

PROJECT NARRATIVE

PROJECT DESCRIPTION AND REQUESTED REVIEWS

The Applicant, the City of Camas, requests a Type III Conditional Use Permit Review, Shoreline Conditional Use Permit, Site Plan Review, Design Review, SEPA Review, Archaeological Review and Critical Areas Review for updates to the existing Well 13 facility. The proposed improvements include installing per- and polyfluoroalkyl substances (PFAS) treatment equipment for Well 13 (ion exchange tanks and bag filters), adding a new generator, a building addition for a new electrical room, building addition for a new chemical/well room for a proposed new well, and constructing a new driveway off E 1st Avenue to accommodate a well pump crane truck. A detailed description of the project is as follows:

Stage 1 consists of the following:

- Construction of a new electrical room.
- Construction of a new generator pad.
- Construction of a new transformer pad and gravel access.
- Installation of two ion exchange tanks on a concrete pad.
- Installation of a covered bag filter pad and associated bag filters.
- Installation of a new driveway for a crane truck.
- Removal of the Well 4 building.

Stage 2 consists of the following:

- Installation of a new well.
- Construction of a new chemical/well building.
- Installation of four ion exchange tanks on two concrete pads.

Hours of construction activities will be approximately 7:00 am until 7:00 pm, Monday through Friday.

Pre-application Conference (PLZ- PA24-1030) was held via Zoom on December 19, 2024 with the subsequent notes issued via email on January 7, 2025.

PROJECT LOCATION AND EXISTING CONDITIONS

The site is located at 1250 E. 1st Avenue, Camas, Washington, in the Multifamily Residential-18 (MF-18) zoning district. The property is further identified as Tax Lots 49,244, 242 and 245, tax assessor's serial numbers 90928000, 91031000 and 91034000, located in the Northeast ¼ of Section 11 and Northwest ¼ of Section 12, Township 1 North, Range 3 East of the Willamette

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Meridian, Clark County. The entire site is 0.56 acres (24,394 square feet) according to Clark County GIS, 0.50 acres (21,975 square feet) according to a survey by MacKay Sposito, Inc. For the purposes of this report, the combined three parcels will hereby be referred to as the “subject property.”

Existing zoning and uses adjacent to the project site are as follow:

Direction	Zoning	Use
North	Community Commercial (CC)	Parking Lot
East	Multifamily Residential-18 (MF-18)	Single-family attached townhomes
South	Multifamily Residential-18 (MF-18)	Open Space
West	Multifamily Residential-18 (MF-18)	Single-family detached

It should be noted that Clark County GIS shows parcels 91031000 and 91034000 are part of the Washougal River Greenway. However, as the entire site has been historically used as a municipal well site, it is assumed that the site may continue to be used as a municipal well site with the proposed PFAS treatment.

Frontage improvements along E. 1st Avenue were previously constructed to current city standards. As such, no further road frontage improvements are anticipated except for installation of a new driveway to accommodate a well pump crane truck.

There is an existing driveway approach that serves Cramer Lane located to the east of the site which provides vehicular access to the existing well buildings. This driveway will continue to be used for the project.

Existing vegetation consists of a mix of native and non-native ornamental trees, shrubs and lawn grass.

Environmental constraints consist of a 200-foot shoreline buffer from the Ordinary High-Water Mark for Lacamas Creek located south of the site. The site also borders the Washougal River Greenway to the south.

PUBLIC SERVICES – TITLE 13

Water

The site is currently connected to public water. The existing 1-inch water connection serving the existing facility will be upsized to a 4-inch water line.

Sewer

There is an existing sanitary sewer line that runs along SE Cramer Lane and through the central portion of the site to serve residential properties to the west. A connection to the sanitary sewer

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manhole in SE Cramer Lane will be made to dispose of process water for occasional flushing that is required when new ion exchange media is added to the tanks. A connection to the sanitary line on the western portion of the site will be made to dispose of process water during occasional instances of well pump startup.

Refuse Collection and Disposal

As the site is a public water well facility, refuse collection and disposal is not required.

Storm Water Drainage

The proposed project site has an existing storm sewer system that is to remain in place following construction of the proposed improvements. The existing storm sewer system currently picks up runoff from the existing buildings and site area via roof drain connections and area drains and conveys stormwater by pipe to the south end of the site where it is dispersed through a perforated pipe. The runoff ultimately drains downhill in the southeast direction to the Washougal River. All new buildings, concrete slabs, sidewalks, and landscape areas are to drain to this existing stormwater system and ultimately outfall to the Washougal River. The existing road to the east of the site, called SE Cramer Ln., currently drains to the west and south, ultimately flowing downhill to the Washougal River. Refer to the Engineering Plans and the Preliminary Stormwater Report for more information.

STORMWATER PROVISIONS – TITLE 14

14.02 Stormwater Control

The proposed project site has an existing storm sewer system that is to remain in place following construction of the proposed improvements. The existing storm sewer system currently picks up runoff from the existing buildings and site area via roof drain connections and area drains and conveys stormwater by pipe to the south end of the site where it is dispersed through a perforated pipe. The runoff ultimately drains downhill in the southeast direction to the Washougal River. All new buildings, concrete slabs, sidewalks, and landscape areas are to drain to this existing stormwater system and ultimately outfall to the Washougal River. The existing road to the east of the site, called SE Cramer Ln., currently drains to the west and south, ultimately flowing downhill to the Washougal River. Refer to the Engineering Plans and the Preliminary Stormwater Report for more information.

14.42 Illicit Discharges, Dumping and Illicit Connections

The project will not illicitly discharge or dump any material to the stormwater system.

14.06 Erosion and Sediment Control

Erosion and sediment control plans will be developed as part of the final civil engineering plan submittal meeting the provisions of this section.

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;*

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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)

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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: Clark County GIS data indicates that 100% of the site has a high probability of containing archaeological findings. An archaeological survey has been completed by Archaeological Investigations Northwest. The report indicates that due to the limited number and types of artifacts found at the site and the fact that the project area has been heavily impacted by construction of a house (and associated septic drain field) that previously stood on the property and by the construction of the wells, the site is

recommended as not eligible for listing in the NRHP and they recommend no additional study at the site. Please refer to the Archaeological Survey as prepared by Archaeological Investigations Northwest, dated February 9, 2007 for more information.

Public View, Open Space Protection - (CMC 16.33)

While views across the subject property will be impacted by the construction of the building additions and ion exchange tanks, there are no direct views of the Washougal River from offsite properties that will be materially impacted by the installation of critical water infrastructural equipment.

HISTORIC PRESERVATION - (CMC 16.35)

There are no known historic sites within the development or adjacent to this project. An archaeological survey has been completed by Archaeological Investigations Northwest. The report indicates that due to the limited number and types of artifacts found at the site and the fact that the project area has been heavily impacted by construction of a house (and associated septic drain field) that previously stood on the property and by the construction of the wells, the site is recommended as not eligible for listing in the NRHP and they recommend no additional study at the site. Please refer to the Archaeological Survey as prepared by Archaeological Investigations Northwest, dated February 9, 2007 for more information.

CRITICAL AREAS - (CMC 16.51)

16.51.070 Critical areas—Regulated.

Mapping. The approximate location and extent of critical areas are shown on critical area maps that are provided by interlocal contract by the Clark County Geographic Information Systems (a.k.a. "Maps Online"). These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continually updated as new critical areas are identified. They are a reference and do not provide a final critical area designation or delineation. If the proposed activity is within, adjacent to (within two hundred feet), or is likely to impact a critical area, the city shall require a critical area report from the applicant that has been prepared by a qualified professional. If the report concludes that there is a critical area present then the city of Camas shall:

- A. Review and evaluate the critical area report;*
- B. Determine whether the development proposal conforms to the purposes and performance standards of these provisions;*
- C. Assess potential impacts to the critical area and determine if they are necessary and unavoidable; and*
- D. Determine if any mitigation proposed by the applicant is sufficient to protect the functions and values of the critical area and public health, safety, and welfare concerns consistent with the goals, purposes, objectives, and requirements of these provisions.*

RESPONSE: Clark County Maps Online (Clark County 2024) identifies Lacamas Creek as a Shoreline of the State (WDNR Type S) and associated riparian habitat. As such, a Shoreline Critical Areas Report and Shoreline Narrative have been prepared by MacKay Sposito Inc., a qualified professional.

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: Clark County MapsOnline (Clark County 2024) identifies Lacamas Creek as a Shoreline of the State (WDNR Type S) and associated riparian habitat. As such, a Shoreline Critical Areas Report has been prepared by MacKay Sposito Inc., a qualified professional, dated January 22, 2025. This shoreline critical areas report describes the current conditions and the extent of wetlands and fish and wildlife habitat conservation areas (FWHCA).

Per this report, no wetlands were observed within the project study area.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS - (CMC 16.61)***16.61.020 – Critical area report – Requirements for habitat conservation areas.***

- A. Prepared by a Qualified Professional. A critical areas report for a habitat conservation area shall be prepared by a qualified professional who is a biologist with experience preparing reports for the relevant type of habitat.*
- B. Areas Addressed in Critical Area Report. The following areas shall be addressed in a critical area report for habitat conservation areas:*
 - 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 of the subject parcel or parcels; and*
 - 4. The project design and the applicability of the buffers based on the proposed layout and the level of land use intensity.*
- C. Habitat Assessment. A habitat assessment is an investigation of the project area to evaluate the presence or absence of a potential critical fish or wildlife species or habitat. A critical area report for a habitat conservation area shall contain an assessment of habitats, including the following site- and proposal-related information at a minimum:*
 - 1. Detailed description of vegetation on and adjacent to the project area;*
 - 2. Identification of any species of local importance, priority species, or endangered, threatened, sensitive, or candidate species that have a primary association with habitat on or adjacent to the project area, and assessment of potential project impacts to the use of the site by the species;*
 - 3. A discussion of any federal, state, or local special management recommendations, including Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitats located on or adjacent to the project area;*
 - 4. A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing habitats and restore any habitat that was degraded prior to the current proposed land use activity, and to be conducted in accordance with mitigation sequencing (Section [16.51.170](#)); and*
 - 5. A discussion of ongoing management practices that will protect habitat after the project site has been developed, including proposed monitoring and maintenance programs.*
- D. Additional Information May be Required. When appropriate due to the type of habitat or species present or the project area conditions, the city may also require the habitat management plan to include:*
 - 1. An evaluation by the Department of Fish and Wildlife or qualified expert regarding the applicant's analysis and the effectiveness of any proposed mitigating measures or programs, to include any recommendations as appropriate;*
 - 2. An evaluation by the local Native American Indian Tribe; and*
 - 3. Detailed surface and subsurface hydrologic features both on and adjacent to the site.*

RESPONSE: Clark County MapsOnline (Clark County 2024) identifies Lacamas Creek as a Shoreline of the State (WDNR Type S) and associated riparian habitat. As such, A Shoreline Critical Areas Report, prepared by MacKay Sposito Inc. (January 22, 2025), assesses the environmental conditions of the project study area (PSA) in relation to Lacamas Creek, a Shoreline of the State (WDNR Type S) with associated riparian habitat (Clark County MapsOnline, 2024). This report delineates wetlands, fish and wildlife habitat conservation areas (FWHCA), and shoreline management considerations.

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Riparian Habitat and Buffers

The Ordinary High-Water Mark (OHWM) was delineated following Ecology's methodology (2016), using indicators such as vegetation transitions, undercut banks, and watermarks. Due to steep slopes in the southeast PSA, field data was supplemented with LiDAR-derived contours (WDNR 2019).

- Lacamas Creek (Type S) is mapped at the southern boundary of the PSA.
- Standard Riparian Buffer: 150 feet per CMC 16.61.040.D.
- Modified Buffer per City of Camas SMP 5.3(2)(b): 20 feet from the top of slopes exceeding 40% (PSA slopes are approximately 58%).
- Shoreline Management Area: Extends 200 feet landward from the OHWM and is under City of Camas SMP (2021) jurisdiction.

Wildlife and Habitat Considerations

A review of the USFWS IPaC database (2024) confirmed:

- No observed terrestrial species listed as threatened or endangered.
- No suitable terrestrial habitat within or near the PSA.
- Table 4 of the report identifies five threatened fish species presumed present in Lacamas Creek.

The Shoreline Critical Areas Report confirms that the proposed development complies with CMC and City of Camas SMP regulations by adhering to modified buffer standards, documenting existing environmental conditions, and ensuring that no significant habitat disruptions occur within the PSA.

USE AUTHORIZATION - (CMC 18.07)

18.07.040 - Table 2—Residential and multifamily land uses

Authorized Uses in Residential and Multifamily Zones

<i>R</i>	<i>MF</i>
<i>RESIDENTIAL USES</i>	
<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>

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<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.

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RESPONSE: An application is on file with the City of Camas for review for a Conditional Use Permit and Design Review to install Per- and polyfluoroalkyl substances (PFAS) treatment equipment for the existing Well 13, add a new generator and generator pad, expand the electrical room with a building addition, construct another building addition for the proposed new well, and develop a new driveway off East 1st Avenue to accommodate a pump crane truck.

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 “facilities, minor public” as outlined in Table 2—Residential and Multifamily Land Uses. CMC 18.03.030 identifies a “Facility, Public” *as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, water towers, storm and sanitary sewer systems, parks and recreation facilities, and schools that are open to the general public and owned by or in trust for a government entity.*

The above identified use, “facilities, minor public”, is as allowed through a Conditional Use Permit 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 1 - Density and Dimensions – Multifamily Residential Zones

RESPONSE: At the time of the application, the property is zoned MF-18. The subject property encompasses 0.56 acres (24,394 square feet) according to Clark County GIS, 0.50 acres (21,975 square feet) according to a survey by MacKay Sposito, Inc., and is the site of the existing City of Camas’ Well #13 along with abandoned Well #4. The subject property includes a primary building featuring a 527 sq. ft. pump room and a 1,182 sq. ft. chemical room. A generator and pad area can be found on the south side of the existing structure while an existing building for Well 4 will be removed.

Submitted plans identify the various improvements respectively; however, overall improvements are summarized as follow:

Stage 1 consists of the following:

- Construction of a new electrical room.
- Construction of a new generator pad.
- Construction of a new transformer pad and gravel access.
- Installation of two ion exchange tanks on a concrete pad.
- Installation of a covered bag filter pad and associated bag filters.
- Installation of a new driveway for a crane truck.
- Removal of the Well 4 building.

Stage 2 consists of the following:

- Installation of a new well.
- Construction of a new chemical/well building.
- Installation of four ion exchange tanks on two concrete pads.

The applicable development standards and corresponding compliance measures are outlined below:

Table 3: Density and Dimensions for Multifamily Residential Zones

	MF-18	Proposed
<i>Max. Density (dwelling units per gross acre)</i>	18	N/A
<i>Min. Density (dwelling units per gross acre)</i>	6.0	N/A
STANDARD LOTS		
<i>Min. Lot Area (square feet)</i>	2,100	21,975 square feet
<i>Min. Lot Width (feet)</i>	26	Approx. 108 feet
<i>Min. Lot Depth (feet)</i>	60	Approx. 212 feet
<i>Maximum gross floor area (GFA) per dwelling unit (square feet)⁴</i>	1,000	N/A
SETBACKS		
<i>Min. front yard/at garage front (feet)</i>	10/20	30 feet (N)
<i>Min. side yard¹</i>	3	15 feet (W)
<i>Min. side yard, flanking a street</i>	15	18 feet (E)
<i>Min. rear yard</i>	10	Approx. 75 feet (S)
LOT COVERAGE		
<i>Max. building lot coverage</i>	65%	17 %
BUILDING HEIGHT		
<i>Max. building height⁵</i>	50'	20'-4"

18.09.080 - Setback – Exception

RESPONSE: There are no exceptions to setbacks proposed.

PARKING- (CMC 18.11)

RESPONSE: Two existing parking stalls are located on-site next to the Well 13 pump and chemical room, accessible via SE Cramer Lane. This 20-foot-wide paved roadway provides access to the Well 13 site and serves as the ingress and egress for residents of the Three Rivers condo complex. CMC 18.11.020.B prohibits “all commercial and industrial developments and in all residential buildings containing five or more dwelling units” to backout into any street or public right-of-way; however, the proposed use is a “public facility” and the parking stalls are existing. Additionally, SE Cramer Lane is located within an easement and is not dedicated right-of-way. As such, the criteria does not apply.

Two additional parking stalls will be provided in front of the new electrical room building (in tandem) within the new driveway. Please refer to the Site Plan for more information.

Due to the nature of the site's use, it will not be open to the public. To ensure site security and protect public welfare, no pedestrian access will be provided thus supporting the proposed parking design.

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 LS1.0) or as adjusted as described below.

As detailed within this project narrative, the subject property is 0.56 acres (24,394 square feet) according to Clark County GIS, 0.50 acres (21,975 square feet) according to a survey by MacKay Sposito, Inc. The proposed landscaping plan includes the removal of small trees located in the northern portion of the site while preserving an existing 18-inch walnut tree. The plan incorporates new plantings, including Oregon ash and Paperbark maple trees (meeting the city's street tree standards), along with shrubs like Isanti dogwood, Oregon grape, and salal, spaced strategically to enhance site aesthetics and environmental resilience while meeting landscape buffer requirements. Groundcover will consist of a hydroseeded meadow of native species. The site may feature an automatic drip irrigation system, and all landscaping will comply with City of Camas regulations. The total landscape area will cover approximately 49.6% of the site, exceeding the required 15%. Additionally, the plan meets and exceeds the required tree density, ensuring a well-balanced, sustainable green space.

It should be noted that proposed landscape buffers have been provided as indicated below:

- North (Parking lot use on CC zoned property across E 1st Avenue) – An L2 landscape buffer has been provided with Paperbark maples, salal, Oregon grape and Isanti dogwood designed to screen the site from the adjacent right-of-way.
- South (Open space use on MF-18 zoned property) – Because of the proximity of the south property line to the Washougal River Greenway and existing trees just south of the south property line of the project site (whose canopy encroaches over the south property line), a landscape buffer has not been provided as the southern portion of the project site will be surrounded by an 8-foot-high Pallisades-style fence. The fence is proposed to provide security of the site as a public water source while allowing visibility into the site for safety and security reasons. Adding additional shrubs and trees would impact the locations of the ion exchange treatment pads/tanks.
- West (Single-family residential use on MF-18 zoned property) – An L1 buffer has been provided with Oregon ash trees spaced 30 feet on center. The northern portion of this buffer also contains Oregon grape to meet the L2 landscape buffer requirement. However, shrubs have not been proposed within the fenced area along the west property line for reasons as indicated above.
- East (Single-family attached use on MF-18 zoned property) – An L1 landscape buffer has been proposed with Oregon ash trees spaced generally 30 feet on center or as allowed to accommodate existing and proposed driveways. As there is a fence that surrounds the townhomes on the east side of SE Cramer Lane, shrubs have not been provided per the L2 buffer standard as there are currently no existing shrubs along this section of the site and any shrubs would not materially increase the screening of the site from off-site properties. Only one tree is proposed within the fenced area as there is insufficient room to accommodate additional trees because of the ion exchange pad/tanks and other underground utilities.

SIGNS - (CMC 18.15)

RESPONSE: There are no signs proposed at this time.

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 development is consistent with the goals and policies outlined in the City of Camas Comprehensive Plan. The project aligns with the City's commitment to ensuring safe and reliable public infrastructure by upgrading critical water treatment facilities to address per- and polyfluoroalkyl substances (PFAS) contamination. This directly supports the Comprehensive Plan's objectives related to public health, environmental protection, and sustainable water resource management.

Furthermore, the project is compatible with land use policies promoting essential public services within established urban areas. The site, located in the Multifamily Residential-18 (MF-18) zoning district, has historically functioned as a public utility site, and the proposed improvements will enhance its operational efficiency while maintaining compatibility with surrounding uses. The staged approach to development ensures that necessary infrastructure will be in place to support both existing and future site functions, in alignment with the City's growth management strategies.

Additionally, environmental considerations have been integrated into the project design, including compliance with shoreline and critical areas regulations. The proposed improvements are designed to minimize environmental impact while maintaining the integrity of adjacent natural resources, such as Lacamas Creek and the Washougal River Greenway.

Overall, the project is consistent with the Comprehensive Plan's emphasis on infrastructure resilience, environmental stewardship, and the provision of essential public services to support the well-being of Camas residents.

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, 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 is adequately served by public infrastructure, ensuring the availability and accessibility of necessary public services. The existing driveway approach serving Cramer Lane will continue to provide vehicular access to the well facility. Additionally, frontage improvements along E. 1st Avenue have already been completed to current City standards, eliminating the need for further road frontage improvements. The City of Camas will operate and maintain the well facility, ensuring proper maintenance and functionality of public utilities, including existing water and sanitary sewer services, in accordance with applicable regulations.

The proposed project site has an existing storm sewer system that is to remain in place following construction of the proposed improvements. The existing storm sewer system currently picks up runoff from the existing buildings and site area via roof drain connections and area drains and conveys stormwater by pipe to the south end of the site where it is dispersed through a perforated pipe. The runoff ultimately drains downhill in the southeast direction to the Washougal River. All new buildings, concrete slabs, sidewalks, and landscape areas are to drain to this existing stormwater system and ultimately outfall to the Washougal River. The existing road to the east of the site, called SE Cramer Ln., currently drains to the west and south, ultimately flowing downhill to the Washougal River.

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 of development. Refer to the plans and reports 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.

While there are no proposed parks or trails associated with this project, a new sidewalk is proposed along the east side of the site to provide ADA compliant access to the existing gravel pathway in the Washougal River Greenway south of the site.

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

RESPONSE: Adequate provisions have been made for the maintenance of public utilities, as the well facility will be operated and maintained by the City of Camas. The City will ensure the ongoing maintenance and functionality of the public facility in accordance with applicable standards and regulations.

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, § 1(Exh. A), 2-7-2011)

DESIGN REVIEW - (CMC 18.19) & DESIGN REVIEW MANUAL

18.19.050 Design Principles

CMC 18.19 requires the Applicant to submit for Design Review on projects located within commercial zoning designations. This section of the narrative addresses detailed design information, as well as the overall integration of architectural elements into the Preliminary Site Plan.

The project will meet the design principles of CMC 18.19.050, Design principles, as follows:

1. Landscaping:

The plan incorporates new plantings, including Oregon ash and Paperbark maple trees (meeting the city's street tree standards), along with shrubs like Isanti dogwood, Oregon grape, and salal, spaced strategically to enhance site aesthetics and environmental resilience while meeting landscape buffer requirements. Groundcover will consist of a hydroseeded meadow of native species. The site may feature an automatic drip irrigation system, and all landscaping will comply with City of Camas regulations. The total landscape area will cover approximately 49.6% of the site, exceeding the required 15%. Additionally, the plan meets and exceeds the required tree density, ensuring a well-balanced, sustainable green space.

It should be noted that proposed landscape buffers have been provided as indicated below:

- North (Parking lot use on CC zoned property across E 1st Avenue) – An L2 landscape buffer has been provided with Paperbark maples, salal, Oregon grape and Isanti dogwood designed to screen the site from the adjacent right-of-way.
- South (Open space use on MF-18 zoned property) – Because of the proximity of the south property line to the Washougal River Greenway and existing trees just south of the south property line of the project site (whose canopy encroaches over the south property line), a landscape buffer has not been provided as the southern portion of the project site will be surrounded by an 8-foot-high Pallisades-style fence. The fence is proposed to provide security of the site as a public water source while allowing visibility into the site for safety and security reasons. Adding additional shrubs and trees would impact the locations of the ion exchange treatment pads/tanks.

- West (Single-family residential use on MF-18 zoned property) – An L1 buffer has been provided with Oregon ash trees spaced 30 feet on center. The northern portion of the this buffer also contains Oregon grape to meet the L2 landscape buffer requirement. However, shrubs have not been proposed within the fenced area along the west property line for reasons as indicated above.
- East (Single-family attached use on MF-18 zoned property) – An L1 landscape buffer has been proposed with Oregon ash trees spaced generally 30 feet on center or as allowed to accommodate existing and proposed driveways. As there is a fence that surrounds the townhomes on the east side of SE Cramer Lane, shrubs have not been provided per the L2 buffer standard as there are currently no existing shrubs along this section of the site and any shrubs would not materially increase the screening of the site from off-site properties. Only one tree is proposed within the fenced area as there is insufficient room to accommodate additional trees because of the ion exchange pad/tanks and other underground utilities.

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

2. Significant natural features:

The proposed redevelopment of the project area does not include the removal of significant trees or impacts any critical areas in the vicinity of the subject property. Specifically, the subject property includes a wetland located approximately 975 feet to the south of the proposed project area. An existing 18-inch walnut tree will be retained in the southern portion of the site. Existing off-site trees will not be impacted by the project.

3. Buildings and materials:

Two additions, in two stages, are planned to be added to the existing 1709 SF Pump and Chemical Building. Each stage will include PFAS filtration vessels located at the rear of the site and smaller bag filter housings for sediment removal. The bag filters include a small canopy overhead and are adjacent to the existing Pump and Chemical building. A new emergency generator will replace the existing generator to provide sufficient backup power for the new well pump that will be replacing the well pump within the existing building. Residential style palisades fencing at the sides and rear yard will provide a secure perimeter around the filtration equipment and emergency generator but be residential in character.

Stage 1 will add an approximately 560 SF, single story, electrical room addition to the north of the existing building. It will also include two PFAS filtration vessels located at the rear of the site and two smaller bag filter filtration housings with an accompanying canopy adjacent to the existing building. The Stage 1 addition will be a direct extension of the existing building with the massing and the roof will be a continuation of the existing.

Stage 2 will add a 1,466 SF Pump and Chemical Room to the north of the Stage 1 addition. It will include four PFAS filtration vessels at the rear of the site and adjacent to the Stage 1 vessels. An additional smaller vessel will be installed under the Stage 1 canopy at the

west of the existing building. The Stage 2 addition will be 3 feet taller than the existing building and provide a gentle transition from the single-story residential building immediately to the west and the two-story apartments to the east across Cramer Lane. With the additions, the building will be closer to the street and continue the residential frontage established by the adjacent properties. The siting of the additions toward 1st Avenue will also provide additional screening to the PFAS vessels at the rear of the site.

Both additions will use the same materials and residential detailing as the existing building to appear as much as a singular, coordinated structure with a “finished” appearance. The additions will have the same textured and muted, multi-colored masonry block design as the original building, with horizontal architectural banding accents. Faux window detailing will be replicated from the original building to maintain the residential character of the building and articulate the masonry walls. The gable ends will replicate the residential style cement board lap siding above the masonry portions of the building, like the original structure. The roof will be detailed with eave overhangs, brackets at the gable ends and architectural style composite shingling – again matching the original structure and residential character of the adjacent properties.

The PFAS filtration vessels will be painted a hue of green to blend into the natural vegetation at the rear of the site and diminish their presence on the site.

4. Historic and Heritage Preservation:

Clark County GIS data indicates that 100% of the site has a high probability of containing archaeological findings. An archaeological survey has been completed by Archaeological Investigations Northwest. The report indicates that due to the limited number and types of artifacts found at the site and the fact that the project area has been heavily impacted by construction of a house (and associated septic drain field) that previously stood on the property and by the construction of the wells, the site is recommended as not eligible for listing in the NRHP and they recommend no additional study at the site. Please refer to the Archaeological Survey as prepared by Archaeological Investigations Northwest, dated February 9, 2007 for more information.

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.

There are no historic elements associated with the existing facility that would be incorporated into the design.

Compliance with the Camas Design Review Manual

In addition to compliance with the CMC 18.19.050 Design Principles described earlier in this narrative, the following provides a description of how this project meets with the 2002 Camas Design Review Manual (“DRM”) Standard Design Principles and Guidelines.

DRM Standard Design Principles

A description of how the project meets the DRM Standard Design Principles is noted earlier in this narrative.

DRM Standard Design Guidelines

Landscaping & Screening

1. Landscaping & Screening:

The plan incorporates new plantings, including Oregon ash and Paperbark maple trees (meeting the city’s street tree standards), along with shrubs like Isanti dogwood, Oregon grape, and salal, spaced strategically to enhance site aesthetics and environmental resilience while meeting landscape buffer requirements. Groundcover will consist of a hydroseeded meadow of native species. The site will feature an automatic irrigation system, and all landscaping will comply with City of Camas regulations. The Landscape Plan provides for year-round color and texture and will afford the site a cohesive design with trees and shrubs that are adapted to the climate of the Pacific Northwest and match surrounding environs.

2. Signage:

There is no proposed signage with this Application.

3. Outdoor Furnishings.

As this is a public water facility, there are no proposed outdoor furnishings.

4. Fencing:

Fencing will be provided around the southern portion of the site with an 8-foot-tall palisade-style fence to provide a security perimeter around this critical public water facility and to help screen the PFAS equipment. The fence will be approximately 25% opaque to provide visual access into the site for security purposes.

5. Significant Trees:

There is an existing 18-inch walnut tree located in the southwestern portion of the site that is proposed to be retained. Placement of the ion exchange tanks have been positioned to best protect the critical root zone of this tree.

6. Lighting:

Lighting is proposed to meet minimum safety and security requirements. Building lighting will occur at man doors, per code requirements. Site and security lighting near the filtration units and bag filters will be activated only when needed by maintenance personnel. All lighting will be shielded to prevent off-site light intrusion to the extent practicable.

Massing and Setbacks

The buildings are massed to the front (street facing) side of the site to enhance and preserve the residential quality of the neighborhood streetscape. Filtration equipment is located to the greatest extent to the rear of the site, on the SE Cramer Lane side, to screen and reduce their presence to the E 1st Avenue and neighboring properties. The size of the buildings is in scale with the neighboring single-story single-family residence and two-story townhome complex and appropriate to the MF-18 zoning. Pedestrian circulation is provided on the main street frontage via the existing public sidewalk and along the east side of the site/west side of SE Cramer Lane with a new sidewalk connecting to the existing gravel pathway in the Washougal River Greenway south of the site.

Architecture

1. Finished, Sound, Durable and Permanent Appearance:

The additions to the building are designed to be integrated extensions of the existing building design. The existing building is thoughtfully designed with articulated masonry walls and lap siding that embodies the residential feel of the street. The roof uses an architectural grade composite shingle, seen on neighboring buildings, with overhangs and brackets at the gable ends that are distinctly residential in character. The materials are of high quality and durability. The additions will replicate and match these details in order to create a design that looks uniform, finished and as a singular complete design.

2. Placement of Buildings:

There are no significant natural features on the site to be preserved.

3. Building Walls and Fences Visible from Roadways:

The building walls facing the main street frontage in stage 1 and stage 2 are designed with articulation of faux windows, residential style doors, masonry detailing, roof overhangs and brackets to add scale and composition to the facades that matches the residential character of the neighborhood and avoids a “blank” look. The stage 1 composition features the gable end of the building fronting the street. The design uses window and door composition to articulate the façade, masonry detailing to establish a base and detail banding of the building and create a smaller scale to the elevation. Lap siding for the wood framed construction above the masonry is used to break up the top quarter of the wall. The roof is also further articulated with overhangs, brackets, and exposed collar ties to add depth, scale, and interest to the elevation. The Stage 2 design features the eave side of the building for its frontage, but it uses the

same detailing with windows, masonry, and roof overhangs to break up the massing and composition of the elevation and bring a residential feel to the frontage.

4. Color Scheme:

The proposed design for the additions will continue the design of the existing building to create a cohesive look for the building. The color palette features natural, muted tones (not bright), such as greys, pastels, and tans. Bold colors or colors not represented on the original building are not proposed for these additions.

The PFAS filtration tanks shall be in a muted green tone to blend in with the natural vegetation at the back of the site.

Historic and Heritage Preservation

There are no historic/heritage elements either on-site or in the surrounding area.

Multi-Family Principals & Guidelines

While the project is located in the MF-18 zoning district, the design review principals and guidelines pertaining to multi-family development do not apply. Compliance with other design review principals and guidelines are as indicated above.

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 hearings 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 proposed development is consistent with the goals and policies outlined in the City of Camas Comprehensive Plan. The project aligns with the City's commitment to ensuring safe and reliable public infrastructure by upgrading critical water treatment facilities to address per- and polyfluoroalkyl substances (PFAS) contamination. This directly supports the Comprehensive Plan's objectives related to public health, environmental protection, and sustainable water resource management.

Furthermore, the project is compatible with land use policies promoting essential public services within established urban areas. The site, located in the Multifamily Residential-18 (MF-18) zoning district, has historically functioned as a public utility site, and the proposed improvements will enhance its operational efficiency while maintaining compatibility with surrounding uses. The staged approach to development ensures that necessary infrastructure will be in place to support both existing and future site functions, in alignment with the City's growth management strategies.

- 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: Applicable design and development standards and other applicable regulations will be met or exceeded as described in this narrative, on the plans, and elsewhere in the application package.

- 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: Existing zoning and uses adjacent to the project site are as follow:

Direction	Zoning	Use
North	Community Commercial (CC)	Parking Lot
East	Multifamily Residential-18 (MF-18)	Single-family attached townhomes
South	Multifamily Residential-18 (MF-18)	Open Space
West	Multifamily Residential-18 (MF-18)	Single-family detached
Direction	Zoning	Use

The subject property is bound by E 1st Avenue along the north property line which was previously constructed to current city standards. As such, no further road frontage improvements are anticipated. The subject property is bound by SE Cramer Lane along its east property line. SE Cramer Lane is a 20-foot-wide paved roadway providing access to the Well 13 site and serves as the ingress and egress for residents of the Three Rivers condo complex.

A pedestrian sidewalk will be incorporated along the subject property's east property line within SE Cramer Lane roadway to ensure safe and efficient circulation, connecting the existing well facilities with the public right-of-way along East 1st Avenue and to the existing gravel pathway within the Washougal River Greenway south of the site. The proposed improvements will maintain accessibility for maintenance personnel and emergency responders while minimizing disruptions to the surrounding area.

Traffic impacts from the proposed development have been evaluated in accordance with the City of Camas transportation plan. Given the project's nature as an upgrade to an existing public utility site, no significant increase in traffic generation is anticipated. The

existing driveway approach off East 1st Avenue, which currently serves the well facilities, will continue to provide vehicular access. No off-site mitigation is required, and no additional roadway improvements are anticipated as the existing frontage along East 1st Avenue was previously constructed to city standards.

The site design prioritizes operational efficiency while ensuring compatibility with adjacent land uses. The proposed improvements will be concentrated within the existing utility site to minimize visual and functional impacts on nearby residential properties. The staged approach to development ensures that critical infrastructure upgrades can be implemented systematically without disrupting essential public services.

Architectural and site design elements will be cohesive with the existing well facilities. Building additions for the expanded electrical and chemical rooms, as well as the new well, will utilize materials and colors consistent with the existing structures to maintain visual continuity. The generator and ion exchange treatment areas will be strategically placed to optimize operational performance while preserving site aesthetics.

The proposed landscaping plan incorporates a mix of low-maintenance native and ornamental plant species to complement the surrounding environment. Vegetation will be utilized to provide a buffer between the facility and adjacent properties while maintaining clear sightlines for security and safety. The plan ensures year-round visual interest with a variety of plant textures and colors, contributing to the overall integration of the facility with its natural and built surroundings.

The proposed development has been designed to align with the City of Camas Comprehensive Plan by ensuring the continued provision of safe and reliable public water infrastructure. The project supports public health, environmental sustainability, and essential service delivery while maintaining consistency with applicable land use policies and development standards.

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 possible adverse impacts that the proposed use may have on the surrounding area. The project site is an existing public utility facility, and all proposed improvements will be concentrated within its current boundaries to minimize disruptions to adjacent residential and commercial uses.

As the project consists of infrastructure upgrades rather than new high-traffic development, no significant increase in traffic generation is anticipated. The existing driveway approach off East 1st Avenue will continue to serve as the primary access point, and no off-site mitigation measures or additional roadway improvements are required.

To improve pedestrian safety and accessibility, a new sidewalk will be incorporated along the subject property's east property line within SE Cramer Lane. This will enhance

circulation by connecting the well facilities with the public right-of-way along East 1st Avenue as well as access to the existing gravel pathway in the Washougal River Greenway south of the site, ensuring safe passage for maintenance personnel, emergency responders, and nearby residents.

The site design prioritizes compatibility with surrounding land uses by maintaining a functional layout that minimizes visual and operational impacts. Architectural and material selections for the proposed building additions will match existing structures to ensure visual continuity. Equipment placement, including the generator and ion exchange treatment areas, has been strategically planned to optimize efficiency while preserving site aesthetics.

Landscaping enhancements will provide a natural buffer between the facility and adjacent properties. A mix of low-maintenance native and ornamental plant species will be used to soften the site's appearance while maintaining clear sightlines for safety. The landscaping plan ensures year-round visual appeal with diverse plant textures and colors, contributing to the overall aesthetic integration of the facility with its surroundings.

By adhering to these measures, the proposed development aligns with the City of Camas Comprehensive Plan, supporting critical public infrastructure while ensuring minimal impact on neighboring properties and the surrounding community.

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

RESPONSE: The proposed development is consistent with the goals and policies outlined in the City of Camas Comprehensive Plan. The project aligns with the City's commitment to ensuring safe and reliable public infrastructure by upgrading critical water treatment facilities to address per- and polyfluoroalkyl substances (PFAS) contamination. This directly supports the Comprehensive Plan's objectives related to public health, environmental protection, and sustainable water resource management.

Citywide Land Use Goal

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: The project is compatible with land use policies promoting essential public services within established urban areas. The site, located in the Multifamily Residential-18 (MF-18) zoning district, has historically functioned as a public utility site, and the proposed improvements will enhance its operational efficiency while maintaining compatibility with surrounding uses. The staged approach to development ensures that necessary infrastructure will be in place to support both existing and future site functions, in alignment with the City's growth management strategies.

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.

VARIANCES - (CMC 18.45)

RESPONSE: There are no variances requested.

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)

March 10, 2025

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RESPONSE: This application is subject to a Minor Design Review, SEPA Review, Archeological Review, Critical Areas Review, Type III Conditional Use Permit process.

A Pre-Application Conference was held on December 19, 2024 with subsequent meeting notes issued via email: January 7, 2025.

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. The project will comply with all fire prevention and Fire Marshal requirements.
