



STAFF REPORT  
LEADBETTER ROAD PUMP STATION

FILE NO. CUP16-01 (ASSOCIATED FILES SPRV16-08, SHOR16-04, SEPA16-16, DR16-13)

**TO:** Hearings Examiner **HEARING DATE:** April 4, 2017

**BY:** Sarah Fox, Senior Planner **REPORT DATE:** March 27, 2017

**PROPOSAL:** To request site plan and conditional use approval to construct a pump station within a residential zone

**LOCATION:** The site is located on a tract within CJ Dens Subdivision, north of Leadbetter Road at Tax Parcel #177906-000.

**APPLICANT:** City of Camas  
616 NE 4<sup>th</sup> Ave.  
Camas, WA 98607

**PUBLIC NOTICE:** Notice of application and public hearing was mailed to property owners within 300 feet of the site on March 16, 2017, and published in the Post Record on March 16, 2017, legal publication #579273.

**APPLICABLE LAW:** The application was submitted on December 30, 2016, and the applicable codes are those vested and in effect through Ordinance # 16-031 (12/05/16). Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development; and Title 18 Zoning; Specifically (not limited to): Chapter 17.19 Design & Improvement Standards; Chapter 18.07 Use Authorization, Chapter 18.13 Landscaping; Chapter 18.43 Conditional Use Permits; and Chapter 18.55 Administrative Provisions. **[Note:** Citations from Camas Municipal Code (CMC) are indicated with *italicized type*.]

REPORT CONTENTS

I. SUMMARY .....2

II. CRITERIA OF APPROVAL FOR CONDITIONAL USE PERMITS (CMC§18.43.050 “A” THROUGH “F”) .....2

III. SITE PLAN REVIEW.....5

IV. DESIGN REVIEW COMMITTEE RECOMMENDATION .....6

V. CONCLUSIONS OF LAW.....6

VI. RECOMMENDATIONS.....6

## I. SUMMARY

The city proposes to construct a pump station, which is one of three new pump stations planned within the **North Shore Sewer Transmission System**. The Leadbetter Road Pump Station will be located at Tax Parcel #177906-000 (no site address) in a tract of a future residential subdivision, which is known as the CJ Dens Subdivision. The site will be landscaped and fenced and include a 250 square foot structure. The development of a public utility in a single family zone requires approval of a Conditional Use Permit, Site Plan Review and Design Review. At this site, the project also required a Shoreline Substantial Development Permit, Shoreline Variance, and State Environmental Policy Act Determination. The shoreline and SEPA decisions were issued and are considered final.

## II. CRITERIA OF APPROVAL FOR CONDITIONAL USE PERMITS (CMC§18.43.050 “A” THROUGH “F”)

**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;**

**Discussion:** “Pumping station” is a use that can be conditionally allowed in single family residential zone per the use authorization table at CMC§18.07.040 Table 2 – Residential and Multifamily land uses. Given that the city’s legislative body adopted the CMC and this list of uses, then staff assumes that the use would not be materially detrimental with mitigating conditions.

**Findings: The proposed development is allowed with approval of a conditional use permit per CMC Chapter 18.07 Use Authorization.**

**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;**

**Discussion:** Development standards for the pump station are compiled from several sources to include: the Camas Design Standard Manual, CMC Chapter 17.19 Design and Improvement Standards, and CMC Chapter 18.13 Landscaping.

**SITE DESIGN:** The Camas Design Standards Manual contains engineering specifications for improvements within the city’s right-of-way. It also includes details for utilities outside the right-of-way and details for erosion control. The pump station standards in the manual lists equipment specifications at #1 through #8, which are not directly relevant to CUP or Site Plan approval. An applicable site design standard at #9 states that the station must be *“paved, fenced and landscaped.”* CMC§17.19.030(F) requires a 30-foot setback from the street. *“Storm drainage facilities, pump stations and other visible facilities shall be setback a minimum of thirty feet from any street or accessory structure and be landscaped in accordance with criteria in the Camas Design Standard Manual.”*

The bulk of the improvements are underground, however, the canopy structure is shown as being approximately 40-feet from the right-of-way of Leadbetter Road, and the (future) site entrance road.

**Findings: The development is setback more than 30-feet as required.**

**LANDSCAPING:** The applicant is proposing to landscape around the perimeter of the facility as required per CMC§17.19.030(F). There are not any specifications within that section of code beyond the requirement to include landscaping. However, there are specific requirement within CMC Chapter 18.13 Landscaping at 18.13.050, as the project is considered to be a conditional use. The following is an analysis of compliance with the standards of CMC Chapter 18.13 Landscaping at 18.13.050 - **Landscaping standards** (A through S).

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

**Findings: The property has not been improved to date, and there are not any curbs or sidewalks.**

*B. Landscaping 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. Plants that minimize upkeep and maintenance shall be selected.*

*D. Plants shall complement or supplement surrounding natural vegetation.*

*E. Plants chosen shall be in scale with building development.*

*F. Minimum landscaping as a percent of gross site area shall be as follows: Community Commercial (CC) standard applies of 10%*

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

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

*I. 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).*

*J. Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.*

**Findings: A landscape plan was submitted (Sheet P6). The plan includes a mix of shrubs, groundcover and trees in compliance with standards B through J.**

*K. Appropriate measures shall be taken, e.g., installations of watering systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.*

**Findings: Staff included a condition in regard to the installation of a watering system.**

*L. Trees shall not be planted closer than twenty-five feet from the curb line of the intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.*

*M. Street trees shall not be planted closer than twenty feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least twenty feet distant.*

*N. Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.*

**Findings: Review of tree placement per Criteria L through N should occur with landscape plan review and approval.**

*O. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.*

**Findings: Not applicable. When the residential development is built, power lines will be underground.**

*P. Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable nonpermanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.*

**Findings: The landscaping does not appear to be closer than five feet to paved surfaces.**

*Q. Trees, as they grow, shall be pruned to their natural form to provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.*

**Findings: Not applicable at this time.**

*R. 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.*

**Findings: There are several trees that are being retained and protective fencing is shown on Sheet P6.**

*S. Vision clearance hazards shall be avoided.*

**Findings: The property is at an intersection, however, the height of the shrubs should not exceed four feet, and therefore should not block vision clearance.**

---

**C. THE PROPOSED USE SHALL BE COMPATIBLE WITH THE SURROUNDING LAND USES IN TERMS OF TRAFFIC AND PEDESTRIAN CIRCULATION, DENSITY, BUILDING, AND SITE DESIGN;**

**Discussion:** The subject property is located along Leadbetter Road, a street that will be abandoned in the future to be used as public trail. In the interim, the above-ground structure is setback by greater than 30-feet and landscaping will surround the facility. The adjacent homes along Leadbetter Road will include a street tree at a minimum. They will also be required to maintain a natural backyard landscape as they are within a shoreline management area.

**Findings: The development design will be consistent with future homes that will be built along Leadbetter Road.**

---

**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;**

**Discussion:** The pump station will be fenced and landscaped. The structure is intended to match materials that would be used in a residential area, in particular, the roofing materials will be a composite shingle. The landscaping, when mature, should screen the area.

**Findings: Staff has proposed conditions of approval to minimize potential adverse impacts.**

---

**E. THE PROPOSED USE IS CONSISTENT WITH THE GOALS AND POLICIES EXPRESSED IN THE COMPREHENSIVE PLAN;**

**Discussion:** The Northshore Sewer Transmission System is a project within the city's Sewer Comprehensive Plan, the Capital Improvement Plan (2016-2035), and is consistent with the general utility goals in the plan. The general utility goal at Section 5.11.1 of the comprehensive plan states, "Provide utility serves to all businesses, residents, and properties in the city limits. In urban areas, eliminate private water and sewer/septic systems, including wells used only for irrigation." Citywide land use policy, Policy LU-1.3 requires compatibility of use and design of the surrounding and built environment for new development. The Northshore Sewer Transmission System meets

**Findings: The development is consistent with the intent and purposes of the comprehensive plan.**

---

**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.**

**Discussion:** CMC§17.19.040-C(1)(g) and the Camas Design Standard Manual at requirement #9, state that a pump station "shall be located on a separate tract of land dedicated to the city along with the recording of the development plat." The plat has not been recorded and has only preliminary plat approval to date. The

agreement to transfer ownership to the city has not been finalized to date, and as such a condition of approval to ensure compliance with this provision is recommended.

**Findings: Staff has proposed conditions in regard to ownership of the tract.**

### III. SITE PLAN REVIEW

#### 18.18.060 - CRITERIA FOR APPROVAL FOR SITE PLAN REVIEW

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

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

**Findings: Refer to previous section of this report at Criterion E, page 4**

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

**Findings: Refer to previous section of this report at Criterion B, page 2.**

*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;*

**Findings: The proposed project will be providing public sanitary and water service. The future subdivision development will install the roadway improvements.**

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

**Findings: Not applicable to this project.**

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

**Findings: Staff has forwarded recommendations from the Design Review Committee in regard to the landscaping and successful establishment of the plants.**

*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.*

**Findings: The pump station has undergone review and approval of shoreline permits and SEPA. It has also been reviewed by the city's Design Review Committee. The review and process of the application is consistent with Chapter 18.55.**

#### IV. DESIGN REVIEW COMMITTEE RECOMMENDATION

The city held a Design Review Committee public meeting on February 28, 2017. The Design Review Committee reviewed the proposal for compliance with the City's adopted design principles and provided a recommendation to staff. The staff report included the following conditions:

1. Applicant shall provide vinyl coated chain link fencing.
2. Applicant shall revise landscape drawings to include irrigation plan in accordance with Camas Design Standards Manual.
3. The applicant shall ensure that trees are a minimum caliper of 2" at time of installation.

#### **Recommended Action:**

It was moved by Committee Member Wyckoff, seconded by Committee Member Smith to forward a recommendation of approval to the Director that the design review application for the Leadbetter Road Pump Station (DR16-13) was generally consistent with the principles of Design Review. The motion carried unanimously. The recommended conditions are included with this report.

#### V. CONCLUSIONS OF LAW

Based on the above findings and discussion provided in this report, staff concludes that the consolidated application for a pump station (Consolidated File #CUP16-01) should be approved, because it does or can comply with the applicable standards.

- The application materials are in conformance with CMC Chapter 18.55, Article III Application Requirements.
- As proposed, the development can satisfy the design standards of 17.19.030 Infrastructure Standards.
- As submitted, the development can comply with the requirements of CMC Chapter 18.18 Site Plan Review.
- As conditioned, the development can satisfy the requirements of CMC Chapter 18.43 Conditional Use Permits.

#### VI. RECOMMENDATIONS

Staff recommends APPROVAL of the Leadbetter Road Pump Station (Consolidated File #CUP16-01) with conditions. The recommendation is based on the application meeting the minimum requirements of Camas Municipal Codes, and conditioned as follows:

#### **PROPOSED CONDITIONS**

The following conditions are in addition to any conditions required from other permits or approvals issued to this project. Unless otherwise waived or modified in this decision, the development must comply with the minimum requirements of the Camas Municipal Code.

1. The tract shall be dedicated to the city or other such mechanism to convey ownership of the tract. Documentation of tract ownership must be recorded prior to submittal of building permit applications.
2. Stormwater treatment, including phosphorous removal, and detention facilities shall be designed in accordance with the 2014 Stormwater Management Manual for Western Washington and the Camas Stormwater Design Standards Manual, if triggered under said manuals (e.g. over 5,000 sq. ft. of impervious surface). Final stormwater calculations shall be submitted at the time of final construction plan submittal.

3. All construction plans will be prepared in accordance with City Design Standards Manual and City Standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.
4. The landscaping shall be maintained in a manner as to ensure plant survival for three years after installation. Installation must occur prior to final site construction approval. If plantings fail to survive, they must be replaced promptly.
5. Applicant shall revise landscape drawings to include an irrigation plan in accordance with Camas Design Standards Manual. Watering system shall be shown on final site improvement drawings and must be installed prior to receiving final site construction approval.
6. Applicant shall provide vinyl coated chain link fencing.
7. The applicant shall ensure that trees are a minimum caliper of 2" at time of installation.