

**BEFORE THE LAND USE HEARINGS EXAMINER
FOR THE CITY OF CAMAS, WASHINGTON**

Regarding an application by Nick Jones for conditional) **FINAL ORDER**
use permit approval to construct a duplex residence)
in a single-family residential zone on the west side of) **CUP22-04**
NW Couch Street, in the City of Camas, Washington) **(Couch Street Duplex)**

A. SUMMARY

1. The applicant, Nick Jones, requests Conditional Use Permit (“CUP”) approval to build a duplex residence in a single-family residential zone. The duplex is proposed on a 5,001 square foot parcel located on the west side of NW Couch Street, north of NW 12th Avenue, known as tax account no. 986060-366 (the “site”). The site is currently vacant. The site and surrounding properties are zoned R-7.5 (Single-Family Medium, 7,500 square foot minimum lot size). There are several other multi-family (duplex and fourplex) residences in the surrounding neighborhood. Additional basic facts about the site and surrounding land and applicable approval standards are provided in the Staff Report to the Hearing Examiner (the "Staff Report").

2. No one else testified orally or in writing.

3. Based on the findings provided or incorporated herein, the examiner approves the application subject to the conditions at the conclusion of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on June 29, 2023. All exhibits and records of testimony are filed at the City of Camas. At the beginning of the hearing, the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex parte* contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planner Yvette Sennewald summarized the Staff Report. She noted that the site and all surrounding properties are zoned R-7.5. The surrounding neighborhood contains a variety of size, style, and density or residential development, including several multi-family (duplex and fourplex) dwellings. The applicant will be required to provide five-foot L1 buffer on the boundaries of the site to buffer the duplex from surrounding R-7.5 zoned properties.

3. The applicant, Nick Jones, accepted the findings and conditions in the Staff Report without exception.

4. No one else testified at the hearing. The examiner closed the record and announced his intention to approve the application subject to recommended conditions.

C. DISCUSSION

1. City staff recommended approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report. The applicant accepted those findings and conditions without exceptions.

2. The Examiner finds that the Staff Report identifies all of the applicable approval standards for the application and contains sufficient findings showing the application does or can comply with those standards subject to conditions of approval. These findings were not disputed and are supported by substantial evidence in the record. The Examiner adopts the findings in the Staff Report as his own.

D. CONCLUSION

Based on the above findings and discussion provided or incorporated herein, the examiner concludes that CUP22-04 (Couch Street Duplex) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code, the Revised Code of the State of Washington.

E. DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves CUP22-04 (Couch Street Duplex), subject to the following conditions of approval:

CONDITIONS OF APPROVAL

STANDARD CONDITIONS OF APPROVAL

1. Final engineering site improvement plans shall be prepared in accordance with the Camas Design Standards Manual (CDSM) and CMC 17.19.040.
 - a. Per CMC 17.19.040.C.a: All utilities designed to serve the development shall be placed underground.
2. The final 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.
 - a. CDEV Engineering is responsible for plan review (PR) and construction inspection (CI) of all the civil site improvements outside of building footprints.
3. Contact CDEV Project Manager for submittal requirements for CDEV Engineering's first review process.
4. CDEV shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development improvements outside of the building footprints. The following submittals are required:

- a. A preliminary engineer's estimate is to be submitted prior to or with first review submittal.
 - b. The 3% fee is based on a stamped engineer's estimate.
 - c. Payment of the 3% plan review (PR) 2% construction inspection (CI) fee is to be paid prior to release of the approved construction drawings by CDev Engineering Dept.
 - d. Under no circumstances will the applicant be permitted to begin construction prior to final engineering plan approval.
5. In addition to approved civil engineering site plans, work within the right-of-way (ROW) will require a General Encroachment permit, issued by Development (CDev) Engineering.
 - a. A traffic control plan (TCP) is to be submitted with the encroachment permit for review and approval, prior to working within the right-of-way on NW Couch Street.
 6. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance shall be found in CMC 17.21.
 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, the tribes, and DAHP.
 8. A building permit shall be required prior to commencement of construction of a building structure.
 9. A building permit shall not be issued prior to completion of site improvements, unless otherwise approved by the Director.
 10. At the time of building permit issuance, the applicant shall pay the appropriate impact fees in accordance with the provisions of CMC 3.88.
 11. Prior to final acceptance, the applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes stabilization of all disturbed soil, prior to issuance of Final Acceptance from CDEV Engineering.
 12. As a component for final acceptance, final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
 - a. The as-built cover sheet is to be the originally approved cover sheet signed by the City Engineer.
 - b. As-builts are to be submitted as PDFs.
 - c. As-builts are to be submitted in either AutoCad or Carlson formats.

13. Per CMC 17.21.050.B.2 and prior to final acceptance a 2-year warranty maintenance bond is to be submitted for all public improvements.
 - a. Per CMC 17.21.070.A Upon final acceptance of the development improvements the two- year (2) warranty bond commences.
14. Per CMC 17.21.070.E A letter of final acceptance will be issued once all items listed in 17.21.070.B-C have been completed, submitted, reviewed, and approved by the city.
15. Per CMC 18.18.070.B, prior to issuance of final occupancy permits, all public and private improvements shall be completed in accordance with CMC 17.21.070 Final Acceptance.
16. Unless construction of this site commences within two (2) years of issuance of this decision, this permit will expire.

SPECIAL CONDITIONS OF APPROVAL

Planning:

17. Prior to engineering plan approval, a final landscape plan consistent with the landscaping standards in CMC 18.13.050 and the Camas Design Manual planting specifications shall be submitted to the city for review and approval.
18. If any trees are proposed to be planted along streetscapes with overhead power lines, the landscape plan shall include only those trees identified on the City's Tree list.
19. The final landscape plan shall show either a 5-foot L1 landscape buffer or a 6-foot-high fence where adjacent to single-family residentially zoned properties.
20. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year by the property owner.
21. Trees shall be installed prior to final occupancy.
22. Exterior lighting shall be shielded or hooded from neighboring properties.
23. If any signs are to be located on buildings or incorporated into the landscaping, they shall be unobtrusive and vandal resistant. If illuminated, they are to be front lit.

Engineering: [Roads]

24. Prior to final engineering plan approval, the applicant shall submit revised plans that include a provision for removal and replacement of the existing damaged and worn curb along the frontage.

[Water]

No Special Conditions

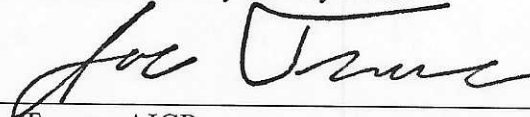
[Sanitary Sewer]

No Special Conditions

[Storm Drainage]

25. Prior to final engineering plan approval, the preliminary stormwater report (TIR) shall be revised to include the LID check lists from Ecology's *Stormwater Management Manual for Western Washington* and revise the discussion to reference the proposed duplex and not a single-family residence.
26. prior to final engineering plan approval, the applicant should submit revised plans with roof downspouts and crawl spaces hard piped to weep holes in the new curb, to all of for stormwater to flow south via the gutter to the existing catch basin at the corner of NW Couch Street and NW 12th Avenue.
27. This permit shall expire two (2) years from the date of the final decision per CMC 18.55.260 if no building plans are submitted.

DATED this 3rd day of July 2023.



Joe Turner, AICP

City of Camas Land Use Hearings Examiner