



STAFF REPORT

LACAMAS COUNSELING CENTER

Shoreline Substantial Development Permit and Shoreline Conditional Use (SHOR22-02)

CONSOLIDATED FILES: MAJOR VARIANCE (MAJVAR22-02); SITE PLAN REVIEW (SPRV22-07); MAJOR DESIGN REVIEW (DR22-07); CRITICAL AREAS REVIEW (CA22-15); ARCHAEOLOGICAL REVIEW (ARCH22-14); STATE ENVIRONMENTAL POLICY ACT (SEPA22-19)

Type III

Staff Report Date: February 3, 2023

TO	Hearings Examiner	HEARING DATE	February 9, 2023
PROPOSAL	To construct a 4,051 square foot counseling center and parking lot on 0.52-acres zoned Mixed Use (MX) within the Urban Conservancy shoreline area.		
LOCATION	The site is located at 3631 NE Everett Street in the NW ¼ of Section 2, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 124290-000.		
APPLICANT	Lacamas Counseling Priscilla & Ryan Gilbert 3400 SE 196th Ave, Suite 102 Camas, WA 98607 (503) 919-0676	CONTACT	SGA Engineering Scott Taylor 2005 Broadway Vancouver, WA 98663 (360) 993-0911
APPLICATION SUBMITTED	September 7, 2022; Resubmitted October 7 and 19, 2022	APPLICATION COMPLETE	October 25, 2022
SEPA	The City issued a SEPA Determination of Non-significance (DNS) January 12, 2023, with a comment period that ends on January 26, 2023. The SEPA DNS was mailed to property owners January 11, 2023 and published in the Post Record on January 12, 2023. Legal publication #771070.		
PUBLIC NOTICES	Notice of Application was mailed to property owners within 300 feet of the site on November 2, 2022 and published in the Post Record on November 3, 2022. Legal publication #745630. Notice of Public Hearing was mailed to property owners within 300 feet of the site on January 19, 2023 and published in the Post Record January 19, 2023. Legal publication #772330.		

APPLICABLE LAW: The application was submitted on September 7, 2022 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 – Design Review, Chapter 18.45 – Major Variance and Chapter 18.55 Administrative Procedures; Camas Shoreline Master Program (Ord. 15-007) and the Shoreline Management Act (RCW 90-58) (WAC 173-27).

CONTENTS

PROJECT SUMMARY.....	2
FINDINGS.....	3
<i>SHORELINE MASTER PROGRAM (SHOR22-02)</i>	3
Critical Areas Review (CA22-15) SMP Section 5.3	6
<i>TITLE 16 ENVIRONMENT</i>	15
State Environmental Policy Act (SEPA22-19) CMC Chapter 16.07.....	15
Archaeological Historic Preservation (ARCH22-14) CMC Chapter 16.31.....	15
<i>TITLE 18 ZONING</i>	16
Site Plan Review (SPRV22-01) CMC Chapter 18.18.....	16
Major Design Review (DR22-07) CMC Chapter 18.19	28
Major Variance (MAJVAR22-02) CMC Chapter 18.45.....	31
PUBLIC COMMENTS	32
CONCLUSION	32
RECOMMENDATION	32
CONDITIONS OF APPROVAL.....	32

PROJECT SUMMARY

Application has been made to the City of Camas for consolidated permit approval for a counseling center commercial building located at 3631 NE Everett Street in a Mixed Use (MX) zone with a Gateway Corridor Overlay Zone. The proposal includes the construction of a 4,051 square foot commercial/office building and associated parking lot with landscaping on a 0.52-acre site.

The subject property is bordered to the south by L&L Autobody also zoned Mixed Use (MX). To the north is a single-family residence zoned Single-Family Residential (R-12). To the east is NE Everett Street (SR500), which is in the gateway corridor overlay zone, and is where access to the site is provided. Immediately to the west is City owned vacant shoreline property zoned Open Space (OS) and west of this parcel is Lacamas Lake.

The site’s topography is mostly flat with gentle slopes from north to south. Vegetation is covered with brush, grass, and a few trees. Oregon White Oaks identified at the northwest corner of the project site will be retained.

Lacamas Lake, which is considered a shoreline water of the state, is located approximately 130-feet west of the property and is separated by a city owned open space parcel. Approximately 65-feet of the west portion of the subject property lies within the regulation shoreline of Lacamas Lake. The Camas Shoreline Master Program (SMP) classifies the shoreline of the property as “Urban Conservancy” shoreline environment. The proposed commercial development requires a Shoreline Substantial Development permit as the total cost of the development exceeds \$7,047.00 or as adjusted by the State Office of Financial Management per the Camas SMP Section 2.3.2.1. Although project improvements are located above the ordinary high-water mark (OHWM) of Lacamas Lake, a portion of the building and

trail improvements are located within the “Urban Conservancy” shoreline environment. In the “Urban Conservancy” shoreline environment, trails are permitted outright with a 20-foot setback from the OHWM whereas the proposed commercial use is permitted subject to a Conditional Use Permit as discussed further below in this staff report.

The development is subject to review and approval of the following permits: Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, Major Variance, Site Plan Review, Major Design Review, SEPA Review and Archaeological Review. The staff report includes criteria for review for all these permit types.

FINDINGS

SHORELINE MASTER PROGRAM (SHOR22-02)

SMP Standards for Evaluation

- **Shoreline Substantial Development Permits** must be consistent with the approved Shoreline Master Program (SMP) element goals, objectives, and general policies of the designated environment; policy statements for shoreline use activities; and with use activity regulations.
- **Shoreline Conditional Use Permits.** These provisions shall apply only when it can be shown that extraordinary circumstances exist and that the public interest would suffer no substantial detrimental effect. SMP Conditional Use Permits require final approval or disapproval from the Department of Ecology after final local action has been taken.

Master Program Goals and Policies

SMP Chapter 3

At page 3-1 of the SMP, the general goals of the program are to use the full potential of the shorelines in accordance with the surrounding areas, the natural resource values, and the unique aesthetic qualities; and develop an ordered and diversified physical environment that integrates water and shoreline uses while achieving a net gain of ecological function. Primarily, the commercial use supports the following shoreline goals:

SMP, Section 3.2 *Shorelines of Statewide Significance*, “Development should be focused in already pre-developed shoreline areas to reduce adverse environmental impacts and to preserve undeveloped shorelines.”

SMP, Section 3.5 *Economic Development*, “The goal for economic development is to create and maintain an economic environment that is balanced with the natural and human environment.”

SMP, Section 3.7 *Public Access and Recreation*, “The goal of public access and recreation is to increase the ability of the general public to enjoy the water’s edge, travel on the waters of the state, and to view the water and the shoreline from adjacent locations.”

SMP, Section 3.10 *Shoreline Use and Development*, “The goal for shoreline uses and development is to balance the preservation and development of shorelines in a manner that allows for mutually compatible uses. Resulting in land use patterns will be compatible with shoreline designations and sensitive to and compatible with ecological systems and other shoreline resources. To help with this balance, shoreline, and water areas with unique attributes for specific long term uses such as commercial, residential, industrial, water, wildlife, fisheries, recreational and open space shall be identified and reserved.”

FINDING: Staff finds that the project is consistent with the general policies of Chapter 3, given that the proposed location of improvements is within areas that are already developed and

mitigated for in those areas that are impacted; the economic activity is balanced with a water enjoyment use; promotes public access and recreation to the shorelines and waters of the state; and designed with a landscape area that helps buffers the shoreline area as to not adversely impact shoreline ecological functions.

Urban Conservancy Shoreline Designation**SMP Chapter 4**

The management policies of the Urban Conservancy Shoreline Designation at SMP Section 4.3.3.4 are as follows:

- 1. Uses that preserve the natural character of the area or promote preservation of open space or critical areas either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the Urban Conservancy shoreline designation and the setting.**

FINDING: The project is consistent with the SMP designation of Urban Conservancy because most of the shoreline jurisdiction is located within the approximately 130-foot-wide city owned open space property that separates the project site from Lacamas Lake. In addition, the project proposes additional native vegetation to further protect ecological function of the shoreline.

- 2. Single family residential development shall ensure no net loss of shoreline ecological functions and preserve the existing character of the shoreline consistent with the purpose of this designation.**

FINDING: Single-family residential development is not proposed and therefore this criterion is not applicable.

- 3. Low-intensity public access and public recreation objectives should be implemented whenever feasible and when significant ecological impacts can be mitigated (e.g., trails).**

FINDING: The project proposes recreation improvements with the construction of a public access trail to connect to a future public access trail planned for within the adjacent city owned open space property.

- 4. Thinning or removal of vegetation should be limited to that necessary to (1) remove noxious vegetation and invasive species; (2) provide physical or visual access to the shoreline; or (3) maintain or enhance an existing use consistent with critical areas protection and maintenance or enhancement of shoreline ecological functions.**

FINDING: Unavoidable impacts to native vegetation include the location of the commercial building and trail. Shoreline ecological function will be enhanced with the installation of additional native vegetation within the shoreline area.

- 5. Low intensity water-oriented commercial uses may be permitted if compatible with surrounding uses.**

FINDING: The proposed commercial use includes a water enjoyment use through the construction of a public access trail. The proposed commercial use is compatible with the existing surrounding commercial and residential uses.

The following general regulations of Chapter 5 Section 5.1 (beginning on page 39) are as follows:

1. Shoreline uses and developments that are water-dependent shall be given priority.

FINDING: The proposed development is not water-dependent and is separated from Lacamas Lake by a city owned open space property.

2. Shoreline uses and developments shall not cause impacts that require remedial action or loss of shoreline functions on other properties.

FINDING: The proposed development will not affect shoreline functions on other properties or require remedial action as Best Management Practices (i.e. erosion control, etc.) will be implemented throughout project construction and conditioned as such.

3. Shoreline uses, and developments shall be located and designed in a manner such that shoreline stabilization is not necessary at the time of development and will not be necessary in the future for the subject property or other nearby shoreline properties unless it can be demonstrated that stabilization is the only alternative to protecting public safety and existing primary structures.

FINDING: The proposed development will not require shoreline stabilization at the time of the development or in the future.

4. Land shall not be cleared, graded, filled, excavated, or otherwise altered prior to issuance of the necessary permits and approvals for a proposed shoreline use or development to determine if environmental impacts have been avoided, minimized, and mitigated to result in no net loss of ecological functions.

FINDING: The applicant has applied for proper permits and has not requested to begin work prior to receiving approvals.

5. Single family residential development shall be allowed on all shorelines except the Aquatic and Natural shoreline designation, and shall be located, designed, and used in accordance with applicable policies and regulations of this Program.

FINDING: Single-family residential development is not proposed and therefore this criterion is not applicable.

6. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered or land divided without full compliance with CMC Title 17 Land Development and CMC Title 18 Zoning.

FINDING: The proposed development requires compliance with the applicable regulations from CMC Title 17 Land Development and CMC Title 18 Zoning.

7. On navigable waters or their beds, all uses and developments should be located and designed to: (a) minimize interference with surface navigation; (b) consider impacts to public views; and (c) allow for the safe, unobstructed passage of fish and wildlife, particularly species dependent on migration.

FINDING: This criterion is not applicable as the proposed project is not on navigable waters or their beds.

8. Hazardous materials shall be disposed of and other steps be taken to protect the ecological integrity of the shoreline area in accordance with the other policies and regulations of this

Program as amended and all other applicable federal, state, and local statutes, codes, and ordinances.

FINDING: The application does not propose the use of hazardous materials and therefore this criterion is not applicable.

9. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

FINDING: This criterion is not applicable as in-water work is not proposed.

10. The applicant shall demonstrate all reasonable efforts have been taken to avoid, and where unavoidable, minimize and mitigate impacts such that no net loss of critical area and shoreline function is achieved. Applicants must comply with the provisions of Appendix C with a particular focus on mitigation sequencing per Appendix C, Section 16.51.160 Mitigation Sequencing. Mitigation Plans must comply with the requirements of Appendix C, Section 16.51.170 Mitigation Plan Requirements, to achieve no net loss of ecological functions.

FINDING: The application includes a critical area report for the presence of fish and wildlife habitat conservation areas within shoreline jurisdiction. Further discussion is provided in Section 5.3 below.

11. The effect of proposed in-stream structures on bank margin habitat, channel migration, and floodplain processes should be evaluated during permit review.

FINDING: This criterion is not applicable as no in-stream work is proposed.

12. Within urban growth areas, Ecology may grant relief from use and development regulations in accordance with RCW 90.58.580 and requested with a shoreline permit application.

FINDING: The activity is in city limits and therefore this criterion is not applicable.

Critical Areas Review (CA22-15)

SMP Section 5.3

The subject parcel includes the following critical areas and associated buffers located within the shoreline designation as regulated by the SMP: Fish and Wildlife Habitat Conservations Areas. Critical area regulations are located within the SMP, Appendix C.

Fish and Wildlife Conservation Areas- SMP Appendix C, Chapter 16.61

Clark County GIS mapping identifies Fish and Wildlife Habitat Conservation Areas (i.e., Lacamas Lake) and (Oregon White Oaks woodland habitat) adjacent to or within (300-feet) of the west portion of the subject property, which are identified as critical areas per SMP Appendix C Section 16.51.070. As such, the applicant submitted a *Critical Areas Report* dated January 9, 2023 prepared by Cascadia Ecological Services, Inc (Exhibit 43). Several Oregon White Oaks were surveyed on the adjacent city owned open space parcel to the west and on-site to include two 10" OWO at the northwest corner of the subject property that are proposed to be retained.

Per the Critical Areas Report, Lacamas Lake is a Type S water body that requires a 150-foot buffer setback per SMP Appendix C Section 16.61.040.D. Per the revised preliminary site plan (Exhibit 30), the proposed development is located outside of the 150-foot habitat buffer with the exception of a portion of the public access trail, approximately 160 square feet. Only the approximate 160 square feet of public access trail will require mitigation, per SMP Appendix C Section 16.61.030. As such, a mitigation

plan should be prepared per SMP Appendix C Section 16.61.030.F, which is to include the removal of any encroachments on the city owned open space shoreline property and submitted to the City for review and approval prior to engineering plan approval.

Per CMC 16.61.040.D.5.d the segment of the public access trail located within the 150-foot habitat buffer shall not be constructed of impervious surfaces. The segment of the public access trail located within shoreline jurisdiction, but outside of the 150-foot habitat buffer area, should be in compliance with SMP Appendix C Section 16.51.110.4.b and conditioned as such.

Any trees proposed for removal within the critical area buffer are required to be replaced at a mitigation ratio of 2:1 per SMP Appendix C Section 16.51.125.B and shown on the final mitigation plan to be conditioned as such.

FINDING: Impacts to critical area buffers will be mitigated with Best Management Practices for erosion control construction and native re-vegetation measures to ensure no net loss of ecological functions to the shoreline area and maintain habitat connectivity to the shoreline. Staff finds the applicant will comply with the provisions of the Critical Areas regulations as conditioned.

SMP Appendix C, Chapter 16.51 General Provisions for Critical Areas

Staff recommends a condition of approval for the installation of temporary construction fencing prior to construction that clearly marks in the field the critical area buffers and temporary construction fencing should remain throughout permitted construction activities. In addition, prior to final acceptance, permanent critical area buffer signs should be installed at the edge of the critical area buffers per SMP Appendix C section 16.51.210.B. Critical area buffer sign specifications should be submitted to the City for review and approval prior to engineering plan approval.

Prior to final acceptance, a conservation covenant and notice on title should be recorded with the County per SMP Appendix C section 16.51.220 and 16.51.230 to ensure long-term preservation of the critical areas and their associated buffer, including maintenance of any mitigation actions, per SMP Appendix C section 16.51.240 and conditioned as such. Further, a copy of the recorded conservation covenant document must be submitted to the city prior to final acceptance.

The applicant will be required to post a mitigation bond in an amount deemed acceptable by the City to ensure the mitigation is fully functional per SMP Appendix C section 16.51.250 prior to final acceptance.

FINDING: Staff finds the project to be developable based on the findings in the *Critical Areas Report* prepared by Cascadia Ecological Services dated January 9, 2023 and as conditioned above.

Site Planning and Development

SMP Section 5.7

The regulations concerning Site Planning and Development at SMP Section 5.7 include the following applicable policies regarding the project proposal:

- 1. Land disturbing activities such as grading and cut/fill shall be conducted in such a way as to minimize impacts to soils and native vegetation.**

FINDING: Land disturbing activities in the shoreline are limited to a portion of the proposed commercial building and trail improvements. Erosion control best management practices will be implemented. Native vegetation will be replanted within the shoreline area.

- 2. Impervious surfaces shall be minimized to the extent feasible so as not to jeopardize public safety.**

FINDING: Impervious surfaces are minimized to the greatest extent feasible to include the commercial building, which will be mitigated via a stormwater system that will protect neighboring properties.

3. When feasible, existing transportation corridors shall be utilized.

FINDING: Access to the proposed project site will utilize the existing transportation corridor, SE Everett Street (aka SR500), at the site's frontage.

4. Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading, alteration of topography and natural features, and designed to accommodate wildlife movement.

FINDING: The vehicular circulation system, i.e., the parking lot and street frontage improvements, are located outside of the shoreline jurisdiction. A portion of the pedestrian circulation system, i.e., trail improvements, are located within the shoreline jurisdiction and designed to be the least impactful to the environment and continue to accommodate wildlife movement.

5. Parking, storage, and non-water dependent accessory structures and areas shall be located landward from the OHWM and landward of the water-oriented portions of the principle use.

FINDING: Parking is located landward from the OHWM to the greatest extent practicable as well as landward of the proposed commercial building and public access trail connection.

6. Trails and uses near the shoreline shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas, without blocking visual access to the water.

FINDING: The proposed public access trail connection is buffered from Lacamas Lake via the existing mature trees on the adjacent City owned open space parcel. Additional landscaping is provided at the most western portion of the property for buffering without blocking visual access to the water.

7. Elevated walkways shall be utilized, as appropriate, to cross sensitive areas such as wetlands.

FINDING: The proposed project does not include crossing sensitive areas such as wetlands within the shoreline and therefore this criterion is not applicable.

8. Fencing, walls, hedges, and similar features shall be designed in a manner that does not significantly interfere with wildlife movement.

FINDING: Existing fencing is located on the neighboring properties along the subject property's southern and northern properties lines. Any new fencing should be designed to not significantly interfere with wildlife movement.

9. Exterior lighting shall be designed, shielded and operated to: a) avoid illuminating nearby properties or public areas; b) prevent glare on adjacent properties, public areas or roadways; c) prevent land and water traffic hazards; and d) reduce night sky effects to avoid impacts to fish and wildlife.

FINDING: Proposed lighting within the development adjacent to the shoreline will be directed away and down lit to protect the night sky.

10. Utilities shall be located within roadway and driveway corridors and rights-of-way wherever feasible.

FINDING: Utilities are located within the roadway and parking lot, which are located outside of the shoreline jurisdiction.

- 11. A use locating near a legally established aquaculture enterprise, including an authorized experimental project, shall demonstrate that such use would not result in damage to destruction of the aquaculture enterprise, or compromise its monitoring or data collection.**

FINDING: This criterion is not applicable as there is not aquaculture enterprise within the vicinity.

Specific Shoreline Use Regulations

SMP Chapter 6

The specific use regulations for commercial development begins at page 61 of the SMP.

SMP Section 6.3.4 Commercial Uses

- 1. New commercial development that is water-dependent or water-related shall be permitted outright within the shoreline designations of Medium Intensity and High Intensity.**

FINDING: The proposed commercial development and associated public trail connection is located within the Urban Conservancy shoreline designation and therefore this criterion is not applicable. However, the proposed development is considered a water-related/water-enjoyment use due to the public's ability to enjoy the physical and aesthetic qualities of the shoreline via a proposed public access trail and therefore is subject to conditional use approval per Table 6-1 of the SMP.

- 2. New commercial uses and development shall demonstrate that there will not be a net loss of ecological function or have significant adverse impacts to other shoreline resources or another shoreline uses.**

FINDING: The proposed commercial development is physically separated from the shoreline's edge by approximately a 130-foot-wide city owned open space parcel and designed to be located outside of the 150-foot habitat buffer of Lacamas Lake. The building encroaches approximately 40-feet in the shoreline area and native vegetation will be installed waterward of the proposed building to ensure no net loss of ecological function and not significantly adversely impact other shoreline resources or uses.

- 3. For mixed use proposals, a nonwater-oriented commercial use may be permitted, if the majority of the use or building is devoted to a water-related or water-enjoyment use. Allowed water-enjoyment commercial uses shall be evaluated in terms of whether the use facilities a state-wide interest, including ecological restoration and public access and may include specific provisions for restoration and public access.**

FINDING: A mixed use proposal is not proposed and therefore this criterion is not applicable.

- 4. Non-water oriented commercial uses are allowed as a conditional use where:**
 - a. Located on a site physically separated from the shoreline by another private property in separate ownership or a public right-of-way, or steep slopes such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of this Program.**

FINDING: The project site is physically separated from the shoreline by approximately a 130-foot-wide city owned open space property and does not abut the water's edge. A public access trail is slated for future development by the city within the city owned open space property

along the shoreline. The proposed commercial development increases public access to the publicly owned area of the shoreline via the construction of a public access trail connection. The proposed commercial use is subject to conditional use approval as discussed under the conditional use criteria of this staff report.

b. Proposed on a site where navigability is severely limited.

FINDING: The project site is physically separated from Lacamas Lake by city owned open space property and therefore this criterion is not applicable.

c. All non-water-oriented commercial uses are prohibited in shoreline jurisdiction on parcels that abut the water's edge unless the use provides significant public benefit with respect to the objectives of the Act by:

- i. Restoration of ecological functions both in aquatic and upland environments that shall provide native vegetation buffers and in accordance with the Restoration Element of this plan.
- ii. The balance of the water frontage not devoted to ecological restoration and associated buffers shall be provided as public access in accordance with Section 5.5.

FINDING: The project site is physically separated from Lacamas Lake by city owned open space property and does not abut the water's edge. Therefore, this criterion is not applicable.

5. Loading and service areas shall be screened from view using native plants combined with fencing or masonry walls.

FINDING: Loading and service areas are not proposed, therefore this criterion is not applicable.

6. Where water-related and water-enjoyment commercial uses are allowed as a conditional use in the Urban Conservancy shoreline environment, then the use must increase the public use, enjoyment, or access to the shoreline.

FINDING: The proposed commercial use is located within the Urban Conservancy shoreline environment and proposes a public access trail connection with the future public trail planned for the adjacent city owned shoreline property, which will increase the public use, enjoyment, and access to the shoreline.

SMP Section 6.3.11 Recreational Development

The specific use regulations for recreational development begins at page 66 of the SMP.

1. Water-oriented recreational uses and developments are preferred.

FINDING: A public access trail connection is proposed to the future public access trail along the shoreline within the adjacent city owned open space property.

2. Trails shall be designed and constructed in substantial compliance with the standards of the *Camas Park, Recreation and Open Space Comprehensive Plan, Design & Development Guidelines (2007, Appendix A)*, with the constructed width varying by trail type and critical area protection.

FINDING: The proposed trail should be in general compliance with the current Parks, Recreation and Open Space Design and Development guidelines. The applicant should submit detailed construction drawings for the proposed public access trail for City review and approval prior to final engineering plan approval and will be conditioned as such.

3. Recreation areas or facilities on the shoreline shall provide physical or visual public access in accordance with Section 5.5.

FINDING: The proposed trail will provide physical access to the shoreline in accordance with the applicable criteria in SMP Section 5.5 and will be conditioned as such:

- The public access trail should be ADA and a barrier free route of travel that is not fenced or gated per SMP section 5.5.3.
- Signage indicating the public's right of access to shoreline areas should be installed and maintained in conspicuous locations per SMP section 5.5.5. Signage location should be approved by the city.
- A public access easement and any permit conditions should be recorded on the deed of title prior to final acceptance of site improvements per SMP Section 5.5.8.
- Future actions by the applicant, successors in interest, or other parties should not diminish the usefulness or value of the public access provided per SMP Section 5.5.9.

An existing fence is located on the adjacent property along the project site's southern property that will protect the adjacent property from trespass per SMP Section 5.5.4 and the public access is a trail improvement as a physical approach to public water and developed prior to final acceptance per SMP sections 5.5.6 and 5.5.7.

4. Parking areas that are accessory to recreational uses shall be located upland a minimum of the one hundred and fifty (150) feet away from the immediate shoreline, with pedestrian trails or walkways providing access to the water.

FINDING: The parking lot is located more than 150-feet away from the immediate shoreline. However, the parking lot is not proposed for the public trail access but rather for the commercial use. Therefore, this criterion is not applicable.

5. All permanent, substantial, recreational structures and facilities shall be located outside officially mapped floodways.

FINDING: The proposed trail development is not located within mapped floodways.

6. Parks and trailheads shall be provided with restrooms with hand washing facilities in accordance with public health standards and without adversely altering the natural features attractive for recreational uses.

FINDING: Parks and trailheads are not proposed and therefore this criterion is not applicable.

7. Recreational facilities shall make adequate provisions, such as densely vegetated buffer strips, screening, fences, and signs, to protect the value and enjoyment of adjacent or nearby private properties and natural areas from trespass, overflow and other possible adverse impacts.

FINDING: The proposed public access trail within the shoreline is proposed along the project site's southern property line, which connects to the future sidewalk along NE Everett Street (i.e. SR500) to the east and stubs to the western property line for a future connection with the public trail planned for in the adjacent city owned open space property.

To protect the value and enjoyment of adjacent properties and natural areas from trespass and other adverse impact, a vegetative buffer strip is required along the project site's southern property line. In addition, public access directional signage should be installed as conditioned.

8. **Provisions shall be made for the proposed of water areas from drainage and surface runoff in all recreational development requiring the use of fertilizers and pesticides in areas adjacent to shorelines, such as in play fields and golf courses.**

FINDING: Fertilizers and pesticides are not proposed for usage in the shoreline.

SMP Section 6.3.15 Utilities

The specific use regulations for utilities begins at page 69 of the SMP.

1. **Whenever feasible, all utility facilities shall be located outside shoreline jurisdiction. Where distribution and transmission lines (except electrical transmission lines) must be located in the shoreline jurisdiction they shall be located underground.**

FINDING: Utilities are located outside of shoreline jurisdiction except for approximately a 30-foot section of a stormwater line along the southern property line, which is located underground. and will be revegetated or located under the public access trail.

2. **Where overhead electrical transmission lines must parallel the shoreline, they shall be no closer than one hundred (100) feet from OHWM unless topography or safety factors would make it unfeasible, then a shoreline conditional use permit shall be required.**

FINDING: Overhead electrical transmission lines are not proposed and therefore this criterion is not applicable.

3. **Utilities shall be designed, located and installed in such a way as to preserve the natural landscape, minimize impacts to scenic views, and minimize conflicts with present and planned land and shoreline uses.**

FINDING: The 30-foot section of stormwater line within the shoreline jurisdiction will be placed underground and either within the proposed public access trail or replanted with native vegetation.

4. **Transmission, distribution, and conveyance facilities shall be located in existing rights of way and corridors or shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage.**

FINDING: The proposed 30-foot section of stormwater line is placed in the most direct, shortest route and mostly located within the public access trail or mitigated with native vegetation.

5. **Utility production and processing facilities, such as power plants and wastewater treatment facilities, or parts of those facilities that are nonwater-oriented shall not be allowed in the shoreline jurisdiction unless it can be demonstrated that no other feasible option is available, and will be subject to a shoreline conditional use permit.**

FINDING: Utility production and processing facilities are not proposed and therefore this criterion is not applicable.

6. **Stormwater control facilities, limited to detention, retention, treatment ponds, media filtration facilities, and lagoons or infiltration basins, within the shoreline jurisdiction shall only be permitted when the following provisions are met.**

- a. **The stormwater facility is designed to mimic and resemble natural wetlands and meets the standards of CMC 14.02 Stormwater and the discharge meets state water quality standards;**
- b. **Low impact development approaches have been considered and implemented to the maximum extent feasible.**

FINDING: There are no stormwater control, detention, or treatment facilities located within shoreline jurisdiction. Therefore, this criterion is not applicable.

- 7. New and modifications to existing outfalls shall be designed and constructed to avoid impacts to existing native aquatic vegetation attached to or rooted in substrate. Diffusers or discharge points must be located offshore at a distance beyond the nearshore area to avoid impacts to those habitats.**

FINDING: The proposed project will not impact existing outfalls nor construct a new outfall to Lacamas Lake. Therefore, this criterion is not applicable.

- 8. Water reclamation discharge facilities (e.g. injection wells) are prohibited in the shoreline jurisdiction, unless the discharge water meets State Department of Ecology Class A reclaimed water standards...(excerpt)**

FINDING: This criterion is not applicable as no water reclamation facilities are proposed.

- 9. Where allowed under this program, construction of underwater utilities or those within the wetland perimeter shall be scheduled to avoid major fish migratory runs or use construction methods that do not cause disturbance to the habitat or migration.**

FINDING: This criterion is not applicable as the construction of underwater utilities or those within the wetland perimeter are not proposed.

- 10. All underwater pipelines transporting liquids intrinsically harmful to aquatic life or potentially detrimental to water quality shall provide automatic shut off valves.**

FINDING: This criterion is not applicable as no underwater pipelines transporting liquids are proposed.

- 11. Upon completion of utility installation/maintenance projects on shorelines, banks shall, at a minimum, be restored to pre-project configuration, replanted and provided with maintenance care until the newly planted vegetation is fully established. Plantings at installation shall be at least 2" minimum caliper at breast height if trees, five-gallon size if shrubs, and ground cover shall be planted from flats at 12" spacing, unless other mitigation planting is recommended by a qualified biologist and approved by the Administrator.**

FINDING: This criterion is not applicable as utility installation/maintenance projects on the bank of the shoreline is not proposed. However, additional plantings are included in the shoreline area as part of the site project improvements.

Shoreline Conditional Use

SMP Appendix B Section IX

As discussed throughout this report, the proposed activity is improvements for a commercial use in the "Urban Conservancy" shoreline environment. Non-water oriented commercial uses are allowed as a conditional use where the subject property is physically separated from the shoreline by another private property in separate ownership per SMP Section 6.3.4.4.a. and are prohibited on parcels that abut the water's edge per SMP Section 6.3.4.4.c. The proposed commercial use is located on property that is separated from the water's edge by city owned open space property.

Further, water-related and water-enjoyment commercial uses are also allowed as a conditional use per Table 6-1 of the SMP. The proposed commercial use includes a public access component with the construction of a public trail connection to the future public access trail within the adjacent city owned open space property.

Underground utilities perpendicular to the shoreline are allowed as a conditional use per Table 6-1 of the SMP.

Pursuant to SMP, Appendix B, *“Conditional use approval may be granted only if the applicant can demonstrate all of the following”*:

1. The proposed use is consistent with the general intent of the Program, and the policies of the Act (RCW 90.58.020).

FINDING: As discussed throughout this report, the proposed project improvements in the shoreline are designed to minimize ecological impact by locating the development at the most landward edge of the shoreline designation and provide additional native vegetation in the shoreline area. Further, the project will not interfere with other shoreline uses and will improve public access to the shoreline. The project is in conformance with the general intent of the SMP.

2. The proposed use will not interfere with normal public use of public shorelines;

FINDING: No interference with the public use of the shoreline will occur as the project site is physically separated from Lacamas Lake by a city owned open space parcel that abuts the water’s edge. The proposed additional trail improvements will enhance public access to the shoreline.

3. The proposed use of the site and design of the development will be compatible with the surrounding authorized uses, the Program, and the comprehensive plan;

FINDING: The proposed commercial development has been designed on the most landward portion of the shoreline jurisdiction to include native vegetation restoration, is buffered from Lacamas Lake by existing city owned open space property and is compatible the existing surrounding commercial and residential uses. The proposed development will enhance the public enjoyment of the shoreline consistent with the protection of critical areas, as well as providing employment opportunities that meet economic development goals of the comprehensive plan.

4. The proposed use will cause no significant adverse effects on the shoreline environment or other uses; and

FINDING: No adverse effects are anticipated as the proposed development is physically separated from the water’s edge by a 130-foot-wide city owned open space parcel and impacts to the shoreline will be mitigated to ensure no net loss of ecological functions. Underground utilities will be replanted with native vegetation if not located within the public access trail. In addition, the proposed commercial development is designed to be compatible with adjacent uses.

5. That the public interest would suffer no substantial detrimental effect;

FINDING: The public interest would suffer no substantial detrimental effect as public access enjoyment of the shoreline is provided with this proposed commercial development. Otherwise, an alternative allowed use such as a single-family residence would not provide public access or enjoyment of the shoreline.

TITLE 16 ENVIRONMENT

State Environmental Policy Act (SEPA22-19)

CMC Chapter 16.07

A SEPA checklist was submitted, and a Determination of Non-Significance (DNS) was issued January 12, 2023, as the proposed development contains critical areas per CMC 16.07.020.C. The comment period ended January 26, 2023. As of the writing of this staff report, SEPA comments were received from:

- Washington Department of Fish and Wildlife (WDFW) provided comments recommending the utilization of a 215-foot setback for assessing environmental impacts based on their updated guidance (Exhibit 49).
- Department of Ecology concerning potential impacts to the required 150-foot habitat buffer, utilizing clean fill and erosion control measures (Exhibit 50).
- Washington State Department of Transportation (WSDOT) provided SEPA comments concerning stormwater, dedication of right-of-way and WSDOT's permitting review (Exhibit 51).

FINDING: The Ecology SEPA comments concerning the 150-foot habitat buffer are addressed above under the SMP Critical Areas Review section of this staff report. Based on Ecology's comments, staff recommends a condition of approval that any encroachment of the commercial development (with the exception of the trail, see Exhibit 52) within the 150-ft. habitat buffer will require a Shoreline Variance and conditioned as such.

Regarding the WDFW SEPA comments, the City's Shoreline Master Program criteria are applicable to a 200-foot-wide shoreline jurisdiction waterward of the ordinary high-water mark, which is reviewed to ensure no net loss of ecological functions. In addition, the applicant will be required to mitigate any impacts to the regulated 150-foot buffer per the city's adopted Critical Areas Ordinance.

WSDOT SEPA comments are conditioned as follows:

- The applicant should be responsible for submitting to WSDOT for review and approval of the drainage plans and calculations prior to final engineering plan approval.
- The applicant should be responsible for submitting all required ROW warranty deed documents to WSDOT for review and approval prior to final engineering plan approval and.
- Installation of street lighting is not required by the proposed development, due to a future city project. The applicant is required to provide on-site lighting that is an appropriate wattage and shielded and/or directed such that motorists are not impacted by the glare.

Archaeological Historic Preservation (ARCH22-14)

CMC Chapter 16.31

An archaeological predetermination report was prepared for the site in June 2021 for the proposed commercial development. Based on the report, no further archaeological work is necessary at this time. The report and findings are not subject to the open public records act and as such, the city cannot disclose the results.

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

TITLE 18 ZONING

Site Plan Review (SPRV22-01)

CMC Chapter 18.18

CMC Chapter 18.18.060 Criteria of Approval:

A. Compatibility with the city's comprehensive plan;

The commercial proposal is consistent with the following comprehensive plan polices:

- Land Use Policy LU-1.3: Maintain compatible use and design within the surrounding built and natural environments when considering new development or redevelopments.
- Land Use Policy LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.
- Employment Land Use Goal LU-2: Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities.
- Employment Land Use Policy LU-2.1: Attract and encourage a balance of new commercial, light industrial, and knowledge-based business, medical, and high-tech uses, and the expansion of existing businesses to provide regional and local employment.
- Employment Land Use Policy LU-2.5: Ensure industrial development and other employment lands are compatible with adjacent neighborhoods through development and landscaping regulations and design review.
- Natural Environment Goal LU-4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.
- Neighborhood Land Use Policy LU-3.5: Where neighborhoods adjoin natural areas or trails, ensure connections through neighborhoods to enhance access to recreation amenities.
- Economic Development Policy ED-6.3: Coordinate gateway and corridor development/redevelopment with Public Works planning to leverage resources and ensure right-of-way is available for gateway/corridor improvements.

FINDING: The proposed counseling center provides local employment and compatibility in site design and architecture with the surrounding area. As such, staff finds that the proposed project is compatible with and complements the Comprehensive Plan.

B. Compliance with all applicable design and development regulations;

The applicant provided a site plan, utility plan, grading plan, landscape plan, tree survey and building elevations that are adequate for Site Plan Review.

Density and Dimensions

Per CMC 18.09.030 Table 1, the Mixed Use (MX) zone is unrestricted in lot width, lot depth and building height, but requires a minimum lot area of 1,800 square foot and a maximum lot coverage of 60% for one-story buildings. The applicable development setback standards in the MX zone are as follows: 1) maximum front yard is 10-feet, 2) minimum side yard is 10-feet and 3) minimum rear yard is 25-feet. As proposed, staff finds the applicant complies with the density and dimensional standards of the MX zone except for the maximum front yard setback requirement. The applicant is requesting a major variance to the 10-foot maximum front yard setback standard as discussed below under the Major Variance section of this staff report.

Parking

New and expanded commercial uses must provide adequate off-street parking pursuant to CMC Chapter 18.11.130 *Standards*. “General office” uses require 1 parking space per employee plus one space per 400 square feet of gross floor area.

Based on the total usable building square footage of 2,578 square feet and 11 employees anticipated on site at any given time, 17 parking stalls are required, the applicant has proposed 18 parking stalls per the revised preliminary site plan dated January 31, 2023 (Exhibit 30).

Additional requirements: Thirty (30%) percent of the required parking spaces may be compact per CMC 18.11.020.D. Per IBC, 1 accessible stall is required for every 1-25 parking stalls and is also required to be van accessible. Additionally, 10% of the accessible parking stalls provided are required to be provided with EV charging. (WAC 51-50-0429).

Per the revised preliminary site plan dated January 31, 2023 (Exhibit 30), the applicant is providing 18 parking stalls that include 1 van accessible stall, 2 EV stalls, and 4 compact stalls. The applicant has met the minimum number of total parking stalls and accessible stalls. However, access to an EV charger is required to the accessible stall.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should work with staff on the locations and number of EV and EV accessible parking stalls.

Landscaping

The proposal must comply with the applicable landscaping standards in CMC Chapter 18.13 *Landscaping*. The applicant has focused the plantings areas at the property lines.

[Tree Survey/Tree Density]:

Per CMC 18.13.051(A) Table 1 – Required Tree Density, a minimum of 20 tree units (TUs) per net developable acre (exclusive of critical areas) is required to be incorporated into the overall landscape plan. Per the arborist report (Exhibit 14), approximately 19 trees were surveyed within the project vicinity of which only three (3) are located on the project site. One 10” and one 11” Oregon White Oak trees are located at the northwest corner of the project site and are proposed for retainage. The third tree on-site is an Ash tree, which is in poor condition and proposed for removal. Per the arborist report, another two (2) trees are located on the northern property line proposed for removal. Any trees proposed for removal on a shared property line should be coordinated with the property owner prior to tree removal and conditioned as such.

Based on the 0.50 net acreage, 10 TUs are required per CMC 18.13.051(A) Table 1. The applicant is proposing to retain 2 trees (4 TUs) on site and provide an additional 39 trees (39 TUs) throughout the site, which would exceed the 10 TU requirement post construction.

The tree survey did not include recommendations for preservation per CMC 18.13.045.B.2.d. As such, a condition of approval is requirement that prior to engineering plan approval, the applicant’s arborist should provide recommendations for tree preservation (i.e. fencing protection measures, etc.).

[Landscape buffers]:

Landscape buffers are required per CMC 18.13.055(A) Table 1 for commercial uses, such as the proposed counseling center, abutting different land use zones.

Northern property line: A 10-foot (L3) High Screen landscape buffer is required adjacent to the residential property to the north zoned Single-Family Residential (R-12) per CMC 18.13.055.B.3 to include enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round, one tree per 30 lineal feet or to provide tree canopy, and groundcover that covers the remainder of the

landscaped area. The revised preliminary landscape plan (Exhibit 34) shows a 10-ft. (L3) landscape buffer and should provide groundcover consistent with this requirement.

Staff finds a condition of approval is required that a 10-ft. (L3) High Screen landscape buffer per CMC 18.13.055.B.3.

Southern property line: The abutting Mixed Use zone to the south allows for both commercial and residential uses and the adjacent property includes both a commercial and residential use. Although CMC 18.13.055.A Table 1 *Landscape Buffers* does not identify landscape buffers for mixed use zones, the landscape buffer at the southern property line should incorporate a combination of both the Commercial (5-ft L1) and Residential (10-ft L3) zone landscape buffer requirements identified in CMC 18.13.055(A) Table 1 *Landscape Buffers*.

The revised preliminary landscape plan (Exhibit 34) shows a 5-ft. (L1) landscape buffer along the southern property line adjacent to the existing commercial business, which is in compliance with this requirement.

Staff finds a condition of approval is required that a 5-ft. (L3) High Screen landscape buffer or a 5-ft (L1) landscape buffer with a F2 Fully Sight-Obscuring Fence or wall should be installed along the southern property line adjacent to the existing residential use. Staff finds the landscape buffer should be provided for along the entire southern property line and conditioned as such.

Eastern property line: A 5-ft. (L2) low screen landscape buffer is required along the eastern property line where commercial uses adjacent to Residential and Commercial zones (i.e. Mixed Use zone) are separated by a street per CMC 18.13.055.A Table 1 *Landscape Buffers*. The revised preliminary landscape plan (Exhibit 34) shows this landscape buffer within the proposed right-of-way and should be relocated on the subject property.

Staff finds a condition of approval is required that additional landscaping, such as groundcover, is required for compliance with the L2, Low Screen landscape buffer and should be located on the project site.

Western property line: West of the property is a city owned open space parcel zoned Parks and Open Space. Per CMC 18.13.055.A, landscape buffers are not required adjacent to Parks and Open Space zones.

[Parking lot landscaping]:

The purpose of landscaping within parking areas is to not only minimize the visual impact of paved areas but also provide for shade and relief per CMC 18.13.060.B. Per CMC 18.13.060.C and D, one (1) tree is required per six (6) parking spaces for parking lots and conditioned as such. Per CMC 18.13.060.F, wheel stops are required adjacent to planter areas to protect landscaping from car overhangs. Additionally, wheel stops will be required adjacent to sidewalks to allow for a clear pedestrian pathway and to protect pedestrians from car overhangs and will be conditioned as such.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant submit to the city for review and approval a final landscape plan consistent with the landscaping standards in CMC Chapter 18.13, including installation of wheel stops adjacent to sidewalks. Plants utilized will need to be per the approved City's landscape list and per the Camas Design Manual planting specifications and landscape notes. For plants not on the approved City list, a characteristic card should be submitted to the City for review and approval. Irrigation and landscaping improvements should be installed or bonded for prior to final acceptance.

The revised preliminary site plans dated January 31, 2023 (Exhibit 30) show a 1-foot-wide open area between the edge of pavement that separates the ingress drive aisle and parking stalls 8-11. In order to discourage vehicles accessing parking stalls 8 thru 11 via the ingress aisle, wheel stops will be required in parking stalls 8 thru 11 and a conspicuous visual barrier will be required in this location and will be conditioned as such. The conspicuous visual barrier can be accomplished with shrubs or a minimum 42-inch-high fence.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should work with staff to provide an acceptable, but conspicuous, visual barrier between the ingress drive aisle and parking stalls 8 thru 11. Additionally, wheel stops are to be installed in parking stalls 8 thru 11.

Signage

CMC 18.15.060.A.2 states *"If plans submitted for Design Review include construction plans in sufficient detail to determine compliance with the provisions of this chapter, then issuance of such design review may constitute approval of the placement of sign or signs (other structural/mechanical permits may be required)."* Detailed construction plans for signage were not provided.

FINDING: As identified in this staff report, the applicant's narrative, on the submitted preliminary plans and as conditioned, staff concurs that this project can or will comply with all applicable design and development standards of the code.

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:

The proposed project is to meet the requirements of CMC 17.19.040.B Streets.

The proposed development is located on the west side of NE Everett Street (SR 500). NE Everett Street is classified as an unimproved 2-lane arterial, per the city's 2016 Transportation Comprehensive Plan map.

Per 17.19.040.B.1 Half width improvements, when determined appropriate by the City Engineer, shall be constructed to provide the minimum structural street section from the centerline to the edge of right-of-way per the Camas Design Standard Manual.

Preliminary street plans were submitted with the application on September 7, 2022, and the revised preliminary street plans (Exhibit 33) submitted on January 31, 2023, did not include any half width frontage improvements, with the exception of the driveway access off NE Everett Street and a sidewalk / pathway along the frontage. The applicant had been previously informed that there was a future city SR 500 (NE Everett Street) Corridor Improvement project that will include all the frontage improvements on both sides of SR 500 from south at the bridge crossing and heading north to NE 3rd Street.

Due to the future city SR 500 (NE Everett Street) road improvement project, the applicant's frontage improvements are limited to construction of a single 2-way ingress / egress driveway off NE Everett Street to the proposed parking lot and construction of pedestrian sidewalk/pathway, both of which will be located in the future right-of-way. The pedestrian pathway/sidewalk, while temporary, will provide for a 'safe refuge' for pedestrians on NE Everett Street who wish to access the that portion of

the future T-3 trail that will be constructed along the applicant's southern property line and connect to the city's future T-3 trail that will run south-to-north along Lacamas Lake.

Staff recommends a conditional of approval that prior to final engineering plan approval the street and site plans should be revised to provide for a minimum 6-foot-wide asphalt or concrete sidewalk, from the north property line to the south property line as a connection to the portion of the future T-3 trail that will be constructed along the future development's south property line.

[Access Spacing Standards]:

Per the Camas Design Standards Manual (CDSM), Section III, Table 3 - Access Spacing Standards for a roadway classified as an arterial is a minimum of 660-feet and a maximum 1,000-feet. The proposed development does not meet either the minimum or maximum spacing standards. NE Everett Street (SR 500) has existing cross streets to other developments, and existing driveways to single-family residents and commercial developments. *Due to existing conditions, the city engineer is in support of a deviation from the access spacing standards.*

[Off-Street Parking]:

Per CMC 17.19.040.B.12.e curb return radii shall be no less than 35-feet on an arterial and per CDSM Table 1 – Guidelines for Geometry of Private Roadway, note 2.c off-street parking, two-way drive aisles shall be a minimum of 24-feet-wide, and the drive access width is to be a minimum of 24-feet wide to allow for ingress and egress.

The preliminary site plans submitted with the application provided minimal design information in regard to the off-street parking lot, such as curb radii, access drive width, or drive aisle widths. Revised preliminary site plans (Exhibit 30) were submitted on January 31, 2023. The revised preliminary plans provided the minimum 24-foot-wide ingress / egress drive access and the 24-foot-wide two-way drive aisles throughout the site, however, the minimum curb radii of 35-feet on both sides of the drive access were not shown on the revised preliminary site plan (Exhibit 30).

Staff recommends a condition of approval that prior to final engineering plan approval the site plans should be revised and resubmitted with the following:

- A minimum curb radius of 35-feet on both sides of the ingress / egress drive access off NE Everett Street (SR 500).

Per CDSM Table 1 – Guidelines for Geometry of Private Roadway, note 2.d off-street parking, ingress aisles setback from back of sidewalk on arterials are to be a minimum of 50-feet.

The preliminary site plan submitted with the application showed show 8 parking stalls located within the 50-foot setback from the back of sidewalk. A revised site plan (Exhibit 30) was submitted on January 31, 2023, that had removed 7 of the 8 parking stalls from within the 50-foot setback. As shown, there is 1 remaining parking stall that does not meet the off-street parking, ingress aisles setback standard of 50-feet from the back of sidewalk on arterials. However, the remaining parking stall meets off-street parking, ingress aisles setback from back of sidewalk on a collector of a minimum of 40-feet.

FINDING: Based on the posted speed limit on NE Everett Street (SR 500), the city engineer would support the deviation from 50-feet to 40-feet from the back of sidewalk.

[ROW Dedications]:

Per CMC 17.19.040.B.5 dedication of additional right-of-way may be required for a development when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.

The future improvements to NE Everett Street (SR 500) will result in a fully improved 3-lane road with a 74-foot right-of-way width, 6-foot-wide sidewalks on both sides, planter strips on both sides, bike lanes, and no on-street parking. The existing right-of-way width along the frontage of the proposed development is 60-feet wide.

The preliminary site plans submitted with the application and the revised preliminary site plans (Exhibit 30) indicate that the applicant proposes to dedicate 7-feet of right-of-way width along the frontage of the proposed development, which will allow for the 37-foot-wide half width road improvements and the future 74-foot-wide right-of-way width.

Staff recommends a condition of approval that prior to final engineering plan approval the site and street plans should provide for the minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development.

Staff recommends a condition of approval that prior to final acceptance, the minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development is to be recorded with the County and a copy of the recorded document provided to Engineering.

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

Traffic and Transportation:

Per CMC 18.18.040.E a transportation impact analysis (TIA) may be required when a development generates 200 or greater average daily trips (ADTs).

A *Traffic Study* report (Exhibit 18) dated June 6, 2022, was prepared by Kelly Engineering. Per the report the project is expected to generate approximately 114 Average Daily Trips (ADTs) with a total of 8 AM Peak Hour trips (7 In / 1 Out) and a total of 11 PM Peak Hour trips (3 In / 8 Out). Therefore, a transportation impact analysis (TIA) was not required.

However, the applicant's traffic engineer was required to analyze site distance and left-turn pocket warrants from NE Everett Street; address vision clearance per CMC 18.17.030 onto NE Everett Street; and address potential movement conflicts with nearby intersections and private driveways.

[Sight Distance Analysis]: *Per the Traffic Study (TS), the site distance was measured at the proposed drive access off NE Everett Street (SR 500). The criteria for the site distance analysis as noted in the Traffic Study was based on the "AASHTO, A Policy on Geometric Design of Highways and Streets, 2011 and the posted speed limit of 35 mph on SE Everett Street the recommended corner sight distance is 390 feet".*

The site distance to the south meets the minimum 390-feet. The site distance to the north does not meet the minimum 390-feet due to existing vegetation along the frontage. The preliminary site improvement plans show removal of the existing vegetation during clearing and grading along the frontage, which will provide a minimum site distance of 400-feet. Additionally, the final landscape plans will provide for minimal planting within the right-of-way due to a future city project. **Staff concurs.**

[Turn Lane Warrants]: The *Traffic Study* stated that "based on the low volume of vehicles entering the site from the north or south during the AM and PM peak hours a right or left turn lane is not justified". Per Table 1, page 2, the number of trips generated are a total of 8 AM Peak Hour trips and a 11 PM Peak Hour trips. **Staff concurs.**

Traffic Study Conclusions/Recommendations:

- The Lacamas Counseling Center will have a minimal impact to the surrounding roadway system. No additional traffic control devices or off-site roadway improvements were identified to accommodate the development. **Staff concurs.**
- Adequate corner sight distance should be provided for along the site frontage of SE Everett Street for vehicles leaving the site. Obstructions by vegetation, signs or other objects should not be allowed. **Staff concurs.**

The *Traffic Study* was sent to both the City of Vancouver and Clark County for a ‘Transportation Concurrency Review’. The city did not receive any comments from the Clark County. The City of Vancouver stated that they had no transportation or concurrency comments regarding this project.

FINDING: Staff finds that the development can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Traffic and Transportation.

Neighborhood Traffic Management Plan

The city has a Neighborhood Traffic Management Plan (NTM). The NTM plan identifies the need for installation of acceptable traffic calming features when a proposed development will create 700 Average Daily Trips (ADT) or more.

Per the *Traffic Study* report prepared by Kelly Engineering, dated June 6, 2022, the project is expected to generate approximately 114 Average Daily Trips (ADTs)

Based on the projected number of ADTs noted in the June 8, 2022, *Traffic Study*, traffic calming features are not required.

FINDING: Staff finds that this proposed project can and will meet the requirements as noted in the City’s NTM plan.

Sanitary Sewer:

The proposed project is to meet the requirements of CMC 17.19.040.C.2 sanitary sewers.

There is an existing 10-inch STEP sewer main located on the eastside of NE Everett Street. Preliminary utility plans were submitted with the application in September 2022. Revised preliminary utility plans (Exhibit 33) were submitted on January 31, 2023. The preliminary plans show the proposed location of the tap on the sanitary sewer main in order to extend a sewer lateral to the future STEP tank, which is shown to be located at the northeast corner between the proposed building and the proposed parking lot.

Per CMC 13.62.080 The riser lid to the access chamber shall be accessible at all times to insure proper and timely emergency and/or maintenance response to the system. Locations of STEP tanks within landscaped areas consisting of trees, shrubs, and other vegetation hinders maintenance, pumping, and inspections. Therefore, the STEP tank is to be located adjacent to a paved area to allow for accessibility. If located within a paved surface, the access lids are to be at a minimum H25 traffic rated lids. The applicant is responsible for sizing of the STEP tank and components for the proposed use of the building. Additionally, the onsite private sanitary sewer system from the cleanout at the right-of-way to the building, including the STEP tank, is to be owned and maintained by the owners.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit revised sanitary sewer utility plans with the following revisions to the private onsite sanitary sewer system:

- The STEP tank should be located adjacent to a paved area to allow for accessibility for maintenance, pumping, and inspections. If located with a paved surface, the access lids are to be at a minimum H25 traffic rated lids.
- The applicant is responsible for sizing of the STEP tank and components. Specifications, design, and calculations for sizing the STEP tank and components for the future building are to be submitted to the city for review and approval prior to installation.

Per CMC 13.62.B “All STEP systems commercial, industrial, and other nonresidential properties shall be owned by the owner of the subject property, except for the service box at the point where the STEP system connects to the city sanitary sewer system, which shall be owned by the city. The owner shall be responsible for ownership and maintenance of all components of the STEP system, including responsibility for pumping the STEP tank as needed and for disposing of the waste in an approved manner. The owner shall further be responsible for paying all electrical costs associated with the operation of the STEP system.”

Staff recommends a condition of approval that prior to final engineering plan approval a note is to be added to the engineering plans indicating that all components of the onsite private sanitary sewer system from the cleanout at the right-of-way to the building, including the STEP tank, shall be privately owned, and maintained by the property owners, with a recorded right-of-entry granted to the city for inspection purposes.

Staff recommends a condition of approval that prior to final acceptance, a right-of-entry for inspections of the onsite STEP sewer system is to be recorded with the County and a copy of said recorded document provided to the city’s engineering department.

The applicant submitted a letter from Clark County Public Health (Exhibit 17), which stated an existing onsite septic system was not identified in the Clark County Public Health records. If there is an onsite septic system, the septic system would be required to be decommissioned in accordance with State and Clark County Public Health requirements.

FINDING: 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 proposed project is to meet the requirements of CMC 14.02 Stormwater Control.

The existing parcel for the proposed development, located at 3631 NE Everett Street, is approximately 26,572 SF (0.62 acres) in size. The preliminary plans show that the site will consist of land-disturbing activities that will include clearing and grading; construction of the future building and parking lot; all required on-site utilities; and landscaping. A preliminary Technical Information Report (TIR), dated September 6, 2022, was prepared, and submitted by SGA Engineering & Design, PLLC. The TIR was prepared in accordance with CMC 14.02 Stormwater Control, the Camas Design Standards Manual for Stormwater, and Ecology’s *Stormwater Management Manual for Western Washington* (2019 SWMMWW).

Ecology’s *Stormwater Management Manual for Western Washington* (2019 SWMMWW), states that minimum requirements (MR) #1- #9 will apply for a new development project that results in 5,000 sf or greater, of new plus replaced hard surface area. Minimum requirements #1 - #9 apply to the proposed development.

- MR #1 Preparation of Stormwater Site Plans: A preliminary stormwater plan was submitted with the application in September 2022. A revised preliminary stormwater plan (Exhibit 33) was

submitted on January 31, 2023. The preliminary plans were not a complete set of stormwater plans. A final set of stormwater plans are required. Additionally, all components of the onsite stormwater system are to be owned and maintained by the property owner, with a recorded right-of-entry granted to the city for inspection purposes.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit final onsite stormwater plans for review and approval in accordance with CMC 14.02, the CDSM, and Ecology's 2019 SWMMWW. Additionally, a note is to be added to the final stormwater plans stating that "all components of the onsite stormwater system are to be owned and maintained by the property owner, with a recorded right-of-entry granted to the city for inspection purposes.

Staff recommends a condition of approval that prior to final acceptance, a right-of-entry for inspections of the onsite stormwater system is to be recorded with the County and a copy of said recorded document provided to the city's engineering department.

- MR #2 Construction Stormwater Pollution Prevention: A *Stormwater Pollution Prevention Plan* (SWPPP) has not been submitted. A SWPPP is a standalone document that is also a component of Ecology's *NPDES General Construction Stormwater Permit* (GCSWP) that is issued by the Washington State Dept. of Ecology. A GCSWP is not required as the land-disturbing activities are less than an acre. However, the SWPPP is still required prior to any land-disturbing activities.

Staff recommends a condition of approval that prior to any land-disturbing activities, including start of any construction activities, the applicant is to provide engineering with copies of the SWPPP.

- MR #3 Source Control of Pollution: Source control has been sufficiently addressed in Section D of the preliminary TIR.
- MR #4 Preservation of Natural Drainage Systems: The preliminary TIR references 'Section L' of the report. A 'Section L' is not included with the preliminary TIR.

Staff recommends a condition of approval that prior to final engineering plan approval, a final TIR is to be submitted that includes an applicable section discussing the existing drainage patterns and how the existing drainage will be maintained.

- MR #5 On-site Stormwater Management: The preliminary TIR has sufficiently addressed the on-site stormwater management in Section E.
- MR #6 Runoff Treatment Analysis and Design: Section F of the preliminary TIR addresses the requirement for phosphorus treatment as the proposed development is located in the Lacamas Watershed and stormwater is discharged to Lacamas Lake. Treatment is proposed via a bioretention area and an underground infiltration structure.
- MR #7 Flow Control Analysis and Design: Section G of the preliminary TIR addresses flow control via an underground infiltration structure that will allow for discharge to the bioretention area and a flow control manhole prior to discharging to the conveyance system.
- MR #8 Wetland Protection: Per the preliminary TIR there are no wetlands located onsite.
- MR #9 Operation and Maintenance: Per the preliminary TIR, operation and maintenance (O&M) of the private on-site stormwater system will be in accordance with the city's *2022 Stormwater Sewer System Operations & Maintenance Manual*. Private on-site stormwater systems, in their entirety, are to be owned and maintained by the property owner with right-of-entry to the city for inspection purposes.

Staff recommends a condition of approval that prior to final engineering plan approval that a note is to be added to the stormwater plans stating that “in lieu of a site specific operation and maintenance (O&M) manual, the property owners are required to maintain the on-site stormwater system in accordance with the city’s most current *2022 Stormwater Sewer System Operations & Maintenance Manual* and that the city will have right-of-entry for inspection purposes.

Ecology’s (SWMMWW) manual requires that a designated concrete washout area (Vol. II, Chap. 3, BMP C154) be constructed on a job site that is provided for concrete trucks for wash out, prior to leaving a job site. This is to ensure that the contaminated washout water is not washed into any storm drains, whether private or public.

Staff recommends a condition of approval that prior to final engineering plan approval, the site plans should include a location for the designated concrete washout area/s during construction.

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

Water:

The proposed project is to meet the requirements of CMC 17.19.040.C.4 Water System.

There is an existing 14-inch steel water main located on the westside of NE Everett Street. The preliminary utility plan was submitted with the application in September 2022. Revised preliminary utility plans (Exhibit 33) were submitted on January 31, 2023, and shows the proposed location of a future 1-inch water service tap on the existing water main and extended to the edge of the future right-of-way.

Staff recommends a condition of approval that prior to final engineering plan approval of the water utility plans, the applicant is to verify that a 1-inch domestic service is sufficiently sized for serving the proposed development.

[Onsite Private Water System]:

Both domestic water meters and irrigation meters are to be located at the public right-of-way on NE Everett Street.

As the city does not provide deduct meters in order to separate irrigation usage from domestic water usage, a separate irrigation meter and backflow prevention device would be required as a means of tracking separate water usage. The preliminary water utility plans do not show an irrigation meter.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit revised onsite water plans for review and approval with the following changes:

- The irrigation meter and backflow prevention device are to be located at the public right-of-way and in the vicinity of the drive access at NE Everett Street.
- The water utility plans, and landscape plans are to include the locations and sizes of both the domestic water meter and the irrigation meter with backflow prevention devices.

Per CMC 13.32.080 Backflow prevention devices shall be inspected and tested at least annually, by an authorized representative. Inspection reports are to be submitted to the city. If a device is found to not be in satisfactory operating condition, the connection between the city water supply and the system shall be severed immediately or city water service may be discontinued without notice.

The preliminary water utility plans (Exhibit 33) do not show the fire line to the building, nor a Fire Department Connection (FDC) connection or a proposed on-site fire hydrant. The nearest fire hydrant is approximately 450-feet to the south of the proposed development on the west side of NE Everett

Street. Per the Camas Design Standards Manual (CDSM), a separate fire line is required, unless otherwise approved by the Fire Marshal.

Fire lines are to be shown on water utility plans for informational purposes, with the FDC located within 75-ft. of a fire hydrant, per fire code. Plans for fire lines are submitted to the Fire Marshall's office for the NFPA24 Fire Main Underground Permit prior to any fire line installation beyond the right-of-way. All private fire hydrants are to be ordered from the factory and painted powder coated red.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit revised water utility plans with the following revisions to the private onsite water system:

- A separate fire line with FDC and private fire hydrant, unless otherwise approved by the Fire Marshall.
- A note is to be added to the final engineering plans stating that "all components of the onsite private water system and fire line, including fire hydrants shall be privately owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes."
- A note is to be added to the final engineering plans stating that "all private fire hydrants are to be ordered direct from the factory and factory painted powder coated red."
- Plans for the fire line are to be submitted to the Fire Marshall's office for the NFPA24 Fire Main Underground Permit prior to any fire line installation beyond the right-of-way.

Staff recommends a condition of approval that prior to final acceptance, a right-of-entry for inspections of the onsite water system and fire line, including hydrants is to be recorded with the County and a copy of said recorded document provided to the city's engineering department.

The applicant submitted a letter from Clark County Public Health (Exhibit 17) that verified the existence of a water well on the site. The well is to be decommissioned in accordance with State and Clark County Public Health requirements.

Staff recommends a condition of approval that prior to final engineering plan approval, written verification is to be provided to Clark County Public Health from a State licensed well driller that the existing well has been properly decommissioned.

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

Erosion Control:

The proposed project is to meet the requirements of CMC 14.06 Erosion and Sediment Control. Erosion and sediment control (ESC) plans are to be prepared in accordance with adopted city standards.

The proposed development is located at 3631 NE Everett Street (SR 500) and is approximately 0.61 acres (26,572 SF) in size. All erosion and sediment control measures are to be installed prior to any land-disturbing activities. Final engineering plan approval is required prior to any land-disturbing activities.

As the proposed development is under an acre of proposed land-disturbing activities, the applicant is not required to obtain an *NPDES General Construction Stormwater Permit (GCSWP)*, which is issued by the Washington State Department of Ecology. However, land-disturbing activities greater than 5,000 SF require submittal of a *Stormwater Pollution Prevention Plan (SWPPP)*, in order to meet Minimum Requirement (MR) #2, per the latest edition (2019) of the *Stormwater Management Manual for Western Washington (SWMMWW)*.

Per CMC 17.21.050.B.3, land-disturbing activities of more than an acre require the applicant 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. As the proposed land-disturbing activities are less than an acre an Erosion Control Bond is not required.

The applicant submitted revised preliminary grading and erosion control plans (Exhibit 32) on January 31, 2023. The revised preliminary plans were not a complete set of erosion and sediment control plans.

Staff recommends a condition of approval that prior to final engineering plan approval the applicant should submit a complete set of Erosion Sediment Control (ESC) plans with applicable details for review and approval.

FINDING: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Erosion Control.

Finding: Staff finds that adequate provisions, as conditioned, 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]:

Streetlighting

Per the Camas Design Standards Manual (CDSM), LED Street lighting will be installed along all street frontages.

The city has a future SR 500 Corridor Improvement project that includes the frontage along the proposed development. Based on the city's future project, which includes streetlighting, the proposed development is not required to install street lighting along their frontage.

There are not any additional public utilities required for the proposed development.

[Private Utilities]:

The onsite water, including the potable water to the building, the irrigation system, fire line; and private hydrant; the onsite sanitary sewer system including the STEP tank; and the onsite stormwater system are owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes.

The parking lot pole mounted lighting are to be owned and maintained by the property owners.

[Parks and Trails]:

There are no city requirements for parks, trails or other public improvements associated with the development of this property. However, per the preliminary site plans submitted with the application and the revised preliminary site plans (Exhibit 30) the applicant is proposing to construct a public access trail from the future sidewalk, located along the frontage of the proposed development, and continuing along the south side of the proposed parking lot, to the southwest corner of the property. The trail would include a stub to the shared property line with the city for the future connection to the city's trail.

The 2022 Parks, Recreation, and Open Space (PROS) plan identifies a future T-3 trail that runs north-to-south at the western portion of the site, which will be located on city property. As the city's trail is located within the shoreline area the exact location of the trail is yet to be determined by the city staff, but it will connect to the proposed trail at the southwest corner. The segment of the 6-foot-wide public

access trail that will be located on the applicant’s parcel is to be owned and maintained by the property owners with a recorded public access easement over said trail.

Staff recommends a condition of approval that prior to final engineering plan approval, the site plans are to be revised to include the minimum 6-foot-wide public access trail, from the edge of the future sidewalk at NE Everett Street, along the south side of the parking lot, and continuing west to the southwest corner of the parcel with a stub to the city’s property.

Staff recommends a condition of approval that prior to final acceptance the applicant should record a public access trail easement over said trail that is to be recorded with the County. A copy of the recorded document is to be provided to the city’s engineering department.

FINDING: Staff finds that as conditioned, adequate provisions can or will made for the public and private improvements.

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

With the exception of the public access trail along the south side of the proposed development, there are not any other public utilities required with the proposed development.

The applicant is required to record a public access trail easement prior to final acceptance over the proposed public trail that will provide a public trail connection from the future sidewalk along NE Everett Street to the city’s future T-3 trail to the west. The applicant will be responsible for ownership and maintenance of the public access trail and conditioned as such.

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.

Major Design Review (DR22-07)

CMC Chapter 18.19

Design Review Committee member attendees: Whitney Henion, Dawn Redmond, Kevin Breuner, Planning Commissioner Georl Niles and Council Member Greg Anderson. Casey Wycoff absent.

Design Review is required for new developments within mixed use zones per CMC 18.19.020 and therefore the proposal is subject to the applicable design review standards in CMC 18.19.050.A *Standard Principles*, B.1 *Gateways* and B.2 *Specific Principles for Commercial and Mixed Uses*, including the guidelines in the Camas Design Review Manual “DRM”. As such, a Design Review Committee (DRC) public meeting was held December 8, 2022 to review the proposal for overall general compliance with the Design Review Manual. Recommended conditions of approval from the Design Review Committee are consistent with the Design Review Manual.

CMC 18.19.050.A Standard Principles:

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

Landscape buffers, parking lot landscaping, and preservation of existing trees integrate the development into the surrounding environment as well mitigation plantings within the shoreline area.

The Design Review Committee recommended the following conditions of approval consistent with the Design Review Manual: 1) the vegetation for landscaping should include native, low maintenance plantings, 2) any proposed fencing should be incorporated into the landscaping as to have little or no visual impact, 3) any proposed signage incorporated into the landscaping and located on buildings should be unobtrusive, vandal resistant and front lit, 4) parking and building lighting should be directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping, and 5) any outdoor furniture samples should be consistent with the overall project design.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

There are no significant natural features on site.

3. Buildings shall have a “finished” look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

The proposed building is a one-story 21-foot-tall structure displaying varying materials that achieve a seamless appearance. The building is articulated with a covered canopy front entry that protrudes from the building’s front façade. Building materials include a stone veneer base and hardi plank siding in a shade of grey.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

The proposed development does not incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

CMC 18.19.050.B Specific Principles:

1. Gateways

a. Gateways shall be devoid of freestanding signs.

Freestanding signs are not permitted within the gateway and should be conditioned as such.

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

Business signage not placed on buildings should be integrated into the landscaping/streetscaping of the subject property and conditioned as such. A building permit is required for any proposed signage.

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

If permanent signage is proposed, the signage should be standardized to create a consistent look in terms of size, color, and materials and conditioned as such.

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

Pedestrian walkways within intersections are not proposed and therefore this criterion is not applicable.

e. A consistent streetscape lighting scheme shall be used.

Street frontage improvements are not required from the applicant as discussed under Criterion D of the Site Plan Review section of this staff report and therefore this criterion is not applicable.

2. Commercial and Mixed Uses

- a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.**

Although on-site parking is not required in a mixed-use area per this criterion, parking is necessary for the proposed commercial use. Due to site constraints and the size of the parcel, on-site parking to the interior of the development is not feasible. The on-site parking adjacent NE Everett Street is screened with landscaping.

The Design Review Committee recommended a condition of approval that if landscape lighting is proposed, it should be incorporated into the landscape and illuminates the quality of the natural environment.

- b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.**

Due to the smaller lot size, the required amount of parking and environmental constraints, the placement of a commercial size building close to the street was not feasible. Although the building is not placed close to the street and separated by parking and screened with landscaping, the proposed building design helps define the streetscape with an articulated building entrance to include multiple windows, glass doors, a canopy and walkway that connects the building entrance to the nearby future sidewalk.

The Design Review Committee recommended a condition of approval that bicycle parking should be provided near the building for clients or employees.

- c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial development next to residential areas) shall be designed to mitigate size and scale differences.**

The project site abuts property zoned residential to the north. The proposed commercial building is designed with a building height and materials/colors compatible with that of residential structures. In addition, the proposed use is screened with landscape buffers.

- d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.**

Only one commercial use (i.e. a counseling center) is proposed and therefore this criterion is not applicable.

- e. Mixed-use development that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.**

Not applicable as the proposal is not a mixed-use development.

- f. Walls shall be broken up to avoid a blank look and a provided a sense of scale.**

The buildings provide visual interest and variety using different materials and design elements that produce articulation via front entry canopy cover, materials and large windows that break up the building façade.

- g. Outdoor lighting shall not be directed off-site.**

Outdoor lighting should not be directed off-site and will be conditioned as such.

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

Major Variance (MAJVAR22-02)

CMC Chapter 18.45

The applicant is seeking a major variance to the maximum 10-foot front yard setback requirement in the Mixed Use (MX) zone per CMC 18.09.030 – Table 1 as the proposal includes an approximately 76-foot front yard setback. The proposal results in a modification of a numerical development standard by more than ten percent per CMC 18.45.020.B, which requires a major variance.

CMC 18.45.040.B - Criteria of approval

- 1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;**

The subject property and the surrounding properties are zoned Mixed Use (MX), except for the property immediately to the north is zoned Single-Family Residential (R-12). The properties within this area are also located within the city Gateway Corridor overlay zone.

None of the homes or businesses adjacent to the project site meet the 10-foot maximum front yard setback. The buildings on the properties to the south are setback closer to the rear of the property towards Lacamas Lake like the proposed use. Also, many of the nearby homes and business with the MX zone are setback from the street to accommodate parking closer to the road. Therefore, staff finds no special privileges are being granted with this variance request.

- 2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;**

In addition to the project site being located within proximity to Lacamas Lake and its associated buffer, it is a relatively smaller lot size in a Mixed-Use (MX) zone for a commercial development and its required parking. Based on the development character of the adjacent Mixed Use (MX) zone commercial properties to the south, the variance request will allow this project to enjoy the use, rights and privileges enjoyed by the nearby buildings that are setback closer to Lacamas Lake with parking in the front. In addition, the proposed commercial development is in compliance with the rear yard setback opposed to some of the existing adjacent buildings within the vicinity.

- 3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.**

Granting this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and in the Mixed Use (MX) zone as the property will be adequately screened with landscaping and the project offers a public access trail component from NE Everett to the shoreline of Lacamas Lake for public enjoyment.

FINDING: Staff finds the proposed variance does not grant a special privilege not shared by other properties within the vicinity and will not be materially detrimental to the public welfare.

PUBLIC COMMENTS

As of the writing of this staff report, city staff has not received any public comments.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that the Lacamas Counseling Center (SHOR22-02) should be approved, because it does comply with the applicable standards if all the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the consolidated permits for the Lacamas Counseling Center (SHOR22-02, MAJVAR22-02, SPRV22-07, DR22-07, CA22-15, ARCH22-14, SEPA22-19).

CONDITIONS OF APPROVAL

Standard Conditions:

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. Submit one (1) electronic version of the final (TIR) stormwater report. Do not submit any hard copies of the Final TIR.
 - c. Submit a 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 construction 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. The PR fees will be provided by the engineering staff.
 - 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. The CI fees due will be provided by the engineering staff.
 - d. Under no circumstances will the applicant be allowed to begin construction prior to construction plan approval.
4. Installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
5. Any existing water wells and/or septic systems, including septic tanks and drain fields shall be properly decommissioned in accordance with State and County Public Health guidelines. Written verification of decommissioned wells and/or septic systems is to be provided to Clark County Public Health prior to final engineering plan approval.
6. In the event 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 the Department of Archaeology and Historic Preservation (DAHP).

7. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the city. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.
8. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, streetlights, and associated appurtenances are installed.
9. A 6-foot private utility easement (PUE) shall be located outside of the right-of-way on public streets.
10. The applicant will be responsible for ownership and maintenance of all on-site private improvements, including but not limited to: the private water services from the water meter to the buildings and separate irrigation system and meter for landscaping; fire line systems; the private sanitary sewer system from the main to the buildings, including STEP tanks; the parking lot area; the public access trail from NE Everett Street to the western property line; the retaining wall and fencing; and landscaping.
11. A draft lighting plan shall be submitted for review prior to final plan submittal to Clark Public Utility.
12. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision.
13. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM). Approved as-builts are to be submitted electronically in a PDF format on either a thumb drive, CD, or via a drop box. Additional submittal of as-builts in AutoCad or Carlson format is required.
14. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.
15. The applicant shall take appropriate measures to ensure landscaping success for a minimum of three (3) years after issuance of Certificate of Occupancy. If plantings fail to survive, the property owner shall promptly replace them.
16. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.
17. Building permits shall not be issued prior to completion of site improvements and issuance of final acceptance from the CDEV Engineering Department.
18. 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:

Planning

19. Any encroachment of the commercial development (with the exception of the trail) in the 150-ft. habitat buffer will require a Shoreline Variance under the city's Shoreline Master Program.
20. Best Management Practices (i.e., erosion control measures) shall be implemented throughout project construction.

21. Upon construction completion, areas of temporary disturbance shall be revegetated with native vegetation to pre-disturbance conditions.
22. Temporary construction fencing shall be installed prior to construction that clearly marks in the field the critical area buffers and remain in place throughout permitted construction activities.
23. Any trees proposed for removal on a shared property line should be coordinated with the property owner prior to tree removal.
24. Proposed lighting within the development adjacent to the shoreline shall be directed away and down lit to protect the night sky.
25. Parking and building lighting shall be directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.
26. Freestanding signs are not permitted within the city gateway overlay zone.
27. A building permit is required for any proposed signage. Signage incorporated into the landscaping/streetscaping and located on buildings shall be unobtrusive, vandal resistant and front lit. Signage shall be standardized to create a consistent look in terms of size, color, and materials.

Prior to Final Engineering plan approval:

Planning

28. Prior to final engineering plan approval, the applicant shall submit to the City for review and approval a final mitigation plan per SMP Appendix C Section 16.61.030.F for impacts to the critical area buffer that also addresses the following:
 - a. Any trees proposed for removal within a critical area buffer shall be replaced at a mitigation ratio of 2:1.
 - b. Any existing encroachments on the adjacent city owned open space property located within the critical area buffer shall be removed.
 - c. Per CMC 16.61.040.D.5 the segment of the public access trail located within the 150-foot habitat buffer shall not be constructed of impervious surfaces.
29. The segment of the public access trail located within shoreline jurisdiction, but outside of the 150-foot habitat buffer area, shall be in compliance with SMP Appendix C Section 16.51.110.4.b.
30. Specifications for the critical area buffer signage shall be submitted to the city for review and approval.
31. The arborist report shall be revised to include recommendations for tree preservation (i.e. fencing protection measures, etc.).
32. Any fencing incorporated into the landscaping shall have little or no visual impact and designed to not significantly impact wildlife movement.
33. The applicant shall be required to work with staff on the locations and number of EV and EV accessible parking stalls.
34. Prior to engineering plan approval, a final landscape, tree, and vegetation plan consistent with the landscaping standards in CMC 18.13 shall be submitted to the City for review and approval to include the following but not limited to:

- a. A 10-ft. (L3) High Screen landscape buffer per CMC 18.13.055.B.3 shall be provided along the entire length of the northern property line with the following exceptions:
 - b. A 5-ft. landscape buffer shall be provided along the entire length of the southern property line to include the following:
 - i. A (L3) High Screen landscape buffer per CMC 18.13.055.B.3 or a (L1) landscape buffer CMC 18.13.055.B.1 with a (F2) Fully Sight-Obscuring Fence/Wall shall be provided along the southern property line adjacent to the existing residential use.
 - ii. A (L1) landscape buffer per CMC 18.13.055.B.1 shall be provided along the southern property line adjacent to the existing commercial use.
 - c. Additional landscaping, such groundcover, shall be provided for in compliance with the 5-ft. (L2) Low Screen landscape buffer per CMC 18.13.055.B.2 along the western property line. This buffer shall be located on the project site, not within city right of way.
 - d. One tree is required per six (6) parking spaces for parking lots per CMC 18.13.060.C and D.
 - e. Wheel stops are required adjacent to planter areas to protect landscaping from car overhang.
 - f. Wheel stops are required adjacent to sidewalks to allow for a clear pedestrian pathway and to protect pedestrians from car overhangs.
 - g. Plants utilized shall be per the approved City's Tree list in the Camas Design Manual. Plants not on the approved City list, characteristic cards shall be submitted to the City for review and approval.
 - h. The planting specifications and landscape notes in the Camas Design Manual shall be included on the final landscape plan.
 - i. Irrigation shall be noted on the final landscape plan.
 - j. Vegetation for landscaping shall include native, low maintenance plantings.
 - k. Landscape lighting, if proposed, shall be incorporated into the landscape and illuminate the quality of the natural environment.
35. The applicant shall be required to work with staff to provide an acceptable, but conspicuous, visual barrier between the ingress drive aisle and parking stalls 8 thru 11. Additionally, wheel stops are to be installed in parking stalls 8 thru 11.
36. Bicycle parking shall be provided near the building for clients or employees and shown on the revised site plans.
37. If proposed, outdoor furniture samples shall be consistent with the overall project design and shown on the revised site plans.

Engineering

[Roads]

- 38. The street and site plans shall be revised to provide for a minimum 6-foot-wide asphalt or concrete sidewalk, from the north property line to the south property line and connecting to the portion of the future T-3 trail that will be constructed along the future development's south property line.

39. The site plans shall be resubmitted with the following revisions:
 - a. A minimum curb radius of 35-feet on both sides of the ingress / egress drive access off NE Everett Street (SR 500).
40. The site and street plans shall provide for the minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development.
41. The applicant shall be responsible for submitting all required ROW warranty deed documents to WSDOT for review and approval prior to final engineering plan approval.

[Transportation]

Staff concurred with findings & recommendations. No conditions.

[Sanitary Sewage]

42. The applicant is required to submit sanitary sewer utility plans with the following revisions to the private onsite sanitary sewer system:
 - a. The STEP tank should be located adjacent to a paved area to allow for accessibility for maintenance, pumping, and inspections. If located with a paved surface, the access lids are to be at a minimum H25 traffic rated lids.
 - b. The applicant is responsible for sizing of the STEP tank. Specifications, design, and calculations for sizing the STEP tank for the future building, are to be submitted for to the city review and approval prior to installation.
43. A note is to be added to the engineering plans indicating that all components of the onsite private sanitary sewer system from the cleanout at the right-of-way to the building, including the STEP tank, shall be privately owned, and maintained by the property owners, with a recorded right-of-entry granted to the city for inspection purposes.

[Stormwater]

44. The applicant shall be responsible for submitting to WSDOT for review and approval of the drainage plans and calculations prior to final engineering plan approval.
45. The applicant is required to submit final onsite stormwater plans for review and approval in accordance with CMC 14.02, the CDSM, and Ecology's 2019 SWMMWW. Additionally, a note is to be added to the final stormwater plans stating that "all components of the onsite stormwater system are to be owned and maintained by the property owner, with a recorded right-of-entry granted to the city for inspection purposes.
46. The final TIR is to be submitted that includes an applicable section discussing the existing drainage patterns and how the existing drainage will be maintained.
47. The final TIR is to be submitted that includes an applicable section discussing the existing drainage patterns and how the existing drainage will be maintained.
48. A note is to be added to the stormwater plans stating that "in lieu of a site-specific operation and maintenance (O&M) manual, the property owners are required to maintain the on-site stormwater system in accordance with the city's most current *2022 Stormwater Sewer System Operations & Maintenance Manual* and that the city will have right-of-entry for inspection purposes.
49. The site plans shall include a location for the designated concrete washout area/s during construction.

[Water]

50. The applicant is to verify that a 1-inch domestic service is sufficiently sized to serve the proposed development.
51. The applicant is required to submit revised onsite water plans for review and approval with the following changes:
 - a. The irrigation meter and backflow prevention device are to be located at the public right-of-way and in the vicinity of the drive access at NE Everett Street.
 - b. The water utility plans, and landscape plans are to include the locations and sizes of both the domestic water meter and the irrigation meter with backflow prevention devices.
52. The applicant shall submit revised water utility plans with the following revisions to the private onsite water system:
 - a. A separate fire line with FDC and private fire hydrant, unless otherwise approved by the Fire Marshall.
 - b. A note is to be added to the final engineering plans stating that “all components of the onsite private water system and fire line, including fire hydrants shall be privately owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes.”
 - c. A note is to be added to the final engineering plans stating that “all private fire hydrants are to be ordered direct from the factory and factory painted powder coated red.”
 - d. Plans for the fire line are to be submitted to the Fire Marshall’s office for the NFPA24 Fire Main Underground Permit prior to any fire line installation beyond the right-of-way.
53. Written verification is to be provided to Clark County Public Health from a State licensed well driller that the existing well has been properly decommissioned.

[Erosion Control]

54. The applicant shall submit a complete set of Erosion Sediment Control (ESC) plans with applicable details for review and approval.

[Private Utilities]

55. Installation of street lighting is not required by the proposed development, due to a future city project. The applicant is required to provide on-site lighting that is an appropriate wattage and shielded and/or directed such that motorists are not impacted by the glare.
56. The onsite water, including the potable water to the building, the irrigation system, fire line; and private hydrant; the onsite sanitary sewer system including the STEP tank; and the onsite stormwater system are owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes.

[Trails]

57. The site plans shall be revised to address the public access trail as follows:
 - a. A minimum 6-foot-wide pedestrian access trail shall be provided, from the edge of the temporary north to south sidewalk within the future right-of-way, along the south side of the parking lot, and continuing west to the southwest corner of the parcel with a stub to the city’s property.
 - b. The public access trail shall be ADA and a barrier free route of travel that is not fenced or gated.

- c. Directional trail signage locations should be shown on the revised site plans and approved by the city. Signage specifications will be provided by the city.

Prior to Land-Disturbing Activities:

58. The applicant is required to provide engineering with copies of the *SWPPP* prior to any land-disturbing activities, including start of construction activities.

Prior to Final Acceptance:

59. Permanent signs shall be installed at the edge of the critical area buffers per SMP Appendix C section 16.51.210.B.
60. A conservation covenant and notice on title shall be recorded with the County to ensure long-term preservation of the critical area and its associated buffer per SMP Appendix C section 16.51.220 and 16.52.230, including maintenance of any mitigation actions per SMP Appendix C section 16.51.240, as well as trees to retained on-site. A copy of the recorded conservation covenant document shall be submitted to the City prior to final acceptance.
61. A mitigation bond shall be posted in an amount deemed acceptable by the City to ensure the mitigation is fully functional per CMC 16.51.240.
62. Landscaping and irrigation shall be installed or bonded for as approved on the final landscape plans prior to final acceptance.
63. Trail improvements shall be constructed prior to final acceptance.
64. A public access easement shall be recorded with the County over the proposed public trail that will provide a public trail connection from the future sidewalk along NE Everett Street to the city's future T-3 trail to the west. A copy of the recorded document is to be provided to the city engineering's department. The recorded document shall also include the following conditions:
 - a. The applicant shall be responsible for ownership and maintenance of the public access trail and the trail directional signage.
 - b. Future actions by the applicant, successors in interest, or other parties shall not diminish the usefulness of value of the public access.
65. The minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development shall be recorded with the County and a copy of the recorded document provided to Engineering.
66. A right-of-entry for inspections of the onsite STEP sewer system shall be recorded with the County and a copy of said recorded document provided to the city's engineering department.
67. A right-of-entry for inspections of the onsite stormwater system shall be recorded with the County and a copy of said recorded document provided to the city's engineering department.
68. A right-of-entry for inspections of the onsite water system and fire line, including hydrants shall be recorded with the County and a copy of said recorded document shall be provided to the city's engineering department.

Prior to Final Occupancy:

69. The applicant shall provide acceptable back flow device(s) (BFD) and yearly backflow testing for any private HOA irrigation service(s) proposed.
70. Unless construction of site improvements commences within two (2) years of issuance of this decision, this permit will expire.