



NOTICE OF DECISION

LEADBETTER ROAD PUMP STATION

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

Decision Issued: April 28, 2017

Staff Contact: Sarah Fox, Senior Planner
Phone: (360) 817-1568
Email: communitydevelopment@cityofcamas.us

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 4th Ave.
Camas, WA 98607

THIS IS TO SERVE AS NOTICE that a decision of **APPROVAL** has been rendered for the consolidated permit application for the **Leadbetter Road Pump Station** (City file #CUP16-01).

The decision includes the conditions of approval, which are included at the end of the attached Final Order of the city's hearings examiner. Unless otherwise waived or modified in the decision, the development must comply with the minimum requirements of Camas Municipal Code (CMC).

Reconsideration (Refer to CMC§18.55.235)

Any party of record believing that a decision of the hearings examiner is based on erroneous procedures, errors of law or fact, or the discovery of new evidence which could not be reasonably available at the public hearing, may make a written request to the examiner, filed with the city clerk, to be accompanied by an appeal fee, for reconsideration by the examiner.

A. Time Frame. The request for reconsideration shall be filed **within fourteen (14) calendar days** of the date the decision was rendered.

B. Content. The request for reconsideration shall contain the following:

1. The case number designated by the city and the name of the applicant;
2. The name and signature of each petitioner;
3. The specific aspect(s) of the decision being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. If the petitioner wants to introduce new evidence in support of the appeal, the written appeal must explain why such evidence should be considered.

C. The hearings examiner may, after review of the materials submitted in conjunction with the reconsideration request, and review of the open record hearing transcript, take further action as he or she deems proper; including, but not limited to, denying the request, modifying the decision, or affirming the decision.

D. The hearings examiner shall issue a decision on a request for reconsideration within forty-five (45) days of the filing of the request for reconsideration. When a request for reconsideration has been timely filed, any appeal to Clark County Superior Court under the Land Use Petition Act shall be filed within twenty-one (21) days after a hearings examiner issues its decision on the request for reconsideration.

Judicial appeals (Refer to CMC§18.55.240)

The city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Clark County superior court. Such petition must be filed within twenty-one days after issuance of the decision, as provided in Chapter 36.70C RCW.

**BEFORE THE LAND USE HEARINGS EXAMINER
FOR THE CITY OF CAMAS, WASHINGTON**

Regarding an application by the City of Camas for)
approval of a conditional use permit to construct and)
operate a sewer pump station in a residential zone north)
of Leadbetter Road, in the City of Camas, Washington)

FINAL ORDER
CUP16-01
(Leadbetter Road Pump Station)

A. SUMMARY

1. The applicant, City of Camas, requests Conditional Use Permit ("CUP") approval to construct and operate a sewer pump station in a residential zone. The pump station will be located on Tract "O" of the preliminarily approved CJ Dens Subdivision north of Leadbetter Road. The legal description of the subdivision site is tax assessor's parcel No. 177906-000 (the "site"). The site and surrounding properties to the east and northwest are zoned R-7.5 (Residential, 7,500 square foot minimum lot size). Properties to the west are zoned CC (Community Commercial). Properties to the north are zoned BP (Business Park) and MF-18 (Multifamily Residential, 18 units/acre). To the south is Lacamas Lake. The pump station is proposed as part of the planned North Shore Sewer Transmission System. Additional basic facts about the site and surrounding land and applicable approval standards are provided in the Staff Report to the Hearing Examiner dated March 27, 2017 (the "Staff Report").

2. City staff recommended that the examiner approve the application. The applicant accepted those findings without exceptions. No one else testified orally or in writing.

3. Based on the findings provided or incorporated herein, the examiner approves the application subject to conditions of approval.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on April 4, 2017. All exhibits and records of testimony are filed at the City of Camas. At the beginning of the hearing, the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex parte* contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planner Sarah Fox summarized the Staff Report. She noted that the project also required a Shoreline Substantial Development Permit, Shoreline Variance, and State Environmental Policy Act Determination. The shoreline and SEPA decisions were issued previously and are considered final.

3. Sam Adams, City of Camas Utilities Manager, accepted the findings and conditions in the Staff Report without exceptions.

4. At the end of the hearing the examiner closed the record and announced his intention to approve the application subject to recommended conditions.

C. DISCUSSION

1. City staff recommended conditional approval of the application, based on the affirmative findings in the Staff Report. The applicant accepted those findings without exceptions. No one else testified orally or in writing.

2. The examiner concludes that the affirmative findings in the Staff Report show that the proposed use does or can comply with the applicable standards for a Conditional Use Permit. The examiner adopts the affirmative findings in the Staff Report as his own.

D. CONCLUSION

Based on the above findings and discussion provided or incorporated herein, the examiner concludes that CUP16-01 (Leadbetter Road Pump Station) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code and the Revised Code of the State of Washington.

E. DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves CUP16-01 (Leadbetter Road Pump Station) subject to the following conditions of approval.

CONDITIONS OF APPROVAL

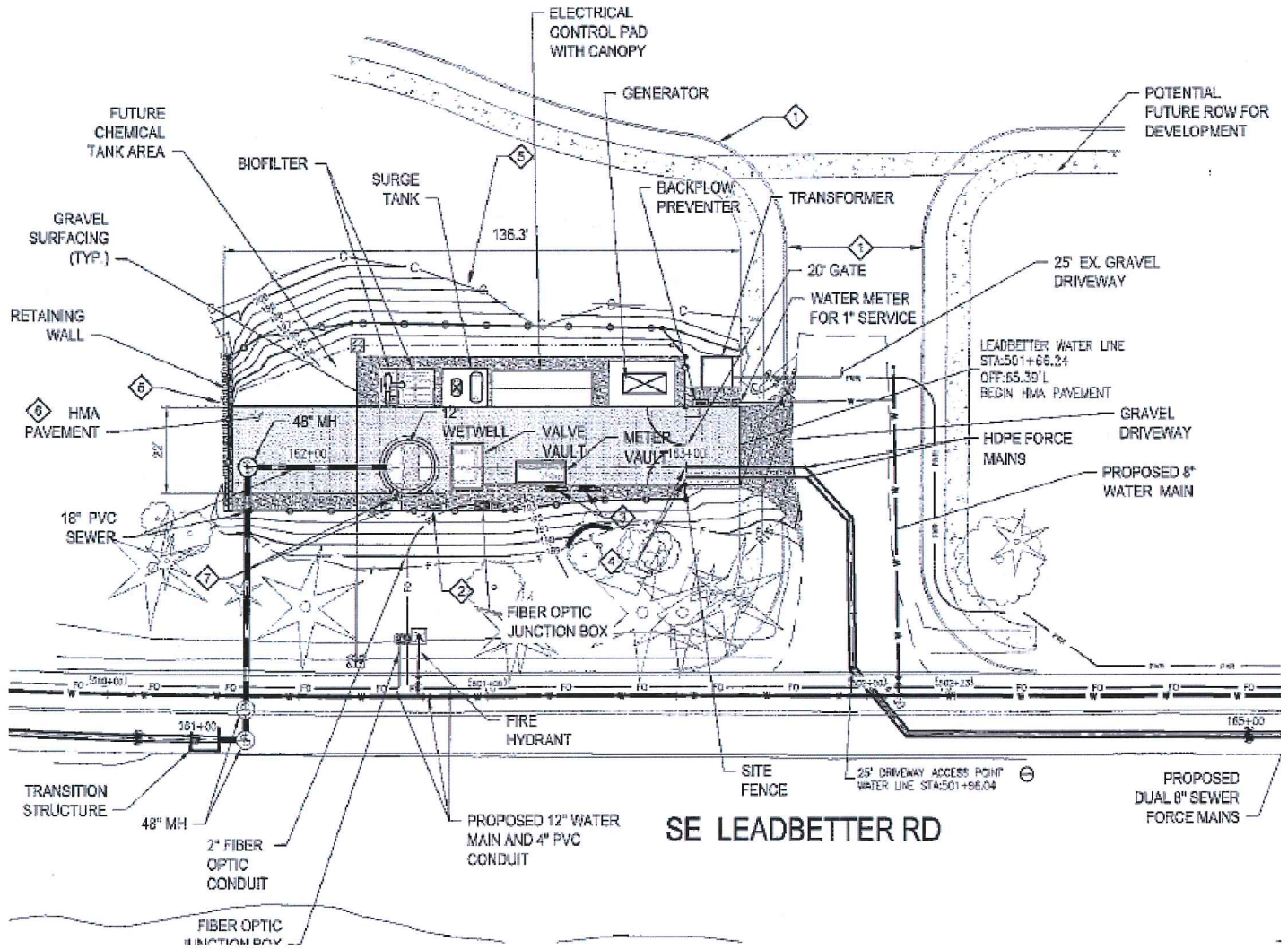
1. The tract shall be dedicated to the city or other such mechanism to convey ownership of the tract. Documentation of tract ownership must be recorded prior to submittal of building permit applications.
2. Stormwater treatment, including phosphorous removal, and detention facilities shall be designed 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.

DATED this 28th day of April 2017.



Joe Turner, AICP
City of Camas Land Use Hearings Examiner

Site Plan for Leadbetter Road Pump Station



CAMAS-WASHOUGAL WILDLIFE
811 SE LEADBETTER RD
CAMAS WA, 98607

CISNEYLAND LLC
305 SE 252ND AVE
CAMAS WA, 98607

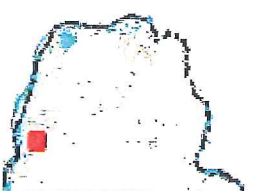
CJ DENS LACAMAS I LLC
PO BOX 2239
KALAMA WA, 98625

KROUT TIMOTHY & KROUT ROBERTA
811 SE LEADBETTER RD
CAMAS WA, 98607

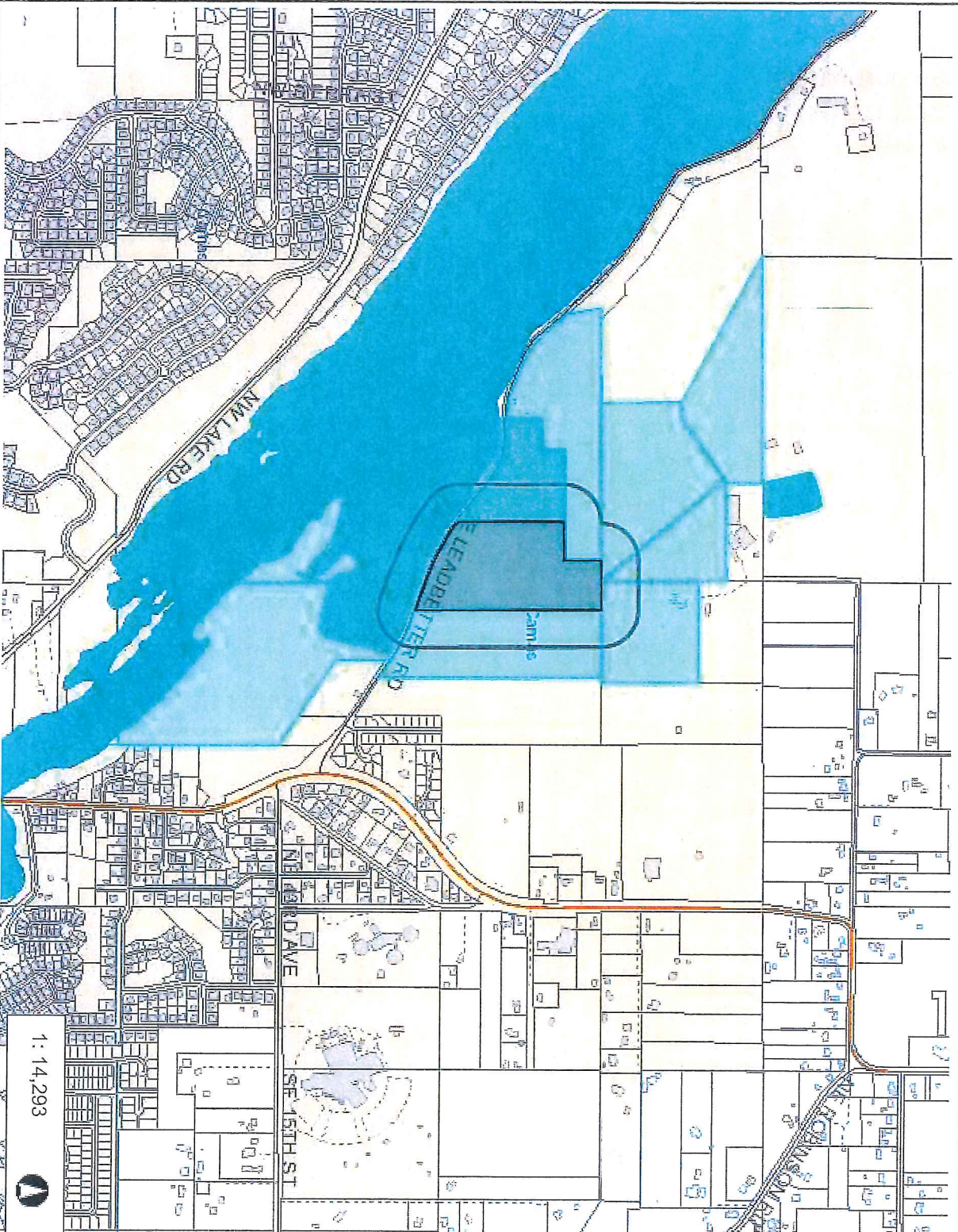
MILLS FAMILY LLC
4699 LEASURE DR
MT HOOD OR, 97041



Leadbetter Road Pump Station



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries



Notes:

300-feet from parcel

2,382.1
0
1,191.05
2,382.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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