



Design Review Committee Meeting Agenda
Thursday, December 08, 2022, 4:00 PM
REMOTE MEETING PARTICIPATION

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 833 9577 7020
2. Or, from any device click <https://us06web.zoom.us/j/83395777020>

OPTION 2 - Join by phone (audio only): 1. Dial 877-853-5257 and enter meeting ID# 833 9577 7020

CALL TO ORDER

ROLL CALL

INTRODUCTIONS

MEETING ITEMS

1. Lacamas Counseling Center (File No. SHOR22-02)
Presenter: Lauren Hollenback, Senior Planner

CLOSE OF MEETING



STAFF REPORT

Lacamas Counseling Center
 Major Design Review (DR22-07)
 Related File: SHOR22-02

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION 3631 NE Everett Street
 Parcel Number 124290-000

APPLICANT Scott Taylor
 SGA Engineering

APPLICABLE LAW: This land use application submitted September 7, 2022, is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.45 Major Variance, including the Shoreline Master Program.

Summary

The applicant is currently seeking design review approval for the construction of a 4,051 square foot counseling center and parking lot including landscaping. The site fronts NE Everett Street (SR500) on its west side and Lacamas Lake is located west of the property. Access to the site is provided from NE Everett Street (SR500).

The subject property is currently vacant and zoned Mixed Use (MX). The adjoining property to the south is L&L Autobody commercial use including a single-family residence also zoned Mixed Use (MX), to the north is a single-family residence zoned Single-Family Residential (R-12), and to the west is city owned vacant shoreline property zoned Open Space (OS).

The site's topography is relatively flat with a gentle slope from north to south. The site is currently undeveloped and covered with trees, shrubs and grass.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations, and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must

consider the design review standards from the Design Review Manual and Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Specific Gateway and Commercial & Mixed Use Design Principles and Guidelines

The standard and specific gateway and commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.



Item 1.

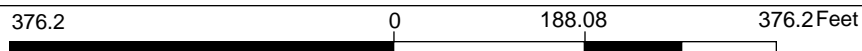


Legend

- Taxlots
- All Roads**
 - Interstate
 - State Route
 - Arterial
 - Forest Arterial
 - Minor Collector
 - Forest Collector
 - Private or Other

Notes:

1: 2,257



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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

LACAMAS COUNSELING CENTER

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION
AUGUST 2022

APPLICANT:
LACAMAS COUNSELING
ATTN: PRISCILLA & RYAN GILBERT
3400 SE 196TH AVE. SUITE 102
CAMAS, WA 98607
PH: 360-975-0512
EM: priscilla@lacomascounseling.com

PROPERTY OWNER:
PRISCILLA & RYAN GILBERT
31514 NE 3RD STREET
WASHOUGAL, WA 98671
ryan@insiteseo.com

124290-000
3631 NE EVERETT ST. CAMAS, WA 98607

CONTACT PERSON:
SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION
EXISTING PARCEL NUMBER: 124290-000
CURRENT USE: VACANT LAND
ZONING DESIGNATION: MX
GROSS SITE AREA: 0.52 ACRES 22,525 S.F.
TRANSIT ROUTES: NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER: SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. ONE WELL EXISTS ON-SITE.

ENVIRONMENTAL CONDITIONS
THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION
PROPOSED USE
4,051 SF COUNSELING CENTER & PARKING LOT
DEVELOPMENT STANDARDS
MINIMUM LOT AREA: 1,800 SF MIN. ALLOWED
MINIMUM LOT WIDTH: NONE
MINIMUM LOT DEPTH: NONE
FRONT YARD SETBACK: 10'
STREET SIDE YARD SETBACK: 15'
INTERIOR SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'
MAXIMUM LOT COVERAGE: 1-STORY 60%, 2-STORY OR MORE 50%
MAXIMUM BUILDING HEIGHT: NONE
UTILITY PROVIDERS
SEWER: CITY OF CAMAS
WATER: CITY OF CAMAS
ELECTRICAL: CLARK PUBLIC UTILITIES
STORMWATER MANAGEMENT
CITY OF CAMAS STANDARDS
TREATMENT: STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S
DISPOSAL: STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

PROPOSED SITE AREA SUMMARY

	ACRES	S.F.
GROSS SITE AREA	0.52	22525
NET SITE AREA (GROSS AREA - R/W)	0.50	21669
AVERAGE LOT AREA	0.50	21669
PUBLIC RIGHT-OF-WAY DEDICATED	0.02	856

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY
PROFESSIONAL ENGINEER
NO. 124290-000
SCOTT TAYLOR
REGISTERED PROFESSIONAL ENGINEER
NO. 124290-000

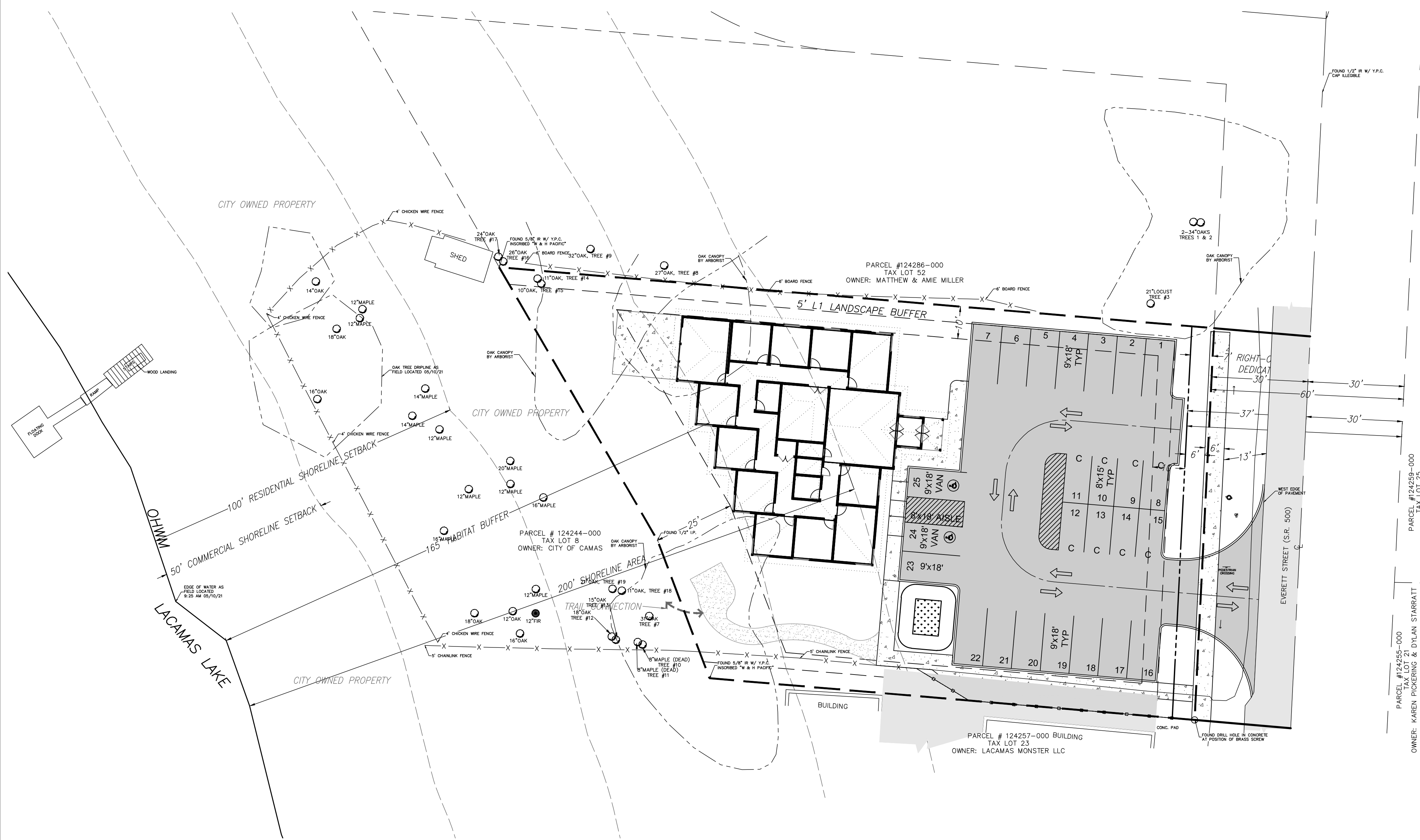
PRELIMINARY SITE PLAN
LACAMAS COUNSELING CENTER
WASHINGTON
CITY OF CAMAS

PRELIMINARY REVISIONS

NO.	DESCRIPTION

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: KRS
SCALE: 1" = 20'

JOB NUMBER: 5023
SHEET: PRE5.0

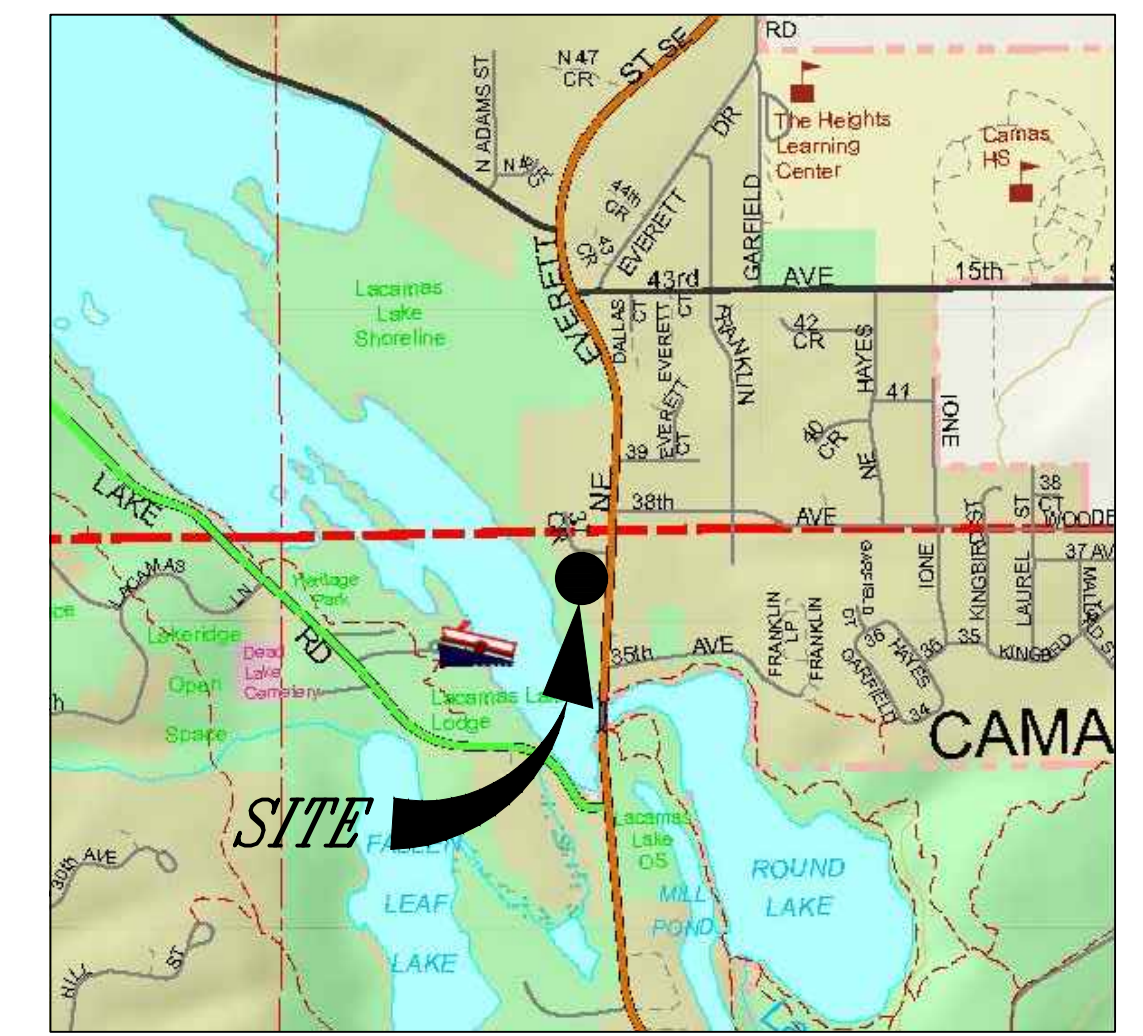
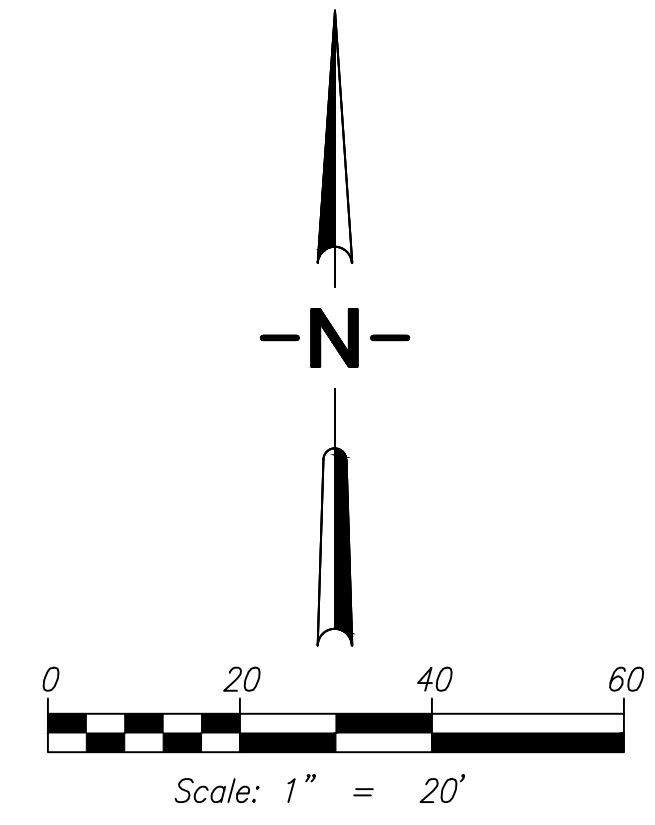


3,042 SF OF GROSS FLOOR AREA (DOES NOT INCLUDE HALLWAYS OR CLOSETS)
GENERAL OFFICE = 1 STALL/400 SF
3,042/400 = 7.61 STALLS REQUIRED
11 EMPLOYEES MAX AT ONE TIME = 11 STALLS
18.61 ~ 19 STALLS REQUIRED (25 PROPOSED)
25 STALLS PROVIDED (2 VAN ADA STALLS)
30% MAX COMPACT = 8 STALLS (8 PROPOSED)

7,768 SF LANDSCAPING
21,669 SF NET SITE AREA
35.84% LANDSCAPING

4,051 SF BUILDING
21,669 SF NET SITE AREA
18.69% BUILDING COVERAGE

8,402 SF PERVIOUS AREA
13,267 SF IMPERVIOUS AREA TOTAL
21,669 SF NET SITE AREA



© SGA ENGINEERING PLLC - DATE PLOTTED: Oct. 07, 2022 - 5:04 PM SGA DRAWING FILE: W:\DWG\5023-LACAMAS COUNSELING CENTER\DRAWINGS\PRELIM\SHEETS\PRELIMINARY SITE PLAN.DWG



FLANSBURG ENGINEERING
 Commercial and Residential Engineering Services

510 SE 329th Ave
 Washougal, WA 98671

SCALE: 1/4" = 1'-0"

DATE: 08/11/2022

REVISIONS:

NO.	DESCRIPTION

Lacamas Counseling Center
 # 74 & # 88 Geo Morrow DLC .40; Clark County #163521000
 3631 NE Everett Street, Camas, WA 98607
 Gecho Construction Inc.

ARCHITECTURAL MAIN FLOOR PLAN

Project No. 21043

A4



FRONT OVERVIEW



FRONT-LEFT VIEW



FRONT BUILDING VIEW



FRONT-RIGHT VIEW

FLANSBURG ENGINEERING
Commercial and Residential Engineering Services

510 SE 329th Ave
Washougal, WA 98671

SCALE: 1/4"=1'-0"

DATE: 08/11/2022

REVISIONS:

1		
2		
3		

Lacamas Counseling Center
#74 & #88 Geo Morrow DLC .40; Clark County #163521000
3631 NE Everett Street, Camas, WA 98607
Gecho Construction Inc.

ARCHITECTURAL RENDERINGS

Project No. 21043

A1

FLANSBURG ENGINEERING
Commercial and Residential Engineering Services

510 SE 329th Ave
Washougal, WA 98671

SCALE: 1/4"=1'-0"

DATE: 08/11/2022

REVISIONS:

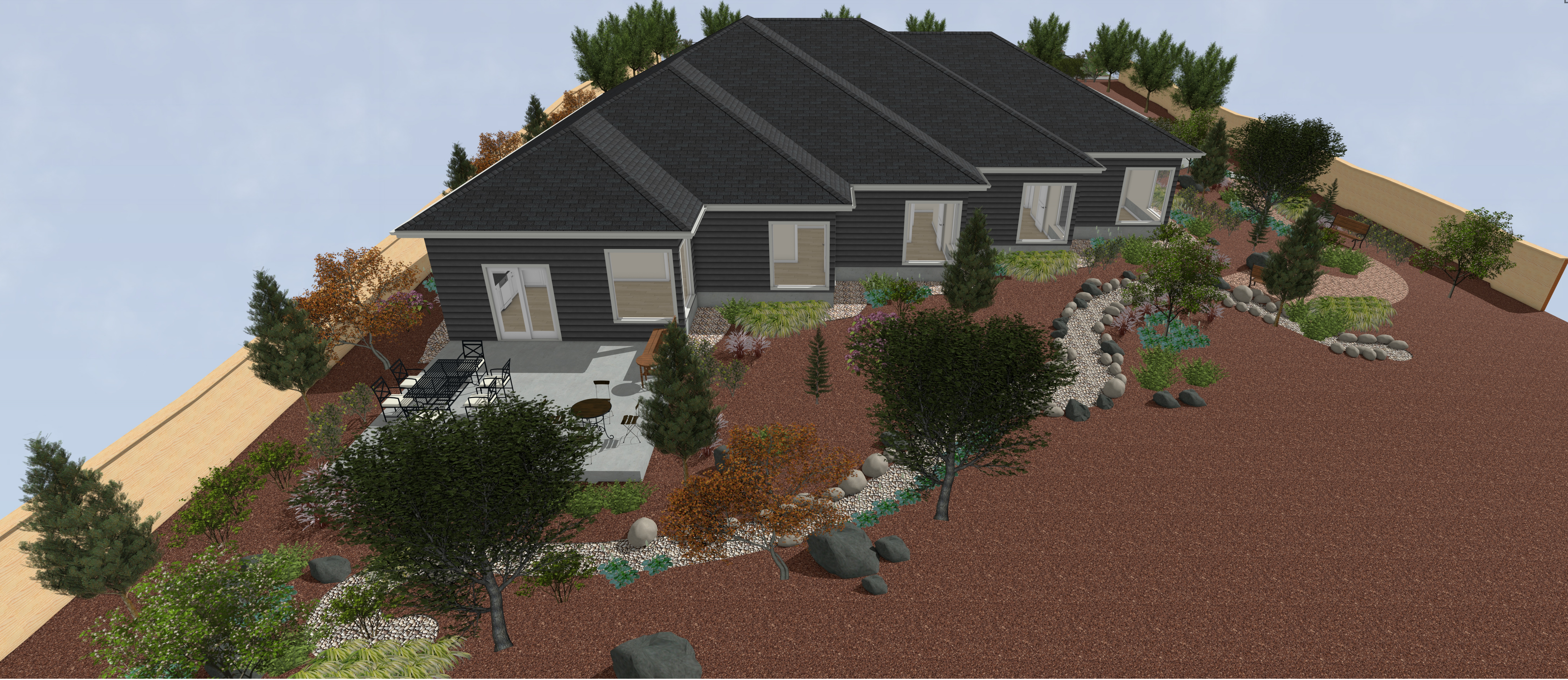
1		
2		
3		

Lacamas Counseling Center
74 & # 88 Geo Morrow DLC .40; Clark County # 163521000
3631 NE Everett Street, Camas, WA 98607
Gecho Construction Inc.

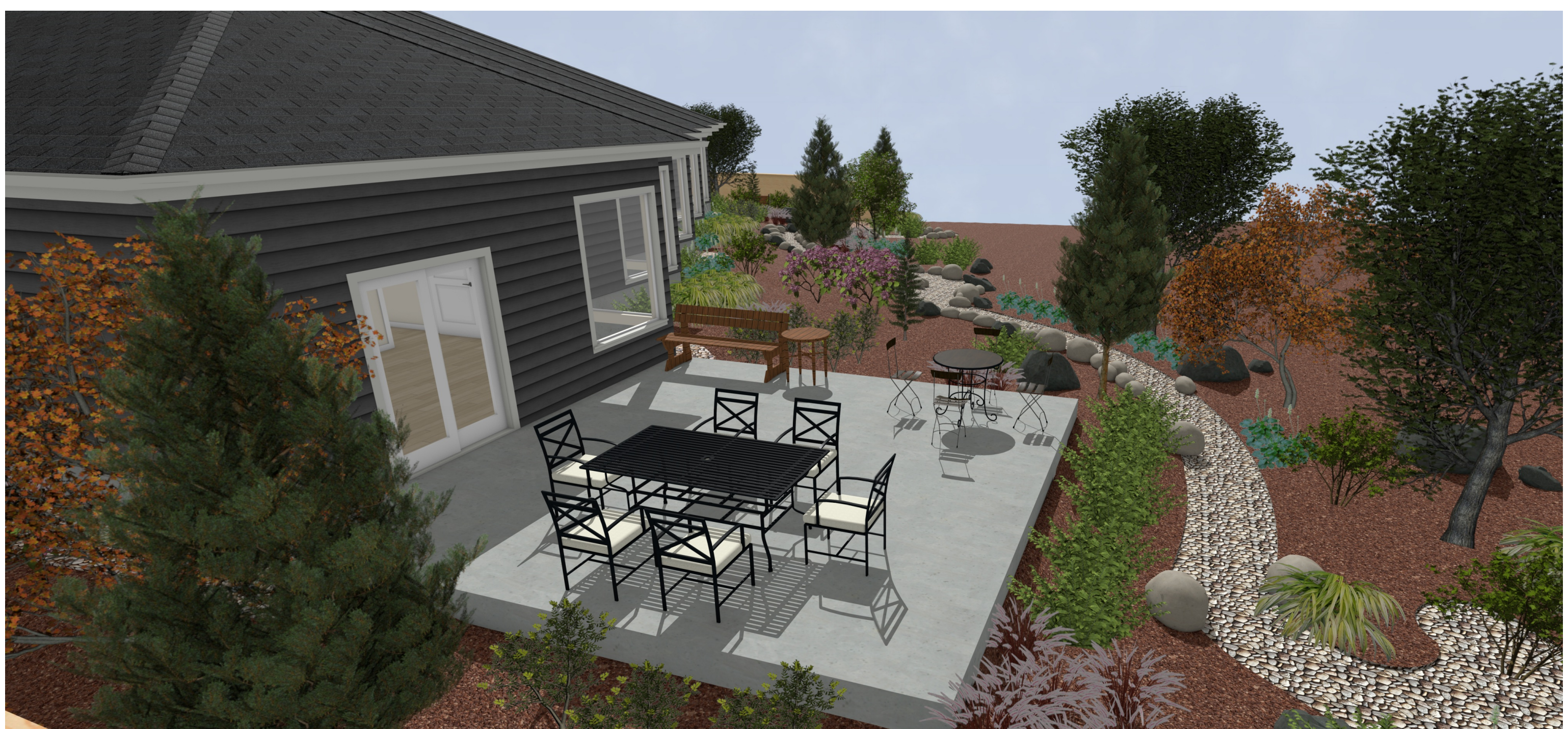
ARCHITECTURAL ELEVATIONS

Project No. 21043

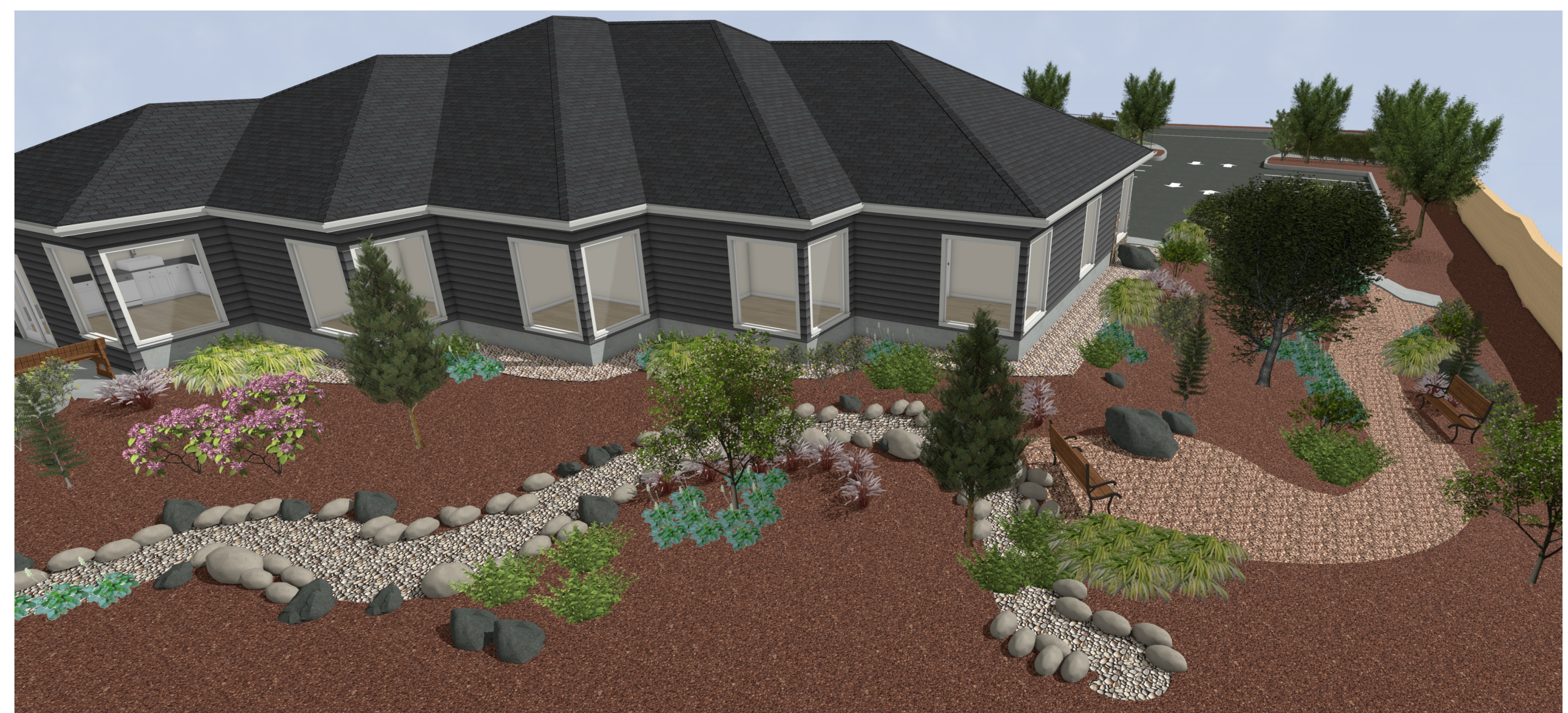
A2



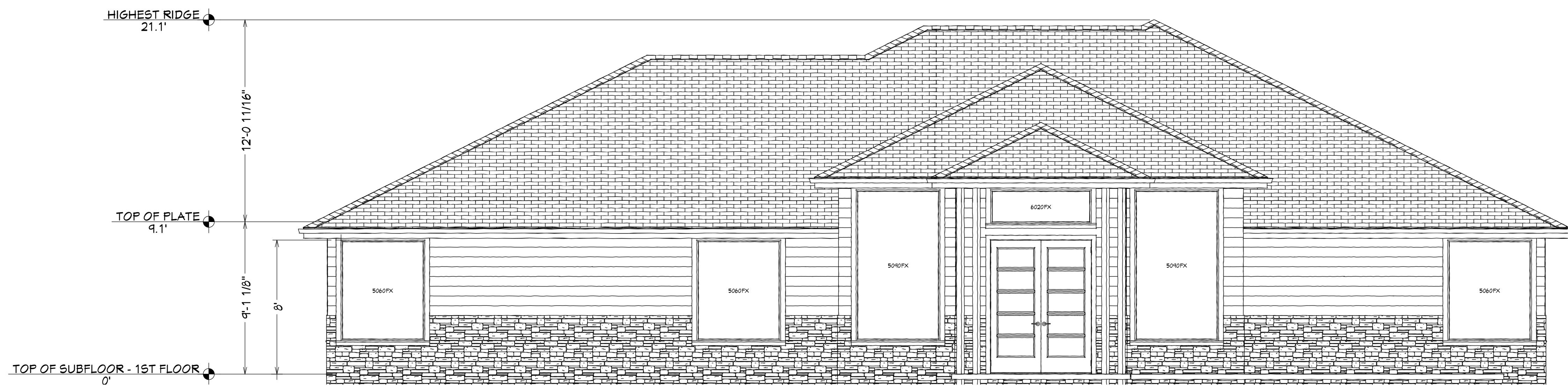
REAR OVERVIEW



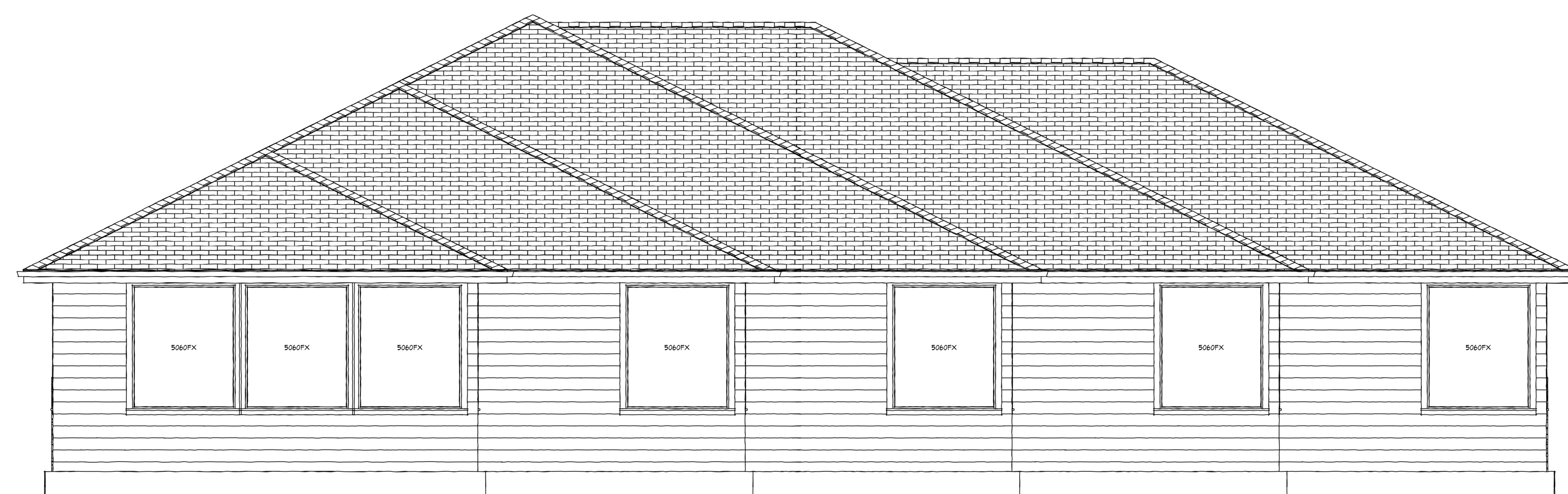
REAR PATIO VIEW



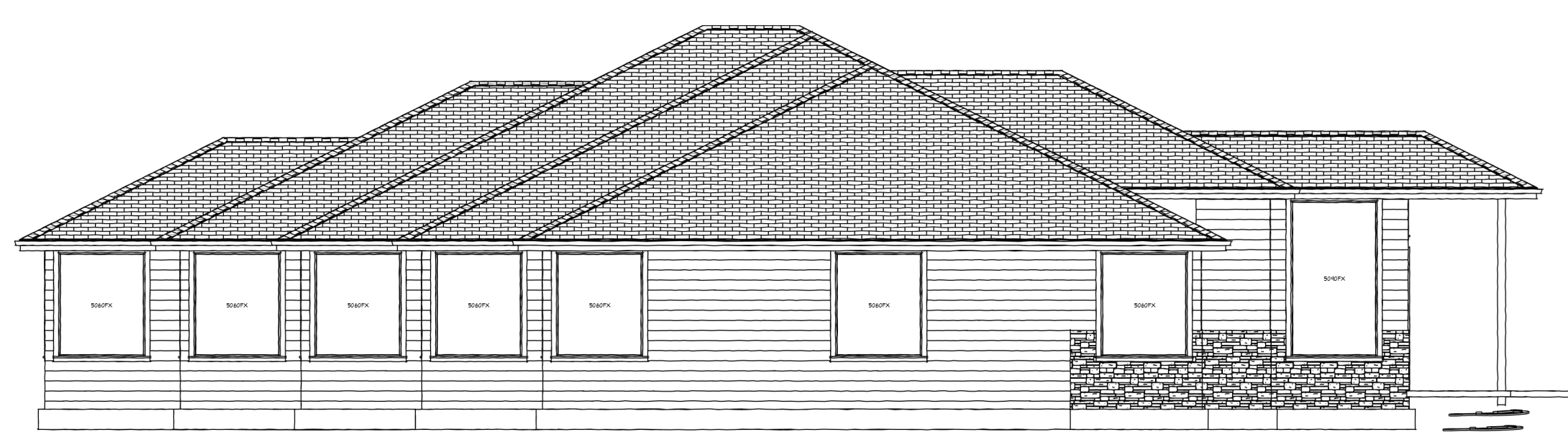
REAR-RIGHT VIEW



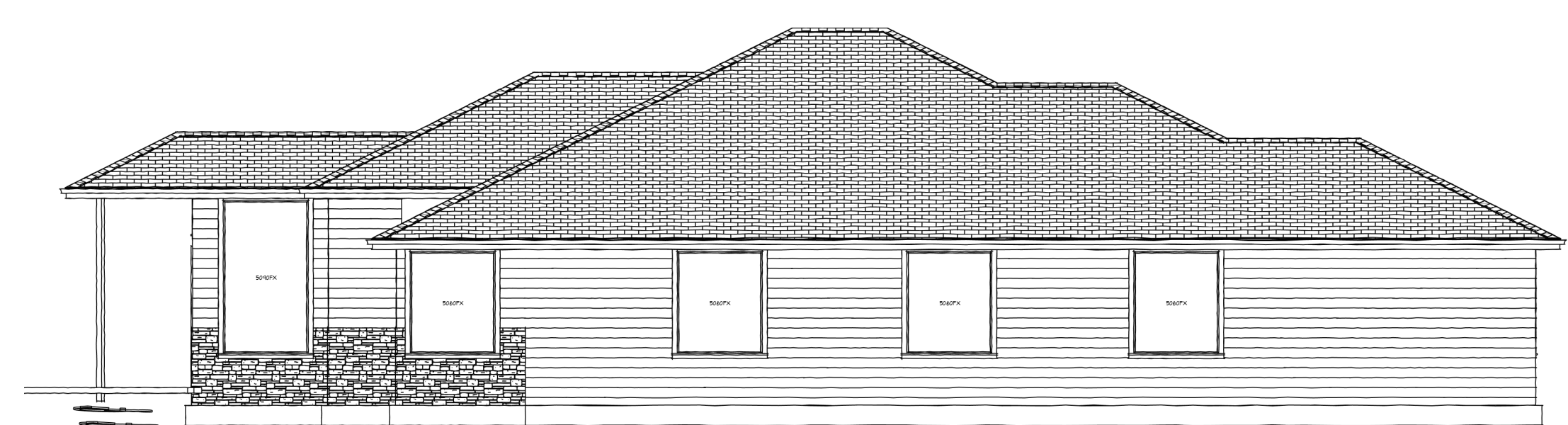
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

FLANSBURG ENGINEERING
Commercial and Residential Engineering Services

510 SE 329th Ave
Washougal, WA 98671

SCALE: 1/4" = 1'-0"

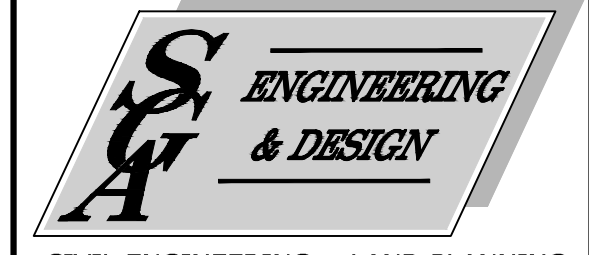
DATE: 08/11/2022

REVISIONS:

1		
2		
3		

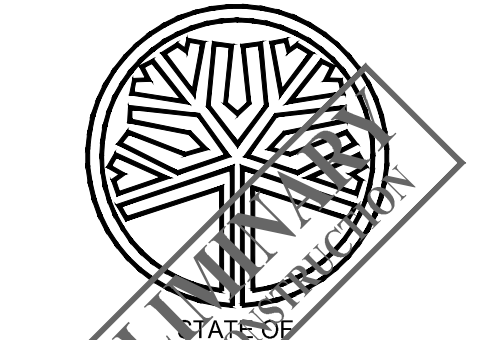
Lacamas Counseling Center
#74 & #88 Geo Morrow DLC .40; Clark County #163521000
3631 NE Everett Street, Camas, WA 98607
Gecho Construction Inc.

ARCHITECTURAL ELEVATIONS



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON 12/31/2024

PRELIMINARY LANDSCAPE & TREE PLAN

LACAMAS COUNSELING CENTER

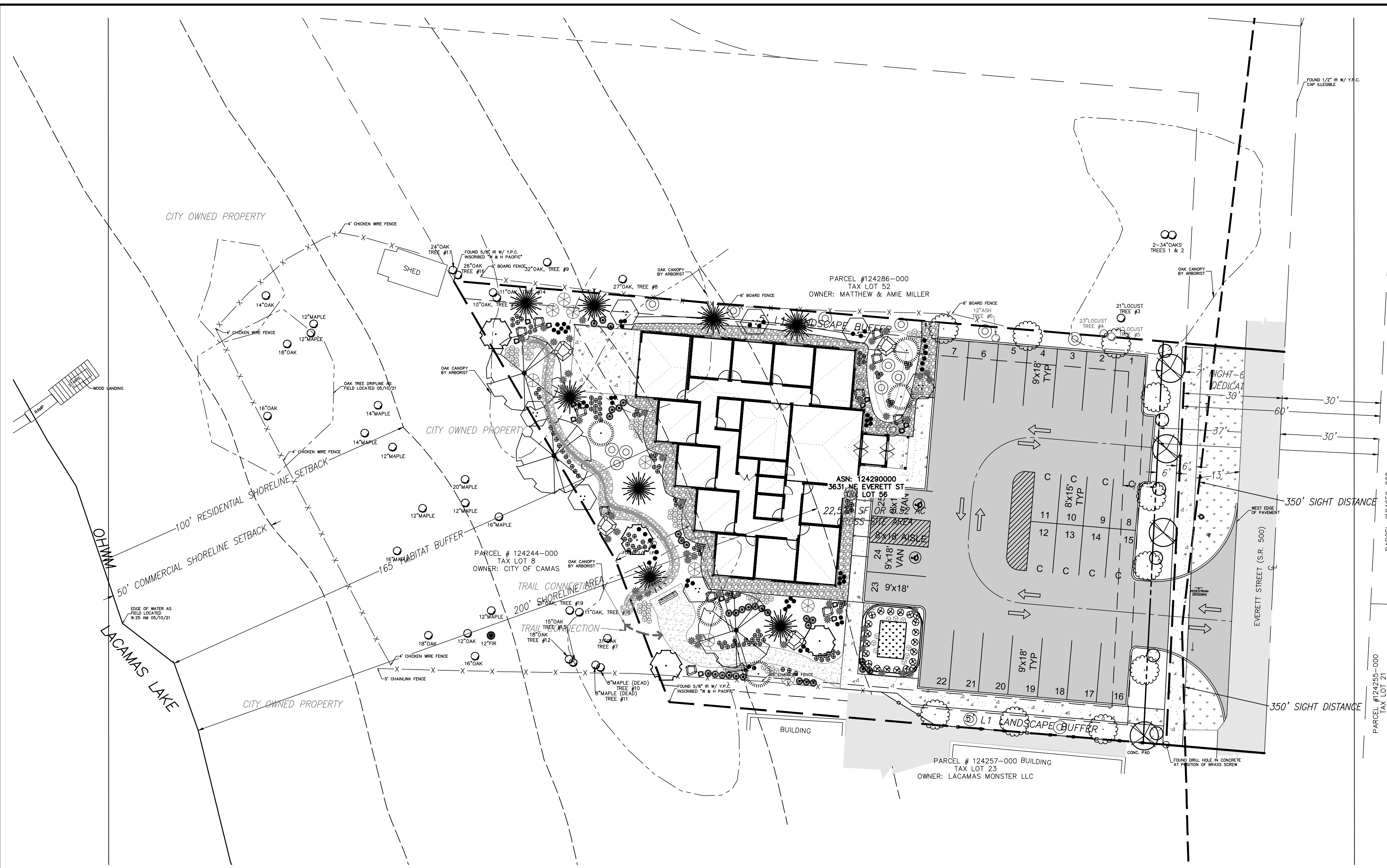
WASHINGTON
CITY OF CAMAS

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: KRS
SCALE: 1" = 20'

JOB NUMBER: 5023
SHEET: PRE6.0



PLANTING LEGEND

SYMBOL	PLANT SPECIES	SIZE	SPACING	QUANTITY
	QUERCUS GARRYANA WHITE OAK or Approved Equal	5-10' TALL	AS SHOWN	3
	ACER CIRCINATUM VINE MAPLE or Approved Equal	5-6' TALL	AS SHOWN	7
	PICEA ENGELMANNII ENGELMANN SPRUCE or Approved Equal	5-6' TALL	AS SHOWN	7
	CHAMACYPARIS NOOTKATENSIS Alaskan Cedar or Approved Equal	6-8' TALL	AS SHOWN	8
	CORNUS NUTTALLII PACIFIC DOGWOOD or approved equal.	2" CAL.	AS SHOWN	4
	ACER GRISEUM PAPERBARK MAPLE or approved equal.	2" CAL.	27' O.C. OR AS SHOWN	10
	CORNUS KOUSA x FLORIDA 'PINK DOGWOOD' IN PUBLIC R/W must be on approved list.	2" CAL.	30' O.C. OR AS SHOWN	4
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL or approved equal.	2-5 GALLON	4' O.C.	23
	CAMELLIA JAPONICA VAR. JAPANESE CAMELLIA or approved equal	5 GALLON	AS SHOWN	6
	RIBES SANGUINEUM RED FLOWERING CURRANT or approved equal	2 GALLON	AS SHOWN	9
	RHODODENDRON GRIFFITHIANUM JEAN MARIE RHODODENDRON or approved equal	2-5 GALLON	AS SHOWN	16
	NEPHROLEPIS EXALTATA SWORD FERN or approved equal	1 GALLON	AS SHOWN	45
	MAHONIA AQUIFOLIUM TALL OREGON GRAPE or approved equal	1 GALLON	AS SHOWN	32
	HEUCHERA spp.	4" MIN.	AS SHOWN	125
	PENISETUM SETACEUM 'RUBRUM' Purple Fountain Grass or Black Mondo Grass	4" MIN.	AS SHOWN	59
	CAREX MORROWII JAPANESE SEDGE or approved equal	4" MIN.	AS SHOWN	84
	CORNUS SERICEA 'SANTI' REDTWIG DOGWOOD or approved equal	1 GALLON	AS SHOWN	21
	GROUND COVER - NATIVE PLANTS Must be on WSDOT & Camas approved list.	T.B.D.	AS SHOWN	986 SF
	RIVER ROCK or approved equal	2-6"	AS SHOWN	1502 SF

LANDSCAPE NOTES

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

TREE RETENTION TABLE

TREE SIZE	NUMBER OF TREES	TREE UNITS/TREE	TOTAL TREE UNITS
10"	2	2	4
TOTAL TREE UNITS RETAINED			4

TREE DENSITY TABLE

NET SITE AREA (GROSS AREA-R/W)	0.50 ACRES
TREE UNITS REQUIRED PER ACRE	20
TREE UNITS REQUIRED	10
EXISTING TREE UNITS RETAINED	4
ADDITIONAL TREE UNITS REQUIRED	6
ADDITIONAL TREE UNITS PROVIDED	41

3,042 SF OF GROSS FLOOR AREA
(DOES NOT INCLUDE HALLWAYS OR CLOSETS)
GENERAL OFFICE = 1 STALL/400 SF
3,042/400 = 7.61 STALLS REQUIRED
11 EMPLOYEES MAX AT ONE TIME = 11 STALLS
18.61 ~ 19 STALLS REQUIRED (25 PROPOSED)
25 STALLS PROVIDED (2 VAN ADA STALLS)
30% MAX COMPACT = 8 STALLS (8 PROPOSED)

7,768 SF LANDSCAPING
21,669 SF NET SITE AREA
35.84% LANDSCAPING

4,051 SF BUILDING
21,669 SF NET SITE AREA
18.69% BUILDING COVERAGE

© SCA ENGINEERING PLLC - DATE PLOTTED: Oct. 07, 2022 - 5:11 PM SCA DRAWING FILE: W:\DWG\5023-LACAMAS COUNSELING CENTER\DRAWINGS\PRELIM\SHEETS\PRELIMINARY LANDSCAPE & TREE PLAN.DWG

following the preliminary short plat approval. Maintenance of the stormwater facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3).

Street Tree Planting and Landscaping (CMC 17.19.030 (F))

Street tree planting is required. Street trees will be provided with the project. See the preliminary landscape plan for additional information.

Signs (CMC 18.15)

No signs are proposed at this time.

Design Review (CMC 18.19)

The applicant has responded to the Design Review code sections that are applicable to the project below. Applicant responses are below in **bold italics**.

- **18.19.010 - Purpose.**

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM) and the "Downtown design manual."

The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008) ([Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))

The applicant has responded to the code below and satisfied the purpose of the design review narrative. The meeting and discussions will help to complete the process. This project “will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.” as explained throughout this site plan and design review narrative. This project is also going through a shoreline permit and conditional use permit review which will be a thorough process and provide the best possible design of the project.

- **18.19.020 - Scope.**

Design review is required for all new developments within commercial, mixed-use, business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational, and governmental buildings and associated properties.

Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual. (Ord. 2518 § 1 (Exh. A (part)), 2008) ([Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))

This project is in the MX zone and a commercial use. Design Review is required for this project.

- **18.19.025 - Scope of the downtown design manual (DDM).**

The provisions of this manual shall be applied to public and private parcels located within the downtown commercial zone. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone. (Ord. 2518 § 1 (Exh. A (part)), 2008)

This code section is not applicable to the project.

- **18.19.030 - Design review manual adopted.**

The city's design standards are primarily contained in the design review manual, which was adopted by the

city. (Ord. 2518 § 1 (Exh. A (part)), 2008)

This is understood by the applicant.

- **18.19.035 - Downtown design manual adopted.**

The city's design standards for the downtown commercial zone are contained in the manual, which is adopted by the city. (Ord. 2518 § 1 (Exh. A (part)), 2008)

N/A

- **18.19.040 - Design review committee.**

A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.

B. The DRC will hold a public meeting to consider a design review application when:

1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC; ***This project is in the gateway district and requires design review.***
2. The proposal varies from the guidelines of the DRM; or
3. When an administrative decision on a design review application is appealed with no prior review by the DRC.

C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)). (Ord. 2518 § 1 (Exh. A (part)), 2008)

- **18.19.050 - Design principles.**

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

This project has been integrated into the existing landscape. Mature Oregon White Oak trees are being retained on-site and just off-site that hang over the site. An arborist has worked with the neighbors and confirmed the health and safety of the trees. The project owners specifically chose this property for the existing landscape and location by the lake. The on-site landscaping is only using native trees, shrubs, grasses and ground covers.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the

specific site or surrounding area.

- **B. Specific Principles.**

1. Gateways.

a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

This project has not proposed a freestanding sign. A future sign permit will be applied for if necessary. The sign for the business will be attached to the perimeter fence or building.

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

This can be achieved with the future sign permit.

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

This criteria will be reviewed and discussed with staff during review of the sign permit.

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

This can be achieved with concrete stamping or coloring. The pedestrian walkway across the new driveway will be in concrete and have truncated domes to warn sight impaired pedestrians. The road and parking lot are asphalt. Textured or colored concrete can be a condition of approval for the pedestrian walkway/sidewalk at the new driveway intersection.

e. A consistent streetscape lighting scheme shall be used.

The applicant is in support of this. Currently there are no street lights along NE Everett Street. If WSDOT and Camas staff want to transition NE Everett Street to a lit roadway the applicant will comply. One new street light could be added to the wood pole. Due to overhead power on the south side of the road, street lights, if added to NE Everett Street could go on the north side of the road to avoid conflicts.

2. Commercial and Mixed Uses.

a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.

This project is in the mixed use area and per this code is not required to provide on-site parking. Because this business provides counseling services for families and individuals they need to have a parking lot. Due to the adjacency of Lacamas Lake the project needs to have the building located closest to the views of the lake without a parking lot in between. The parking lot will be screened with landscaping. Two layers of street and buffer trees have been proposed. A short 3-4 foot tall fence could be added to increase the screening if the design review committee think that will help. Placing a parking lot on the interior of the development does not work well for this site given the location of the lake, a future public trail and the needs of the business. This is a smaller parcel and there are not multiple buildings or enough area on the site to have a parking lot located on the "interior" of the development.

b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

The proposed building does this very well. The surrounding properties and this gateway portion of town have numerous residential buildings along with some small businesses. The design of the building had a very residential feel and scale. The rooflines and exterior finishes mimic that of the surrounding homes. This project has not proposed some large, modern, out of place structures. The proposed building and

landscaping match the existing streetscape of this neighborhood. We feel the proposed building is a perfect fit for this site and defines the streetscape very well.

c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.

As described above on the previous question, The proposed structure has been designed to blend in with the adjacent homes and small businesses. The proposed building is nearly identical in size to most of the custom homes directly to the north. The height of the proposed building is similar to the existing home and business to the south and homes across the street to the east. The proposed 4,000 sf building matches the character and size of the adjacent homes and businesses.

d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.

This development only proposes one use, family counseling. This criteria is not applicable.

e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.

This development only proposes one use, family counseling. This criteria is not applicable.

f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.

This has been accomplished with the proposed building and wall articulation. A variety of windows and non-structural rock veneer will also break up walls and enhance the sense of scale.

g. Outdoor lighting shall not be directed off-site.

This is understood. Lighting will be shielded and/or directed to not leave the site. This can be a condition of approval if staff wants.

3. Multifamily.

This section of code does not apply to this project. No multi-family is proposed with this project.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

([Ord. No. 16-006](#) , § I, 5-2-2016)

- **18.19.060 - Guidelines.**

A. The guidelines include five major categories:

1. Landscaping and screening;
2. Architecture;
3. Massing and setbacks;
4. Historic and heritage preservation; and
5. Circulation and connections.

B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

([Ord. No. 2691, § I\(Exh. A\), 1-21-2014](#))

- **18.19.070 - Application requirements.**

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the community development director or designee. The application shall include such drawings,

sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

The applicant and their team have prepared all the necessary drawings, applications and documents required for design review. This project is also going through site plan review, conditional use review, shoreline permitting and a SEPA review.

(Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § 1(Exh. A), 2-7-2011)

- **18.19.090 - Deviations to design review guidelines.**

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the design review committee. The DRC shall base its recommendation upon findings setting forth and showing that all of the following circumstances exist:

A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development; ***This project has worked hard to design a building and site plan that meet all the code requirements. Due to the size and adjacent site factors this project cannot meet the requirements of 18.19.050 B.2.a (parking located on the interior of the development). This deviation is explained above in the associated code section.***

B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant; ***This is true for this site and proposed business. The details are explained above and throughout this narrative.***

C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district; ***The proposed business is an allowed use in this zoning district. The typical development seen in this neighborhood is residential homes. Residential homes would not typically have parking on the interior of the development. There are two existing businesses to the south of this site. Both businesses have parking in front and on the side of their buildings, not behind or on the interior of their site. All homes and businesses in this neighborhood are placed closest to the lake and parking is located closer to the streets.***

D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences; ***The requested deviation is 100% based upon functional considerations. The proposed business needs the parking area adjacent to the entrance and street. The quality of the counseling services provided depends on the views and adjacency of the building to the lake.***

E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and ***The project has proposed significant amounts of landscaping and screening. A trail connection for the public has been stubbed for future connectivity when the Camas parks department build the new trail to the west. Based on the business proposed there are no other site amenities that are warranted.***

F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles. ***This project has worked to meet the intent and scope of the DRM principals. The intent of the site design is described throughout this narrative and demonstrated on the site plan and building plans.***

(Ord. 2518 § 1 (Exh. A (part)), 2008)

- **18.19.100 - Enforcement.**

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC [Chapter 18.55](#) Administration and Procedures.

SGA ENGINEERING & DESIGN
 CIVIL ENGINEERING ~ LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

2005 BROADWAY
 VANCOUVER, WA 98663
 PHONE (360)993-0911
 FAX (360)993-0912

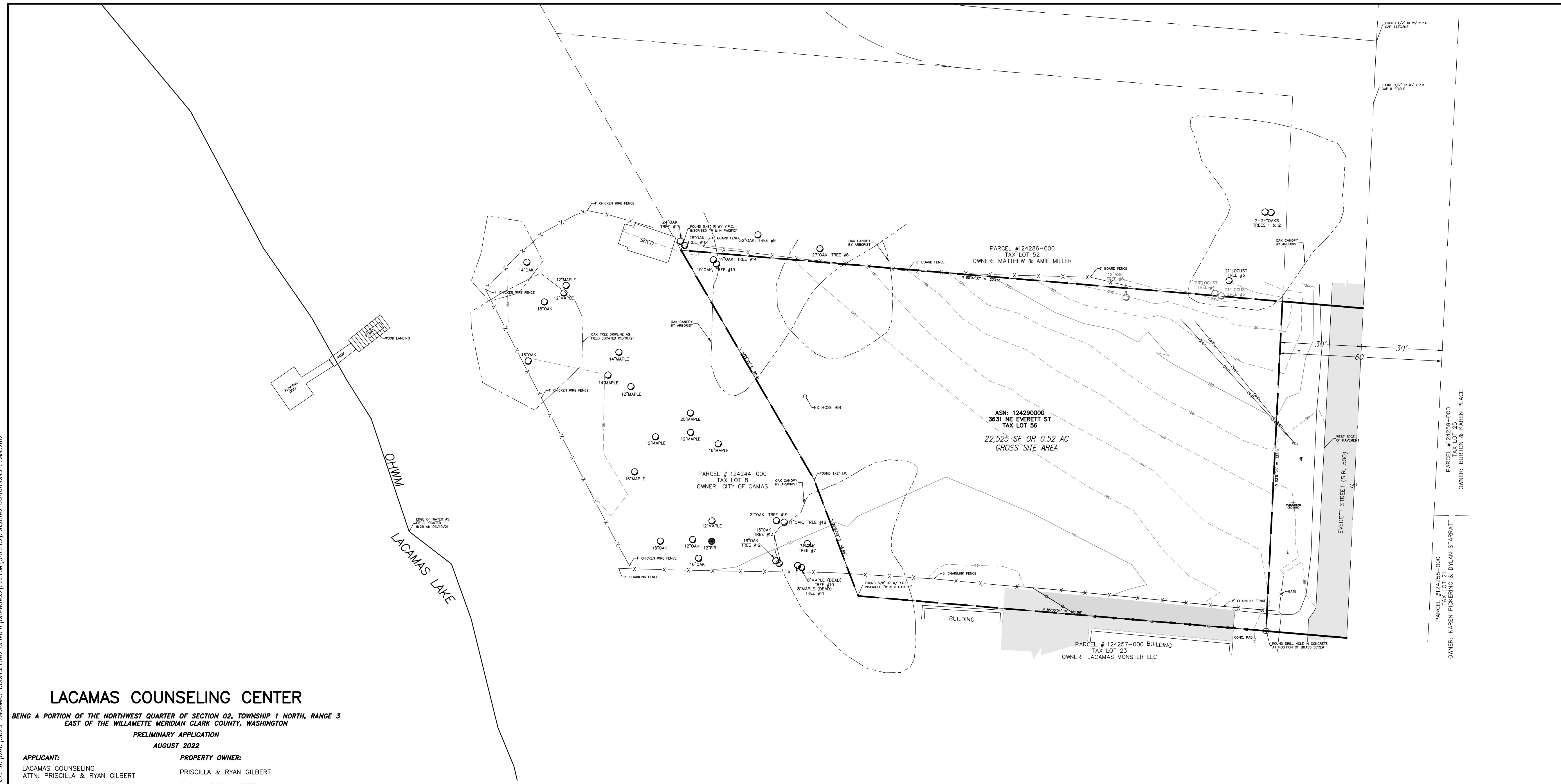


EXISTING CONDITIONS PLAN

LACAMAS COUNSELING CENTER

WASHINGTON
 CITY OF CAMAS

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT, SEM
DRAWN BY:	SAT, SEM
CHECKED BY:	KRS
SCALE:	1" = 20'
JOB NUMBER	SHEET
5023	PRE2.0



LACAMAS COUNSELING CENTER

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON
 PRELIMINARY APPLICATION
 AUGUST 2022

APPLICANT:
 LACAMAS COUNSELING
 ATTN: PRISCILLA & RYAN GILBERT
 3400 SE 196TH AVE. SUITE 102
 CAMAS, WA 98607
 PH: 360-975-0512
 EM: priscilla@lacamacscounseling.com

PROPERTY OWNER:
 PRISCILLA & RYAN GILBERT
 31514 NE 3RD STREET
 WASHOUGAL, WA 98671
 ryan@insiteseo.com

PARCEL # & PROPERTY ADDRESS:
 124290-000
 3631 NE EVERETT ST. CAMAS, WA 98607

CONTACT PERSON:
 SGA ENGINEERING, PLLC
 ATTN: SCOTT TAYLOR
 2005 BROADWAY STREET
 VANCOUVER, WA 98663
 PH: 360.993.0911
 FX: 360.993.0912
 EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	124290-000
CURRENT USE	VACANT LAND
ZONING DESIGNATION	MX
GROSS SITE AREA	0.52 ACRES 22,525 S.F.
TRANSIT ROUTES	NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. ONE WELL EXISTS ON-SITE.

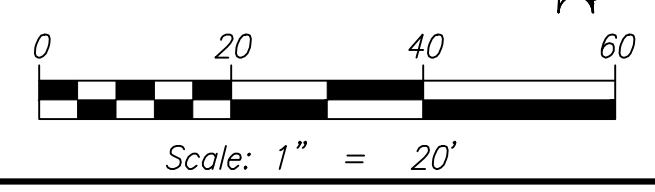
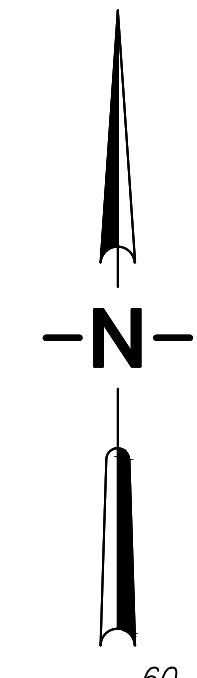
ENVIRONMENTAL CONDITIONS
 THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER
 THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

LEGEND:

- INDICATES WELL
- INDICATES POWER POLE
- INDICATES GUY ANCHOR
- INDICATES GAS RISER
- INDICATES SIGN
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES OVER HEAD POWER
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE

SGA ENGINEERING, PLLC - DATE PLOTTED: Oct. 07, 2022 - 4:31 PM SGA DRAWING FILE: W:\DWG\5023-LACAMAS COUNSELING CENTER\DRAWINGS\PRELIM\SHEETS\EXISTING CONDITIONS PLAN.DWG



Design Review Checklist- DR22-07 Lacamas Counseling Center

The purpose of this sheet is to provide a simplified and expedited review of the design review principles and guidelines using objective review standards. The standards are intended as tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole “comply” with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

Standard Principles and Guidelines

ARCHITECTURE				
Yes	No	NA	Principles and Guidelines	Comments
			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
			The use of bold colors has been avoided unless used as minor accents.	
			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	
LANDSCAPING AND SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
			Trees planted along streetscapes with overhead power lines include only those trees identified on the City’s Tree list.	
			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	
			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	

DESIGN REVIEW CHECKLIST

Item 1.

			Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and do not conflict with any City approved street lighting plans for the street.	
			Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
			Outdoor furniture samples are consistent with the overall project design.	
			Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.	
			Rock outcroppings, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments
			The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

Specific Principles and Guidelines

GATEWAYS AND CORRIDORS				
SIGNAGE				
Yes	No	NA	Principles and Guidelines	Comments
			Gateways are devoid of free-standing signs. Preexisting freestanding signs are proposed for removal at the time of development, redevelopment, or major rehabilitation on the site.	
			Permanent signage within a gateway are standardized to create a consistent look in terms of size, color, and materials.	
STREETScape				
Yes	No	NA	Principles and Guidelines	Comments
			The main public entrance is oriented toward the public right-of-way.	
			Pedestrian walkways connect each building's front entry with the sidewalk.	
			Bike lanes are provided and link public areas with neighborhoods and other local and regional bicycle corridors.	

DESIGN REVIEW CHECKLIST

Item 1.

			Alternative transportation, such as attractive bus stop shelters, bicycle parking, etc. are provided.	
			Trees, planting strips or bioswales are used for separating vehicles and pedestrian movements.	
			Street trees no less than two inches in diameter are planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation.	
			The surface of pedestrian walkways within intersections are accentuated with a unique character (i.e. pattern stone, exposed aggregate, stamped concrete, etc.)	
			Buildings are placed as close to streets and roads as the zoning code allows.	
			On-site parking is located to the rear or the side of the building.	
			A consistent iconic streetscape lighting scheme is used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.	

LANDSCAPING				
Yes	No	NA	Principles and Guidelines	Comments
			Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.	
			Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.	
			Median planting design/plant selection create a unique and cohesive streetscape design.	

COMMERCIAL & MIXED USES				
------------------------------------	--	--	--	--

ARCHITECTURE				
Yes	No	NA	Principles and Guidelines	Comments
			Office and retail buildings provide a minimum solid to void ratio of 60%/40%	
			The development is built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings) if surrounded by residential areas or adjacent to residentially zoned properties.	

DESIGN REVIEW CHECKLIST

Item 1.

			Buildings over two stories have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land use designations on adjacent zones do not allow more than three story development.	
LANDSCAPING & SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Intersections are illuminated, but not dominated by lighting. Lighting is incorporated into the landscape and illuminates the quality of the natural environment. Street light poles and lamps are compatible with other nearby lighting on the same street.	
			Parking spaces are clustered in small groupings and separated by landscaping to create a pedestrian friendly, park like environment.	
STREETScape				
Yes	No	NA	Principles and Guidelines	Comments
			On-site parking areas are located to the interior of the development unless site development proved prohibitive.	
			Parking areas are screened with landscaping.	
			Buildings are placed close to streets and roads unless site constraints made it impossible, or characteristics of the surrounding properties already developed made it incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
			Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	
			New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	

Lacamas Counseling Center (DR22-07)
Index of Exhibits

Item 1.

Exhibit No.	Title/Description	Document Date
1	Vicinity Map	
2	Preliminary Site Plan	10/7/22
3	Floor Plan	8/11/22
4	Renderings and Elevations	8/11/22
5	Preliminary Landscape and Tree Plan	10/7/22
6	Applicant's Narrative	10/7/22
7	Preliminary Existing Conditions	10/7/22
8	Design Review Checklist	