

LACAMAS CREEK SANITARY SEWER PUMP STATION IMPROVEMENTS
SITE PLAN ANALYSIS FOR
LACAMAS CREEK TRAILHEAD PARK (LCTHP) AND BAZ PARK (BP)
(SITE PLAN REVIEW CRITERIA CMC 18.18.060)

A. Compatibility with the city's comprehensive plan:

The comprehensive plan designates both Lacamas Creek Trailhead Park and Baz Park as Open Space/Green Space. Analysis of the project's conformance with the various goals and policies of the Comprehensive Plan are as follows:

1.4.4 Natural Environment

Natural Environment Goal:

LU-4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors. *The proposed development of LCTHP includes improvement of the parking area and installation of a restroom for trail users. These facilities directly support this comprehensive plan goal by providing park development that enhances access and use of the Lacamas Creek Trail. Removal of the existing pump station and sewer pipeline from within the Ordinary High Water Mark of Lacamas Creek enhances the wildlife corridor of Lacamas Creek. Development of pump stations within the parks neither supports or detracts from this goal.*

Natural Environment Policies:

LU-4.1: Maintain development regulations that encourage the preservation of trees and natural areas, including the use of density bonuses to protect sensitive areas and encourage tree replacement. *A tree survey has been prepared and the significant trees have been identified. Project designs have been arranged to avoid tree impacts to the maximum extent feasible. Construction methods such as trenchless technology will be used in some cases to avoid impacts to root systems. At LCTHP the trees to be removed are non-native and/or in poor condition. Also, stormwater management is non-existent at the existing parking lot, which causes degradation of the water quality of Lacamas Creek. This project includes stormwater management in accordance with the Camas Stormwater Manual and will enhance the water quality of the creek. At BP no trees will be removed. Stormwater runoff will be managed in accordance with the Camas Drainage Manual.*

LU-4.2: Support the purchase by the City, or the dedication and preservation by private owners, of open space and encourage careful consideration and integration of the natural environment in any planning activity to perpetuate the park-like setting of Camas. *Consideration was given to the ultimate uses of the two parks as part of the pump station design work. Future development of LCTHP as a trailhead park was integrated with the pump station project. For BP, the ultimate use will be open space and no further design integration is anticipated.*

LU-4.3: Encourage regional trail connectivity and increased access throughout the City to support multi-modal transportation and physical activity. *The proposed development of LCTHP includes improvement of the parking area and installation of a restroom for trail users. This project directly supports this comprehensive plan goal by providing park development that enhances access and use of the Lacamas Creek Trail. Development of the BP pump station will cause the loss of approximately two parking spaces, which will detract somewhat from the goal of supporting multi-modal and physical activity.*

LU-4.4: Development on the edges of the City adjacent to unincorporated land in agricultural use or in a forested or natural state should consider those adjacent uses and, where appropriate, provide buffers. *This project neither supports or detracts from this goal.*

Environmental Stewardship Goal

NE-1: To preserve Camas' natural environment by developing a sustainable urban environment and protecting habitat and vegetation corridors. *This project supports this goal by removing the existing sewer pump station and sewer line from within the habitat area of Lacamas Creek, minimizing impacts to critical areas and mitigating those impacts that are unavoidable, and improving the existing LCTHP to current City of Camas development standards.*

Environmental Stewardship Policies

NE-1.1: Consider the immediate and long-term environmental impacts of policy and regulatory decisions. *This project will have a net positive immediate and long-term impacts to the environment with removal of the existing pump station, which has failed and overflowed into the creek in the recent past, and replacing it with a pump station designed to current standards and with the capacity to serve full build-out. Management of stormwater from the LCTHP will improve water quality in Lacamas Creek.*

NE-1.2: Supply quality services to the community while ensuring resource conservation and ensure an environmentally safe workplace for City employees. *This project enhances community services with enhanced sewer utility while providing an improved pump station that is more easily maintained by City employees.*

NE-1.3: Prepare, plan, and provide ongoing training for those responding to adverse environmental events. *This project neither enhances or detracts from this policy.*

NE-1.4: Establish citywide multi-modal connectivity to encourage non-motorized transportation in order to protect the City's air quality. *This project neither enhances or detracts from the goal of encouraging non-motorized transportation. However, with development of the LCTHP multi-modal usage of the Lacamas Creek Trail is expected to increase somewhat.*

NE-1.5: Protect, conserve, and manage existing natural resources and valuable historic and cultural areas in order to ensure their long-term preservation. *This project protects, conserves and manages the existing natural resources. A full-scope cultural resources investigation has been prepared. A cultural resources monitoring plan has been developed for the project to mitigate for possible discovery of cultural artifacts during construction.*

NE-1.6: Encourage the preservation of the night sky through dark sky standards in development regulations and design guidelines. *This project neither enhances or detracts from this goal. However, minimal outdoor lighting is included with this project, and the lighting will be directed downward.*

NE-1.7: Limit clearing, grading, and soil disturbance outside building footprints in order to maintain the natural hydrologic functions of a site. *Grading will be limited to the footprint of the project. Stormwater runoff will be collected, treated and infiltrated into the ground to enhance hydrologic functions of the LCTHP site.*

NE-1.8: Encourage the development of grading regulations that preserve the natural contours of undeveloped properties, natural vistas, and mature vegetated corridors. *The project sites have been previously graded and disturbed from their natural conditions, so preservation of natural contours is not possible. No grading will occur within the corridor of Lacamas Creek that contains mature vegetation.*

3.4.2 Critical Areas

The critical areas goal and policies are intended to protect critical areas as identified by GMA. Camas' natural environment is composed of a variety of landforms, soils, watercourses, and vegetation. Protection and, where appropriate, restoration of these critical areas will ensure the preservation of Camas' natural environment and contribute to Camas' quality of life. Development on property that contains critical areas must comply with the goal and policies listed below, as well as the development regulations contained in CMC Title 16.

Critical Area Goal

NE-2: To preserve, maintain, and restore the City's critical areas to protect their function and values. *This project preserves, maintains and restores the critical areas adjacent to Lacamas Creek shoreline and wetland areas. A Critical Area Report was prepared for this project that addresses the policies identified for this goal.*

3.4.3 Shorelines

The 2003 Washington State Legislature enacted a law (Substitute Senate Bill 6012) requiring Washington cities and counties to amend their shoreline management programs by December 2011. In 2009, Camas, Battle Ground, Vancouver, Washougal, Ridgefield, La Center, Yacolt, and Clark County established the Clark County Coalition to update the shoreline inventory and encourage public participation in the updates of their shoreline management programs. The update of the Camas program involved monthly public outreach, regional open houses, and Planning Commission and City Council sessions. The City also created an ad hoc committee to examine the proposed amendments and ensure that the locally significant policies remained intact. The Camas Shoreline Master Program was amended in 2012 with Ordinance 2643 and Resolution 1250. A limited amendment to the wetland regulations was adopted in July 2015 with Ordinance 15-007.

Shoreline Goals (as provided in the Camas Shoreline Master Program)

A Shorelines Substantial Development Permit has been prepared for this project addressing the goals and policies of the Shorelines program.

3.4.4 Landscape Enhancement and Tree Preservation

The natural landscape and existing tree cover are important aspects of Camas' natural environment. Native, mature landscaping and trees contribute to the City's ecological health, supply valuable animal habitat, and enhance the community's natural beauty.

Landscape Enhancement and Tree Preservation Goal

NE 4: To protect Camas' native landscape and mature tree cover. *Existing native landscaping along Lacamas Creek is being enhanced through removal of invasive species. Mature trees are being protected to the maximum extent feasible. Utility installation has been designed to avoid all large, mature trees. Trees that are proposed for removal as part of the project are either non-native or in poor condition.*

Landscape Enhancement and Tree Preservation Policies

NE-4.1: Encourage the use of native plants in residential, commercial, and industrial landscapes in order to increase the implementation of low-impact site design. *Native plants are proposed for landscape of areas.*

NE-4.2: Prioritize management to eradicate aggressive non-native vegetation species. *Removal of invasive plant species is included for some areas along Lacamas Creek.*

NE-4.3: Analyze the tree canopy citywide and create a plan to encourage retention of significant tree cover. *A tree survey was prepared for this project.*

NE-4.4: Develop a program to compensate for the loss of tree canopy coverage, when retention of mature trees within development sites is impractical. *Utility installation has been designed to avoid all large, mature trees. Removed trees are being replaced in accordance with the City's tree ordinance.*

NE-4.5: Develop a program of community education regarding healthy tree management and support the management of urban forest areas. *This project neither enhances or detracts from this goal.*

5.11.1 General Utilities

General Utility Goal

Provide utility services 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. *This project enhances utility services within the City limits and is included on the City's Comprehensive Sewer Plan.*

General Utility Policies

U-1: Where service is available, require connection to public water for domestic and irrigation needs and connection to sewer systems. The intent is to not wait for the malfunction of a well or septic system if service is available. *This project enhances the public sewer system.*

U-2: Prohibit construction of new private wells and subsurface sewage disposal systems in new developments. *Neither private well or septic system is proposed.*

U-3: Eliminate the introduction of groundwater and surface water into the sewer system. *Discharge of stormwater into the sanitary sewer is not proposed.*

U-4: Within UGAs, the City should be the sole provider of urban services. *Not applicable to this project.*

U-5: Do not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. In areas where utilities presently extend beyond City limits, but are within UGAs, the City should plan development jointly with the County. A joint development must be consistent with City standards. *Not applicable to this project.*

U-6: Coordinate plans for providing public utility services in UGAs and rural areas with plans for transitioning undeveloped land to urban uses. *Not applicable to this project.*

U-7: Plan public utility services so that service provision maximizes efficiency and cost effectiveness and ensures concurrency. *This project is in compliance with the City's Comprehensive Sewer Plan. The proposed pump station is designed for maximum efficiency, with the ability to increase capacity in the future to accommodate growth.*

U-8: Coordinate City activities with other entities, to the greatest extent possible, to provide services within the urban area. *This project accomplishes this goal. It combines a planned pavement restoration project with the sewer construction project. A grind-and-inlay of the AC pavement will be provided on 1st Avenue between 3rd Avenue and Joy Street, after the sewer force main is installed.*

5.11.5 Sewer System and Service

Policy for Sewer Services

SS-1: Extend public sanitary sewer service, which is required within urban areas, throughout urban areas. Service may be provided outside urban areas to serve areas where imminent health hazards exist. *This project enhances public sanitary sewer service within the City limits.*

SS-2: To reduce maintenance and power costs, use traditional gravity sewer systems (in lieu of STEP systems) to serve future customers to the greatest extent possible. *This project neither enhances or detracts from this policy. However, the project enhances the gravity sewer system and may reduce future reliance on STEP systems.*

SS-3: Coordinate with Clark County to eliminate septic systems. *This project neither enhances or detracts from this policy.*

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

This project has been developed in compliance with all applicable development standards, including:

18.07 Use Authorization: The proposed project is an allowed use in the Open Space zone designation. The following are specifically listed as permitted uses:

- Parking areas/lots to serve park use
- Other buildings and structures to support park use
- Pumping station

18.11 Parking: The areas within the pump stations are sized to accommodate maintenance vehicles and no additional parking is required. The parking lot for LCTHP is designed in accordance with Chapter 18.11:

- The ingress/egress location is existing and meets sight distance requirements.
- Backout onto City streets is not proposed.
- Maneuvering areas and parking spaces meet size standards.
- Spaces are located within 400' of building and trailhead.
- Handicapped spaces are provided in accordance with the IBC.
- There is no standard for the minimum number of parking spaces for trailhead park developments. However, the existing parking area is proposed as approximately the same area and parking capacity.

18.13 Landscaping: All landscaping is designed in accordance with this standard including:

- Detailed landscape, tree and vegetation plans have been provided for the pump station sites. A detailed landscaping plan will also be provided for Phase 2 development of the LCTHP.
- A tree survey has been provided.
- Tree density for the park sites exceed the minimum allowable standards.
- Trees and native vegetation have been preserved to the maximum extent feasible.
- Parking areas comply with 18.13.060, including landscaped perimeters, shading, number of trees, wheel stops, and landscaped divider strips.

18.15 Signs:

- No signs are proposed. Signs for future LCTHP improvements will be included with Phase II.

18.17 Supplemental Development Standards: All accessories are designed in accordance with this standard including:

- Vision Clearance Area: N/A to driveways.
- Accessory Structures: N/A to Open Space zoning.
- Fences and Walls: The proposed fence along the back of the walk along 3rd Ave. is 42" in height. The proposed fence surrounding the pump station is 6' in height.
- Retaining Walls: The retaining wall is interior facing and exceeds 4' in height so a building permit is required. A 6'-high fence will be placed along the top of the retaining wall in a manner that prevents public access along the top of the wall.

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;

All public services including roads, sanitary and storm sewer, and water are available and accessible for the proposed development.

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

No other provisions are required.

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

Adequate provisions for maintenance of public utilities are provided.

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.

This project has been developed in compliance with all relevant statutory codes, regulation and ordinances, including:

- *Shorelines Substantial Development Permit*
- *Archeological Review*
- *Critical Areas Permits*
- *SEPA Checklist*
- *Design Review (scheduled with the Parks and Recreation Commission on 5/22/19)*
- *Building permits (to be submitted)*