



## STAFF REPORT

### Lower Prune Hill Booster Pump Station & Reservoir

File No. SPRV22-06

CONSOLIDATED FILES: ARCH22-16, CA22-18, DR22-08, MAJVAR22-01, SEPA22-25

Report Date: January 09, 2023

<b>TO</b>	Hearings Examiner	<b>HEARING DATE</b>	January 19, 2023
<b>PROPOSAL</b>	To replace the Lower Prune Hill Booster Pump Station and the existing 0.5-million-gallon reservoir.		
<b>LOCATION</b>	The 1.42-acre project site is located at 600 NW 18 <sup>th</sup> Loop in the NE ¼ of Section 10, Township 1 North, Range 3 East, of the Willamette Meridian; and described as Parcel Number 85145001.		
<b>APPLICANT/ OWNER</b>	City of Camas 616 NE 4 <sup>th</sup> Avenue Camas, WA 98607	<b>CONTACT</b>	Jim Hodges 616 NE 4 <sup>th</sup> Avenue Camas, WA 98607
<b>APPLICATION SUBMITTED</b>	July 5, 2022	<b>APPLICATION COMPLETE</b>	October 6, 2022
<b>SEPA</b>	The City issued a SEPA Determination of Non-significance (DNS) on October 27, 2022, with a comment period that ended on November 10, 2022. The SEPA DNS was mailed to property owners and published in the Post Record on October 27, 2022. Legal publication #737840.		
<b>PUBLIC NOTICES</b>	A Notice of Application was mailed to property owners within 300 feet of the site and published in the Post Record on December 15, 2022. Legal publication #762830.  A Notice of Public Hearing was mailed to property owners within 300 feet of the site and published in the Post Record on January 5, 2023. Legal publication #767810.		

APPLICABLE LAW: The application was submitted on July 5, 2022, and the applicable codes are those codes that were in effect at the date of the application's first submittal. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18 Zoning, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 – Design Review, 18.45 – Variances, and Chapter 18.55 - Administrative Procedures. [Note: Citations from Camas Municipal Code (CMC) are indicated in *italic* type.]

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## SUMMARY

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 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

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 welded steel reservoir with a height of approximately 32-feet in height. 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. A poured in-place concrete retaining wall, with handrail at the top of the wall, will be constructed around and downhill from the new reservoir. The retaining wall is approximate 260-feet in length and will vary in height from 4.5-feet to 17.5-feet at the peak. The retaining wall is an interior facing and will only be visible by employees when on site. 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.

Existing site improvements 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. The 1.5 MG reservoir was constructed in 1971. The 0.5 MG reservoir was built in 1935. The existing booster pump station was constructed in 1971 and upgraded in 2004. Northern portions of the site include an ivy-covered slope and a lawn-covered area.

The surrounding areas consist of a combination of developed residential (R-7.5) 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 is the Ostensen Canyon Greenway. Benton Park is located approximately 1,000-feet south of the Ostensen Canyon Greenway. The site is accessed by a gravel road off NW 18th Loop, via an access easement across 602 NW 18<sup>th</sup> Loop to the south.

The proposed project requires permits and approvals from the city that include site plan review, minor design review, SEPA review, critical areas review, archaeological review, major variance, engineering site construction approvals and building permits.

## **FINDINGS**

### ***Chapter 16.07 State Environmental Policy Act***

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A SEPA checklist was submitted, and a Determination of Non-Significance was issued October 26, 2022, for the proposed development due to the presence of environmentally sensitive areas on site.

A comment was submitted by the Department of Ecology in regard to the Construction Stormwater General Permit (CSGP) and erosion control measures. A CSGP is required for clearing, grading, and/or disturbance of one acre or more and discharges to waters of the State. The site is approximately 61,855 sq. ft or 1.42 acres in size.

The applicant is required to obtain an NPDES CSGP prior to any land-disturbing activities. Additionally, all erosion control measures are to be in-place prior to clearing, grading or construction.

**FINDING:** Staff finds the comments provided by the Department of Ecology should be complied with.

### ***Chapter 16.31 Archaeological Preservation***

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An Archaeological Survey was performed by Archaeological Investigations Northwest, Inc. on July August 20, 2020, for the proposed project. Based on the survey report, no further study was necessary. A copy of the report was forwarded to Tribes and the Department of Archaeological and Historic Preservation (DAHP). The report and findings are not subject to the open public records act and as such, the city cannot disclose the results.

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

### ***Chapter 16.51 Critical Areas***

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#### ***CMC Chapter 16.61 – Geological Hazardous Areas***

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City mapping identified the subject property within an area of geologically hazardous areas (i.e., steep slopes). As such, the applicant submitted a draft Geotechnical Report (Exhibit #10) prepared by GRI, originally dated November 12, 2021, and revised on February 15, 2022, which identified slopes on the property that are primarily located to the east of the proposed reservoir. The draft geotechnical report concludes the property is geotechnically sound for the project with recommendations discussed throughout the report.

Submittal of a final Geotechnical report should be required with any revisions to the draft findings and/or recommendations clearly noted in the final report. Staff recommends a condition of approval that prior to final engineering plan approval, a final Geotechnical report is to be submitted for review and approval with any revisions to the draft Geotechnical report clearly noted.

**FINDING:** Staff finds the property to be developable based on the findings and recommendations in the draft Geotechnical Report, however, a final Geotechnical report is to be submitted prior to final engineering plan approval. The applicant should comply with the recommendations of the final geotechnical report from GRI.

## *Chapter 18.18 Site Plan Review*

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### **A. Compatibility with the city's comprehensive plan;**

The reservoir is consistent with the following comprehensive plan policies:

- *LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents*
- *U-7: Plan public utility services so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.*
- *WS-1: Extend adequate public water service throughout the City's urban areas. An adequate public water system is one that meets Washington requirements and provides minimum fire flow as required by the Fire Marshal.*
- *WS-2: Provide safe, clean, high quality drinking water to residents.*
- *WS-3: Ensure water infrastructure is designed to City standards and is in place prior to land development.*

**DISCUSSION:** The replacement of the reservoir and booster pump station will create additional water supply to the surrounding neighborhoods. The proposal will extend adequate water service within the City's urban areas and provide safe and clean water to residents.

**FINDING:** Staff finds that the proposed project is compatible with and complements the Comprehensive Plan.

### **B. Compliance with all applicable design and development regulations;**

#### **Parking**

The proposed project is a reservoir. There are no employees or visitors besides occasional maintenance workers. CMC 18.11.130 does not contain parking requirements for this type of use or a similar use.

**FINDING:** Staff finds the existing gravel access area per the site plan will adequately serve for parking for an occasional maintenance vehicle.

#### **Dimensional Standards**

Per CMC 18.09.030, the R-7500 (R-7.5) Single-Family Residential Zone requires a minimum front setback of 30-feet, side yard setbacks of 15 feet, and a minimum rear yard setback of 35 feet. The maximum lot coverage is 40% and a maximum height limit of 35-feet.

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 as per CMC 18.45.020.

**FINDING:** Staff finds the proposed reservoir does not meet the dimensional requirements of the R-7.5 Single-Family Residential Zone and a variance is required to allow a reduced front and rear setback.

### **Landscaping**

CMC 18.13.055 Table 1 requires a 10-foot, L2 landscape buffer with F2 fence. The landscape buffer should consist of low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

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. 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. A sight-obscuring fencing will be installed along the southern most property line, adjacent to existing single-family residential development. 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 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. The 1.42-acre project site is required to have a minimum of 29 tree units. The applicant is proposing development only within the previously developed areas of the site and will be removing four trees, which would negatively impact long term maintenance of facilities. The larger, undeveloped, and heavily vegetated areas of the site will remain undisturbed. Existing groupings of trees will be retained within the steeply sloped and undeveloped portions of the site. As the site is heavily wooded with existing trees in the undeveloped area of the project site, the tree density requirement should be met. In order to ensure that the minimum tree units are met, staff recommends a condition of approval that prior to any land-disturbing activities, the applicant is to submit a tree survey documenting the existing tree units.

**FINDING:** Staff finds the minimum tree density requirement and general landscaping requirements can or will be met. The proposed fence along the southern property line will need to be six feet tall, 100 percent sight-obscuring and have a residential like feel. A final landscape plan is required to be submitted prior to engineering approval. Irrigation and landscaping should be installed or bonded for prior to final acceptance. The applicant should take appropriate measures to ensure landscaping success for a minimum of three years after issuance of building permits. If plantings fail to survive, the property owner should promptly replace them. A condition of approval is warranted.

### **Signage**

Signage has not been proposed at this time.

**FINDING:** Future proposed signage would be submitted to the city for review and incompliance with CMC 18.15.

## **Roads**

The Lower Prune Hill Booster Station abuts NW 18<sup>th</sup> Loop along the eastern property line and NW 18<sup>th</sup> Avenue, east of NW Fargo Street, and NW Edgehill Drive along the northern property line. NW 18<sup>th</sup> Avenue, NW 18<sup>th</sup> Loop, and NW Fargo Street are classified as existing 2 or 3-lane collectors. NW 18<sup>th</sup> Avenue, east of NW Fargo Street, and NW Edgehill Drive are classified as existing unimproved 2-lane local roads. There is an existing sidewalk on south side of NW 18<sup>th</sup> Loop, but there aren't any sidewalks on the north side of NW 18<sup>th</sup> Loop due to site topography. There are not any existing sidewalks along NW 18<sup>th</sup> Avenue, east of NW Fargo Street, or on NW Edgehill Drive in the vicinity of the booster station.

The existing access to the Lower Prune Hill Booster Station has been off NW 18<sup>th</sup> Loop, via an existing gravel road along the eastern side of 602 NW 18<sup>th</sup> Loop. The preliminary site plans are proposing a new concrete driveway approach and a 12-foot-wide paved driveway from NW 18<sup>th</sup> Loop heading north to the site of the new reservoir and to pave the access road around the reservoir and in front of the existing and new pump stations. The applicant has not in the past nor is proposing to take access off NW 18<sup>th</sup> Avenue on the northern property line. Therefore, staff finds that based on the preliminary site plans, additional conditions would not apply.

**FINDING:** Staff finds the development can and will meet the street requirements of the Camas Design Standards.

## **Traffic and Transportation**

Per CMC 18.18.040.E a transportation impact analysis (TIA) is required when the development will generate more than 100 average daily trips (ADTs). The proposed development improvements will not generate more than 100 ADTs. Therefore, a transportation impact analysis is not required.

**FINDING:** Staff finds that the development can and will meet the transportation requirements of the Camas Design Standards.

## **Sanitary Sewage Disposal**

Per CMC 17.19.040.C.2 sanitary sewers shall be designed and installed in accordance with city design standards.

The existing and the proposed improvements to the Lower Prune Hill Booster station are not maned facilities. Operations staff will conduct site visits as necessary to inspect the pump stations, therefore, sanitary facilities are not required.

**FINDING:** Staff finds that the development can and will meet the sanitary sewer requirements of the Camas Design Standards.

## **Storm Drainage**

Per CMC 17.19.040.C.3 storm drainage collection systems shall meet the requirements of the city's officially adopted stormwater standards and CMC 14.02 Stormwater Control.

A draft stormwater report (TIR) dated March 2022 was prepared and submitted by Murraysmith (Exhibit #13). As noted in the TIR, the site slopes from northwest to southeast and consists of 'gentle' slopes to steep slopes along the southeast. There is an existing catch basin to the north that provides catchment from the north and through the site via an underground conveyance system.

The geotechnical report indicated that there is a 'low risk of deep-seated slope failure and no observed indication of superficial sloughing', the stormwater design will avoid any infiltration measures in order to

‘promote slope stability’. The preliminary stormwater plans will take advantage of the existing flow patterns with stormwater runoff discharging to the existing city storm system.

The preliminary site grading and drainage plans provide for on-site swales, catch basins, manholes, and a conveyance system that will collect surface water and discharge to the city’s storm main.

Per Ecology’s Figure I-3.2 *Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3)* and the Camas Stormwater Design Standards.

- a. All redevelopment projects shall comply with Minimum Requirement (MR) #2 – Submittal of a Stormwater Pollution Prevent Plan (SWPPP).
- b. If the project adds 5,000 sf, or more on few hard surfaces or converts  $\frac{3}{4}$  acres, or more, of vegetation to lawn or landscaped areas, then Minimum Requirements (MR) #1-#9 will apply.

The existing improvements are located on a parcel that is approximately 1.42 acres (61,855 SF) in size. The proposed improvements will add 5,000 SF or more of new hard surfaces, which requires MRs #1-#9 be met. The draft TIR sufficiently addresses MRs #1-#9. Staff recommends that prior to final engineering plan approval, a final stormwater report (TIR) should be submitted for review and approval. The final TIR is to be submitted as a PDF on a flash drive or CD.

**FINDING:** Staff finds that the development can and will meet the storm drainage requirements of the Camas Design Standards.

### **Water**

Per CMC 17.19.040.C.4 a proposed development shall be served by a water distribution system designed and installed in accordance with city design standards.

The development is currently served by an existing 12-inch water main. The preliminary site layout plans and the demolition plans consist of abandoning portions of the existing 12-inch main and installation of 4-inch, 8-inch, 12-inch, and 16-inch water mains to serve the existing and new pump stations and the new reservoir. Staff finds that based on the preliminary site layout plans, additional conditions would not apply.

**FINDING:** Staff finds that the development can and will meet the water utility requirements of the Camas Design Standards.

### **Erosion Control**

Per CMC 17.21.050.B.3 land-disturbing activities in excess of an acre are required to provide an Erosion Control Bond, prior to final engineering plan approval. As this is a city project, it is recommended that the bond requirement should not apply.

Adequate erosion control measures are to be provided at the time of site development. Plans are to be prepared in accordance with adopted city standards. Erosion Sediment Control (ESC) plans will be submitted to the City for review and approval prior to any land-disturbing activities.

Land-disturbing activities in excess of an acre require applicants to obtain an NPDES General Construction Stormwater Permit (GCSWP), which is issued by the Washington State Department of Ecology. The existing parcel is approximately 1.42 acres (61,855 sf) in size. The proposed project will consist of approximately 0.69 acres (30,000 sf) of land-disturbing activities, therefore an NPDES General Construction Stormwater Permit will not be required.

**FINDING:** Staff finds that the development can and will meet the erosion control requirements of the Camas Design Standards.

**FINDING:** Staff finds that adequate provisions can or will be made for public roads, sanitary sewer, stormwater, water, and erosion control improvements that will be consistent with City requirements.

***C. Adequate provisions are made for other public and private services and utilities, parks and trails;***

There are no private services, utilities, parks, or trails associated with this development.

**FINDING:** Staff finds that adequate provisions can or will be made for the private improvements.

***D. Adequate provisions are made for maintenance of public utilities;***

The existing booster station is city facility and the proposed improvements to said facility is a city project. Therefore, maintenance of the public utilities associated with this development are the requirement of the city and additional maintenance provisions need not be made.

**FINDING:** Staff concurs that adequate provisions can and will be made for maintenance of public utilities.

***E. 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;***

Per CMC 18.17.060.B Retaining walls shall not exceed six feet in height, unless otherwise approved by the director. Per CMC 18.17.060.E Interior facing retaining walls are those walls that are supporting cuts.

The new reservoir requires a poured in-place concrete retaining wall to be constructed around and downhill from the new reservoir. The new retaining wall is approximate 260-feet in length and will vary in height from 4.5-feet to 17.5-feet, at the peak, with a handrail at the top of the wall. The retaining wall is an interior facing which will only be visible by employees when on site. The retaining wall will not be visible to any of the surrounding residential areas, as the fill side of the retaining wall is facing neighboring properties and the exposed side of the retaining wall is facing the proposed reservoir.

While the proposed retaining wall is in excess of six feet in height, it is an interior facing retaining wall that supports the fill side of the improvements and is a critical component of said project and is required for construction of the new reservoir. The proposed height is approved by the director.

**FINDING:** As discussed throughout this staff report, and as conditioned, this proposal can or will meet all relevant codes, regulations, ordinances, and other requirements as identified herein.

## ***Chapter 18.19 Design Review***

*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).*

### ***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.***

**FINDING:** The applicant is proposing to place a 10-foot-wide, L2 landscape 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 the project narrative. The buffer will contain groundcover. 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.

- 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.***

**FINDING:** The project site is heavily wooded along the northerly and easterly border, with steep slopes that assist in providing a sight-obscuring border around most of the site. The applicant has proposed to retain the existing trees in the undeveloped areas of the project site which, in total, exceeds the minimum tree density requirement, however, a tree survey was not provided which would verify the existing tree density. Staff recommends a condition of approval that prior to any land-disturbing activities, the applicant is to provide a tree density report.

- 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.***

**FINDING:** The proposed project includes a booster pump station to be constructed using split-face CMU block, with a standing seam metal roof and a reservoir that will hold 1.5 million gallons of water and is not proposing panelized building materials. The proposal includes additional screening and plantings that will assist in minimizing the visual impacts to the surrounding area. A condition of approval has been added to require the structures to be neutral or earth toned colors so that they blend into the existing environment.

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

**FINDING:** The applicant has not proposed any historic elements. The reservoir that is being replaced has been on the site for approximately 80+ years. The proposed replacement is very similar in nature and design. As proposed, this subsection can be met.

## ***Chapter 18.45 Variance***

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- A. *CMC 18.45.040.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;***

**DISCUSSION:** Per CMC 18.09.040, Table 2, building setbacks for single-family residential zones for properties 15,000 square feet or more, require a minimum front setback of 30-feet, and a minimum rear setback of 35-feet. Also, per CMC.13.055, Table 1, a 10-foot, L@ with F/2 Fence is required for industrial uses where abutting residential zones. 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 existing residences to the west.

The existing wireless telecommunications equipment will be relocated onto the new reservoir after construction. As a matter of information, a waiver request for reduced landscape setback for the existing wireless communications equipment facility relocation was approved on December 12, 2022. The proposed site plan shows the existing natural on-site vegetation buffer/forested area on the property. This buffer extends approximately 225' to the east and 25' to the south of the proposed equipment shelter/building location, which exceeds the 15' requirement. This buffer includes several large trees and shrubs, including a large conifer tree that is immediately south of the proposed shelter. This buffer screens the site from the south and east. Removing existing natural landscaping in this area to plant new landscaping would not serve the public interest. Further, there are no homes to the south and east that have views of the shelter.

**FINDING:** Due to the topography of the site, the existing trees, and project design, staff finds the request does not grant a special privilege.

**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;***

**FINDING:** 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 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.***

**DISCUSSION:** 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.

**FINDING:** Staff finds the granting of the requested variances will not be detrimental to the public welfare.

## **PUBLIC COMMENTS**

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As of the writing of this staff report, staff received written public comments from the Department of Ecology (Exhibit 22) and a resident (Exhibit 23) regarding stormwater and potential changes to the existing views. These comments are addressed throughout the staff report.

## **CONCLUSIONS OF LAW**

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Based on the above findings and discussion provided in this staff report, staff concludes that Lower Prune Hill Booster Pump Station and Reservoir (SPRV22-06 and associated consolidated files) should be approved because it does comply with the applicable standards, if all the conditions of approval are met.

As conditioned, **SPRV22-06** meets the approval criteria for Site Plan Review contained in CMC Section 18.18.060.

1. As proposed, SPRV22-06 is compatible with the City of Camas Comprehensive Plan.
2. As proposed, SPRV22-06 will comply with the applicable design and development standards contained in the Camas Municipal Code and other applicable regulations.
3. As proposed, SPRV122-06 will have adequate public services and facilities at the time that the development will occur.
4. The review and decision associated with SPRV22-06, is in compliance with CMC Chapter 18.55.

## **RECOMMENDATION**

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Staff recommends APPROVAL of the Site Plan Review (SPRV22-25, SEPA22-23, CA22-18, DR22-08, ARCH22-16, MAJVAR22-01) for the **Lower Prune Hill Booster Pump Station & Reservoir**, subject to the conditions of approval as noted below.

## **CONDITIONS OF APPROVAL**

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### ***STANDARD CONDITIONS:***

1. Engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
2. The engineering site plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Engineering Department for review and approval.
3. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease, and the applicant shall notify the City, the Tribes and DAHP.
4. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes stabilization of all disturbed soil.
5. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.

### ***SPECIAL CONDITIONS:***

#### Planning Department:

1. The proposed structures shall be painted or utilize building materials that are neutral, or earth toned colors so that they blend into the surrounding natural environment.

2. Significant trees within landscape buffers shall be retained if possible.
3. Prior to any land-disturbing activities, the applicant is to submit a tree survey documenting the existing tree units.
4. The proposed fence surrounding the reservoir shall be six feet tall, sight-obscuring and made of residential-like fencing or a similar permanent material.
5. All proposed grass shall be drought tolerant, if not, then an alternative ground cover shall be required in place of grass.
6. The applicant shall take appropriate measures to ensure landscaping success for a minimum of three years after issuance of building permits. If plantings fail to survive, the property owner shall promptly replace them.
7. Irrigation and landscaping shall be installed or bonded for prior to final acceptance.
8. A final landscape plan shall be submitted to the City for review and approval prior to engineering approval.
9. Prior to final engineering plan approval, a final Geotechnical report is to be submitted for review and approval with any revisions to the draft Geotechnical report clearly noted.
10. Recommendations noted in the final Geotechnical Report shall be followed.

Engineering Department:

11. Prior to final engineering plan approval, a final stormwater report (TIR) shall be submitted for review and approval. The final TIR is to be submitted as a PDF on a flash drive or CD.

**APPEALS PROCESS:**

This is a Type II Decision and may be appealed to the Hearings Examiner pursuant to CMC18.55.200. All appeals are initiated by filing a notice of appeal and \$392 fee with the director within fourteen (14) days of issuance of the decision being appealed. The notice of appeal shall be in writing, include the appeal fee, and contain the following information:

- (1) Appellant's name, address, and phone number;
- (2) Appellant's statement describing his or other standing to appeal;
- (3) Identification of the application which is the subject of the appeal;
- (4) Appellant's statement of grounds for the appeal and the facts upon which the appeal is based;
- (5) The relief sought, including the specific nature and extent;
- (6) A statement that the appellant has read the notice of appeal and believes the content to be true, followed by the appellant's signature.