

following the preliminary short plat approval. Maintenance of the stormwater facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3).

**Street Tree Planting and Landscaping (CMC 17.19.030 (F))**

Street tree planting is required. Street trees will be provided with the project. See the preliminary landscape plan for additional information.

**Signs (CMC 18.15)**

No signs are proposed at this time.

**Design Review (CMC 18.19)**

The applicant has responded to the Design Review code sections that are applicable to the project below. Applicant responses are below in ***bold italics***.

- **18.19.010 - Purpose.**

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM) and the "Downtown design manual."

The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008) ( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )

***The applicant has responded to the code below and satisfied the purpose of the design review narrative. The meeting and discussions will help to complete the process. This project "will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community." as explained throughout this site plan and design review narrative. This project is also going through a shoreline permit and conditional use permit review which will be a thorough process and provide the best possible design of the project.***

- **18.19.020 - Scope.**

Design review is required for all new developments within commercial, mixed-use, business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational, and governmental buildings and associated properties.

Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual. (Ord. 2518 § 1 (Exh. A (part)), 2008) ( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )

***This project is in the MX zone and a commercial use. Design Review is required for this project.***

- **18.19.025 - Scope of the downtown design manual (DDM).**

The provisions of this manual shall be applied to public and private parcels located within the downtown commercial zone. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone. (Ord. 2518 § 1 (Exh. A (part)), 2008)

***This code section is not applicable to the project.***

- **18.19.030 - Design review manual adopted.**

The city's design standards are primarily contained in the design review manual, which was adopted by the

city. (Ord. 2518 § 1 (Exh. A (part)), 2008)

***This is understood by the applicant.***

- **18.19.035 - Downtown design manual adopted.**

The city's design standards for the downtown commercial zone are contained in the manual, which is adopted by the city. (Ord. 2518 § 1 (Exh. A (part)), 2008)

**N/A**

- **18.19.040 - Design review committee.**

A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.

B. The DRC will hold a public meeting to consider a design review application when:

1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC; ***This project is in the gateway district and requires design review.***
2. The proposal varies from the guidelines of the DRM; or
3. When an administrative decision on a design review application is appealed with no prior review by the DRC.

C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)). (Ord. 2518 § 1 (Exh. A (part)), 2008)

- **18.19.050 - Design principles.**

The principles as provided in the DDM or DRM 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 shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

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.

***This project has been integrated into the existing landscape. Mature Oregon White Oak trees are being retained on-site and just off-site that hang over the site. An arborist has worked with the neighbors and confirmed the health and safety of the trees. The project owners specifically chose this property for the existing landscape and location by the lake. The on-site landscaping is only using native trees, shrubs, grasses and ground covers.***

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.

- **B. Specific Principles.**

- 1. Gateways.**

a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

***This project has not proposed a freestanding sign. A future sign permit will be applied for if necessary. The sign for the business will be attached to the perimeter fence or building.***

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

***This can be achieved with the future sign permit.***

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

***This criteria will be reviewed and discussed with staff during review of the sign permit.***

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

***This can be achieved with concrete stamping or coloring. The pedestrian walkway across the new driveway will be in concrete and have truncated domes to warn sight impaired pedestrians. The road and parking lot are asphalt. Textured or colored concrete can be a condition of approval for the pedestrian walkway/sidewalk at the new driveway intersection.***

e. A consistent streetscape lighting scheme shall be used.

***The applicant is in support of this. Currently there are no street lights along NE Everett Street. If WSDOT and Camas staff want to transition NE Everett Street to a lit roadway the applicant will comply. One new street light could be added to the wood pole. Due to overhead power on the south side of the road, street lights, if added to NE Everett Street could go on the north side of the road to avoid conflicts.***

- 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.

***This project is in the mixed use area and per this code is not required to provide on-site parking. Because this business provides counseling services for families and individuals they need to have a parking lot. Due to the adjacency of Lacamas Lake the project needs to have the building located closest to the views of the lake without a parking lot in between. The parking lot will be screened with landscaping. Two layers of street and buffer trees have been proposed. A short 3-4 foot tall fence could be added to increase the screening if the design review committee think that will help. Placing a parking lot on the interior of the development does not work well for this site given the location of the lake, a future public trail and the needs of the business. This is a smaller parcel and there are not multiple buildings or enough area on the site to have a parking lot located on the "interior" of the development.***

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

***The proposed building does this very well. The surrounding properties and this gateway portion of town have numerous residential buildings along with some small businesses. The design of the building had a very residential feel and scale. The rooflines and exterior finishes mimic that of the surrounding homes. This project has not proposed some large, modern, out of place structures. The proposed building and***

**landscaping match the existing streetscape of this neighborhood. We feel the proposed building is a perfect fit for this site and defines the streetscape very well.**

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.

**As described above on the previous question, The proposed structure has been designed to blend in with the adjacent homes and small businesses. The proposed building is nearly identical in size to most of the custom homes directly to the north. The height of the proposed building is similar to the existing home and business to the south and homes across the street to the east. The proposed 4,000 sf building matches the character and size of the adjacent homes and businesses.**

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.

**This development only proposes one use, family counseling. This criteria is not applicable.**

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.

**This development only proposes one use, family counseling. This criteria is not applicable.**

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

**This has been accomplished with the proposed building and wall articulation. A variety of windows and non-structural rock veneer will also break up walls and enhance the sense of scale.**

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

**This is understood. Lighting will be shielded and/or directed to not leave the site. This can be a condition of approval if staff wants.**

### **3. Multifamily.**

**This section of code does not apply to this project. No multi-family is proposed with this project.**

(Ord. 2518 § 1 (Exh. A (part)), 2008)

( [Ord. No. 16-006](#) , § I, 5-2-2016)

- **18.19.060 - Guidelines.**

A. The guidelines include five major categories:

1. Landscaping and screening;
2. Architecture;
3. Massing and setbacks;
4. Historic and heritage preservation; and
5. Circulation and connections.

B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#) )

- **18.19.070 - Application requirements.**

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the community development director or designee. The application shall include such drawings,

sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

***The applicant and their team have prepared all the necessary drawings, applications and documents required for design review. This project is also going through site plan review, conditional use review, shoreline permitting and a SEPA review.***

(Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § 1(Exh. A), 2-7-2011)

- **18.19.090 - Deviations to design review guidelines.**

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the design review committee. The DRC shall base its recommendation upon findings setting forth and showing that all of the following circumstances exist:

A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development; ***This project has worked hard to design a building and site plan that meet all the code requirements. Due to the size and adjacent site factors this project cannot meet the requirements of 18.19.050 B.2.a (parking located on the interior of the development). This deviation is explained above in the associated code section.***

B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant; ***This is true for this site and proposed business. The details are explained above and throughout this narrative.***

C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district; ***The proposed business is an allowed use in this zoning district. The typical development seen in this neighborhood is residential homes. Residential homes would not typically have parking on the interior of the development. There are two existing businesses to the south of this site. Both businesses have parking in front and on the side of their buildings, not behind or on the interior of their site. All homes and businesses in this neighborhood are placed closest to the lake and parking is located closer to the streets.***

D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences; ***The requested deviation is 100% based upon functional considerations. The proposed business needs the parking area adjacent to the entrance and street. The quality of the counseling services provided depends on the views and adjacency of the building to the lake.***

E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and ***The project has proposed significant amounts of landscaping and screening. A trail connection for the public has been stubbed for future connectivity when the Camas parks department build the new trail to the west. Based on the business proposed there are no other site amenities that are warranted.***

F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles. ***This project has worked to meet the intent and scope of the DRM principals. The intent of the site design is described throughout this narrative and demonstrated on the site plan and building plans.***

(Ord. 2518 § 1 (Exh. A (part)), 2008)

- **18.19.100 - Enforcement.**

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC [Chapter 18.55](#) Administration and Procedures.