Community Development Department

NOTICE of DECISION
Union Self Storage Conditional Use Permit (city file# CUP17-03)
(consolidated files: SPRV17-05, SEPA17-09, ARCH17-04, CA17-04)

DECISION ISSUED:	December 18, 2017
CITY CONTACT:	Lauren Hollenbeck, Senior Planner (360) 817-7253 communitydevelopment@cityofcamas.us
APPLICANT:	Union Self Storage, LLC, 23801 NE 42nd Court, Ridgefield, WA 98642

THIS IS TO SERVE AS NOTICE that a decision of **APPROVAL** has been rendered for **the Union Self Storage Facility Conditional Use Permit** (City File# CUP17-03), a 60,100 square foot multi-story mini storage building. The project is located 6250 NW Friberg-Strunk Street. The location is also described as Tax parcel #176190000, within the SE ¼ Section 29, Township 2 North, Range 3 E.W.M, Camas, WA.

The final order of the Hearings Examiner is attached to this notice.

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 (**Municipal Center, 616 NE 4th Ave., Camas**), to be accompanied by an appeal fee, for reconsideration by the examiner.

A. Time Frame. The request for reconsideration shall be filed within fourteen calendar days of the date the decision was rendered. **Deadline for filing a reconsideration request is January 2, 2017, at 5:00 p.m.**

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

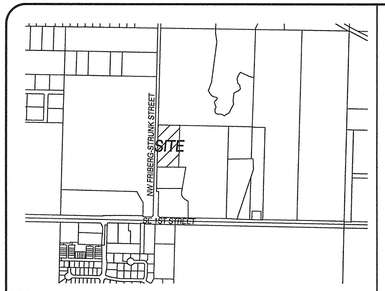
1. The case number designated by the city and the name of the applicant;
2. The name and signature of each petitioner;
3. The specific aspect(s) of the decision being appealed, the reasons why each aspect is in error as a matter of fact or law and the evidence relied on to prove the error. If the petitioner 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.



VICINITY MAP SEC. 29 T2N R3E W.M.
NTS

SITE PLAN NOTES

EXISTING SITE DATA:

PRESENT USE:	VACANT AND UNUSED
EXISTING ZONING:	COMMUNITY COMMERCIAL (CC)
GROSS SITE AREA:	PARCEL 176190000 IS 3.62 ACRES ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

PROPOSED SITE DATA:

PROPOSED USE:	60,100 SF MINI-STORAGE BUILDING WITH SELF STORAGE, OFFICE, CARETAKER'S RESIDENCE, AND RV STORAGE
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	AS SHOWN, SEE NOTE #1
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	AS SHOWN
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	AS SHOWN
PROPOSED VEHICLE PARKING:	AS SHOWN, REFER TO NARRATIVE FOR MORE INFORMATION
PROPOSED BICYCLE PARKING:	NONE PROPOSED
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES:	AS SHOWN
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
PROPOSED SIGNS:	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	SEE NOTE #2
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED AT THIS TIME
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING	REFER TO PRELIMINARY LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN

1. REFER TO THE WETLAND DELINEATION REPORT DATED JUNE 14, 2016 AND CRITICAL AREAS REPORT DATED FEBRUARY 16, 2017 BY CASCADIA ECOLOGICAL SERVICES, INC. FOR MORE INFORMATION ON WETLANDS, BUFFERS AND PLANNED ENHANCEMENT AREAS.

2. EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE.

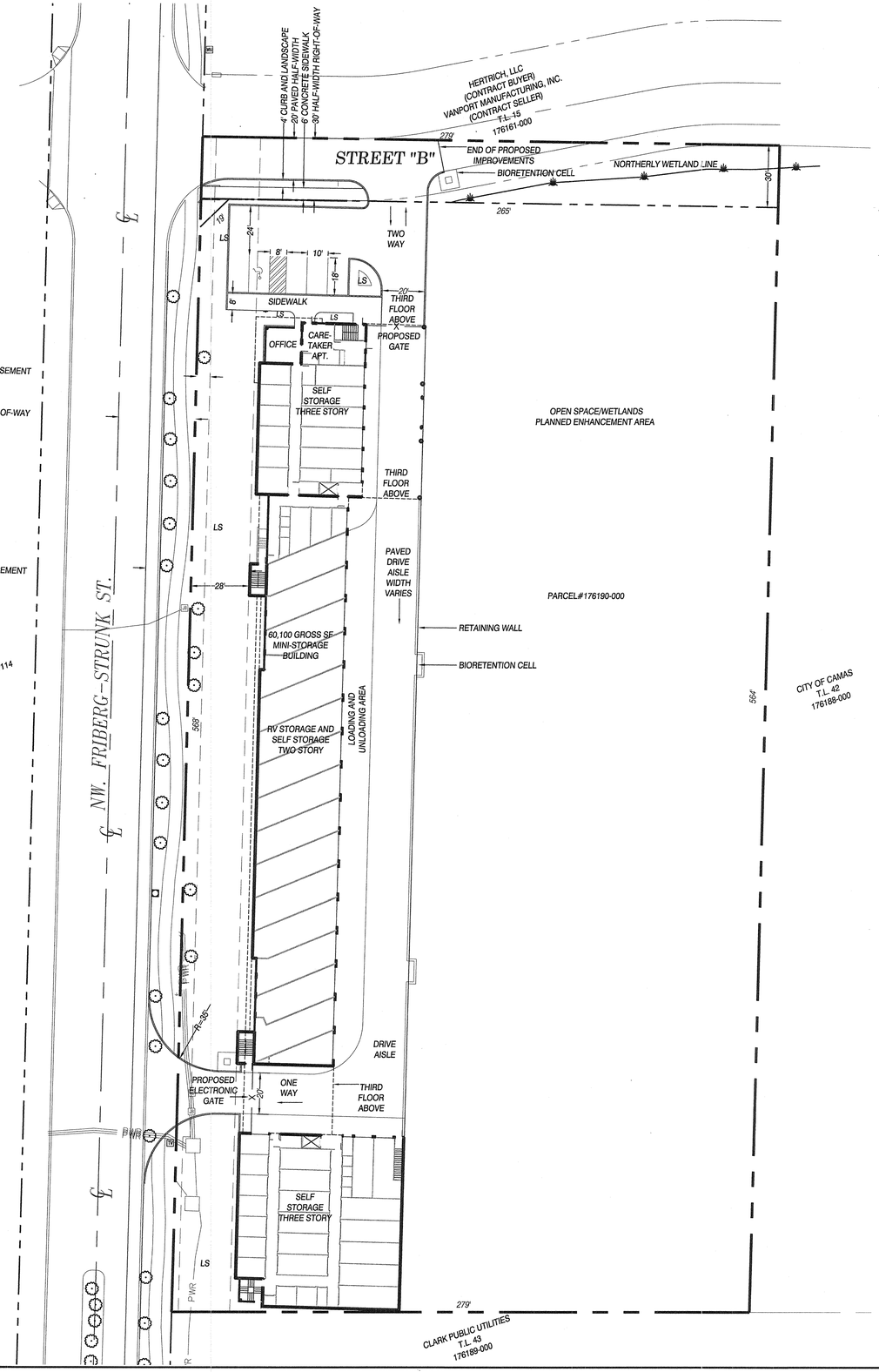
3. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

4. REFER TO THE PRELIMINARY DEVELOPMENT PLAN FOR MORE INFORMATION ON PROPOSED UTILITIES AND PROPOSED BIORETENTION CELLS FOR STORMWATER TREATMENT.

LEGEND

LINES	DESCRIPTION
	PROPOSED BUILDING
	ROAD CENTERLINE
	EXISTING EASEMENT
	ADJACENT TAXLOT
	SIDEWALK
—x—x—x—	PROPOSED FENCE
	ROAD RIGHT-OF-WAY
	PROPERTY LINE
	PARKING LOT CURB
☼	LIGHT
-	SIGN
LS	PROPOSED LANDSCAPE

SITE PLAN BASED ON LAYOUT PROVIDED BY PLANNING SOLUTIONS, INC.



1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.

2) BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".

3) SIGN PROVIDED BY CONTRACTOR.

VAN PARKING (WHERE REQUIRED)

2" (ID) STANDARD GALVANIZED PIPE

EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, LOCATED AT 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE" WAC 51-20-3107(C).

18" DIAMETER POURED CONCRETE BASE

ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. THE INTERNATIONAL SYMBOL USED WITHIN A PARKING SPACE SHALL BE 'WHITE ON BLUE' BACKGROUND. SEE ENGINEERING PLANS FOR RAMP AND SYMBOL DETAILS.

NOT TO SCALE

APPLICANT:
UNION STORAGE, LLC
23801 NE 42ND COURT
RIDGEFIELD, WA 98642
(360) 787-3465
tstrassenberg@msn.com

OWNER:
UNION STORAGE, LLC
200 SE 197TH PLACE
CAMAS, WA 98607

CONTACT:
OLSON ENGINEERING, INC.
ATTN: GAYLE GERKE
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
gayleg@olsonengr.com

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

FILE: J:\data\9000\9400\9410\9417\Planning\9417.p.prelim.siteplan.dwg
PLOT: consultant3.ctb

PRELIMINARY SITE PLAN AND CONDITIONAL USE PERMIT PLAN FOR:

UNION SELF-STORAGE

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9598

KURT F. STONEX
STATE OF WASHINGTON
28032
REGISTERED PROFESSIONAL ENGINEER
3/29/17

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: PLANNING SOLUTIONS, INC.
DRAWN: GEG
CHECKED: KFS
DATE: MARCH 2017
SCALE: H: 1" = 30'
V:

COPYRIGHT 2017, OLSON ENGINEERING, INC.

UNION SELF-STORAGE
JOB NO. 9417.01.01

SHEET
SP1

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

Regarding an application by Union Self-Storage, LLC for approval of conditional use and other permits to construct a 60,100 square foot mini-storage facility at 6250 NW Friberg-Strunk Street, in the City of Camas, Washington	))))	**F I N A L O R D E R** **CUP17-03**[1] **(Union Self-Storage)**

A. SUMMARY

1. The applicant, Union Self-Storage, LLC, requests approval of a Conditional Use Permit ("CUP") and associated approvals to construct and operate a 60,100 square foot, two story mini-storage facility with an office/caretaker's residence on a 3.59-acre parcel located at 6250 NW Friberg-Strunk Street; also known as tax assessor's parcel No. 176190-000, Section 29, Township 2 north, Range 3 east, WM, Clark County (the "site"). The site and abutting properties to the south are zoned CC (Community Commercial). Properties to the north are zoned LI/BP (Light industrial/Business Park). Properties to the east are zoned BP (Business Park). Properties to the west, across NW Friberg-Strunk Street, are in the city limits of Vancouver and are zoned GC (General Commercial).

2. City staff recommended that the examiner approve the application subject to conditions. See the Staff Report and Recommendation to the Hearings Examiner dated December 8, 2017 (the "Staff Report"). The applicant accepted those findings and conditions 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 the conditions at the conclusion of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on December 13, 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 Laruen Hollenbeck summarized the Staff Report.

a. She noted that the site is constrained by a 28-foot wide Clark Public Utilities ("CPU") easement along the west boundary and a Category 3 wetland on the east portion of the site. The applicant proposed to locate the building at the east edge of the CPU easement and construct a two-story facility in order to minimize impacts to the wetland.

b. The applicant and the owner of the abutting property to the north of the site will each dedicate half-width right-of-way and the applicant will construct a full-

[1] This decision also addresses SPRV17-05, SEPA17-09, ARCH17-04, & CA17-04.

width improvement for "Street B," a planned collector street along the north boundary of the site. The proposed driveway to Street B will not comply with City spacing standards. The City engineer recommended approval of a deviation for the proposed driveway, because the applicant cannot shift the proposed driveway further east without impacting the wetland.

c. The proposed exit driveway onto Friberg-Strunk Street does not meet the minimum 600-foot arterial intersection spacing requirements. The City engineer recommended approval of a deviation for this driveway because it is limited to exit only and will generate very little traffic.

d. The City's Design Review Committee will review the design of the structure through a separate process.

e. The applicant submitted a revised traffic impact study on December 13, 2016 (Exhibit 34). The finding on page 6 of the Staff Report should refer to the prior revised traffic study, Exhibit 31.

3. Professional engineer Kurt Stonex testified on behalf of the applicant and accepted the findings and conditions in the Staff Report. He noted that the applicant revised the application to eliminate the storage of RVs on the site, because the site is too narrow to easily accommodate turning movements for such large vehicles. The applicant will replace the 15 RV spaces proposed in the original application with additional self storage spaces. As revised, the facility will provide 446 self-storage units. The applicant's December 13, 2016 revised traffic study addresses this change. In addition, the original traffic study was based on the ITE trip generation manual. However the ITE manual overstates trip generation numbers for this type of facility. The revised traffic study is based on trip counts at three existing self-storage facilities in the area, which more accurately reflect the traffic impacts of this facility. He submitted an email from the owner of the adjacent property agreeing to dedicate right-of-way for construction of Street B (Exhibit 36).

4. City engineer James Carothers agreed with the applicant's revised traffic analysis.

5. No one else testified at 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 approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report. The applicant accepted those findings and conditions without exceptions.

2. The Examiner finds that the Staff Report identifies all of the applicable approval standards for the application and contains sufficient findings showing the application does or can comply with those standards subject to conditions of approval. These findings were not disputed and are supported by substantial evidence in the record. The Examiner adopts the 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 CUP17-03, SPRV17-05, SEPA17-09 ARCH17-04 & CA17-04 (Union Self-Storage) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code, 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 CUP17-03, SPRV17-05, SEPA17-09 ARCH17-04 & CA17-04 (Union Self-Storage); subject to the following conditions of approval:

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.camas.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.

DATED this 18th day of December 2017.

Joe Turner, AICP
City of Camas Land Use Hearings Examiner