Project Narrative

Lower Prune Hill Booster Pump Station Improvements

Preliminary Site Plan Review
Major Variance
Minor Design Review
Critical Areas Review
State Environmental Policy Act Review

Submitted to

City of Camas
Community Development Department
Camas, Washington

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Submitted by

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PERMIT REVIEW NARRATIVE
LOWER PRUNE HILL BOOSTER PUMP STATION IMPROVEMENTS

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CARA	critical aquifer recharge area
CMC	Camas Municipal Code
dbh	diameter at breast height
DNR	Washington State Department of Natural Resources
gpm	gallon per minute
LPH BPS	Lower Prune Hill Booster Pump Station
MG	million gallon
Public Works	City of Camas Public Works Department
R-7.5	single-family residential (zone designation)
SEPA	State Environmental Policy Act
TIR	technical information report

1.0 INTRODUCTION

The City of Camas Public Works Department (Public Works) is proposing to replace the Lower Prune Hill Booster Pump Station (LPH BPS) and the existing 0.5-million-gallon (MG) reservoir located near the intersection of Northwest 18th Loop and Northwest Ostenson Canyon Road within the Camas city limits.

The LPH BPS is equipped with three pumps that are supplied from two on-site storage tanks in the 455-pressure zone. The pumps discharge to a 12-inch cast iron main line and a 16-inch ductile iron main line that supply a storage tank in the 852-pressure zone at Upper Prune Hill. LPH BPS is the only pump station to supply water to the 852-pressure zone, making it critical to the operation of the City water system. The City's Water System Plan Update identified the need for additional pumping capacity at LPH BPS to meet the projected maximum demand for the 852-pressure zone. The existing LPH BPS and backup generator will remain in operation during construction of the new booster pump station, and will be disconnected, removed, and backfilled after the new booster pump station has been brought online.

Public Works also proposes to replace the existing 0.5-MG reservoir with a new 0.58 MG reservoir. The new reservoir would be located immediately downhill of the existing 0.5-MG reservoir. The existing 1.5-MG reservoir north of the existing 0.5-MG reservoir would remain unaltered by the proposed project.

The proposed pump station and reservoir replacements are described below in Section 2.0.

The applicant completed a pre-application conference with the City of Camas on February 6, 2020 and October 7, 2021 (Attachment E). The applicant is requesting approval for:

- Preliminary Site Plan Review
- Major Variance
- Minor Design Review
- Critical Areas Review
- State Environmental Policy Act (SEPA) review

2.0 PROJECT DESCRIPTION

The features of the proposed project are described below. All improvements are illustrated on the plan set (Attachment A)

2.1 PROJECT OVERVIEW

The proposed booster pump station replacement will consist of a 38-foot by 21-foot concrete masonry block security building. The concrete masonry building would have an accent stripe, cement fiber siding above the masonry, and a standing seam metal roof. The new pump station will be constructed at the southwest corner of the site, within the footprint of the existing reservoir and immediately north of the proposed 0.58-MG reservoir. Within the building will be three 250-horsepower pumps, and

related equipment. A proposed backup generator would be housed in an sound attenuated outdoor enclosure just west of the proposed pump station building.

The pumps within the building will be configured in a 2+1 arrangement, with primary pumps having a total capacity of 2,750 gallons per minute (gpm), and one standby pump having a capacity of 1,375 gpm. The existing LPH BPS and backup generator will remain in operation during construction. The proposed improvements would provide additional pumping capacity to meet projected maximum demand.

Public Works is also proposing to replace the existing 0.5-MG reservoir with a new 65-foot-diameter, 0.58-MG reservoir. The new reservoir would be a welded steel reservoir with a height of approximately 32 feet to the top of the reservoir. A roof vent would extend above the reservoir an additional 2 feet for a total reservoir height of 34 feet, which would comply with the 35-foot height limit in the R-7.5 zone.

The new reservoir will be setback 18 feet from the west (rear) property line where the setback requirement is 35 feet and 11 feet from the east (front) property line, necessitating a major variance for deviations of more than 10 percent in accordance with Camas Municipal Code (CMC) Section 18.45.040. Setbacks for the side lot lines (south and north property boundaries) of 15 feet and the front property line of 30 feet (east property line) will be met. To preserve the location of the existing site access road from Northwest 18th Loop, provide the necessary volume of water storage, and provide required maintenance access around the reservoir, the proposed reservoir cannot meet the front or rear setback requirements. To meet the needs of the water system operation, the reservoir must be put at a specific elevation, which is found at the southern end of the site where the lot depth is limited. The reservoir must also be constructed at a minimum size to provide the required volume, provide access around the reservoir for maintenance needs, and provide clearance from the existing 1.5 MG reservoir that is to remain.

The applicant is also requesting a reduction of the required 10-foot, L2 buffer along the western and southern property boundary from 10 feet to 5 feet immediately adjacent to the circular access road under the same reasoning, but will provide ground cover within the buffer and the buffer will be 10 feet wide for a majority of the western and southern property line. Trees cannot be provided in the buffer because Public Works needs to be able to access and maintain the water lines running parallel to the western property boundary.

Additional proposed improvements will include a new generator to be located immediately west of the proposed pump station. A 16-foot retaining wall will encompass the north, west, and south sides of the reservoir and pump station development to stabilize slopes along the west side of the site to accommodate the circular access road.

The applicant is combining the two lots into one using a lot combination process with Clark County to prevent property lines from running through proposed structures and to ensure that lot dimensional and setback requirements can be met other than the requested variance for front and rear yard setbacks.

2.2 PROJECT TIMELINE

The anticipated project timeline is to issue construction bids in January 2023, with construction starting in February 2023 and completion by the end of June 2024.

3.0 EXISTING CONDITIONS

3.1 PROJECT LOCATION

The project site is located north of the intersection of Northwest 18th Loop and Northwest Ostenson Canyon Road on Parcels 85173001 and 85145001 and is shown on the attached plan set (Attachment A). The combined site parcels are 1.93 acres in size. The surrounding areas consist of a combination of developed residential and open space. Areas to the north, east, and west are developed as residential and areas to the south across Northwest 18th Loop and Northwest Ostenson Canyon Road are Benton Park. The site is accessed by a gravel access road that connects to NW 18th Loop through the easement south of the property.

3.2 EXISTING SITE IMPROVEMENTS

The site is used for critical water storage and supply facilities. The 1.5 MG reservoir was constructed in 1971. The existing 0.5 MG reservoir was built in 1935. The existing booster pump station was constructed in 1971 and was upgraded in 2004. Existing site include a 0.5-MG reservoir, a 1.5-MG reservoir, a 5-foot to 6-foot-tall masonry block wall, telecommunications equipment, access road from Northwest 18th Loop, utility riser/cabinet cluster, and yard piping. Northern portions of the site include a 1.5H:1V (horizontal to vertical) ivy-covered slope and a lawn-covered area.

3.3 ZONING AND COMPREHENSIVE PLAN

The project site is zoned as a single-family residential 7.5 (R-7.5) designation, and compliance with zoning regulations is addressed in Section 5.0 of this narrative. Permitted uses in the R-7.5 zone are listed in CMC 18.07 and addressed below. The site also has a comprehensive plan designation of R-7.5.

3.4 CRITICAL AREAS

The pre-application notes prepared by the City states that geologically hazardous areas (i.e., steep slopes) were identified on the subject property. The geotechnical report for the project is included in Attachment B for review of a critical areas permit.

3.4.1 Geologically Hazardous Areas

Geologically hazardous areas include areas susceptible to erosion hazard, landslide hazard, seismic hazard, mine hazard, and other geologic events. Steep slopes in combination with certain soil types may create erosion hazards or landslide hazards and are regulated under CMC 16.59. The geotechnical report confirms the presence of landslide and erosion hazards on the site. Due to the presence of geologically hazardous areas, a critical areas permit is required.

According to Washington State Department of Natural Resources (DNR) "Liquefaction Susceptibility and Site Class Maps," and Clark County MapsOnline, the site is mapped as within the "very low to low" risk category for liquefaction susceptibility. The geotechnical investigation prepared by GRI concluded that seismic hazards were not present on the site. (Attachment B).

3.4.2 Critical Aquifer Recharge Areas

According to Clark County MapsOnline, the study area is mapped as a Category 2 critical aquifer recharge area (CARA). According to the map by the U.S. Environmental Protection Agency, the entire city and all of Clark County are within the Troutdale sole source aquifer. Sole source aquifers meet the definition of CARAs in the City's code. However, activities that result in less than 5 percent or 2,500 square feet, whichever is greater, including additions, are not required to provide a critical areas report. The subject application will result in an increase of 2.6 percent impervious surface (1,628 square feet) and is not required to provide a critical areas report.

3.4.3 Archaeological Resources

Archaeological Investigations Northwest, Inc. conducted a records review of the project site in August 2020 as part of an alternatives analysis comparing potential site locations (Appendix J). The records review was used to assess the potential for encountering archaeological resources with the proposed locations and to provide recommendations for further archaeological surveys that may be needed for local and state compliance.

Clark County MapsOnline Archaeological Predictive Model has the subject property classified as Low probability of an archaeological site. The statewide archaeological predictive model (found online in WISAARD) shows the entire site as "Low Risk." The nearest archaeological find is approximately 0.43 miles from the project site. The referenced archaeological memo (submitted under separate cover) included with this submittal has been reviewed by the City Planning Department and was determined by the City that no archaeological predetermination is required. Therefore, the project is not subject to further archaeological review.

4.0 PERMITS REQUIRED

Based on the proposed improvements and the impacts to critical areas, the applicant is applying for the following permits:

- City of Camas Preliminary Site Plan Review
- City of Camas Type III Major Variance
- City of Camas Minor Design Review
- City of Camas Engineering Review (Grading, Stormwater, Utilities)
- City of Camas Critical Areas Review
- City of Camas Building Permit

5.0 REGULATORY COMPLIANCE

This section summarizes compliance with the applicable CMC sections.

5.1 CHAPTER 16.01 STATE ENVIRONMENTAL POLICY ACT

The project is subject to SEPA review because the proposed development is located in mapped geologically hazardous areas. Per CMC 16.07.020.A, projects occurring within critical areas are not exempt from SEPA. This application package includes a

completed and signed SEPA checklist (Attachment D), and the applicant is requesting a concurrent review and determination by the City.

5.2 CHAPTER 16.59 GEOLOGICALLY HAZARDOUS AREAS

The site is located in mapped landslide and erosion hazards and is subject to critical areas review. The applicant is requesting approval of a critical areas permit concurrent with the site plan review, major variance, minor design review, and SEPA review. A geotechnical investigation is attached (Attachment B), which documents the presence of landslide and erosion hazards on the site but concludes that the project will not adversely affect the erosion hazard nor adversely affect the risk of landslide at the site. The project complies with the City's geologically hazardous areas requirements as demonstrated in the geotechnical investigation, and the applicant requests that the City approve a critical areas permit for the proposed development.

5.3 CHAPTER 18.05 ZONING MAP AND DISTRICTS

5.3.1 18.05.040 Residential and Multifamily Zones

D. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.

Response: The project site is located in the R-7.5. Requirements of the zone are addressed below in this narrative and also under the variance criteria.

5.4 CHAPTER 18.07 USE AUTHORIZATION

5.4.1 18.07.040 - Table 2 - Residential and Multifamily Land Uses

Table 1. CMC 18.07.040-Table 2 - Residential and Multifamily Land Uses

Residential Uses	Use Classification
Public utilities, minor	Conditional
Pumping Station	Conditional

Response: The project site is located in the R-7.5 and the new reservoir and pump station are listed as being subject to a conditional use permit per CMC 18.07.040. Per correspondence with Madeline Sutherland with the City, a conditional use permit is not required as a pump station is currently on site and the proposal does not constitute a change of use (Attachment E).

5.5 CHAPTER 18.09 DENSITY AND DIMENSIONS

5.5.1 18.09.040 Density and Dimensions - Single-family Residential Zones

Table 2. Density and Dimensions for Single-family Residential Zones

Standard New Lots	R-7.5
Maximum density (dwelling units/net acre)	5.8
Average lot area (square feet)	7,500
Minimum lot size (square feet)	6,000

Maximum lot size (square feet)	12,000
Minimum lot width (feet)	70
Minimum lot depth (feet)	90
Maximum building lot coverage	40%
Maximum building height (feet)	35

Response: The proposal involves two existing lots (85173001 and 85145001). Lot 85173001 is approximately 0.09 acres (3,920 square feet) and Lot 8514001 is approximately 1.84 acres (80,530 square feet). A lot consolidation combining these two lots is being processed with Clark County.

The existing improvements on the site cover approximately 14.8 percent of the lot, and the proposed improvements will increase lot coverage to 16.7 percent.

Table 3. Building Setbacks for Single-family Residential Zones

Lot Area	15,000 or more sq ft
Minimum Front Yard	30 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	35 feet

Response: The proposed reservoir walls will be 29.5 feet tall and will be 34 feet at highest point in the center and will be below the maximum building height. The pre-application conference notes indicated that the front of the parcel is the south property line, sides are the east and west, and the rear is the north property line, but later correspondence with the City (Attachment F) indicated that the front of the parcel to be the east, the sides north and south, and the rear to the west.. The proposed 0.58-MG tank will be located approximately 18 feet from the rear property line (west) and 11 feet from the front property line (east), which is less than the 35-foot and 30-foot minimum required setbacks. The front and rear setback reduction requires a major variance as the setbacks would be modified by more than 10 percent per CMC 18.45.020. The proposed development will comply with the side setbacks. Section 5.9 of this narrative addresses variance requirements.

5.5.2 18.09.060 Density Transfers

Response: This project is not proposing density transfers; therefore, these criteria are not applicable.

5.6 CHAPTER 18.13 LANDSCAPING

5.6.1 18.13.020 Scope

B. The standards of this chapter shall apply to the following:

4. Development that is subject to Design Review (refer to Chapter 18.19 Design Review)

Response: The proposal is subject to Design Review standards under CMC 18.19 and is, therefore, required to provide a landscaping plan.

5.6.2 18.13.040 Procedure for Landscape, Tree and Vegetation Plans

A. Applicants shall submit a detailed Landscape, Tree and Vegetation Plan with building and site improvement plans. Included in the plans (at a minimum) shall be type, size, and location of plants and materials.

B. A tree survey must be included for any applicable development proposing to remove trees.

Response: A landscape plan is included in this application on Sheet L-1 of the submitted plans (Attachment A). Up to four trees with diameters between 6-inches and 14-inches along the southern and western portions of the property may be removed as part of this proposal, and an arborist report is included as **Attachment K.** The arborist report indicates all trees proposed for removal are good candidates for removal as they are invasive species.

5.6.3 Section 18.13.050 Standards for Landscape, Tree, and Vegetation Plans

A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.

B. Landscaping and trees shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

C. Landscape, Tree and Vegetation Plan must include a combination of trees, shrubs, and ground cover to achieve the purposes of this chapter.

1. Required landscaping shall be comprised of a minimum of sixty percent native vegetation (or adapted to northwest climate), or drought-tolerant vegetation, and fifty percent evergreen.

2. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.

3. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.

D. Street trees will be required as part of the frontage improvements. Species, size and spacing of the trees must be consistent with the Design Standards Manual. Unless otherwise specified, trees must generally be spaced thirty feet apart. Substitute varieties are subject to approval by the City of Camas.

E. Proposed vegetation cannot be an invasive species as listed within the most current edition of the Clark County Noxious Weed List (e.g. English Ivy cultivars).

F. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).

G. Ground Cover, defined as living material and not including bark chips or other mulch, shall be from containers of one gallon or larger. Plants shall be planted and spaced in a triangular pattern which will result in eighty percent cover in

three years. Lawn cannot be the primary ground cover within required landscape buffers unless approved for stormwater conveyance. Grass species, if used as ground cover, shall be native or drought-tolerant, and appropriate for the use of the area.

H. Appropriate measures shall be taken, e.g., installation of irrigation system, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least ten feet of clearance above sidewalks and fourteen feet above street roadway surfaces.

J. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

K. Vision clearance hazards shall be prohibited.

L. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

Response: The proposed development complies with the standards in 18.13.050 as follows:

- The applicant is not proposing landscaping near streets, curbs, or sidewalks; therefore, there will not be any damage to this infrastructure.
- The applicant is proposing ground cover plantings in the landscape buffer along the western property boundary. Trees and shrubs cannot be provided in the buffer due to the presence of water lines on the western property boundary as detailed in Section 5.9 of this narrative. The applicant selected the ground cover to minimize erosion and runoff on the western slope.
- The applicant is not proposing any frontage improvements; therefore, street trees are not required.
- None of the proposed vegetation is invasive species as shown on the landscape vegetation plan.
- Groundcover meets the minimum size requirements as shown on the landscape plan.
- The applicant has selected native and drought tolerate species, and irrigation is not required.
- Because no trees are proposed, pruning requirements do not apply.
- None of the proposed landscaping is in vision clearance areas.
- The applicant accepts the responsibility for groundcover replacement, if landscaping dies.

5.6.4 Section 18.13.051 Minimum Tree Density Requirement

A. Tree Density. A minimum tree density per net acre is required and must be incorporated within the overall landscape plan. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 18.13.052.

Proposed Activity	Required Minimum Tree Density per Net Acre	Required Tree Replacement
Developed Commercial and Industrial Properties	20 Tree Units	3 Tree Units for every 1 Tree Unit removed up to the minimum tree density per acre

Response: A minimum tree density of 20 units per net acre is required for developed commercial and industrial properties. The entire site, except the far northeastern corner, is a mapped critical area (landslide and erosion hazards) and the northeastern corner is an open space and tree grove. Net acreage is defined in the City's code to exclude critical areas and open space. Therefore, because the entire site is critical areas or open space, the tree density requirements do not apply.

5.6.5 Tree and Native Vegetation Preservation

A. When determining where to retain or plant trees, locations with healthy soils, native understory vegetation, and mature trees shall have priority when there are feasible alternative locations on site for proposed buildings and site improvements to achieve the minimum tree unit density per acre. This may require site redesign. Provided, where necessary, density transfer areas may be used to ensure protection and retention of trees.

B. In designing a development project and in meeting the required tree density, the applicant must provide a Landscape, Tree and Vegetation plan that retains healthy, wind firm trees in the following priority:

1. *Trees located within critical area buffers. Trees must be identified within a protected tract.*
2. *Significant wildlife habitat, or areas adjacent and buffering habitat.*
3. *Significant trees that are greater than 36 inch dbh.*
4. *Groves of trees, or other individual healthy trees with the intent to retain must be located in separate tract if part of a land division, or other protective mechanism if other development type,*
5. *Trees, that if removed would cause trees on adjacent properties to become hazardous.*

C. Mitigation and Replacement. In areas where there are currently inadequate numbers of existing trees to meet minimum tree density, where the trees are inappropriate for preservation, the soils are poor, or there are significant invasive species, then mitigation shall be required to meet the minimum tree density. The applicant's proposed location for replacement trees or mitigation shall be subject to the city's approval of the Landscape Plan. Replacement trees shall be planted in the following priority:

1. *Onsite.*

a. Within or adjacent to critical area buffers or wildlife habitat areas
b. Adjacent to stormwater facilities
c. Landscaping tracts, such as at entrances, traffic islands or other common areas
d. Removal of invasive species and restorative native vegetation planting equivalent to the area necessary for new tree planting.

Response: The applicant complies with Section 18.13.052 as follows:

- The applicant is proposing development only within the previously developed areas of the site and will only be removing four trees that would negatively impact long term maintenance of facilities. The larger, undeveloped, and heavily vegetated areas of the site will remain undisturbed.
- Groves of trees will be retained within the steeply sloped and undeveloped portions of the site that are located in mapped landslide and erosion hazard areas.
- The applicant is not proposing and is not required to plant trees to meet tree density requirements because the entirety of the site is mapped critical areas or open space. There is no net acreage of the site outside of critical areas or open space.

5.6.6 18.13.055 Landscape Buffering Standards

Abutting Zone	**Residential**
Uses on Site	**Not Separated by a Street**
Industrial	10’ L2 w/F2 Fence

Response: Landscaping buffering is required between residential and industrial uses as specified in the City’s code. A landscaping plan is submitted along with this application (Attachment A). The applicant is proposing to place a 10-foot-wide, L2 buffer along the site’s western and southern boundary with the exception of areas where the access road around the reservoir is closer than 10 feet to the property line. In these limited locations, the applicant cannot provide the 10-foot buffer, but is still planting these locations and is requesting a variance for the minimum width of the buffer as described in Section 5.9 of this narrative. The buffer will contain groundcover, but trees and shrubs cannot be provided due to the presence of water lines along the western property boundary that would require removal of landscaping to access and maintain the water lines. In addition, tree roots may damage the water lines.

5.7 CHAPTER 18.18 SITE PLAN REVIEW

5.7.1 18.18.020 Site Plan Applicability

A. Site plan review and approval shall be required for the following development activities prior to issuance of a building permit:
1. All new nonresidential uses for the location of any building(s);

Response: The proposal does not qualify for any exemptions listed in this chapter and requires a Type III review as the project also includes a major variance.

5.7.2 18.18.040 Submittal and contents of a complete application

In addition to the submittal requirements under CMC Chapter 18.55 Administration and Procedures, each application for site plan review shall contain the following information. Items may be waived if, in the judgment of the community development department, the items are not applicable to the particular proposal.

A. A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by impervious surfaces;
B. A vicinity map showing site boundaries, and existing roads and accesses within and bounding the site;
C. A topographic map based upon a site survey delineating contours, existing and proposed, at no less than five-foot intervals, and which locates existing streams, marshes, and other natural features;
D. Site plans drawn to a scale no smaller than one inch equals fifty feet showing location and size of uses, buffer areas, proposed areas of disturbance or construction outside of the building footprint, yards, open spaces and landscaped areas, and any existing structures, easements and utilities;
E. A circulation plan drawn to a scale acceptable to the community development director illustrating all access points for the site, the size and location of all driveways, streets, and roads, with proposed width and outside turning radius, the location, size, and design of parking and loading areas, and existing and proposed pedestrian circulation system. If a project would generate more than one hundred average daily trips either based on the latest edition of the International Transportation Engineer's (ITE) Trip Generation Manual or evidence substantiated by a professional engineer licensed in the state of Washington with expertise in traffic engineering, a traffic impact study shall be submitted;
F. A preliminary stormwater technical information report (TIR) supporting the preliminary stormwater drainage and runoff plan. The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);
G. A utility plan;
H. A plot plan of all proposed landscaping including the treatment and materials used for open spaces, and the types of plants and screening to be used;
I. Typical building elevation and architectural style; and
J. Reserved.

Response: The applicant is providing the required materials, which are attached to this application package. This requirement is met.

5.7.3 18.18.060 Criteria for approval

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

A. Compatibility with the city's comprehensive plan;

Response: The project site has a comprehensive plan designation of Single-Family Medium per the 2035 Comprehensive Plan. The city's comprehensive plan adopts the city's capital improvement plan, which includes the improvements included in this proposal. Therefore, this proposal is consistent with the goals and policies of the comprehensive plan. In addition, the site is already used as a public facility for water infrastructure and this use will be continued with the subject application and the replacement facilities.

B. Compliance with all applicable design and development standards contained in this title and other applicable regulations;

Response: This project narrative details how the proposal is compliant and meets the design and development standards that are applicable under the CMC.

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;

Response: The proposal is for improvements to a booster pump station and reservoir for Camas's municipal water system. The site is currently accessible via a driveway from Northwest 18th Loop that will be improved to serve the development. Stormwater from the site will be captured through a series of inlets and routed to existing City of Camas stormwater system. Domestic water and sanitary sewer service is not required for the reservoir and pump station. Therefore, this criterion is met.

D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents);

Response: The existing and proposed use of the site is for public utilities as a booster pump station and reservoir and does not generate demand for parks or trails. Electric service is available at the site and will power the pumps station and reservoir monitoring equipment. The newly constructed driveway leading to the site and encompassing the new reservoir will provide access for service and emergency access vehicles.

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

Response: The site is owned and will be maintained by the City of Camas Public Works Department. Clark Public Utility District will service electric facilities at the site.

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.

Response: This project narrative details how the proposal is compliant with all codes, ordinances, and statutory requirements. The project requires review under a Type III process with a public hearing and decision by the City's Hearing Examiner.

5.8 CHAPTER 18.19 DESIGN REVIEW

5.8.1 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

Response: As stated in the pre-application conference, the project constitutes a major redevelopment and is required to undergo minor design review. Minor design review is an administrative process and is consolidated with this site plan review permit narrative. This narrative addresses CMC 18.19.050A, as required in the pre-application conference notes.

5.8.2 18.19.050 Design Principles

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.

Response: The applicant is proposing to provide groundcover landscaping along the site's western and southern boundary within the 10-foot L2 buffer. Because water lines are present in this area, trees and shrubs cannot be provided for maintenance reasons and to prevent roots from damaging water lines. Trees and shrubs cannot be provided elsewhere on the site to prevent conflict with water system infrastructure and to prevent blocking the views of uphill residences. Four trees in the southwest corner of the site will be removed from the site for maintenance reasons, but the large groves of trees will be preserved. Therefore, landscaping is being provided with purpose.

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.

Response: The site is already developed and is currently used as reservoir and booster pump station. The existing reservoir and booster pump station will be upgraded with this proposal. Natural features on the site include a steeply vegetated hillside on the eastern and northern sides of the project site. The site's natural topography and groves of trees will be preserved. The proposed project will use the site's natural topography to help screen the reservoir and pump station from residences north and west of the 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.

Response: The proposed improvements will be consistent with the established and previously approved facilities on site. The proposed reservoir will be a painted welded steel reservoir and the pump station will be a concrete masonry structure with accents, including a standing seam metal roof, cement fiber siding, and accent strip at the base of the building. The colors of the structures and additional detailing of the pump station building will be determined during final design to provide a finished look.

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

Response: The site is located in a residential area of Camas. The buildings range in age from approximately about 2 to 75 years old. Pitched roofs are common features of these buildings. The proposed pump station will also have a pitched room to match the architectural aesthetic of structures both recent and historic in the project vicinity.

5.8.3 18.18.070 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.

Response: The project submittal includes detailed site plans, structural elevations, and drawings depicting the proposed improvements and their location on the project site. This project narrative addresses design review manual and city standards.

5.9 CHAPTER 18.45 VARIANCES

5.9.1 18.45.020 Variance Approval Process

B. *Major Variance. A major variance is one that results in the modification of a numerical development standard by more than ten percent. The board of adjustment is generally the decision maker regarding major variances. Where a variance is consolidated with an application for a Type III decision, the decision maker shall be the same as that for the Type III application. A major variance shall not be approved unless findings are made by the approval authority that all of the approval criteria under CMC Section 18.45.030 are satisfied.*

Response: The proposal is requesting a variance for setback standards to the rear yard setback reducing the required setback from 35 feet to 18 feet and the front yard setback reducing the required setback from 30 feet to 11 feet. This variance request is greater than 10 percent and qualifies as a major variance. How the project meets the variance criteria are addressed below.

The applicant is also requesting to reduce the required 10-foot, L2 buffer on the site's western and southern property line to as small as 5 feet wide (50 percent wide) to accommodate the circular configuration of the access drive around the reservoir also requiring a major variance. The required 10-foot-wide buffer will continue to be

provided along the majority of the site's western and southern property line. In addition, the applicant is requesting to vary from the L2 buffer's requirement for trees and shrubs, which cannot be provided due to the presence of the water lines on the western property boundary. Trees and shrubs would interfere with maintenance of the water lines, which could also be damaged by tree roots.

5.9.2 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.

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;

Response: The applicant is requesting to reduce the rear yard setback from 35 feet to 18 feet, reduce the front yard setback from 30 feet to 11 feet, and to reduce the 10-foot L2 buffer to 5 feet to accommodate the proposed reservoir and circular access road. In addition, the applicant is requesting to vary from the L2 buffer's requirement for tree and shrub plantings to provide groundcover only because of the presence of water lines along the property boundary.

The circular access road around the new reservoir is required for service and emergency vehicles and to prevent emergency vehicles from having to back out of the site. The reservoir and access road cannot comply with the access and buffer requirements to the west because it would push the access road and reservoir east into steeply vegetated slopes along Northwest 18th Loop, requiring the complete redesign of the access road and significant cut and fill slopes to support the road and reservoir, as well as removal of mature vegetation, and further reduction of the setback to the east. To meet the needs of the water system operation, the reservoir must be put at a specific elevation, which is found at the southern end of the site where the lot depth is limited. The reservoir must also be constructed at a minimum size to provide the required volume, provide access around the reservoir for maintenance needs, and provide clearance from the existing 1.5 MG reservoir that is to remain. Due to these constraints and requirements, a variance from the setback requirements does not provide special privilege and is needed for the facility to provide adequate water service to residents. In addition, placing the reservoir further west and south on the site as compared with the existing reservoir will improve the views of residences to the west. Therefore, the proposed variance is not a grant of special privilege, but requested to accommodate special circumstance that applies to the site and to provide a view benefit to residences to the west.

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;

Response: The site topography, location adjacent to surrounding residential uses with views, and the proposed continuing use of the site for municipal water infrastructure all constitute special circumstances that necessitate the major variance requests for the reduced front and rear yard setback, reduced width landscape buffer, and request to eliminate the tree and shrubs otherwise required in the buffer.

The newly proposed reservoir and pump station require a circular access road to provide access to service and emergency vehicles. The reservoir and access road cannot comply with the setbacks and full-width buffer requirements, because the reservoir needs to be a minimum size and located at specific elevations to meet the water system operational requirements, and access around the facilities is required to provide safe access and maintenance of facilities. The site is constrained by steep slopes and limited lot depth at the southern end. Moving the proposed facilities north closer to the existing 1.5 MG reservoir to remain would prevent the City from having the ability to properly maintain and replace the facilities in the future. Attempting to increase the rear setback would decrease the front setback and the access road would have to be moved east into steeply sloped, vegetated areas requiring the complete redesign of the access road that would include significant cut and fill slopes and retaining walls.

In addition, residential uses uphill from the project site have views to the east and south. Due to the site's steeply sloping topography, it is better for the proposed reservoir to be located as close as possible to the southern and western property boundary where the slope will better screen residential views of the reservoir, improving the views as compared with the existing condition the existing condition. Neighbors to the north have expressed concern regarding any impacts to their current views and reservoir's view impacts reduced as much as possible and the best way to do this is to locate it closer to the southwestern property boundary. The applicant will continue to provide a 10-foot L2 buffer along a majority of the site's western boundary, with the reduced buffer requested in a single location adjacent to the required access drive. The applicant's request to eliminate trees and shrubs from the landscape buffer will also help maintain easterly views from the residences.

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.*

Response: Because the site is already used as a reservoir and booster pump station and the replacement reservoir will be located in approximately the same location, a replacement reservoir will have largely the same impacts to the properties in the vicinity as the existing reservoir facility. Reducing the rear setback and landscape buffer allowing the reservoir to be placed closer to the western property boundary will better screen it from the views of the residences to the west, thereby reducing the view impacts to these properties. In addition, reducing the rear yard setback and buffer, will balance the required reduction to the front setback and prevent the removal of mature vegetation on the site's eastern slope that would be necessary to accommodate the reservoir and access road.

Reducing the front yard setback allows the existing access to be maintained while balancing impacts to the rear yard setback. If the reservoir were to comply with the rear yard setback there would be zero front yard setback, and if the reservoir were to comply with the rear yard setback there would be zero rear yard setback. Placing the reservoir further east would require the complete redesign of the access road and the placement of significant cut and fill slopes and removal vegetation that would be unsightly from residences located downhill and traffic along Northwest 18th Loop and be materially detrimental to the public welfare.

Reducing the southern side yard buffer allows clearance between the proposed facilities and the 1.5 MG reservoir that is to remain. Moving the proposed facilities north closer to the existing 1.5 MG reservoir to remain would prevent the City from having the ability to properly maintain and replace the facilities in the future, and preventing the City from maintaining these critical facilities would be detrimental to the public welfare. Finally, the request to provide only groundcover in the buffer will help preserve views and eliminate conflicts with maintenance of water lines and tree roots that could damage the water lines that would be a material detriment to the public welfare and possibly lead to interruption of water service.

Therefore, the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity, but rather avoids a design that could negatively impact the public welfare through removal of mature vegetation and interruption of water service.

6.0 CONCLUSION

As this narrative and the materials that together comprise the submittal packet demonstrate, the proposed project has been designed to comply with the applicable provisions of the CMC, and we request application approval.

Narrative
Lower Prune Hill Booster Pump Station Improvements
Camas, Washington

Appendix A
Project Plans

Project Narrative
Lower Prune Hill Booster Pump Station Improvements
Camas, Washington

Appendix B
Geotechnical Report

Project Narrative
Lower Prune Hill Booster Pump Station Improvements
Camas, Washington

Appendix C
Site Assessment Memorandum

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Lower Prune Hill Booster Pump Station Improvements
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Attachment D
SEPA Checklist

Project Narrative
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Attachment E
Pre-Application Conference Notes

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Attachment F
City Communication

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Attachment G
Application Form

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Attachment H
Mailing Labels