



January 19, 2023

Joe Turner
Hearing Examiner
City of Camas
616 NE 4th Ave,
Camas, WA 98607

Subject: Lower Prune Hill Booster Pump Station (SPRV22-06)
Request to Revise Conditions of Approval Numbers 3, 4, and 7

Dear Mr. Turner

WSP USA represents the applicant, the City of Camas Public Works Department, in the subject application. Public works is requesting that the conditions of approval included in the staff report be revised as discussed below corresponding to the City's conditions numbering in their staff report.

Special Conditions, Planning Department

3. This condition requires a tree survey prior to land disturbing activities to document that the tree density requirements are met. Given that there are a large number of trees on the east and north side of the site far exceeding the overall tree density required by Camas Municipal Code (CMC) 18.15.051 of 20 tree units per net acre, the applicant is requesting that the condition be revised to allow: (1) an aerial count method or (2) a tree field survey to count 29 tree units (the number of tree units required). Requested revised condition language is below.
 - a. *Prior to any land disturbing activities, the applicant must submit a tree survey documenting that there are a minimum of 29 tree units on site. Because there is a large grove of trees on the north and east side of the site, an alternative survey method such as a count by aerial photo or a field survey documenting that 29 trees units are on the site be completed.*
4. This condition requires "residential-like fencing" and requires it surround the reservoir. To preserve their eastward and southward views, neighbors to the west including the Barnetts, Mellows, and Marthens are requesting a chain link fence that is not sight obscuring. The Hardings prefer a 6-foot, wooden, sight-obscuring fence. See attached exhibit "LPH Reservoir & Booster." In addition, it is important to note that the existing fence on the property is chain link. For these reasons, the applicant is requesting that condition of approval number 4, be revised as follows:

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- a. The proposed fencing bordering the Harding property (parcel number 85141002) shall be six feet tall and sight-obscuring. Fencing bordering the Barnett (parcel number 127714000), Mellows (parcel number 127727000), and across the street from the Marthens property (parcel number 81959015) is required to be chain link to preserve the views of these residences.*
7. This condition requires that irrigation and landscaping be installed or bonded for prior to final acceptance. The applicant is not proposing irrigation for the landscaping since we do not want to saturate the slope. CMC 18.13.050.H says that “appropriate measures shall be taken, e.g. installation of irrigation system, to assure landscaping success.” It does not absolutely require irrigation only that the landscaping survive. Therefore, the condition should be revised as follows:

a. Landscaping shall be installed or bonded for prior to final acceptance.

Thank you for your consideration of the requested revisions to the conditions of approval.

Sincerely,



Ethan Spoo, AICP
Senior Consultant – Land/Urban Planner

Attachment
LPH Reservoir and Booster

LPH Reservoir & Booster



Legend

TAX LOTS

RESERVOIR
PL

OWNER REQUESTS

F2 FENCE

6' CHAIN LINK
FENCE

CITY STAFF
REQUEST

6' CHAIN LINK
FENCE IN LIEU
OF F2

ALT., RETAIN
EXISTING CHAIN LINK
FENCE IN PLACE.

Notes:



0.0 0 0.02 0.0 Miles

WGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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