

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
Camas, WA 98607
www.cityofcamas.us

STAFF REPORT
Union Self Storage

File No. CUP17-03

(consolidated files: SPRV17-05, SEPA17-09, ARCH17-04, CA17-04)

Staff Report Date: December 8, 2017

TO: Hearings Examiner HEARING DATE: December 13th, 2017

PROPOSAL: To construct an approximate 60,100 square foot multi-story mini storage building, which includes RV storage and an office/caretaker's residence.

LOCATION: The site is located at 6250 NW Friberg-Strunk Street in the SE ¼ of Section 29, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 176190-000.

APPLICANT: Union Storage LLC Contact: Gayle Gerke
23801 NE 42nd Ct Olson Engineering, Inc.
Ridgefield, WA 98642 (360) 695-1385

APPLICATION SUBMITTED:	March 31, 2017	APPLICATION COMPLETE:	April 20, 2017
STATE ENVIRONMENTAL POLICY ACT (SEPA):	The City issued a SEPA Mitigated Determination of Non-significance (MDNS) November 23 rd , 2017. The comment and appeal period ended on December 7, 2017. Legal publication #596118.		
PUBLIC NOTICES:	Notice of Application was mailed to property owners within 300 feet of the site on May 9, 2017, and published in the Post Record on May 11, 2017. Legal publication #582616. Notice of public hearing was mailed to property owners November 22, 2017 and published in the Post Record on November 23, 2017. Comment period ends on December 13, 2017. Legal publication #596130.		
APPLICABLE LAW: The application was submitted on March 31, 2017 , and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development; and Title 18 Zoning; Specifically (not limited to): Chapter 16.51 General Provisions; Chapter 16.53 Wetlands; Chapter 17.19 Design & Improvement Standards; Chapter 18.07 Use Authorization, Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.18 Site Plan Review; Chapter 18.43 Conditional Use Permits; and Chapter 18.55 Administrative Provisions [Note: Citations from Camas Municipal Code (CMC) are indicated with <i>blue italicized</i> type.]			

I. BACKGROUND

Union Self Storage received Conditional Use Permit (city file no. CUP09-01) approval on July 10, 2009 but has since expired. As such, an application has been submitted to the City of Camas for a new conditional use permit approval of an approximately 60,100 square foot multi-story mini self-storage facility, which includes RV storage and an office/caretaker's residence.

The property is located off of NW Friberg-Strunk Street in the Community Commercial (CC) zone. To the north of the site is vacant property zoned Light Industrial/Business Park (LI/BP), to the south is a utility substation zoned Community Commercial (CC), to the east is vacant land zoned Business Park (BP).

Property to the west and across Friberg-Strunk Street is a public high school and is located in the city limits of Vancouver. The subject property is relatively flat vacant land consisting of primarily grassland and a stream located several feet east of the property.

The project requires permits and approvals from the city, which include: a conditional use permit, site plan review, design review, critical area permit, archaeological review, SEPA, engineering site construction approvals and building permits.

II. CONDITIONAL USE PERMIT (File #CUP17-03)

CMC 18.43.050 A-F Criteria of Approval for 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;

Discussion: The proposed use as a mini-storage/vehicular storage facility is allowed as a conditional use in the CC zone per CMC§18.07.040 Table 2. Since the use is not prohibited in the zone, the city has considered that the use will not be at face value detrimental.

Per the Applicant's narrative, the development will provide a safe storage environment for customer's belongings and possessions. The 28-foot building setback and street frontage landscaping will provide a buffer between passerby and the mini-storage facility.

Findings: The proposed development is allowed with approval of a conditional use permit per CMC Chapter 18.07 Use Authorization and will not be detrimental to the public or adjacent uses given the existing uses in the vicinity.

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

Discussion: The application meets the commercial development standards of CMC 18.09.030 Table 1, which provides no limitation on setbacks, lot coverage and building height. Although the applicant elected to address design review at a later date, a guiding design review principle is to place commercial buildings as close to the street as possible. However, the frontage of the property is encumbered with a 50-ft Clark Public Utility (CPU) easement as shown on the preliminary site plan. Per the recorded CPU easement document #3798324 (Exhibit 19), structures are not permitted over the easement and any vegetation that may impact the easement area may be removed by CPU. As such, the building is placed outside of this easement and the majority of the landscaping proposed within the easement area includes lawn with a small patch of shrubs, which should be replaced with a combination of trees, shrubs and groundcover for compliance with CMC 18.13.050.B.

There is a minimum requirement for 10% of the gross site to be landscaped in accordance with CMC 18.13.050.F. Chapter 18.13 describes the types of landscaping materials and plantings that may be utilized to meet this requirement. Refer to section III of this report at Criterion B for findings in regard to landscaping and parking standards.

As previously noted, the proposed use is subject to the Design Review requirements of CMC 18.19 and therefore applicant will be required to submit elevation drawings, exterior colors, lighting and landscape design elements of the proposed building for Design Review Committee review.

Findings: The proposed development as conditioned can or will meet the development standards that are required in the zoning district.

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 proposed development is bordered on the west by NW Friberg-Strunk Street, on the north and south sides by undeveloped parcels, and on the east side by an identified wetland. NW Friberg-Strunk is designated as an existing 2-lane arterial. NW Friberg-Strunk Street improvements were completed along the site's frontage by the City of Camas. The Applicant is proposing to construct Street 'B', which is identified in the 2035 Comp Plan as a proposed 2 or 3-lane collector, at the north end of the improvement. The Applicant is proposing a site circulation that consists of an ingress and egress driveway onto Street 'B', a one-way drive aisle thru the site that begins at the north security gate and ends at a second security gate at the south end of the site. The south exit is an egress only driveway onto NW Friberg-Strunk, as shown on the preliminary site plans (Exhibit 4).

The proposed ingress/egress driveway, onto Street 'B', does not meet the minimum intersection & driveway setback requirement of 300-feet. The City Engineer recommends approval of a deviation of the proposed driveway onto Street 'B', as the driveway cannot be placed further to the east due to the existence of the wetlands that are identified on the eastern half of the Applicant's property. In addition, the proposed egress only driveway, onto NW Friberg-Strunk Street, does not meet the required minimum access spacing of 600-feet on an arterial. As such, the City Engineer recommends approval of a deviation as the improvement is an egress only driveway that will not impact the flow of traffic on NW Friberg-Strunk Street and generates a minimal amount of traffic.

The applicant is proposing to restripe the center lane in NW Friberg-Strunk Street with a north and south bound left-turn, between Street B and the northern most access to Union High School, for entry onto Street 'B'. The existing meandering sidewalk along NW Friberg-Strunk Street will connect to the proposed sidewalk with Street B for adequate pedestrian circulation.

There is no limitation on density and dimensions in the CC zone per CMC 18.09.030 Table 1. Surrounding vacant properties are zoned for commercial and industrial uses which are compatible with self-storage uses. The proposed building design is generally consistent in overall design with the nearby school and utility substation. There will also be an extensive area for natural open space for wetland and habitat mitigation, which is an extension of the wetland complex east of the site. A 28-foot building setback is provided along the street's frontage that incorporates landscaping to help buffer and distance the proposed use from the public on NW Friberg-Strunk Street (Exhibit 20).

Findings: Staff finds the proposed use as conditioned can be compatible with the surrounding land uses.

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

Discussion: The applicant has completed environmental and archaeological studies and investigations. The subject property is impacted with a wetland and its associated buffer. The Revised Critical Areas Report (See Exhibit 21) identified a Category 3 wetland with a 120-foot buffer, which primarily encompasses the entirety of the site and essentially limits the site for development. As such, mitigation sequencing has been implemented for the proposed development to include concentrating the site improvements at the western portion of the site only. Per the applicant's narrative, the 2-story storage building reduces the footprint and therefore minimizes the wetland impacts. Mitigation for the unavoidable adverse impacts need to be located on-site first consistent with CMC 16.53.050.D.2 as discussed below. Pursuant to CMC 16.53.050.E.3, a final wetland mitigation plan is required with detailed construction plans, maintenance, monitoring and contingency plans prior to final engineering plan approval.

Findings: Staff has proposed conditions of approval to minimize potential adverse impacts to critical areas with permanent fencing, signs, and to require conservation covenants over these areas.

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

Discussion: The proposed commercial use is consistent with the Comprehensive Plan Employment Land Goal LU-2, “Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities.” A variety of businesses are located within the vicinity of the project site to include but not limited to manufacturing, retail, office, restaurant and recreation. It is further consistent with Comprehensive Plan Policy LU-1.3, as the proposed building is compatible in use and design with the existing surrounding built and natural environments.

Findings: The development is consistent with the intent and purpose of the comprehensive plan by providing diverse economic development to serve Camas residents and compatibility in use and design.

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;

Findings: After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

III. SITE PLAN REVIEW (File #SPRV 17-05)

CMC 18.18.060 A-F Criteria of Approval for Site Plan Review

A. Compatibility with the City’s Comprehensive Plan;

Findings: The development is consistent with citywide land use policy LU-1.3 and employment land goal LU-2 as discussed at Section I of this report.

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

The applicant provided a site plan, utility plan, landscape plan and building elevations that are adequate for Site Plan Review. The applicant has elected to submit for major Design Review at a later date. In the CC zone, lot area, lot width, lot depth, setbacks, lot coverage or building height are unrestricted according to Table 1 CMC 18.09.030.

Parking: New and expanded commercial uses must provide adequate off-street parking pursuant to CMC Chapter 18.11.130 Standards. A “storage” use requires one space per 1,000 square feet of gross floor area, in accordance with CMC Table 18.11-1. Based on the 59,300 square foot building, approximately 60 parking stalls would be required. Due to the nature of the use (i.e. storage facility), staff concurs with the applicant’s narrative that long term parking stalls is not appropriate for this use and would remain largely unused. However, parking spaces are required for the 800 square foot office/caretaker’s residence. Table 18.11-1 requires 1 space per employee and 1 space per 400 square feet of gross floor area for an “office” use. The preliminary site plan indicates 4 parking spaces plus 1 ADA space, which meets this requirement. Parking is located to the north side of the building in front of the office area. Additionally, the Applicant is proposing to install two security gates. One security gate is to be located at the beginning of the one-way drive aisle, with the second gate located at the egress driveway from the site.

Landscaping: The applicant has focused the planting areas to those along NW Friberg-Strunk Street and will need to landscape 10% of the gross site areas in compliance with CMC Chapter 18.13.050.F. Landscaping is also provided around the office building and parking areas including alongside the pedestrian pathway in front of the office. Many of the proposed shrubs are less than the required minimum five gallon pot size per CMC 18.13.050.I. As such, the final landscape plans will need to include

shrubs with a minimum five gallon pot size. Note 2 on the preliminary landscape plan indicates an underground irrigation system will be installed and as such will need to be shown on the final landscape plans (Exhibit 20). Curbed planting areas should be provided at the end of each parking aisle per CMC 18.13.060.G.

CMC 17.19.030F.5 requires that landscaping shall conform to plant criteria in the Camas Design Standards Manual. The location of street trees should be shown on the final landscaping plan with the additional required landscaping along proposed Street 'B' improvements. All proposed landscaping and street plantings need to be included with the final engineering plans.

Signage: Signage has not been proposed with this application. However, CMC 18.15.060.A.2 states, "If plans submitted for Design Review include construction plans in sufficient detail to determine compliance with the provisions of this chapter, then issuance of such design review may constitute approval of the placement of sign or signs (other structural/mechanical permits may be required)." Because the applicant has elected to submit for design review at a later date, the applicant may submit detailed construction plans for any proposed signage with the design review application.

Findings: As identified in this staff report, the applicant's narrative, on the submitted preliminary plans and as condition, staff concurs that this project can or will comply with all applicable design and development standards of the code.

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;

Roads:

NW Friberg-Strunk Street is an existing 3-lane arterial. There are existing sidewalks and landscaping on both sides of NW Friberg-Strunk Street, with street lighting on the west side only and on-street parking is not allowed. As such, the Applicant will not be required to dedicate additional right-of-way or complete frontage improvements on NW Friberg-Strunk Street as this roadway is fully improved. However, the Applicant should be required to complete improvements to Street "B" as further described below.

The Applicant's initial application proposed construction of a new half-width street on the north side of the proposed project that would connect to NW Friberg-Strunk Street. This road alignment, identified as Street 'B' in the application, is identified in the City's 2035 Comprehensive Plan, Transportation section, as a proposed collector. In subsequent discussions with the City, the Applicant's consultant proposed a full width street construction, if acceptable to the City. The terms of the full width construction were presented to the City via an email, dated September 13, 2017 from Olson Engineering, Inc (Exhibit 25). The email stated that the property owner to the north, parcel number 176161-000, has agreed to provide right-of-way to construct the road to the Applicant's eastern property line. The agreement is predicated on a full-width roadway and for the road to swing back to the south, as soon as possible, so the centerline aligns with Applicant's property line and the City's right-of-way to the east. The proposed improvements will consist of a 60-foot right-of-way, a 36-foot paved street, 6-foot sidewalks, 4-foot planter strips, and lighting, per detail ST4 in the Camas Design Standards Manual (CDSM).

The proposed Street 'B' alignment and the proposed level of roadway improvements allow for the future connection between NW Friberg-Strunk Street and NW Larkspur Street. Additionally, the intersection of the proposed Street 'B' with NW Friberg-Strunk Street will be lined up with the Union High School north driveway entrance on the west side of the street. The Applicant's proposed street improvements for Street 'B', per detail ST4 in the Camas Design Standards Manual (CDSM), will meet or exceed the City's requirements for frontage improvements and roadway circulation and therefore staff supports the Applicant's proposal.

Staff finds that the proposed Street 'B' improvements will meet the City's requirements for development and the proposed alignment is consistent with all of the City's planning documents. The conditions of approval are warranted to ensure the proposed improvements for Street 'B' meet the City's Design Standards.

Traffic and Transportation:

A traffic impact study (TIS), dated March 3, 2017 was submitted by the Applicant's Consultant, H. Lee & Associates, with the initial application. The original traffic counts were taken during the A.M. and P.M. peak hours in September 2016. An amendment to the original TIS was submitted to the City on Friday, December 8, 2017 (Exhibit _). It was brought to the attention of Staff and the Applicant's Consultants that Union High School had altered the start/end times for the 2017/2018 school year. The amended report evaluated the change in A.M. and P.M. peak hour traffic counts.

The Applicant's Consultant, H. Lee & Associates finds that in light of the new traffic analysis that no mitigation to circulation on NW Friberg-Strunk Street is required. Staff concurs with this finding.

Sanitary Sewage Disposal: There is an existing 8-inch diameter sewer main located in NW Friberg-Strunk Street that connects to the system in NW Lake Road. The Applicant is proposing to connect to the existing sewer main via a sewer lateral including the STEP tank appropriately sized for the proposed office and caretaker's residence. Staff finds that adequate provisions for sanitary sewer service to the site can be provided.

Stormwater: There is an existing 12-inch HDPE storm system located in NW Friberg-Strunk Street. However, the Applicant is proposing to collect all on-site stormwater runoff from Street 'B', the parking lot, and sidewalks via area drains and a catch basin, which will be treated thru a series of 5 engineered bioretention cells, detained via an underground detention system, and then discharged into the wetland to the east via a flow control manhole. Runoff from the roof is proposed to bypass the treatment system and discharge directly into the detention system.

The Applicant is subject to the requirements of the latest edition of the Washington State Department of Ecology's Stormwater Management Manual for Western Washington (SWMMWW). Based on Ecology's requirements for new development, this proposal, which results in 60,100 sf of new hard surface area is subject to Minimum Requirements (MR) #1-#9.

The Applicant is proposing to direct all of the site runoff into the wetlands. This will maintain the hydro period of the wetlands as required in the latest edition of Ecology's SWMMWW.

Staff finds that the SWMMWW deems lawns and landscape areas as pollution generating hard surfaces due to phosphorous being typically found in most fertilizers and should not be directed to or collected in a stormwater system that will outfall to the wetlands without prior phosphorous removal.

The Applicant will be conditioned to direct stormwater runoff from the landscaped areas onto the proposed driveway or into a stormwater treatment system that will provide adequate phosphorus removal prior to release into the wetlands.

Staff finds that the stormwater system, not located within the public right-of-way, shall be located in a private stormwater easement and shall be owned and maintained by the property owner. The City shall have right-of-entry for inspection purposes. A condition of approval to this effect is warranted.

Water: There is an existing 12-inch ductile iron water main, located on the east side of NW Friberg-Strunk Street. The site will require water services for domestic water, irrigation, and fire protection.

The Applicant has proposed to install domestic water and irrigation services. The Applicant will be required to extend these services to the right-of-way and install a double detector check valve and water meters for billing purposes. The domestic and irrigation lines beyond the meters will be privately owned and maintained by the Applicant.

The Applicant has proposed to install two fire hydrants, one each, located at the south and north ends of the improvements. Additional hydrants may be required based on the International Fire Code for fire flows and number of hydrants.

Erosion Control: The Applicant will be required to provide adequate erosion control measures during the site improvements in accordance with adopted City standards and submit erosion and sediment control plans to the City for review and approval prior to any ground disturbance.

Staff finds that CMC 17.21.030 requires submittal of an erosion control bond for ground disturbances of one acre or more. The Washington State Department of Ecology also requires site operators disturbing over one acre of land to file for and obtain an NPDES General Construction Stormwater Permit. CMC 14.06.030 (C) requires submittal of the Stormwater Pollution Prevention Plan (SWPPP) prior to commencement of ground disturbance activities.

Findings: Staff finds that adequate provision can be made for public roads, sanitary sewer, stormwater, water and erosion control improvements that will be consistent with City requirements.

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

Street lighting currently exists along the west side of NW Friberg-Strunk Street. The applicant is not proposing to install additional street lighting along the west frontage.

LED street lighting will need to be installed with the full-width street improvements for Street 'B' in accordance with the Camas Design Standards Manual. The developer will bear the cost of the design and installation of the lighting system. A condition of approval to this effect is warranted.

The applicant will be responsible for the operation and maintenance of the on-site private storm water collection and conveyance system. The applicant will also be responsible for maintenance of all other on site improvements, including but not limited to the parking areas, pedestrian pathway and landscaping. There are no city requirements for parks, trails or other public improvements associated with the redevelopment of this property.

Findings: Staff finds that the applicant can or will make provisions for adequate maintenance of the private improvements.

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

The city currently maintains the public streets, public storm sewer, public sanitary sewer and the public water systems located within NW Friberg-Strunk Street. The applicant will be required to maintain improvements on the subject property that are not public improvements such as the stormwater treatment and detention facility, parking areas, associated landscaping, and other private improvements. The applicant should be required to obtain fire and building permit and perform to the standards of Title 15 CMC.

Findings: Staff concurs that adequate provisions will or can be made for maintenance of public utilities.

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.

Chapter 16.07 State Environmental Policy Act (SEPA 17-09): A SEPA checklist was submitted and a Mitigated Determination of Non Significance (MDNS) was issued November 23, 2017 as the project site contains environmentally sensitive areas per CMC 16.07.025 (Exhibit 23). The comment and appeal

period ended December 7, 2017. The City received a SEPA comment from City Staff (Exhibit 24), Department of Historic and Archaeological Preservation (DAHP) (Exhibit 29) and Ecology (Exhibit 30).

CMC Chapter 16.31 Archaeological Resource Protection (ARCH 17-04): The property is located within an area of high probability of discovery of historically significant artifacts and as such an archaeological predetermination report was submitted as required per CMC 16.31.070.C. Based on the predetermination report, no further study was necessary. However, if potential artifacts are discovered during the course of construction, work must immediately cease and both State Department of Archaeological and Historic Preservation and the City must be notified.

CMC Chapter 16.53 Wetlands (CA17-04): A Critical Areas Report and Wetland Mitigation Revision (See Exhibit 21) identified a Category 3 wetland of low habitat function with a 120-foot buffer on site. The wetland is part of an overall wetland unit complex that extends to the east towards Dwyer Creek. The parcel immediately to the east is an existing mitigation site for a city project. The applicant demonstrated a reasonable effort to avoid impacting the wetland as much as possible by locating the development along the western portion of the property near NW Friberg-Strunk Street as previously discussed. The direct wetland impacts of 0.49 acres and permanent wetland buffer impacts of 0.90 acres as a result of this project will be mitigated on-site through wetland enhancement as required per CMC 16.51.160. Ecology and the Corps identified 0.11 acres of indirect impact that are also included in the mitigation requirement. However, a portion of the mitigation will be compensated by 0.36 wetland bank credits as the site is not large enough to fully compensate for all the required mitigation. The applicant should provide a final mitigation plan with detailed construction plans in accordance with CMC 16.53.050.E 3 for the wetland and buffer.

IV. CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes the consolidated application for The Union Self-Storage Facility (Consolidated File# CUP17-03) should be approved, because it does or can comply with the applicable standards if all of the conditions of approval are met.

V. RECOMMENDATION

Staff recommends APPROVAL of the Union Self-Storage Facility (Consolidated File #CUP 17-03) subject to the following conditions of approval *in addition to* the conditions of the SEPA (SEPA 17-09) permit:

Standard Conditions of Approval

1. Site improvement plans for street, water, sanitary sewer and Stormwater improvements shall be prepared in accordance with the City of Camas Design Standards Manual.
2. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.
3. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance shall be found in CMC 17.21.
4. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
5. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.
6. Existing wells and septic tanks and septic drain fields shall be abandoned in accordance with state and county guide lines regardless of lots or properties served by such utility, per CMC 17.19.020.

7. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Public Works Department and DAHP.
8. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, including stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.
9. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.

Special Conditions of Approval

14. Stormwater runoff from the landscaped areas of the site shall be directed onto the driveway or into a stormwater treatment system that will provide adequate phosphorus removal from the landscaped areas of the site prior to release into the wetlands.
15. The stormwater system, not located within the public right-of-way, shall be placed within a private stormwater easement and shall be owned and maintained by the property owner. The City shall be granted a right-of-entry for purposes of inspections.
16. Applicant shall install the proposed domestic and irrigation services to the right-of-way and install double detector check valves and meters for purposes of billing.
17. Applicant shall submit for the appropriate permits with and approvals from the Fire Marshall's office, including review and approval of the number and location of fire hydrants.
18. The Applicant shall design and construct the street lighting for Street 'B' in accordance with the Camas Design Standards Manual.
19. The Applicant shall dedicate the proposed Street 'B' to the City of Camas upon completion.
20. The landscaping within the CPU easement area shall consist of a combination of native, low maintenance trees, shrubs and groundcover in compliance with CMC 18.13.050.B.
21. The final landscape plan shall include shrubs with a minimum five gallon pot size per CMC 18.13.050.I and curbed planting areas shall be at the end of each parking aisle per CMC 18.13.060.G.
22. The proposed irrigation system shall be shown on the final landscape plan.
23. Prior to final engineering plan approval, the applicant shall submit to the City for review and approval a final landscape plan consistent with the landscaping standards in CMC Chapter 18.13.
24. Prior to the issuance of a building occupancy permit, the applicant shall install landscaping and irrigation.
25. The applicant shall take appropriate measure to ensure landscaping success for a minimum of three years after issuance of Certificate of Occupancy. If the plantings fail to survive, the property owner shall promptly replace them.
26. The applicant shall submit for and receive Design Review approval prior to final engineering plan approval.
27. Prior to final engineering plan approval, the applicant shall submit a final wetland mitigation plan with detailed construction plans, maintenance, monitoring, and contingency plans. Fencing and signs marking the outer extent of the wetland shall be installed per CMC 16.53.040.C for the wetland.
28. The applicant shall provide a conservation covenant over the wetland area. A copy of the recorded conservation covenant shall be provided to the City as required by CMC 16.53.040.C.3.

Reference to the recorded number shall be added to final construction site plans as per CMC 16.53.040.C.4.

29. Mitigation for the unavoidable adverse impacts shall be located consistent with CMC 16.53.050.D.2.
30. The applicant shall provide documentation of posting of a performance assurance as required by CMC 16.53.050.J Wetland Permit Financial Assurances prior to earthwork disturbing activities. Financial assurances shall be accepted by the City prior to final engineering plan approval.
31. Detailed construction plans for any signs shall be submitted for city review and approval prior to installation of the signs.
32. Unless construction of this site commences within two years of issuance of this decision, this permit will expire.
33. A separate new construction permit shall be required with the Fire Marshal's office. Two sets of plans specification, and other information as may be necessary to determine compliance with fire and life safety code and standards.
34. Permit forms and submittal instructions are available online or can be picked up at the Fire Marshal's office at 605 NE 3rd Avenue.
35. Permit(s) and inspections are required by the Fire Marshal's Office for this project. Please contact the Fire Marshal's office at 360-834-619, or rmiller@ci.camass.wa.us for submittal information.

SEPA17-09 Conditions of Approval

1. Clearing and grading including utility and road construction activities shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions.
2. The Applicant shall secure public right of way sufficient to construct full width street improvements on the north end of the proposed project known in the City of Camas' Comprehensive Plan as Street B. The right of way shall extend to the eastern boundary of the Applicant's parcel. The Applicant shall be responsible to obtain the required right of way acquisition from the neighboring property owner to the north.
3. The Applicant shall construct the full width street improvements for said Street B from NW Friberg-Strunk Street to the Applicant's eastern most boundary. Said street improvements shall not encroach into wetlands or wetland buffers other than those accounted for in the Applicant's wetland mitigation plan.