

PROJECT NARRATIVE

I. INTRODUCTION

REVIEWS REQUESTED

The applicant is requesting review and approval of the following items for the covered tennis center proposal:

1. Minor Design Review
2. Conditional Use Permit
3. SEPA Checklist

PROJECT LOCATION AND IDENTIFICATION

The site address is the site of the Camas High School campus located at 29600 SE 15th Street, Camas, WA. The property consists of Tax Parcels 178111-000 and 178174-000 hereby known as the “subject property.” The total area of the subject property is 2,281,238 square foot (sf) or 52.37 acres in size per Clark County records and is zoned R-7.5.

The proposed redevelopment of the existing tennis courts and adjacent landscaping, parking and drive isle(s) consists of 144,798 sf or 3.32 acres of the overall subject property. For the purposes of this project narrative, the area proposed for redevelopment will be referred to as the “project area.”

EXISTING CONDITIONS

The subject property is the site of the Camas High School campus. The site includes a primary building used for educational programs, auditorium and gym space for activities and athletics, as well as accessory buildings and uses including various sports fields, tennis courts and associated parking and landscaping throughout. The subject property includes frontage on SE 15th Street, which is a 3-lane, fully improved arterial road. A secondary ingress/egress point of access is in the northwest portion of the site. This access point extends through the west adjacent property (The Heights Learning Center, Property ID: 116031010) and connects to NE Garfield Street right-of-way, designated as a local road.

The project area currently features eight (8) tennis courts and two (2) pickleball courts, all of which are fenced and equipped with overhead lighting. The facilities are surrounded by internal landscaping, and there is pedestrian access that connects the project area to the existing parking lot located to the south.

According to Clark County GIS, there are no mapping indicators for floodplain, shoreline or priority habitat/species areas or buffer areas or areas of potential instability.

ADJACENT DEVELOPMENT

Existing uses adjacent to the project site:

NORTH: North Shore Higher Density Residential (HD-NS)
 EAST: Single Family Residential (R1-6) with Urban Holding - 10 (UH-10) overlay
 SOUTH: Residential-7,500 (R-7.5) with Urban Holding - 10 (UH-10) overlay
 WEST: Residential-10,000 (R-10) with Airport Overlay - Zone C overlay and
 Neighborhood Park (NP)

PROJECT DESCRIPTION

The Applicant is requesting Minor Design Review and Conditional Use approval of the proposed tennis court improvements on site. Specifically, the Camas School District is collaborating with U.S. Tennis Association (USTA PNW) to create a covered tennis center at the site of the existing eight (8) existing tennis and two (2) pickleball courts (project area). The proposed project includes resurfacing and lighting the existing tennis courts, installing an approximate 59,800-sf dome air structure enclosure over the tennis courts, and associated improvements to the site for access, parking, and placement of a bathroom/locker/entrance structure adjacent to the covered tennis courts. The proposal includes the addition of a new 15 to 16-foot-wide one-way drive aisle parallel to the north and east facades of the proposed structure where 41 new parking stalls will be provided. All proposed improvements within the project area are located within the subject property and no improvements are proposed in the adjacent rights-of-way.

This project narrative provides a complete and detailed description of the proposed Conditional Use and how the proposal meets both Camas code requirements and design principles.

II. ZONING (CMC CHAPTER 18)

ZONING MAP AND DISTRICTS- (CMC 18.09)

18.05.020 - Districts designated

Per Clark County Records and city maps, the subject property is zoned Residential 7,500 (R-7.5). The subject property's comprehensive plan designation is Single-Family Medium.

18.05.040 - Residential and multifamily zones

The R-7.5 zoning district 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.

18.07.040 - Table 2—Residential and multifamily land uses

Authorized Uses in Residential and Multifamily Zones

<i>R</i>	<i>MF</i>
RESIDENTIAL USES	
<i>Adult family home, residential care facility, supported living arrangement, or housing for the disabled 1</i>	<i>P</i>
<i>Apartments</i>	<i>P 2</i>
<i>Assisted living 1, retirement home 1</i>	<i>C</i>
<i>Cottage-style homes</i>	<i>X/P 2</i>
<i>Designated manufactured homes</i>	<i>P</i>
<i>Duplex or two-family dwelling</i>	<i>C</i>
<i>Manufactured home</i>	<i>X</i>
<i>Manufactured home park</i>	<i>X</i>
<i>Nursing, rest, convalescent home 1</i>	<i>C</i>
<i>Permanent Supportive Housing</i>	<i>C/P 2</i>
<i>Residential attached housing for three or more units (e.g., rowhouses)</i>	<i>X/P 2</i>
<i>Residential Treatment Facility 5</i>	<i>X</i>
<i>Single-family dwelling (detached)</i>	<i>P</i>
<i>Sober Living Homes</i>	<i>P</i>
<i>Transitional Housing</i>	<i>P</i>
INCIDENTAL USES	
<i>Accessory dwelling unit</i>	<i>P</i>
<i>Animal training, kennel, boarding</i>	<i>X</i>
<i>Day care center 1</i>	<i>C</i>
<i>Day care, family home</i>	<i>P</i>
<i>Day care, minicenter 1</i>	<i>C</i>
<i>Electric vehicle battery charging station and rapid charging stations</i>	<i>P</i>
<i>Gardening and horticulture activities</i>	<i>P</i>
<i>Home occupation</i>	<i>P</i>
<i>Bed and breakfast 1</i>	<i>C</i>
RECREATION/RELIGIOUS/CULTURAL	
<i>Church 1</i>	<i>C</i>
<i>Community clubs, private or public 1</i>	<i>C</i>
<i>Library 1</i>	<i>C</i>
<i>Museum 1</i>	<i>C</i>
<i>Open space 1</i>	<i>P</i>
<i>Public or semi-public building 1</i>	<i>C</i>
<i>Park or playground</i>	<i>P</i>
<i>Sports fields 1</i>	<i>C</i>
<i>Trails</i>	<i>P</i>
<i>Event center 6</i>	<i>C</i>
Educational Uses	
<i>Private, public or parochial school 1</i>	<i>P</i>
<i>Trade, technical, business college 1</i>	<i>X</i>
<i>College/university 1</i>	<i>X</i>
COMMUNICATION AND UTILITIES	

<i>Wireless communication facility</i>	<i>Refer to Chapter 18.35</i>
<i>Facilities, minor public</i>	<i>C</i>
<i>Public utilities, minor</i>	<i>C</i>
<i>Pumping station 1</i>	<i>C</i>
<i>Railroad tracks and facilities 1</i>	<i>C</i>
TEMPORARY USES	
<i>Sales office for a development in a dwelling 1, 4</i>	<i>T</i>
<i>Sales office for a development in a trailer 3, 4</i>	<i>T</i>

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the LD-NS zone. Permitted in all other R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.
5. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.
6. Permitted in the LD-NS and HD-NS zones only.
7. Cottages are only permitted in the LD-NS zone.
8. Cottages are permitted in the HD-NS zone. In other multi-family zones, cottages are permitted with the MF-C overlay only.

RESPONSE: The Camas School District is partnering with USTA PNW to create a Covered Tennis Center at the Camas High School site (subject property), where there are eight (8) existing tennis and two (2) pickleball courts on site (project area). The facility will be used by both the high school boys' and girls' teams during their respective seasons, and by the USTA PNW organization during the off-season and other times when it is not in use by the high school teams. Staff have not provided the applicable use category from the CMC; however, it is reasonable to conclude that the use can be classified as a 'community club, private or public' as outlined in Table 2—Residential and Multifamily Land Uses. This use is as allowed through a Conditional Use provided the proposal complies with the approval standards of CMC Chapter 18.43- Conditional Use and the design regulations of Chapter 18.19. Compliance with applicable approval standards has been addressed in the corresponding sections of this project narrative.

DENSITY AND DIMENSIONS- (CMC 18.09)

18.09.050 Table 3 - Density and Dimensions – Multi-family Residential Zones

RESPONSE: At the time of the application, the property is zoned Residential 7,500 (R-7.5). The subject property, encompassing 2,281,238 square feet or 52.37 acres, is the site of the Camas High School campus. The subject property features a primary building for educational purposes, auditorium and gym space for activities, and athletics, multiple sports fields, tennis courts, associated parking areas, and landscaping integrated throughout the development. The proposed project area conditionally includes a "community club, private or public," featuring a new approximate 59,800-sf dome air structure to cover resurfaced sports courts. Consequently, the development must comply with the standards outlined in Table 3 - Density and Dimensions for Multifamily Residential Zones. The applicable development standards and corresponding compliance measures are outlined below:

Table 3: Density and Dimensions for Multifamily Residential Zones

	R-7.5	Proposed
<i>Max. Density (dwelling units per gross acre)</i>	24	N/A
<i>Min. Density (dwelling units per gross acre)</i>	6	N/A
STANDARD LOTS		
<i>Min. Lot Area</i>	1,800 S.F.	2,281,238 S.F.
<i>Min. Lot Width</i>	20'	Approx. 1,730 FT
<i>Min. Lot Depth</i>	60'	Approx. 1,280 FT
<i>Max. Gross Floor Area (GFA)</i>	No max	N/A
SETBACKS		
<i>Min. front yard/at garage front</i>	10'/18'	Approx. 1,110 FT (S)
<i>Min. side yard¹</i>	3'	Approx. 575 FT (W)
<i>Min. side yard, flanking a street</i>	15'	Approx. 640 FT (E)
<i>Min. rear yard</i>	10'	60 FT (N)
LOT COVERAGE		
<i>Max. building lot coverage</i>	75%	41 %
BUILDING HEIGHT		
<i>Max. building height²</i>	45'	39'

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.
4. GFA in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)
(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2694, § III, 2-3-2014)

PARKING- (CMC 18.11)

18.11.020 Design

The design of off-street parking shall be as follows:

- A. **Ingress and Egress.** The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. **Backout Prohibited.** In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. **Parking Spaces—Access and Dimensions.** Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. The city is directed to promulgate and enforce standards for maneuvering aisles and parking stall dimensions, and to make such standards available to the public.
- D. **Small Car Parking Spaces.** A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

RESPONSE: The subject property has an existing ingress and egress on SE 15th Street and an egress on NE Garfield Street that will remain unchanged. According to the 2016 Transportation Comprehensive Plan Map, SE 15th Street is designated as a fully improved 3-lane road along the school's frontage. NE Garfield Street is a local road without sidewalk improvements near the

North Access Road intersection, and the applicant is not required to make improvements on NE Garfield Street per the Pre-Application Meeting Notes for Planning Case number PA24-08.

The additional parking proposed within the project area has been designed to comply with the standards outlined in CMC Chapter 18.11, ensuring that all dimensional requirements, such as stall size, aisle width, and maneuverability, are met. As further detailed in this project narrative, the design provides sufficient space for vehicle circulation and maintains accessibility throughout the site. Additionally, the plan ensures that no parking spaces are positioned in a manner that would require vehicles to back out into a street or public right-of-way, enhancing both safety and traffic flow. The proposal does not include small car spaces, further demonstrating the commitment to adhering to code requirements and optimizing functionality.

18.11.030 Location

Off-street facilities shall be located as hereafter specified. Such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve:

- A. *For single-family or two-family dwelling and motels: on the same lot with the structure they are required to serve.*
- B. *For multiple dwelling, rooming or lodging house: two hundred feet.*
- C. *For hospital, sanitarium, home for the aged, or building containing a club: three hundred feet.*
- D. *For uses other than those specified above: four hundred feet.*

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

RESPONSE: As shown in the submitted plans, the project area includes 41 additional parking spaces and a 15 to 16-foot-wide drive aisle to be located parallel to the north and east facades of the proposed building. The parking facilities are set back from the building by a landscape buffer and a pedestrian sidewalk system, providing a separation ranging approximately 15 to 25 feet. As such, the proximity of the parking to the building complies with the CMC requirement, which mandates that parking be located within 400 feet of the structure, ensuring convenience for users while adhering to local regulations.

18.11.130 Standards

The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-1, Off-Street Parking Standards. The City Engineer shall have the authority to request a parking study when deemed necessary.

RESPONSE: According to Table 18.11-1, the use classification of a “Tennis, racquetball, handball, courts/club” is required to provide three (3) spaces per court or lane, one (1) space per 260 square feet of gross floor area (GFA) of related uses, and one (1) space per employee. The applicable development standards and corresponding compliance measures are outlined below:

<i>Code Requirements</i>	<i>3 Spaces per Court</i>	<i>(+) 1 space per 260 SF related use area</i>	<i>(+) 1 space per employee</i>
Proposal	<i>8 courts</i>	<i>600 SF Entry Vestibule</i>	<i>3 employees</i>
Proposal Requirement	<i>(3*8) 24</i>	<i>+ (600 SF/260) + 2.3 (3) 30 spaces</i>	<i>+ (1*3) 3</i>
Provided	41 spaces		

The proposal exceeds the minimum required parking, as outlined above and shown on the submitted Site Plan.

LANDSCAPING - (CMC 18.13)

18.13.050 Landscaping Standards

- 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 Landscaping Plan has been prepared to meet the standards of this code section (see Sheet L1.0).

As detailed within this project narrative, the total area of the subject property is 2,281,238 square foot or 52.37 acres in size per Clark County records while the proposed redevelopment of the existing tennis courts and adjacent landscaping, parking and drive isle(s) consists of 144,798 sf or 3.32 acres of the overall subject property. The project area will include a total of 29 percent of landscaped area. The proposed landscaping will include a diverse mix of trees, shrubs, and ground cover, with at least 60% native or drought-tolerant species, of which 50% will be evergreen and no invasive species listed in the Clark County Noxious Weed List will be planted.

The project area does not include public right-of-way and public frontage improvements and city staff having not required any, making the street tree criteria inapplicable. However, a 10-foot-wide landscape planter runs east-west along the northern boundary of the project area. This planter features a diverse mix of trees, shrubs, and ground cover. The proposed deciduous trees will have a minimum caliper of two inches, while the evergreen trees will be at least five feet tall at the time of planting.

18.13.060 Parking Areas

- A. Parking areas are to be landscaped at all perimeters.
- B. All parking areas shall provide interior landscaping for shade and visual relief.
- C. Parking lots shall have a minimum ratio of one tree per six double-loaded stalls or one tree per three single-loaded stalls (See Figure 18.13-1).

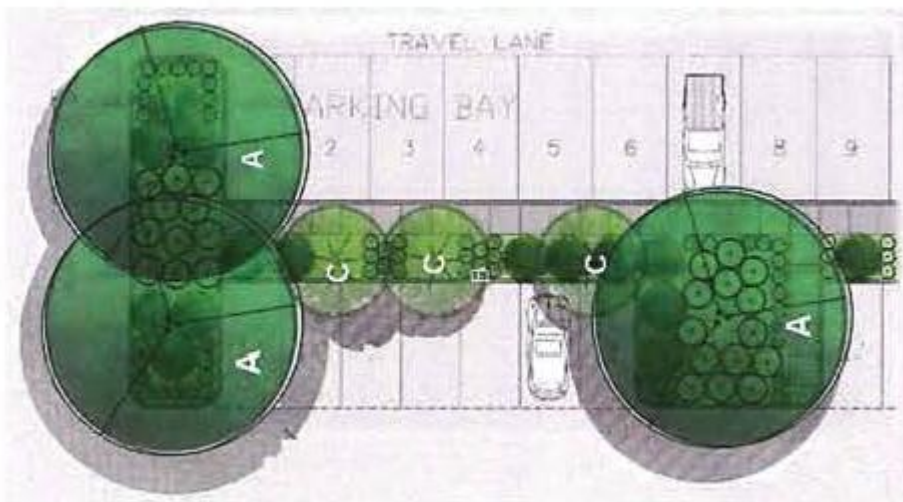


Figure 18.13-1 Parking Lot Planting Islands

- D. *Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.*
- E. *Planter areas shall provide a five-foot minimum width of clear planting space.*
- F. *Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.*
- G. *Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.*
- H. *No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13.060-1).*

RESPONSE: The proposed Landscaping Plan has been prepared to meet the standards of this code section – see Plan **Error! Reference source not found.** Specifically, the project area includes 29 percent of the project area that shall be landscaped. This includes a 10-foot-wide landscape planter extending east-west along the project area’s north perimeter boundary. Internally the project area also includes two (2) landscaped parking islands, each will include required tree planting. The parking islands have been implemented to break up the number of parking spaces that occur in a row. As designed the 41 parking spaces have been broken into four (4) sections with each section including less than 15 parking spaces in a row to conform to the limitations of Subsection H above. Pedestrian sidewalks are proposed adjacent to proposed parking therefore all landscaping shall be protected from potential vehicle overhang and wheel stops are not required. As detailed in this project narrative and illustrated on the submitted plans, the proposed landscaping will include a diverse mix of trees, shrubs, and ground cover, with at least 60% native or drought-tolerant species, of which 50% will be evergreen and no invasive species listed in the Clark County Noxious Weed List, will be planted.

SITE PLAN REVIEW - (CMC 18.18)

18.18.060 Criteria for approval

RESPONSE: Although staff indicated that a site plan review application is not required for this proposal, we are providing the following findings to demonstrate compliance with the Camas Municipal Code and to assist staff in better understanding the project.

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 proposed site plan for the development of a covered tennis center at Camas High School complies with the City of Camas' Comprehensive Plan, particularly in terms of compatibility with the surrounding built and natural environments, equitable distribution of recreational resources, and efficient land use.

The proposed dome air structure enclosure and resurfacing of the tennis courts at Camas High School aligns with the surrounding recreational and educational environment by upgrading existing facilities without expanding beyond the current footprint, ensuring minimal disruption to the landscape. The year-round, covered facility increases access to high-quality recreational opportunities for both the school and the public, meeting the comprehensive plan’s goal of equitable distribution. Efficient use of land is maintained by improving current sports facilities and adding parking without encroaching on undeveloped areas, while the shared use between the school and USTA PNW maximizes utility.

Overall, the proposed site plan complies with the goals of the Camas Comprehensive Plan by ensuring that the development respects its context, improves public recreation opportunities, and makes efficient use of urban land while avoiding negative impacts on the surrounding community.

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

RESPONSE: The proposed development meets the development standards within Title 18, “Zoning” of the CMC. Specifically, the submitted plans and project narrative detail compliance with the Density and Dimensions of CMC 18.09.030, Parking standards of CMC 18.11 and Landscaping Standards of CMC 18.13. The project narrative also includes analysis for Design Review demonstrating compliance with CMC 18.19.

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 subject property has been developed into the Camas High School campus. The subject property includes a primary building used for educational programming, auditorium and gym space for activities and athletics, as well as accessory uses including various sports fields, tennis courts and associated parking in addition to landscaping throughout the existing development. The subject property includes frontage on SE 15th Street, which is a 3-lane, fully improved arterial road. A secondary ingress/egress point of access is in the northwest portion of the site. This access point extends through the west adjacent property (The Heights Learning Center, Property ID: 116031010) and connects to NE Garfield Street right-of-way, designated as a local road.

The project area currently features eight (8) tennis courts and two (2) pickleball courts, all of which are fenced and equipped with overhead lighting for added convenience. The facilities are surrounded by internal landscaping, and there is pedestrian access that connects the project area to the existing parking lot located to the south.

Sanitary sewer and water are currently available to the site. Specifically, There is an existing 6-inch PVC sanitary STEF main that runs along the southside of the proposed tennis court location in the High School parking lot. Additionally, a new sanitary sewer lateral to the proposed bathrooms is proposed as shown in submitted plans. The preliminary plans illustrate the required connections.

The submittal includes a Preliminary Stormwater Technical Information Report completed by MacKay Sposito dated June 2024. All runoff from the site is infiltrated onsite. The project is mostly flat (tennis courts) with a strip of grassy area to the north which forms a shallow channel which conveys runoff to the existing field inlets and ultimately to the existing infiltration systems. The site is developed and contains a stormwater treatment (swale) system and two infiltration facilities for the disposal of runoff. These systems have been designed to meet the

current standards and have been detailed in the as-built plans for the school and addition of the Fieldhouse.

Due to the existing development of the subject property and proposed improvements of the project area, the applicant confirms there are adequate public services available to serve the site at the time development. Refer to the plans included in this application for more information.

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: Utilities are provided as required for this project. Please refer to the engineering plans, reports, and additional analysis for more information.

There are no proposed parks or trails associated with this project.

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

RESPONSE: There are no public utilities proposed.

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 Application meets the requirements of Administration and Procedures – CMC 18.55 as described elsewhere in this narrative.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

DESIGN REVIEW - (CMC 18.19) & DESIGN REVIEW MANUAL

18.19.050 Design Principles

The principles are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles are applied to all commercial, mixed use, or multifamily uses. Where applicable, the specific principles are used in addition to the standard 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.*
- 2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.*
- 3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.*
- 4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.*

RESPONSE: Standard Principles:

Landscaping:

The project will include landscaping as shown on the Landscape Plan (see Sheet L1.0).

As detailed within this project narrative, the total area of the subject property is 2,281,238 square foot (sf) or 52.37 acres in size per Clark County records. The proposed redevelopment of the existing tennis courts and adjacent landscaping, parking and drive isle(s) consists of 144,798 sf or 3.32 acres of the overall subject property. The project area will include a total of 29 percent of landscaped area.

The project area includes a 10-foot-wide landscape planter extending east-west along the project area's north, perimeter boundary. Additionally, two (2) landscaped parking islands, each will include required tree planting. The parking islands have been implemented to break up the number of parking spaces that occur in a row. As designed the 41 parking spaces have been broken into four (4) sections with each section including less than 15 parking spaces in a row to conform to the limitations of Subsection H above. Pedestrian sidewalks are proposed adjacent to proposed parking therefore all landscaping shall be protected from potential vehicle overhang and wheel stops are not required.

As detailed in this project narrative and illustrated on the submitted plans, the proposed landscaping will include a diverse mix of trees, shrubs, and ground cover, with at least 60% native or drought-tolerant species, of which 50% will be evergreen and no invasive species listed in the Clark County Noxious Weed List, will be planted.

Any outdoor furnishings used will be selected for compatibility with the overall site furnishings and buildings.

Any landscape lighting utilized will be low voltage, non-glare and indirect. Any street lights utilized will be compatible with nearby lighting if required.

Significant natural features:

The proposed redevelopment of the project area does not include the removal of significant trees or impacts to existing wetlands located on the subject property. Specifically, the subject property includes a wetland located approximately 975 feet to the south of the proposed project area. Based on the pre-application notes, separation and confirmation from city staff, the applicant understands that neither a wetland delineation or critical area report will be required for the proposed development of the project area.

Buildings and materials:

The proposed dome air structure will utilize a unique and sustainable design that is becoming popular for sports facilities. Specifically, the proposed structure is an inflatable dome, or "bubble," which is an air-supported structure made from layers of fabric welded together, sometimes reinforced with steel cable harness system. Air blowers maintain constant air pressure, keeping the dome inflated and stable, while HVAC units can be used for heating or cooling. The fabric envelope can be reinforced with the steel cable harness to meet local wind and snow load requirements. The dome can be anchored using

various methods, such as grade beam concrete footing, earth anchors, sand or water ballast, or cement blocks. The proposed structure will be reviewed and approved by the appropriate building official(s) to ensure the safety and welfare of future users. The exterior

In addition to the building design the project area includes mature landscaping for approximately 39 percent of the project area as shown in the submitted landscaping plan. As detailed in this project narrative and illustrated on the submitted plans, the proposed landscaping will include a diverse mix of trees, shrubs, and ground cover, with at least 60% native or drought-tolerant species, of which 50% will be evergreen and no invasive species listed in the Clark County Noxious Weed List, will be planted.

The proposed building will be setback significantly from all property lines. Specifically, it will be setback approximately 60-ft from the rear (north) property line, 640-ft from the side yard, flanking a street (east), 575-ft from the side interior (west) and 1,100-ft from the front (south) property line. The project area includes a 10-foot-wide landscape planter extending east-west along the project area's north, perimeter boundary for additional screening.

The proposed building is a common and customary design for the intended use as well as seen often within campus designs. Additionally, the placement of the building preserves the onsite wetland in that the project area is separated by approximately 975 feet as well as each façade will be setback significantly from adjacent properties and includes enhanced landscaping for screening. As such it is reasonable to conclude that the proposed building generally meets the design principles applicable to the subject property.

Historic and Heritage Preservation:

The subject property is the site of the Camas High School, which has been previously developed including the project area where improvements are being proposed. The Department of Archeology and historic Preservation (DAHP) previously provided findings stating:

"...the archaeological site on the Camas High School property, except the area you set aside for protection, was destroyed by the construction of the high school in 2002. Given that the archaeological deposits identified during the archaeological predetermination and subsequent survey were between 0 and 50 centimeters below ground surface, we agree that there is unlikely to be any intact archaeology remaining. Therefore, no further archaeological work will be required for the current expansion."

See submitted letter from the DAHP dated February 12, 2010.

As such, the applicant has not provided additional archeological predetermination with the submitted request. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discovery site; and,
3. Take reasonable steps to restrict access to the site of discovery. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to mitigate the final disposition of said remains.

B. Specific Principles.

[...]

2. Commercial and Mixed Uses.

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

RESPONSE: The proposal includes the addition of 41 additional parking spaces and a 15 to 16-foot-wide drive aisle to be located parallel to the north and west facades of the proposed building. The 41 parking spaces will be separated into four (4) sections with each section including less than 15 parking spaces in a row to conform to CMC limitations.

The above-described parking shall be located to the north and east of the proposed structure. Included in the proposed design is a 10-foot-wide landscape planter extends east-west along the project area's north, perimeter boundary which will screen parking from the north adjacent property (not adjacent roadways).

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

RESPONSE: The proposed building will be setback significantly from all property lines. Specifically, it will be setback approximately 60-ft from the rear (north) property line, 640-ft from the side yard, flanking a street (east), 575-ft from the side interior (west) and 1,100-ft from the front (south) property line. The project's location and its proximity to adjacent rights-of-way prohibits the proposed development from being used to define adjacent streetscape.

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

RESPONSE: The project area is located within the established Camas High School campus and is adjacent to the Heights Learning Center campus. Both campuses are the same zoning and share complementary uses to the proposed development; therefore, no mitigation is needed at this time with regards to the subject property and the west adjacent (Heights Learning Center campus) property.

The properties to the north are currently vacant and zoned for various residential development. The proposed building will be setback from the north property line by 60-feet. There will be parking, a drive aisle and enhanced landscaping within the 60-foot setback as detailed within this project narrative and shown on the submitted landscape plan (see Sheet L1.0).

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

RESPONSE: The proposed building is an increasingly common design for the intended use as well as seen often within campus designs. The proposed improvements within the project area have been designed to achieve a seamless appearance throughout the Camas High School campus to create cohesive athletic and educational development through the use of materials, landscaping and the implementation of a logical interior flow for both vehicle and pedestrian maneuvering.

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

RESPONSE: The proposal does not include a mix-use development. This criterion is not applicable.

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

RESPONSE: The proposed air structure will utilize a unique and sustainable design that is becoming popular for sports facilities. Specifically, the proposed structure is an inflatable dome, or “bubble,” which is an air-supported structure made from layers of fabric welded together, sometimes reinforced with steel cable harness system. As a result, there are no traditional façade walls where additional articulation can be added or where breaks can be provided; rather the unique design of the dome provides a unique opportunity for the Camas High School to add visual interest in within the established campus. As proposed, the overall design remains consistent with the scale of the Camas High School campus.

While the walls may not include additional elements to break them up visually, the architecture and layout of the building will still reflect the cohesive design language of the campus, ensuring harmony with the existing structures while the enhanced landscaping along the north property line of the subject property provided additional screening of the building. We are confident that the design will contribute positively to the aesthetic and functional integrity of the school environment.

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

RESPONSE: All site and parking lot lighting will be designed to eliminate the reduce glare as well as designed not to direct lighting off-site.

ADMINISTRATION AND PROCEDURES- (CMC 18.55)**18.55.110 Application – Required Information**

Type II or Type III applications include all the materials listed in this subsection. The director may waive the submission of any of these materials if not deemed to be applicable to the specific review sought. Likewise, the director may require additional information beyond that listed in this subsection or elsewhere in the city code, such as a traffic study or other report prepared by an appropriate expert where needed to address relevant approval criteria. In any event, the applicant is responsible for the completeness and accuracy of the application and all of the supporting documentation. Unless specifically waived by the director, the following must be submitted at the time of application:

- A. A copy of a completed city application form(s) and required fee(s);*
- B. A complete list of the permit approvals sought by the applicant;*
- C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;*
- D. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall also explain how the criteria are or can be met, and address any other information indicated by staff at the preapplication conference as being required;*
- E. Necessary drawings in the quantity specified by the director;*
- F. Copy of the preapplication meeting notes (Type II and Type III);*
- G. SEPA checklist, if required;*
- H. Signage for Type III applications and short subdivisions: Prior to an application being deemed complete and Type III applications are scheduled for public hearing, the applicant shall post one four-foot by eight-foot sign per road frontage. The sign shall be attached to the ground with a minimum of two four-inch by four-inch posts or better. The development sign shall remain posted and in reasonable condition until a final decision of the city is issued, and then shall be removed by the applicant within fourteen days of the notice of decision by the city. The sign shall be clearly visible from adjoining rights-of-way and generally include the following:

 - 1. Description of proposal,*
 - 2. Types of permit applications on file and being considered by the City of Camas,*
 - 3. Site plan,*
 - 4. Name and phone number of applicant, and City of Camas contact for additional information,*
 - 5. If a Type III application, then a statement that a public hearing is required and scheduled. Adequate space shall be provided for the date and location of the hearing to be added upon scheduling by the city.**

(Ord. 2515 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

RESPONSE: The Applicant has submitted an online application and will pay invoiced fees accordingly. A complete list of requested approvals is included within the section titled “REVIEWS REQUESTED” of this project narrative and indicated in the online application. A current mailing list and 300’ radius map are included with this application. This narrative provides a complete and detailed description of the proposed site plan as well as conditional use and provides responses to the applicable code and comprehensive plan criteria. The applicant has submitted drawing sets in the quantity specified by Planning staff. Preapplication notes are included with this application. A SEPA checklist is included with this application. A signboard shall be posted, and notices will be added according to the requirements of this code section.

IV. ENVIRONMENT**CATEGORICAL EXEMPTION AND THRESHOLD DETERMINATIONS- (CMC 16.07)****16.07.040 Environmental Checklist**

- A. A completed environmental checklist (or a copy) in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate, or other approval not specifically exempted in this title; except, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.*
- B. For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for that proposal.*
- C. The city may require that it, and not the private applicant, will complete all or part of the environmental checklist for a private proposal, if either of the following occurs:*
- 1. The city has technical information on a question or questions that is unavailable to the private applicant; or*
 - 2. The applicant has provided inaccurate information on previous proposals or on proposals currently under consideration. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

RESPONSE: The applicant has provided a SEPA Checklist.

ARCHAEOLOGICAL RESOURCE PRESERVATION- (CMC 16.31)**16.31.060 Applicability**

- A. The provisions of this chapter shall apply:*
- 1. When any item of archaeological interest is discovered during the course of a permitted ground-disturbing action or activity (Section 16.31.150);*
 - 2. When the director determines that reliable information indicates the possible existence of an archaeological site on a parcel for which an application for a permit or approval for a ground-disturbing action or activity has been submitted.*
- B. The provisions of this chapter shall apply, except as provided in this section and in subsection C of this section, to all ground-disturbing actions or activities for which a permit or approval is required:*
- 1. On all parcels in probability level high;*
 - 2. On parcels of at least five acres in probability levels moderate-high and moderate;*
 - 3. Regardless of parcel size or probability level, when proposed within one-fourth mile of a known, recorded archaeological site as measured on a horizontal plane extending in all directions. Such an action or activity may be exempted by the director, when appropriate, during the predetermination process due to the effects of a geographic barrier (Section(F)).*
- C. The following shall not trigger or shall be exempted from the provisions of this chapter:*
- 1. Accessory dwelling units;*
 - 2. Land use permits issued under clear and objective standards, such as those for fences, sheds, decks, patios or driveways;*
 - 3. Sign permits;*

4. *Conditional use permits for a change in use only, not involving ground disturbance for structural modification;*
5. *Zoning variance approvals;*
6. *Ground-disturbing actions or activities which constitute normal maintenance and repair of existing structures and facilities; or*
7. *Ground-disturbing actions or activities proposed in areas which the director determines to have been adequately surveyed and documented (as defined in Section 16.31.020) in the past and within which no archaeological resources have been discovered.*

D. When more than one probability level traverses a parcel, the entire parcel shall be considered to be within the level with the greatest probability rating. (Ord. 2517 § 1 (Exh. A (part)), 2008)

16.31.070 Predetermination Required

- A. A predetermination shall be required for any nonexempt ground-disturbing action or activity for which a permit or approval is required within probability level high.*
- B. A predetermination shall be required for any nonexempt ground-disturbing action or activity for which a permit or approval is required and which is located on a parcel of at least five acres within probability levels moderate-high and moderate.*
- C. A predetermination shall be required for all nonexempt ground-disturbing actions or activities for which a permit or approval is required which are proposed within one-fourth mile of a known, recorded archaeological site.*
- D. A predetermination shall be required when the director determines that reliable information indicates the possible existence of an archaeological site on a parcel for which an application for a permit or approval for a ground-disturbing action or activity has been submitted.*
- E. A predetermination shall be required when any item of archaeological interest is discovered during the course of a permitted ground-disturbing action or activity.*
- F. During the predetermination process, the director will determine whether a ground-disturbing action or activity is exempt under(B)(3) or(C)(7) of this chapter. In the event that the director is able to make such a determination of exemption based solely upon background research (Section(C)), the city shall reduce the applicant's total fee obligation for the project by one-half of the predetermination fee.*
- G. A predetermination shall not be performed when a survey is required under of this chapter.*
- H. The director may waive the requirement for a predetermination if the applicant chooses to provide a survey in accordance with Sections and of this chapter. (Ord. 2517 § 1 (Exh. A (part)), 2008)*

16.31.080 Predetermination Standards

Predeterminations shall include at a minimum the following elements and be carried out according to the following standards:

- A. Predeterminations shall be performed by a qualified or professional archaeologist.*
- B. Predeterminations shall be performed to the high standard of quality which fulfills the purposes of this chapter.*
- C. Background Research. A thorough review of records, documentation, maps, and other pertinent literature shall be performed.*
- D. Surface Inspection. A visual inspection of the ground surface shall be completed when conditions yield at least fifty percent visibility.*
- E. Subsurface Investigation. Subsurface investigation shall be performed when considered necessary by the archaeologist. When necessary, the following standards shall apply:*
 - 1. Subsurface probes shall be no less than eight inches/twenty centimeters in diameter (twelve inches/thirty centimeters or more preferred) at the ground surface, and shall delve no less than twenty inches/fifty centimeters deep into natural soil deposits whenever possible.*
 - 2. The most appropriate number of and locations for subsurface probes shall be determined by the archaeologist.*

3. All material excavated by subsurface probes shall be screened using both one-fourth inch and one-eighth inch hardware mesh cloths. (Ord. 2517 § 1 (Exh. A (part)), 2008)

16.31.090 Predetermination Reports

A report shall be completed for each predetermination to the high standard of quality which fulfills the purposes of this chapter and standardized guidelines furnished by the department. A completed report shall be submitted to DAHP as well as the city. (Ord. 2517 § 1 (Exh. A (part)), 2008)

16.31.150 Discovery Principle

In the event that any item of archaeological interest is uncovered during the course of a permitted ground-disturbing action or activity:

A. All ground-disturbing activity shall immediately cease.

B. The applicant shall notify the department and DAHP.

C. The applicant shall provide for a predetermination and a predetermination report prepared in accordance with the provisions of this chapter. The director shall review the report and issue a determination in accordance with Section 16.31.100 of this chapter in a reasonably diligent manner, taking into account all pertinent factors and conditions (within seven calendar days whenever feasible). Where such determination is that an archaeological site is not likely to exist, construction may continue. Where such determination is that an archaeological site is likely to exist, the applicant shall provide a survey and survey report. The director shall produce a map of the parcel indicating clearly the portion(s) of the parcel, if any, within which construction may continue under the supervision of an archaeologist and monitoring by the director while the required survey is being completed. The provisions of this section shall apply.

D. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a one hundred-foot buffer; this number may vary by circumstance) must stop and the following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and

2. Take reasonable steps to ensure the confidentiality of the discovery site; and

3. Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned tribes and all appropriate city, county, state, and federal agencies, including the Washington State Department of Archaeology and Historical Preservation. The agencies and tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding action to be taken and disposition of material.

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be native, consultation with the affected tribes will take place in order to mitigate the final disposition of said remains.

(Ord. 2517 § 1 (Exh. A (part)), 2008)(Ord. No. 2612, § I(Exh. A), 2-7-2011)

16.31.160 Notification to Tribes

Whenever a predetermination or survey is required, the applicant shall provide the tribes with a copy of the application and all supporting materials by certified mail, return receipt requested, and shall provide proof of compliance with this requirement to the director. Comments from the tribes shall be accepted by the director until five p.m. on the fourteenth day from the date notification was mailed to the tribes.

Should the fourteenth day fall on a nonbusiness day, the comment period shall be extended until five p.m. on the next business day. (Ord. 2517 § 1 (Exh. A (part)), 2008)

RESPONSE: The subject property is the site of the Camas High School, which has been previously developed, including the project area where improvements are being proposed. The

Department of Archeology and historic Preservation (DAHP) previously provided findings stating:

“...the archaeological site on the Camas High School property, except the area you set aside for protection, was destroyed by the construction of the high school in 2002. Given that the archaeological deposits identified during the archaeological predetermination and subsequent survey were between 0 and 50 centimeters below ground surface, we agree that there is unlikely to be any intact archaeology remaining. Therefore, no further archaeological work will be required for the current expansion.”

See submitted letter from the DAHP dated February 12, 2010.

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discovery site; and,
3. Take reasonable steps to restrict access to the site of discovery. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to mitigate the final disposition of said remains.

CRITICAL AREAS - (CMC 16.51)

16.51.070 Critical areas—Regulated.

- A. Critical areas regulated by this chapter include wetlands (CMC Chapter 16.53), critical aquifer recharge areas (CMC Chapter 16.55), frequently flooded areas (CMC Chapter 16.57), geologically hazardous areas (CMC Chapter 16.59), and fish and wildlife habitat conservation areas (CMC Chapter 16.61).*
- B. All areas within the city meeting the definition of one or more critical area, platted natural open space area, and conservation covenant areas, regardless of any formal identification, are designated critical areas and are subject to these provisions. (Ord. 2517 § 1 (Exh. A (part)), 2008).*

RESPONSE: According to Clark County GIS, there are mapping indicators for potential critical areas (wetlands) on the site. Previous development of the subject site indicated the presence of a wetland, which has been mapped within the southwest corner of the subject property. The location of the delineated/mapped wetland is approximately 975-feet from the project area. After confirmation with city staff, it has been determined that the proposed development will not require a Critical Areas Report or additional wetland delineation at this time. As such, the standards of Chapter 16.51 do not apply.

WETLANDS- (CMC 16.53)**16.53.030 Critical area report – Additional requirements for wetlands.**

- A. *Prepared by a Qualified Professional.* A critical areas report for wetlands shall be prepared by a qualified professional who is a wetland biologist with experience preparing wetland reports.
- B. *Area Addressed in Critical Area Report.* In addition to the requirements of Chapter 16.51, the following areas shall be addressed in a critical area report for wetlands:
1. *Within a subject parcel or parcels, the project area of the proposed activity;*
 2. *All wetlands and recommended buffer zones within three hundred feet of the project area within the subject parcel or parcels;*
 3. *All shoreline areas, water features, floodplains, and other critical areas, and related buffers within three hundred feet of the project area within the subject parcel or parcels;*
 4. *The project design and the applicability of the buffers based on the proposed layout and the level of land use intensity; and*
 5. *Written documentation from the qualified professional demonstrating compliance with the requirements of this chapter.*
- C. *Wetland Determination.* In conjunction with the submittal of a development permit application, the responsible official shall determine the probable existence of a wetland on the subject parcel. If wetland or wetland buffers are found to be likely to exist on the parcel, wetland delineation is required.
- D. *Wetland Delineation...*

When deemed appropriate, the director may also require the critical area report to include an evaluation by the Department of Ecology or an independent qualified expert regarding the applicant's analysis, and the effectiveness of any proposed mitigating measures or programs, and to include any recommendations as appropriate.

(Ord. 2517 § 1 (Exh. A (part)), 2008)

(, § II, 1-5-2015; , § II(Exh. A), 3-16-2015)

RESPONSE: According to Clark County GIS, there are mapping indicators for potential critical areas (wetlands) on the site. Previous development of the subject site indicated the presence of a wetland, which has been mapped within the southwest corner of the subject property. The location of the delineated/mapped wetland is approximately 975-feet from the project area. After confirmation with city staff, it has been determined that the proposed development will not require a Critical Areas Report or additional wetland delineation at this time. As such, the standards of Chapter 16.53 do not apply.

SENSITIVE AREAS AND OPEN SPACE- (CMC 18.31)**18.31.010 Purpose.**

The guidelines, criteria, standards, special studies, and open space requirements in this chapter are intended to identify, protect, and preserve lands and areas within the city which are characterized by the presence of environmentally sensitive or valuable features and resources. These areas may include: steep slopes and areas of unstable soils, wetlands, streams, and watercourses. Certain activities, such as vegetation removal and the addition of impervious surfaces within these areas, unless regulated by the city, pose a potential threat to life, property, public health, and welfare. Unregulated activities also pose a significant threat to important environmental features and communities, and to the functions and values

they perform. This chapter is also intended to implement the goals and policies of the comprehensive plan; to protect critical areas within the city as required by state policies, guidelines, and rules; to provide property owners and members of the public with notice as to the location and distribution of sensitive areas within the city; and to require special studies to help identify environmentally sensitive and valuable areas within the city. Such plans and studies shall be prepared by qualified professionals. (Ord. 2515 § 1 (Exh. A (part)), 2008)

RESPONSE: According to Clark County GIS, there are mapping indicators for potential critical areas (wetlands) on the site. Previous development of the subject site indicated the presence of a wetland which has been mapped within the southwest corner of the subject property. The location of the delineated/mapped wetland is approximately 975-feet from the project area. After confirmation with city staff, it has been determined that the proposed development will not require a Critical Areas Report or additional wetland delineation at this time. As such, the standards of Chapter 18.31 do not apply.

CONDITIONAL USE PERMITS- (CMC 18.43)

18.43.010 Purpose.

It is the purpose of this chapter to establish review and permit approval procedures for unusual or unique types of land uses which, due to their nature, require special consideration of the impact on the neighborhood and land uses in the vicinity.

RESPONSE: Staff identified a conditional use permit as a required procedure. The applicant has submitted for conditional use approval and this narrative provides findings addressing the applicable standards and criteria.

18.43.050 Criteria.

The hearing examiner shall be guided by all of the following criteria in granting or denying a conditional use permit:

- A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;*

RESPONSE: The applicant is seeking Conditional Use approval to convert the existing tennis courts on the subject property into a "Community clubs, private or public," which is conditionally permitted under Table 2—Residential and Multifamily Land Uses.

The Camas School District, in partnership with USTA PNW, plans to develop a covered tennis center at the Camas High School site (subject property), which currently has eight (8) tennis courts and two (2) pickleball courts (project area). The proposed project includes:

- Resurfacing and lighting the existing tennis courts.
- Installing a 59,800-square-foot dome air structure enclosure over the tennis courts.
- Making site improvements for access, parking, and the installation of a bathroom/locker/entrance structure adjacent to the covered courts.

- Adding a new 15 to 16-foot-wide one-way drive aisle along the north and east sides of the proposed structure, accommodating 41 new parking stalls.

The subject property, Camas High School, is a public institution. Under existing conditions when the tennis courts are used by the school's tennis teams during the Spring and Fall terms. Practices are typically held between 4:00 PM and 6:00 PM while meets are held between 3:30 PM and 6:00 PM. When not in use by the school, the courts are open to the general public, albeit formal classes and tournaments may not be organized on a regular basis. Low usage of the facilities typically occurs during the Winter term due to weather and lack of daylight. The proposed Conditional Use will allow USTA PNW to collaborate with the school district and utilize the upgraded facilities for their organizational instruction and programming.

Since no additional courts will be constructed as part of the proposal, the capacity of patrons the courts could accommodate at any given time will not change, rather the hours of use may be extended during inclement weather and at timeframes outside the AM and PM peak hours during low light conditions. Additionally, the USTA/Camas School District (CSD) facility is not expected to generate significantly more users of the facility during the Winter months relative to the high school during the normal school year. During the Summer school break, the joint facility will be open for use by both the USTA and the school, noting the Summer school break does not necessarily mean a complete break of school activity (i.e., high school athletic practices begin prior to the start of the school year). It is anticipated the Summer window for school inactivity of the courts will be temporary and limited to approximately six weeks.

Although the use will be expanded to USTA PNW, the core function of the sports courts will remain unchanged. Therefore, the proposed use as a "Community clubs, private or public" is not expected to have a materially detrimental effect on public welfare or negatively impact nearby properties or improvements within the surrounding district.

- B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;*

RESPONSE: As outlined in this project narrative, along with the submitted plans and supplemental documents, the proposed redevelopment of the project area meets or exceeds the development standards of the R-7.5 zoning district. The building's architecture, provided parking and site layout are designed to maintain the cohesive design language of the campus, ensuring visual harmony with the existing structures. Additionally, the enhanced landscaping along the north property line provides further screening, contributing to the aesthetic integration of the project. As such, the design complies with all relevant development standards of the zoning district and aligns with the existing character of the subject property as well as the surrounding area.

- C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;*

RESPONSE: The proposed use of the existing tennis courts as a "Community clubs, private or public" is compatible with surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.

Since no additional courts will be constructed as part of the proposal, the capacity of patrons the courts could accommodate at any given time will not change, rather the hours of use may be extended during inclement weather and at timeframes outside the AM and PM peak hours during low light conditions. Additionally, the USTA/Camas School District (CSD) facility is not expected to generate significantly more users of the facility during the Winter months relative to the high school during the normal school year. During the Summer school break, the joint facility will be open for use by both the USTA and the school, noting the Summer school break does not necessarily mean a complete break of school activity (i.e., high school athletic practices begin prior to the start of the school year). It is anticipated the Summer window for school inactivity of the courts will be temporary and limited to approximately six weeks.

As detailed, the project does not involve the construction of additional courts, ensuring that the number of patrons at any given time remains consistent with current levels. While the hours of use may be extended due to weather and lighting improvements, the operation is expected to occur outside AM and PM peak traffic hours, minimizing the impact on local circulation. Based on the existing Camas High School trip generation and the Evergreen Tennis Center trip generation, the proposed USTA/CSD facility is projected to generate 0 additional AM and PM peak hour trips and an additional 56 average weekday trips. This demonstrates that the traffic impact will be minimal and well within the capacity of the surrounding infrastructure. Additionally, the introduction of a 15 to 16-foot-wide one-way drive aisle and 41 new parking stalls will improve access and parking capacity, addressing any potential increase in usage during off-peak times.

Internal pedestrian circulation will also be enhanced with the implementation of new sidewalks within the proposed development. These new sidewalks will connect to the existing internal sidewalk systems, improving pedestrian connectivity throughout the site and providing safe, direct routes to and from the new facility. This will further aid in ensuring safe and efficient pedestrian movement across the campus.

In terms of density, the proposed development does not significantly alter the intensity of use. The courts are already available for public use, and while USTA PNW will utilize the facilities, this will not result in a substantial increase in the overall capacity or frequency of use. During the Winter months, the usage is expected to remain at levels consistent with current school activities, and during the Summer, the overlap between USTA and school use will be minimal.

The building and site design, including the dome air structure enclosure and associated improvements, have been thoughtfully integrated into the existing campus layout, ensuring harmony with surrounding structures. The enhanced landscaping and screening along the north property line will provide additional buffering, further ensuring compatibility with adjacent properties.

The proposed landscaping plan for the USTA/Camas School District (CSD) facility meets code standards by including 29% of the project area as landscaped space. This plan

features a 10-foot-wide landscape planter along the north perimeter, two landscaped parking islands with required tree planting, and breaks the 41 parking spaces into four sections, each with fewer than 15 spaces in a row. Sidewalks adjacent to the parking areas will protect landscaping from vehicle overhangs, eliminating the need for wheel stops. The landscaping will consist of a diverse mix of trees, shrubs, and ground cover, with at least 60% being native or drought-tolerant species, 50% of which will be evergreen, and no invasive species will be used.

Overall, the proposed use aligns with the existing traffic patterns, pedestrian connectivity, site density, and building design, ensuring minimal disruption and maintaining compatibility with surrounding land uses.

- D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;*

RESPONSE: Appropriate measures have been taken to minimize the potential adverse impacts of the proposed use of the existing tennis courts as a "Community clubs, private or public" on the surrounding area. The project is designed to ensure compatibility with existing land uses by maintaining the current capacity of the courts, as no additional courts will be constructed. While the hours of operation may be extended due to improved lighting, the use will predominantly occur outside AM and PM peak traffic hours, which helps to mitigate traffic congestion and maintain smooth circulation in the area.

Traffic generation studies indicate that the proposed USTA/CSD facility is projected to produce 0 additional peak hour trips and only 56 average weekday trips, demonstrating that the traffic impact will be minimal and well within the capacity of the existing infrastructure.

To enhance pedestrian safety and circulation, new sidewalks will be implemented that connect to the existing internal sidewalk systems, providing safe routes to and from the facility. The site design includes a 15 to 16-foot-wide one-way drive aisle and 41 new parking stalls, improving access and addressing any potential increases in usage during off-peak times.

Furthermore, the density of the development does not significantly alter the current intensity of use, as the courts are already open to the public. The thoughtful integration of building and site design elements, including the dome enclosure and enhanced landscaping, will ensure harmony with existing structures while providing additional buffering along the north property line.

The landscaping plan adheres to code requirements and features a diverse mix of native and drought-tolerant species, with measures in place to protect landscaping from vehicle overhang. Overall, these strategies collectively ensure that the proposed use will not detrimentally impact the surrounding area, promoting a safe and cohesive environment for all users.

- E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;*

RESPONSE: Based on the identified goal within the comprehensive plan this project narrative will focus on the Citywide Land Use Goals and Policies most applicable to the proposed conditional use.

Citywide Land Use Goal

LU-1: Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections.

RESPONSE: The proposed conditional use supports Policy LU-1 by maintaining a land use pattern that respects the natural environment and existing uses. Specifically, the redevelopment complies with the R-7.5 zoning district development standards, ensuring that the design integrates with the existing campus known throughout the surrounding area. The complementary design, parking layout, and enhanced landscaping all contribute to visual harmony and aesthetic integration with adjacent properties. The landscaping plan, which includes a diverse mix of native and drought-tolerant species, enhances the site's natural environment and contributes to a cohesive land use pattern.

The use of the existing tennis courts for "Community clubs, private or public" is compatible with the surrounding land uses in terms of traffic, pedestrian circulation, and density. The project does not involve the construction of additional courts, ensuring that the intensity of use remains consistent with current levels. Furthermore, the proposed operation outside of peak traffic hours minimizes traffic impacts, with traffic generation studies showing no additional AM or PM peak hour trips and only 56 average weekday trips. This demonstrates that the traffic impact is well within the capacity of the surrounding infrastructure.

Citywide Land Use Policies

LU-1.1: Ensure the appropriate mix of commercial-, residential-, and industrial-zoned land to accommodate the City's share of the regional population and employment projections for the 20-year planning horizon.

RESPONSE: Approval of the proposed conditional use will allow for an additional semi public/ private partnership providing an appropriate mix of land uses, aligning with the City's goal of accommodating population and employment growth over the next 20 years. The additional use and collaboration between the school district and USTA PNW chapter allows for employment opportunity for the services offered through the requested conditional use.

LU-1.2: Coordinate with Clark County, the state, and special districts to identify future needs for essential public facilities such as airports, state education facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.

RESPONSE: The proposed conditional use establishes a collaboration between the school district and the USTA PNW chapter that aligns with the City's goal of

coordinating with local and regional entities to meet future public facility needs. By enhancing recreational services through shared use of the tennis center, the project benefits both the school and the broader community, contributing to regional recreational infrastructure. Additionally, the landscaping plan, featuring native and drought-tolerant species, creates a park-like setting that complements the proposed improvements, further supporting the need for regional park facilities and enhancing the recreational experience for the community.

LU-1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.

RESPONSE: As detailed, the proposed conditional use maintains a land use pattern that respects the natural environment and existing uses. Specifically, the redevelopment complies with the R-7.5 zoning district standards, ensuring that the design integrates with the existing campus known throughout the surrounding area. The complementary design, parking layout, and enhanced landscaping all contribute to visual harmony and aesthetic integration with adjacent properties. The landscaping plan, which includes a diverse mix of native and drought-tolerant species, enhances the site's natural environment and contributes to a cohesive land use pattern.

The use of the existing tennis courts for "Community clubs, private or public" is compatible with the surrounding land uses in terms of traffic, pedestrian circulation, and density. The project does not involve the construction of additional courts, ensuring that the intensity of use remains consistent with current levels. Furthermore, the proposed operation outside of peak traffic hours minimizes traffic impacts, with traffic generation studies showing no additional AM or PM peak hour trips and only 56 average weekday trips. This demonstrates that the traffic impact is well within the capacity of the surrounding infrastructure.

LU-1.4: Ensure that park and recreation opportunities are distributed equitably throughout the City and work to achieve park and continuous trail corridors from Green Mountain to the Columbia River.

RESPONSE: The proposed tennis court improvements at Camas High School support the City's goal of ensuring equitable distribution of park and recreation opportunities. By collaborating with the USTA PNW to create a covered tennis center, this project enhances recreational access for the community. The resurfacing and lighting of the existing courts, along with the dome enclosure and associated site improvements, provide year-round recreational opportunities. The addition of 41 new parking stalls and improved site access ensures the facility is easily accessible, promoting equitable distribution of recreational resources across the City. These upgrades contribute to achieving the broader vision of connecting community amenities and trail corridors.

LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.

RESPONSE: The proposed improvements at Camas High School uphold the policy of encouraging redevelopment and infill development to efficiently use urban land. By enhancing existing recreational facilities through resurfacing, lighting, and the installation of a dome enclosure, the project maximizes the use of already developed land. The addition of a bathroom/locker/entrance structure, improved access, and new parking stalls supports efficient land use while maintaining compatibility with the surrounding area. This redevelopment not only improves the functionality of the site but also optimizes its use for both school and community benefit without expanding into undeveloped land.

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.

RESPONSE: Adequate public facilities are in place to support the proposed conditional use and the corresponding development while minimizing impacts on current residents. The project does not involve additional courts, keeping the number of patrons consistent with current levels, and the facility's extended hours will occur outside peak traffic times. Traffic studies show no additional AM or PM peak trips, with only 56 average weekday trips, demonstrating minimal impact on the surrounding road network. The fully improved arterial road (SE 15th Street) and the secondary ingress/egress ensure efficient traffic flow.

The addition of a new drive aisle and 41 parking stalls enhances parking capacity and access, mitigating any potential increase in usage during off-peak hours. New sidewalks connecting with the internal sidewalk system will improve pedestrian safety and circulation. Emergency services is anticipated to accommodate the minor increase in site activity without requiring additional resources, ensuring the development is adequately served without straining existing public services.

LU-1.7: Ensure consistency with County-wide planning policies.

RESPONSE: The project narrative has effectively demonstrated compliance with the policies and goals outlined in the Camas Comprehensive Plan, which have been designed to align with County-wide planning policies. Given this consistency and adherence to established guidelines, the approval of the proposed conditional use is respectfully requested.

LU-1.8: Support and encourage the implementation of sustainable projects that capture, treat, and reuse rainwater for all new development and redevelopment.

RESPONSE: The stormwater management plan has been designed to meet treatment and detention requirements in accordance with the latest edition of Ecology's Stormwater Management Manual for Western Washington (SWMMWW), specifically following the 2019 version. This approach aligns with the direction provided by the City of Camas

Engineering Division to ensure the proposed conditional use and associated development complies with city regulations.

LU-1.9: Continue to support the arts throughout the City by promoting opportunities for the arts and artists to contribute to new development.

RESPONSE: The proposed conditional use for the tennis court improvements aligns with the goal of continuing to support the arts throughout the City by providing a platform for artistic expression within the new development. As the Camas School District partners with USTA PNW to create a covered tennis center, opportunities for incorporating artistic elements in the design and landscaping can enhance the visual appeal and cultural value of the facility. This project not only addresses recreational needs but also fosters a welcoming environment that encourages local artists to contribute their creativity, ultimately enriching the community and promoting the arts as an integral part of urban

- F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.*

RESPONSE: The project narrative has effectively demonstrated compliance with the policies and goals outlined in the Camas Comprehensive Plan, which have been designed to align with County-wide planning policies. Given this consistency and adherence to established guidelines, the approval of the proposed conditional is respectfully requested.

V. FIRE PREVENTION

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted, or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a
