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# LACAMAS COUNSELING CENTER

## Preliminary Site Plan, Variance and Design Review Narrative

### **Project summary - uses proposed for the site**

This site contains one parent parcel: #124290-000. The site is approximately 0.52 acres or 22,525 square feet in size. The site is currently vacant. The site address is 3631 NE Everett Street. The project proposes to develop 1 new building and necessary infrastructure to support this in one phase within the MX zone. The MX mixed use zone allows for a minimum lot size of 1,800 square feet. The net site area for the project after removing public right-of-way and the BLA with the neighbor to the south is 0.50 acre.

Access will come from the existing NE Everett Street along the east edge of the site. Right-of-way widths and the necessary dedications were confirmed by boundary survey by MGS following the pre-app. Seven feet of public right-of-way will be dedicated along NE Everett Street. Frontage improvements will be completed on NE Everett Street. A private parking lot is proposed on-site.

The site is located in the Gateway Corridor zoning overlay. The MX (Mixed Use) zoning is under Commercial uses in the Comprehensive Plan.

The project is tentatively scheduled to be constructed in early 2023.

### **Background**

Lacamas Counseling & Psychiatry is a mental health practice that was formed in 2016 with the strategic goal of improving the mental health, wellbeing, and relationships of the residents of Camas and the surrounding areas. The name Lacamas Counseling & Psychiatry was strategically chosen as a geographical reference for the residents of Camas, WA. Lacamas Counseling & Psychiatry was identified and awarded in 2016 by the Vancouver Business Journal as the Healthiest Company for Small Business. Lacamas Counseling & Psychiatry specifically strives to improve the well-being of everyone within and around the business.

In 2021 Lacamas Counseling & Psychiatry began pursuing the continued development of this goal of improved well-being by purchasing the property on 3631 Everett St. in Camas, WA with the dream of incorporating the positive benefits of a natural setting that uses green spaces and blue spaces (water, lakes, rivers, oceans, etc.) on mental health. Weir, K. (2020) in the American Psychological Association states “exposure to nature has been linked to a host of benefits, including improved attention, lower stress, better mood, reduced risk of psychiatric disorders and even upticks in empathy and cooperation”; and “researchers are now also beginning to study the benefits of blue spaces, places with river and ocean views.” The lot was strategically chosen as the ideal place for fostering and supporting improved mental health as clients will enter a place of nature and beauty that will automatically breathe life, freshness, and restoration into the troubled and distressed bodies of each individual who is carrying significant burdens, stress, and challenging emotions. The setting is strategically chosen as a place that is outside the busy bustle of society and actively invites people to a calmness and centeredness that provokes clarity.

Weir continued to highlight other notable benefits of exposure to green spaces and blue spaces as places that “promote self-control behaviors... and improves working memory, cognitive flexibility and attentional control,

while exposure to urban environments is linked to attention deficits.” Nature is also a place that acts as a buffer to the impact of social isolation and loneliness. In a study on Denmark resident:

They found that children who lived in neighborhoods with more green space had a reduced risk of many psychiatric disorders later in life, including depression, mood disorders, schizophrenia, eating disorders and substance use disorder. For those with the lowest levels of green space exposure during childhood, the risk of developing mental illness was 55% higher than for those who grew up with abundant green space.

Research is beginning to highlight a term called “high environmental quality” which specifically identifies increased vitality, mood, and health in areas with increased biodiversity that includes a variety of environmental factors of diverse flora and fauna, water features, and land topography.

Livini, E. (2018) “This deep biological connection has been shown to trigger an immediate response in our brains when we’re near water. In fact, the mere sight and sound of water can induce a flood of neurochemicals that promote wellness, increase blood flow to the brain and heart and induce relaxation.”

In light of the diverse research on the benefits of green spaces and blue spaces on mental health, Lacamas Counseling & Psychiatry is pursuing creation of office space that is surrounded by high environmental quality and biodiversity for the well-rounded efforts in supporting improved well-being for the residents of Camas, WA. Lacamas Counseling & Psychiatry envisions providers being able to access nature as part of the mental health plan and counseling sessions whether through the transition moments of coming to and from sessions or modeling to clients the active incorporation of nature into mental health through walking sessions around the eventual T-3 or sitting sessions on outdoor benches overlooking Lacamas Lake. Providers within Lacamas Counseling & Psychiatry have already trailblazed new forms of therapy called “Walk & Talk Therapy” as a way to increase access to care for clients who may be averse to traditional forms of therapy, Lacamas Counseling & Psychiatry (2022). Lacamas Counseling & Psychiatry’s efforts and goals continue to incorporate research in their efforts to increase mental health balance and care.

#### Citations:

Weir, K. (2020, April 1). *Nurtured by Nature*. American Psychological Association.

<https://www.apa.org/monitor/2020/04/nurtured-nature#:~:text=From%20a%20stroll%20through%20a,upticks%20in%20empathy%20and%20cooperation.>

Livni, E. (2018, August 5). *Blue Mind science proves the health benefits of being by water*. Quartz.

<https://qz.com/1347904/blue-mind-science-proves-the-health-benefits-of-being-by-water/#:~:text=%E2%80%9CThis%20deep%20biological%20connection%20has,and%20heart%20and%20induce%20relaxation.>

Lacamas Counseling & Psychiatry. (n.d.). *Walk & Talk Therapy*. Retrieved June 29, 2022 from <https://lacamascounseling.com/counseling-services/walk-talk-therapy/>

#### **Uses**

The project is a commercial use. Office space, bathrooms, hallways and closets along with a waiting room are proposed for the new building. An accessory parking lot is also proposed on-site. Table 6-1 in the SMA list accessory parking as a conditional use in the Urban Conservancy area of the shoreline. The table also lists commercial buildings as a conditional use when they are Water-related, or Water-enjoyment, which this project qualifies as. As described above in the business background, Lacamas Counseling & Psychiatry depends on the presence of nature for their therapy, specifically water bodies like Lacamas Lake.

#### **Hours of operation**

The development will typically function 8am – 8pm M-F. Some site use will take place on the weekends on an as needed basis. Site construction will be short term and will likely take place Monday-Saturday 7am to 7pm and abide by the noise ordinance.

**Development Standards (18.09.030) MX Zone**

<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
Minimum Lot Size	1,800 sf	21,894 sf net area
Maximum Lot Size	None	None
Average Lot Size	None	None
Maximum Lot Coverage	60% @ 1 story	18.69% 1 story
Minimum Lot Width	None	122'
Minimum Lot Depth	None	151'
Minimum Front Yard Setback	0 feet- 10 feet maximum	76 feet
Minimum Rear Yard Setback	25 feet	25 feet
Minimum Side Yard Setback	10 feet	10 feet
Minimum Street Side Setback	10 feet	N/A
Maximum Building Height	None	15-21 feet
Minimum Landscaped Area	10%	35.84% of the site

**Parking Regulations (CMC 18.11)**

Per table 18.11.130 General office requires 1 parking space per employee plus one space per 400 square feet of gross floor area. Staff confirmed at the pre-application conference that hallways and closets do not count towards this calculation. The proposed office will have 3,042 square feet of gross floor area. 7.61 stalls are required for the office use and 11 employees will work on the site max at any given time. This means 19 parking stalls are required at a minimum for the project. 25 stalls are provided, two of which are van ADA stalls. 30% max of the stalls may be compact. This project proposes 8 compact stalls which are 8 feet wide and 15 feet deep which meets the city standards for size.

**Archaeological Resource Protection (CMC 16.31.070.A)**

An archaeological predetermination is required. Applied Archaeological Research has performed an Archaeological Predetermination Report and it is being submitted with this application. No further archaeological work is necessary at this time. There were no findings on the project site.

**SEPA (CMC 16.07.020.A.1)**

A SEPA checklist is required and is being submitted with this application.

**Critical Areas, Wetlands and Geological Hazard Areas (CMC 16.51.130, 16.53.030, CMC 16.59.060 and 16.59.070)**

There are no wetlands or riparian habitat on this property. There are Oregon White Oaks on this site and adjacent to this site. Shoreline and habitat buffers extend onto this property from Lacamas Lake to the west. The OHWM of Lacamas Lake is approximately 130 feet to the west of the site and parallels the western property line. The lake level is approximately 13-20 feet lower than the existing grades of this site and separated from this site by a 100 foot wide parcel owned by the city of Camas. The only critical areas report required for this project, besides the geotechnical report, is the arborist tree survey and recommendations report. This is discussed later in this narrative under section, Tree Retention (CMC 18.31.080). A geotechnical report was completed by Earth Engineering and is included with this application. They reviewed the existing conditions of the site and the proposed development. They analyzed the soils for suitability with the use of pavers or pervious pavement and found it to be feasible if the project went that direction. Pervious pavements and/or pavers are not proposed at this time but have been reserved as a backup plan if necessary. A preliminary grading plan has been provided with the preliminary application packet. There are no geohazard areas on this project site.

**Traffic**

A traffic study was not required with this application. Daily traffic to and from the site will be less than 199 vehicle per day. A trip generation memo was submitted with the short plat application which calculates 86 average daily trips from this project.

**Transportation (CMC 17.19.040)****NE Everett Street (aka SR-500 for WSDOT)**

NE Everett Street is designated as a 2-Lane Arterial which requires a minimum 74 foot full width right of way and future 3 lanes of travel. Seven feet of right-of-way is being dedicated to meet the minimum half width or 37 feet. See the preliminary street, utility and landscape plans for all the street improvement details. A detached sidewalk has been proposed along the project frontage.

**Sight Distance and Vision Clearance (18.17.030)**

Sight distance has been demonstrated on the preliminary plans. All sight distance on-site can be met for the new driveway entering NE Everett Street. Vision clearance areas will remain open and not blocked by new landscaping, signs or infrastructure.

**Street Lighting**

Street lights are not proposed at this time. If WSDOT or City of Camas require a new street light then exact locations will be determined during civil plan review per the direction of Engineering staff. There are currently no street lights on NE Everett Street to the north or south of the site.

**Fire Protection (CMC 17.19.040 & IFC)****Fire Apparatus Access**

The proposed access has been designed to provide adequate room to accommodate the required fire apparatus and emergency vehicles. Access has been provided to within 150 feet of any point of the exterior wall of the first story of the exterior of the future building.

**Fire Hydrants**

A fire hydrant exists just to the north on NE Everett Street. No new fire hydrants are proposed with this project. The existing fire hydrant is within 400 feet of the proposed building.

**Fire Sprinklers**

Fire sprinklers are not proposed at this time.

**Water and Sewer Service**

There is an existing 14 inch ductile iron water main in NE Everett Street. A 1" meter will be installed at the site frontage to serve the proposed building. A separate water valve and back flow device will be used for the site landscaping. The water meter will be located in the planter strip.

There is an existing 10" STEP sewer main located in NE Everett Street. A STEP sewer system is proposed to serve the new building along with a STEP tank.

**Erosion Prevention and Sediment Control (CMC 14.06)**

Erosion control measures are addressed in the civil plans. Please refer to the civil submittal for additional information.

**Stormwater Control (CMC 17.19.030 (F6) & CMC 17.19.040 (C3a))**

The proposed stormwater plan includes wet ponds for treatment and detention to release at or below pre-developed rates. Please refer to the preliminary stormwater report and the preliminary utility plan for additional information and design details. A final stormwater plan and report will be prepared for the project

following the preliminary short plat approval. Maintenance of the stormwater facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3).

### **Street Tree Planting and Landscaping (CMC 17.19.030 (F))**

Street tree planting is required. Street trees will be provided with the project. See the preliminary landscape plan for additional information.

### **Signs (CMC 18.15)**

No signs are proposed at this time.

### **Design Review (CMC 18.19)**

The applicant has responded to the Design Review code sections that are applicable to the project below. Applicant responses are below in **bold italics**.

- **18.19.010 - Purpose.**

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM) and the "Downtown design manual."

The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008) ( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )

***The applicant has responded to the code below and satisfied the purpose of the design review narrative. The meeting and discussions will help to complete the process. This project "will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community." as explained throughout this site plan and design review narrative. This project is also going through a shoreline permit and conditional use permit review which will be a thorough process and provide the best possible design of the project.***

- **18.19.020 - Scope.**

Design review is required for all new developments within commercial, mixed-use, business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational, and governmental buildings and associated properties. Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual. (Ord. 2518 § 1 (Exh. A (part)), 2008) ( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )

***This project is in the MX zone and a commercial use. Design Review is required for this project.***

- **18.19.025 - Scope of the downtown design manual (DDM).**

The provisions of this manual shall be applied to public and private parcels located within the downtown commercial zone. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone. (Ord. 2518 § 1 (Exh. A (part)), 2008)

***This code section is not applicable to the project.***

- **18.19.030 - Design review manual adopted.**

The city's design standards are primarily contained in the design review manual, which was adopted by the

city. (Ord. 2518 § 1 (Exh. A (part)), 2008)

***This is understood by the applicant.***

- **18.19.035 - Downtown design manual adopted.**

The city's design standards for the downtown commercial zone are contained in the manual, which is adopted by the city. (Ord. 2518 § 1 (Exh. A (part)), 2008)

**N/A**

- **18.19.040 - Design review committee.**

A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.

B. The DRC will hold a public meeting to consider a design review application when:

1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC; ***This project is in the gateway district and requires design review.***
2. The proposal varies from the guidelines of the DRM; or
3. When an administrative decision on a design review application is appealed with no prior review by the DRC.

C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)). (Ord. 2518 § 1 (Exh. A (part)), 2008)

- **18.19.050 - Design principles.**

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

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.

***This project has been integrated into the existing landscape. Mature Oregon White Oak trees are being retained on-site and just off-site that hang over the site. An arborist has worked with the neighbors and confirmed the health and safety of the trees. The project owners specifically chose this property for the existing landscape and location by the lake. The on-site landscaping is only using native trees, shrubs, grasses and ground covers.***

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.

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.

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

specific site or surrounding area.

- **B. Specific Principles.**

**1. Gateways.**

a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

***This project has not proposed a freestanding sign. A future sign permit will be applied for if necessary. The sign for the business will be attached to the perimeter fence or building.***

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

***This can be achieved with the future sign permit.***

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

***This criteria will be reviewed and discussed with staff during review of the sign permit.***

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

***This can be achieved with concrete stamping or coloring. The pedestrian walkway across the new driveway will be in concrete and have truncated domes to warn sight impaired pedestrians. The road and parking lot are asphalt. Textured or colored concrete can be a condition of approval for the pedestrian walkway/sidewalk at the new driveway intersection.***

e. A consistent streetscape lighting scheme shall be used.

***The applicant is in support of this. Currently there are no street lights along NE Everett Street. If WSDOT and Camas staff want to transition NE Everett Street to a lit roadway the applicant will comply. One new street light could be added to the wood pole. Due to overhead power on the south side of the road, street lights, if added to NE Everett Street could go on the north side of the road to avoid conflicts.***

**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.

***This project is in the mixed use area and per this code is not required to provide on-site parking. Because this business provides counseling services for families and individuals they need to have a parking lot. Due to the adjacency of Lacamas Lake the project needs to have the building located closest to the views of the lake without a parking lot in between. The parking lot will be screened with landscaping. Two layers of street and buffer trees have been proposed. A short 3-4 foot tall fence could be added to increase the screening if the design review committee think that will help. Placing a parking lot on the interior of the development does not work well for this site given the location of the lake, a future public trail and the needs of the business. This is a smaller parcel and there are not multiple buildings or enough area on the site to have a parking lot located on the "interior" of the development.***

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

***The proposed building does this very well. The surrounding properties and this gateway portion of town have numerous residential buildings along with some small businesses. The design of the building had a very residential feel and scale. The rooflines and exterior finishes mimic that of the surrounding homes. This project has not proposed some large, modern, out of place structures. The proposed building and***

**landscaping match the existing streetscape of this neighborhood. We feel the proposed building is a perfect fit for this site and defines the streetscape very well.**

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

**As described above on the previous question, The proposed structure has been designed to blend in with the adjacent homes and small businesses. The proposed building is nearly identical in size to most of the custom homes directly to the north. The height of the proposed building is similar to the existing home and business to the south and homes across the street to the east. The proposed 4,000 sf building matches the character and size of the adjacent homes and businesses.**

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.

**This development only proposes one use, family counseling. This criteria is not applicable.**

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

**This development only proposes one use, family counseling. This criteria is not applicable.**

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

**This has been accomplished with the proposed building and wall articulation. A variety of windows and non-structural rock veneer will also break up walls and enhance the sense of scale.**

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

**This is understood. Lighting will be shielded and/or directed to not leave the site. This can be a condition of approval if staff wants.**

### **3. Multifamily.**

**This section of code does not apply to this project. No multi-family is proposed with this project.**

(Ord. 2518 § 1 (Exh. A (part)), 2008)

( [Ord. No. 16-006](#) , § I, 5-2-2016)

- **18.19.060 - Guidelines.**

A. The guidelines include five major categories:

1. Landscaping and screening;
2. Architecture;
3. Massing and setbacks;
4. Historic and heritage preservation; and
5. Circulation and connections.

B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )

- **18.19.070 - Application requirements.**

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the community development director or designee. The application shall include such drawings,



sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

***The applicant and their team have prepared all the necessary drawings, applications and documents required for design review. This project is also going through site plan review, conditional use review, shoreline permitting and a SEPA review.***

(Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

- **18.19.090 - Deviations to design review guidelines.**

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the design review committee. The DRC shall base its recommendation upon findings setting forth and showing that all of the following circumstances exist:

A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development; ***This project has worked hard to design a building and site plan that meet all the code requirements. Due to the size and adjacent site factors this project cannot meet the requirements of 18.19.050 B.2.a (parking located on the interior of the development). This deviation is explained above in the associated code section.***

B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant; ***This is true for this site and proposed business. The details are explained above and throughout this narrative.***

C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district; ***The proposed business is an allowed use in this zoning district. The typical development seen in this neighborhood is residential homes. Residential homes would not typically have parking on the interior of the development. There are two existing businesses to the south of this site. Both businesses have parking in front and on the side of their buildings, not behind or on the interior of their site. All homes and businesses in this neighborhood are placed closest to the lake and parking is located closer to the streets.***

D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences; ***The requested deviation is 100% based upon functional considerations. The proposed business needs the parking area adjacent to the entrance and street. The quality of the counseling services provided depends on the views and adjacency of the building to the lake.***

E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and ***The project has proposed significant amounts of landscaping and screening. A trail connection for the public has been stubbed for future connectivity when the Camas parks department build the new trail to the west. Based on the business proposed there are no other site amenities that are warranted.***

F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles. ***This project has worked to meet the intent and scope of the DRM principals. The intent of the site design is described throughout this narrative and demonstrated on the site plan and building plans.***

(Ord. 2518 § 1 (Exh. A (part)), 2008)

- **18.19.100 - Enforcement.**

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC [Chapter 18.55](#) Administration and Procedures.

***This is understood by the applicant.***

(Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

**CMC 18.18.060 - Criteria for Site Plan Approval.**

The city shall consider approval of the site plans with specific attention to the following:

(Camas code below with applicant's responses in ***bold italic*** text.)

A. Compatibility with the city's comprehensive plan;

***This project promotes and achieves the city's goals of the comprehensive plan. New job opportunities will be provided by this business. These are living wage full time jobs and provide a much needed service for the residence and families of Camas and the surrounding area. The owners of the business are local and will be great stewards of the land. Both responsible and sustainable development of the site are proposed.***

B. Compliance with all applicable design and development standards contained in this title and other applicable regulations; ***The compliance with all applicable standards is described throughout this narrative and demonstrated on the site plan and building plans.***

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; ***All public services are available to serve the site. Other sections of this narrative detail out the roads, sewer, water, stormwater and dry utilities.***

D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents); ***The proposed site plan has met this requirement. A trail connection/stub has been provided on the west edge of the site. In the future when the parks department build the new public trail this site can be connected to it. A public sidewalk has been provided along NE Everett Street and connects through the site to the business entrance and to the future trail to the west. No other needs for public provisions are necessary for this site. The parking lot is private and for the use of the business. Public parking areas are located just to the south and west at the city parks.***

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

***This project will design and install all the necessary public utilities. Inspection ports, clean out structures and any other required maintenance features will be provided. These features will be specified and reviewed through the final engineering/ construction plan review with city staff. Conditions of approval for this project can be created to ensure that this code section is met.***

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 Administration and Procedures.

***The applicant understands this and has provided responses to all applicable code sections throughout this narrative. Other regulations and code compliance is demonstrated on the proposed site plan and building plans provided with this preliminary application.***

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2481 (Exh. A (part)), 2007; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

**Tree Retention (CMC 18.31.080)**

If trees are proposed for removal, a Tree Survey is required per CMC 18.13.040.B and must be prepared by a certified arborist or professional forester pursuant to the requirements outlined in CMC 18.13.045. A minimum 20-unit tree density per net acre is required and needs to be incorporated in the overall landscape plan per CMC 18.13.051.A.

This project exceeds the required 20 tree units per acre. Based on 0.50 acres of net developable area there are 10 tree units required. The project proposes to retain 2 trees on-site worth 4 tree units. The project is also planting 41 new trees across the site and along the NE Everett Street frontage.

### **Chapter 18.43 - Conditional Use Permits**

A conditional use permit is required through the shoreline master program for the proposed building and associated parking lot. The conditional use code in the SMP is utilized for this project. See the SMP narrative for the necessary conditional use code and justification.

### **CMC 18.45 Variance**

The project is requesting a variance to the required 10 foot maximum front setback. Per CMC 18.09.030 the maximum setback in the MX zone is 10 feet. Because this project is not a retail/ window shopping type of business the 10 foot maximum setback does not work with the desired site use. The applicant has elected to place the building on the west side of the site and the parking lot on the east side of the site. No other businesses or residences along NE Everett Street meet this 10 foot max setback requirement.

#### **18.45.040 - Major variance.**

A. The board of adjustment (or hearing examiner, or planning commission, in accordance with [Section 18.45.020\(B\)](#)) shall consider all requests for major variances from the zoning code.

***This variance will be reviewed by staff and recommendations made to the hearings examiner. The examiner will provide the final approval and any necessary conditions for the variance.***

B. Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:

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 requested variance is necessary for this project to match the adjacent properties. None of the homes or businesses next to this site meet the 10 foot maximum setback. All adjacent homes and businesses are set back in a more traditional fashion with parking closer to the road and the buildings set back closer to the lake. There are no special privileges 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;

***This variance is necessary as described above and throughout this narrative. This variance request will allow this project to match the character of the surrounding properties and enjoy the privileges permitted to the other adjacent properties which are also set back with their buildings closer to Lacamas Lake. This is a smaller piece of MX zoned property that cannot have multiple commercial buildings and/or place the parking lot on the center of the property. The location of this property combined with its size and zoning create a design challenge for the proposed business. There are no other properties in Camas, with this same zoning, close to the lake and available for commercial development at this time. This variance is the minimum necessary for this proposed local business to be able to relocate and provide the best possible family counseling services they can.***

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 have any negative impact on the public or the property. Residence and guest enjoying the lake will not be looking at a parking lot from the lake, instead they will be looking at an architecturally pleasing building with native landscaping. Travelers driving or cycling along NE Everett Street will not be window shopping and wanting to look in the windows of this business which is what the 10 foot maximum building setback was designed for. This business seeks to improve the***

***area with a mental health business that is available for all residents of Camas. Granting this variance will not be materially detrimental to anyone.***

( [Ord. No. 2691, §1\(Exh. A\), 1-21-2014](#) )

A separate narrative has also been provided for the shoreline permit associated with this project. See the second narrative for all the information required for the shoreline permit and applicable codes.

Thank you for your time and assistance with this application review. Please contact Scott Taylor at SGA Engineering for any additional information or with any questions. 360-993-0911