property (CUP21-02)

Dear James Hall,

Thank you for your application submittal for the Vom Baur Property. There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on January 29, 2021 has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

1. Vicinity map
2. Landscape plan with tree density calculation per CMC 18.13.050/.051
3. Tree survey per CMC 18.13.045
4. A stormwater report per engineering pre-application notes.
5. Engineering site plan showing required water improvements, water services, sanitary sewer laterals, new driveway approach, areas of surface restoration, etc.
6. The existing conditions plan requires additional information: City right-of-way, existing sidewalk, existing sanitary sewer, existing water main from NE 2nd Ave., including fire hydrant, and existing stormwater conveyance information.
7. Mailing list of the property owners within 300 feet per CMC 18.55.110.C.
8. Development sign per CMC 18.55.110.H.
9. A copy of the archaeological predetermination report

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments. If you have any questions, please contact me at (360) 817-7237.

Respectfully,

Madeline Sutherland,
Assistant Planner

COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

April 30, 2021

James Hall
Sent via email j.r.hall99@gmail.com

RE: Vom Baur Property (CUP21-02)

Dear James Hall,

Thank you for your application submittal for the Vom Baur Property. There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on January 29, 2021 and resubmitted on April 22nd has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

1. Preliminary Utility Plan, with the required improvements for upsizing the water main, new water services, new sewer laterals, new driveway approach, etc.

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments. If you have any questions, please contact me at (360) 817-7237.

Respectfully,

Madeline Sutherland,
Assistant Planner

Community Development Department

October 15, 2021

James Hall
Sent via email j.r.hall99@gmail.com

RE: Vom Baur Property (CUP21-02)

Dear James Hall,

The purpose of this letter is to inform you that the above application submitted on January 29, 2021, resubmitted April 22, 2021 and October 4, 2021 has been deemed complete in accordance with Camas Municipal Code (CMC) Section 18.55.130. Staff will begin reviewing the application and contact you should we have questions/comments.

If you have any questions, please email me. msutherland@cityofcamas.us

Respectfully,

Madeline Sutherland,
Planner

Notice of Application

Vom Baur Property

File No. CUP21-02

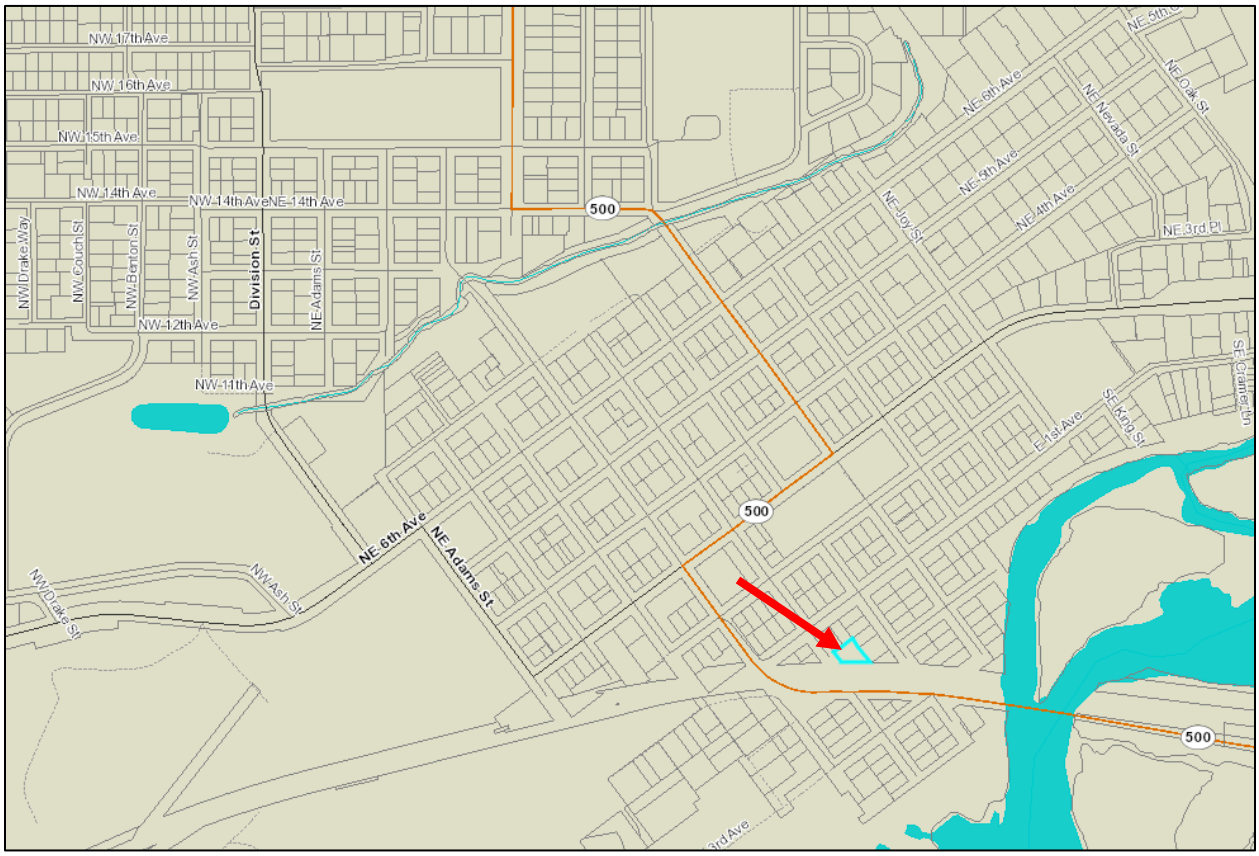
"NOTICE IS HEREBY GIVEN" that an application for the "Vom Baur Property", adding three units to an existing single-family residence, is requesting a conditional use permit and was deemed technically complete on October 15, 2021. A public hearing is required for the Conditional Use Permit, and will be scheduled at a later time. A separate public notice will be mailed to all property owners within 300-feet of the subject development and published in the Post Record.

LOCATION: The 0.21-acre site is zoned mixed use (MX) and located at 124 SE Everett Street in the SE 1/4 of Section 11, Township 1 North, Range 3 East; Camas, WA. Parcel Number 89235000.

APPLICATION MATERIALS: The application included the following: project narrative, site plan, landscape plan, tree survey, building elevations, preliminary civil plans and other required submittal documents. These documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

Questions/Comments: For questions related to this application, please contact Madeline Sutherland, Planner, at (360) 817-1568 or by email at communitydevelopment@cityofcamas.us.

Vom Baur Property Vicinity Map



Community Development Department

Notice of Public Hearing

Vom Baur Fourplex

File No. CUP21-02

A public hearing will be held on **Tuesday, February 1, 2022, at 5:00 p.m.,** or soon thereafter, before the City's Hearings Examiner to consider the conditional use permit application for the Vom Baur Fourplex. The public hearing will be held remotely. The applicant proposes to construct a fourplex with associated parking and landscaping. The 0.21-acre site is located at 124 SE Everett Street in the SE ¼ of Section 11, Township 1 North, Range 3 East; Camas, WA. Parcel Number includes 89235000. The application was determined technically complete on October 15, 2021.

Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing; (2) by regular mail to Community Development Department staff, Madeline Sutherland, Planner, at Camas City Hall, 616 Northeast Fourth Avenue, Camas, WA 98607; (3) by phone at (360) 817-7237; or (4) by email to: communitydevelopment@cityofcamas.us. It is preferable that written comments be received at least five working days prior to the public hearing, in order to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00 p.m.) the day of the hearing, in order for those comments to be handed to the Hearings Examiner by Staff. Written and oral comments may also be submitted in person during the hearing.

Application Materials: The application included the following: project narrative, development plans and elevations, as required for a complete application pursuant to Camas Municipal Code (CMC) §18.55.110. The application materials are also available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8 a.m-5 p.m.

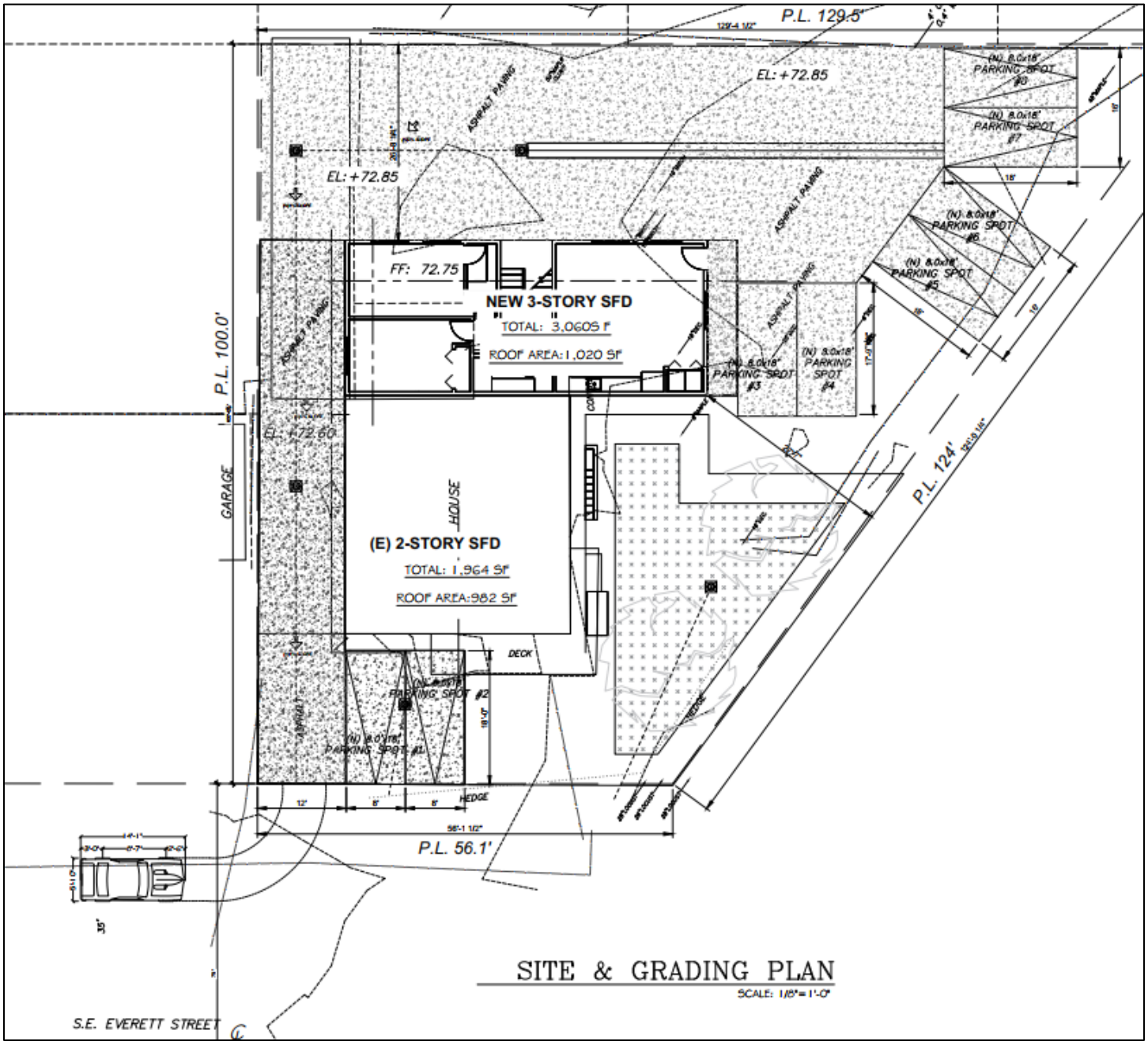
Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the **City Clerk at (360) 817-1591** for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

More Information: The public hearing agenda and supporting documents will be available for review on the City's website at the "Minutes, Agendas & Videos" link within the drop-down menu that is labeled "Your Government" or follow this link: http://www.cityofcamas.us/yourgovernment/minuteagendavideo.

Published in the Post Record on January 6, 2021
Posted at Camas City Hall, Camas Library, City of Camas web site at: http://www.cityofcamas.us
Mailed to property owners within 300-feet on January 5, 2021

Legal Publication # 638240

Excerpt from Conditional Use Permit Application
Vom Baur Dulex (File #CUP 21-02)



List of Concerns

1) invasion of Privicy.
2) Devalue my Property.
3) noise.
4) Crime & Drugs.
5) Homeless using Parking Lot for Camping.
6) Dust from Roadway.
7) Fireworks catching my trees on fire from Parking Lot.
8) NEED Privacy Fence Put in
9) paving in Parking Lot

Dallas Johnson
137 SE Franklin st
Camas WA. 98607
daeJohns40@gmail.com

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 89245000 **MapsOnline** **Fact Sheet**
Property Type: Real
Property Status: Active
Site Address: 137 SE FRANKLIN ST, CAMAS, WA 98607 (**Situs Addresses**)
Abbreviated Description: OVERLOOK ADDN CAMAS LOT 7 BLK 10 (**Assessor Description**)

Tax Status: Regular

Info for Senior/Disabled Property Tax Exemption

Property Owner	**Owner Mailing Address**	**Property Site Address**
JOHNSON DALLAS	137 SE FRANKLIN ST CAMAS WA , 98607 US	137 SE FRANKLIN ST, CAMAS, WA 98607 **Google Maps Street View**

Administrative Data Info...

Zoning Designation - **Codes**	Mixed Use (MX)
Zoning Overlay(s)	none
Comprehensive Plan	COM
Comp. Plan Overlay(s)	none
Census Tract	415.00
Jurisdiction	Camas
Fire District	Camas
Park District	n/a
School District	Camas
Elementary	Helen Baller
Middle School	Liberty
High School	Camas
Sewer District	Camas
Water District	Camas
Neighborhood	n/a
Section-Township-Range	SE 1/4,S11,T1N,R3E **PDF**
Urban Growth Area	Camas
C-Tran Benefit Area	Yes
School Impact Fee	Camas
Transportation Impact Fee	Camas
Transportation Analysis Zone	402
Waste Collection	Waste
Service Provider	Connections
Garbage Collection Day	Thursday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Increased Wildfire Danger Area	No
Public Health Food Inspector District	District 2
Public Health WRAP Inspector District	District 1
Councilor District	4
Drainage District	none

Land Data

Clark County Road Atlas	**Page 3**
Approximate Area **Info...**	8,460 sq. ft. 0.19 acres
Subdivision	**OVERLOOK ADDITION**
Survey	No Records
Predominant Land Use Code **Info...**	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
DOR Land Use Code **Info...**	11

Sales History

Sale Date	05/22/2001
Document Type	DEED
Excise Number	480417
Document Number	
Sale Amount	$110,766.00
Sale Date	01/17/1995
Document Type	D-QCD
Excise Number	384779
Document Number	
Sale Amount	$23,000.00

Assessment Data Info...

2021 Values for 2022 Taxes

Market Value as of January 1, 2021

Land Value	$119,473.00
Building Value	$161,783.00
Total Property	$281,256.00

Taxable Value **Info...**

Total	$281,256.00

2020 Values for 2021 Taxes

Market Value as of January 1, 2020

Land Value	$110,356.00
Building Value	$151,746.00
Total Property	$262,102.00

Taxable Value **Info...**

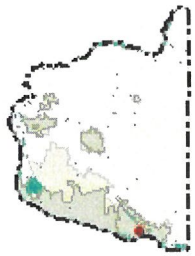
Total	$262,102.00

General

Re-valuation Cycle	5
Assessor Neighborhood	128
Notice of Value	**2021**
	2020
	2019
	2018
	2017
	2016
	2015
	2014
	2013
	2012
	2011
	2010
	2009

Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: **assessor@clark.wa.gov**



Legend

- Taxlots
- All Roads
  - Interstate or State Route
  - Arterial
  - Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

188.0 0 94.00 188.0 Feet

NGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

Supplement to Staff Report CUP21-02

TO: Hearings Examiner
FROM: Anita Ashton, Development Engineering Project Manager
DATE: January 28, 2022
SUBJECT: CUP21-02 Vom Baur Fourplex

Note for Clarification: All references in the Staff Report (CUP21-02) to 'SE 1st Avenue' should be referred as to 'E 1st Avenue' or 'East 1st'.

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations;

Water:
The original staff report stated that *"There is an existing 2-inch galvanized steel water main located in SE Everett Street."*

It has come to the attention of staff, that the afore mentioned "2-inch galvanized steel water main", which was located south of E 1st Avenue, was abandoned approximately 10-years ago due to the poor quality of the existing 2-inch galvanized water main. At that time, a 1-inch copper service was tapped off the existing 6-inch water main, located in E 1st Avenue, to provide a water service to the existing single-family residence at 124 SE Everett Street. Staff finds that the existing 1-inch water service is not sufficiently sized to meet the required fire flows for three additional dwelling units that are part of the proposed fourplex development.

Per *CMC 13.48.010.B All water main extensions installed, whether within or without the corporate limits of the city, shall be six inches in diameter or larger. Per the Camas Design Standards Manual (CDSM), new water mains are to be a minimum of 8-inch ductile iron.* As such, staff finds that a 6-inch ductile iron main is sufficient to serve the existing and the additional proposed dwelling units, as required per CMC 13.48.010.B, and per Special Condition of Approval #30 in the staff report for CUP21-02.

In response to the applicant's comment about surface restoration: any utility installations within the city's right-of-way requires that trenching, backfilling, and surface restoration meet the requirements of General Details G2 and G2A, per the Camas Design Standards Manual (CDSM). These requirements apply to any utility work that takes place within the city's right-of-way regardless of the size of the project; e.g. single-family infill lots, commercial sites, subdivisions, short plats, etc.

Anita Ashton, Development Engineering Project Manager

MEMORANDUM

TO: Madeline Sutherland, Planner, City of Camas

FROM: Douglas Milner, Owner, 606 East First Ave. (an adjacent property)

SUBJECT: Comments to Vom Baur Four-Plex (CUP21-02) | Problems & Proposed Solutions

DATE: Monday January 31st, 2022 **(via email and hand delivery to City of Camas)**

The Problems:

- The Vom Baur property does not have enough street frontage for placement of its two waste containers on garbage day (Monday) in a manner that allows waste collection vehicles to access those containers **(see Graphic A below)**.

- Given this lack of street frontage the Vom Baur's two existing waste collection containers are placed in front of the adjacent Milner property on Mondays, which obstructs access to the driveway at the Milner property **(see Graphic B below)**.

The Problems, If Left Unaddressed in the Conditions of Approval, Will be Exacerbated with the Addition of 6-8 additional Waste Containers:

- If garbage day placement of what will become 8-12 waste containers (assuming a minimum two containers for each dwelling unit plus green waste and glass containers) is not adequately addressed in the Conditions of Approval, 8-12 waste containers will be placed in front of the Milner property every Sunday night and Monday, with the potential to totally obstruct access to the Milner property's driveway, AND potentially eliminate space for Milner vehicle parking along the entire length of SE Everett St. in front of the Milner property.

The Result:

- The weekly placement of 8-12 waste containers from the Vom Baur fourplex, in front of the adjacent Milner along SE Everett St. up to E 1st Ave. will:

    - Obstruct access to the Milner property driveway **(see Graphic B below)**.

    - Prevent Milner property occupants from parking and along SE Everett St. on Sunday evenings and Mondays as they do today.

    - Create the notable unsightliness of 8-12 waste containers being placed in front of the Milner property along SE Everett St. every Sunday and Monday.

    - Result in the **diminution of value** (value reduction) of the Milner property.

Proposed Solutions (two): See Graphic D and Graphic E below.

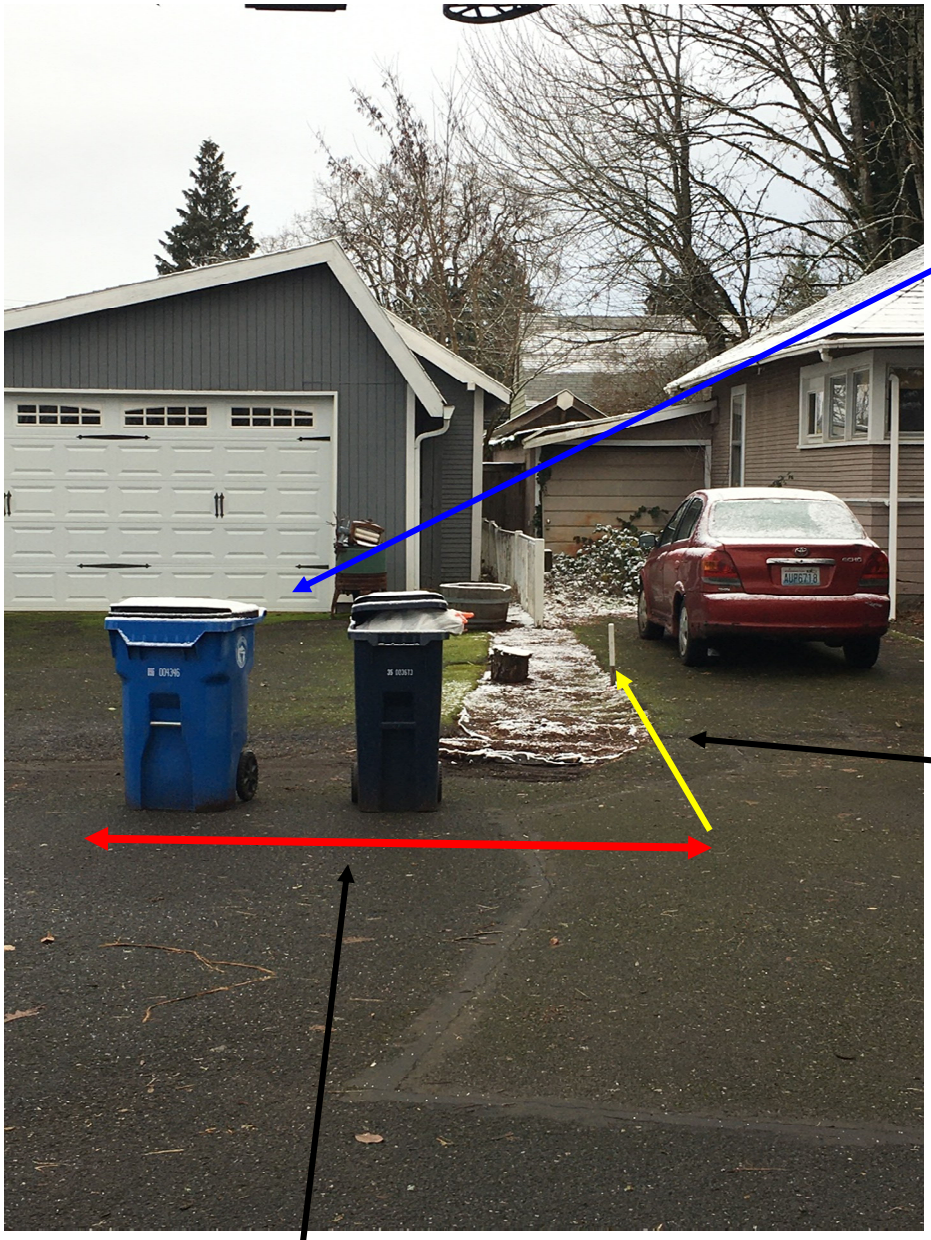
GRAPHIC A

Two (2) Vom Baur waste containers placed in front of Milner property for weekly pickup so that the Vom Baur driveway is unobstructed.

The **blue line** depicts the very limited street frontage at the Vom Baur property, an area too limited for waste vehicles to access the Vom Baur's containers for pickup. Side loading garbage trucks simply cannot access the Vom Baur's waste containers in front of the Vom Baur property (there just isn't room for the truck).

QUESTION: If the Vom Baur fourplex is approved without additional special conditions for waste services and container placement, just where will 6-8 additional waste containers be placed for collection?

GRAPHIC B



Vom Baur waste containers placed in front of Milner property for weekly pickup.

The yellow line is the approximate property line, and points to the property line marker (the white stake in the ground) placed by the surveyor as a part of the project design and engineering application.

The **red line** depicts the space in front of the Milner property, approx. 8 to 10 feet, currently used by the Vom Baurs for weekly placement of only two waste containers. This container placement obstructs access to the Milner driveway every Sunday night and Monday (collection day), and sometimes longer if the containers are not pulled in by the Vom Baurs. Side loading garbage trucks simply cannot access the Vom Baur's waste containers in front of the Vom Baur property (there just isn't room for the truck).

GRAPHIC C

Garbage collection day, existing container placement

(2 Milner and 2 Vom Baur containers)

Milner vehicle street parking.

Milner waste containers placed in front of Milner property.

Milner driveway.

Vom Baur waste containers placed in front of Milner property for pickup.

QUESTION: If the Vom Baur fourplex is approved without additional special conditions for waste services and container placement, just where will 6-8 additional waste containers be placed for collection?

GRAPHIC D

Proposed Solution #1 for Vom Baur Waste Container Placement

As a Condition of Approval I am Requesting That the City of Camas Require Adoption of One of the Two Proposed Solutions Described Below to Address the Problems Posed on Waste Collection Day by the Proposed Vom Baur Fourplex, and to Protect my Property From Any Diminution of Value That Would Result if the Identified Problems are not Adequately Addressed:

Potential Solution #1:

Require the Vom Baur fourplex to utilize commercial waste collection containers for garbage and recycling. These containers are collected with front loading trucks and can be placed at the dead end of SE Everett St. as depicted below.

"Commercial", FRONT LOADING waste containers, adequate to serve the proposed fourplex, should be placed in front of the Vom Baur property, and the dead end of SE Everett St., in a manner that will allow for weekly pickup without obstructing the Milner driveway, and without the need to place 8-10 waste containers in front of the Milner property along SE Everett St. for weekly garbage collection.

GRAPHIC E

Proposed Solution #2 for Vom Baur Waste Container Placement

Potential Solution #2:

If residential style waste containers are what is to be used at the Vom Baur fourplex, which would result in a approximately 8-10 waste containers being placed in the street on Sunday night for Monday morning collection, then a Special Condition of Approval should be added to the Conditional Use Permit that that:

- Require ALL Vom Baur fourplex waste containers to be placed at the "dead end" of SE Everett St. for weekly pickup, AND
- City of Camas and Waste Connections collection drivers MUST be made to exit their vehicle, pull all containers to the side of their trucks for dumping material into the trucks, AND pulling all containers back to the dead-end space at SE Everett St. after the containers have been emptied.

The 10 red arrows indicate the number of waste containers needed to serve the proposed Vom Baur fourplex assuming 1 garbage and 1 recycle can for each unit, plus multiple glass collection containers.

Any residential style waste containers needed to serve the proposed Vom Baur fourplex should be placed in front of the Vom Baur property, and the dead-end of SE Everett St., in a manner that will allow for weekly pickup without obstructing the Milner driveway, and without the need to place 8-10 waste containers in front of the Milner property along SE Everett St.

IF SPECIAL GARBAGE SERVICE COLLECTION REQUIREMENTS ARE NOT REQUIRED OF WASTE COLLECTION PERSONELL, THE 8-10 VOM BAUR WASTE CONTAINERS WILL INEVITABLY BE PLACED IN FRONT OF THE MILNER PROPERTY, OBSTRUCTING MILNER'S USE OF THEIR DRVEWAY AND THE PARKING THEY CURRENTLY ENJOY ALONG SE EVERETT BETWEEN THEIR DRIVEWAY AND EAST 1ST AVE. SUCH AND OUTCOME WOULD REPRESENT A TREMENDOUS PLANNING FAILURE AND IS NOT ACCEPTABLE TO MILNER.

Request for <u>Additional Condition of Approval</u> for the Conditional Use Permit:

- I am asking that an additional Special Condition of Approval be added to the Conditional Use Permit as Follows:
    - No waste containers from the Vom Baur fourplex shall be placed for pickup in front of the driveway of the property located at 606 E. 1st Avenue, nor shall Vom Baur fourplex waste containers be placed along SE Everett St. north of the Vom Baur property line.

Thank you for your consideration of these important issues.

Vom Baur Fourplex (CUP21-02)
Index of Exhibits

Exhibit No.	Title/Description	Date Submitted
1	Application Form	01/29/21
2	Narrative	01/29/21
3	Pre-Application Meeting Notes	01/29/21
4	Vicinity Map	04/22/21
5	Development Plans_1	01/29/21
6	Development Plans_2	04/22/21
7	Preliminary Utility Plan	10/04/21
8	Applicant Letter to Examiner	10/04/21
9	Landscape Plan	1/12/22
10	Elevations	01/29/21
11	Colors and Materials	1/12/22
12	Tree Assessment	04/22/21
13	Preliminary Hydrology Report	04/22/21
14	DAHP Predetermination Report	01/29/21
15	Arch Predetermination Report	04/22/21
16	Development Sign	04/22/21
17	Design Review Checklist	1/12/22
18	Staff Report to Design Review Committee	1/12/22
19	Mailing Labels	04/22/21
20	Incomplete Review Letter_1	2/12/21
21	Incomplete Review Letter_2	04/30/21
22	Technically Complete Review Letter	10/15/21
23	Notice of Application	10/21/21
24	Notice of Public Hearing	1/06/22
25	Johnson Comment	11/25/21
26	Supplemental Memo	1/28/22
27	Milner Comment	1/31/22