

SHORELINE MANAGEMENT ACT OF 1971
PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT,
CONDITIONAL USE, OR VARIANCE

166

Application No. C-2-87 Resubmittal

Administering Agency CITY OF CAMAS

Date Received 5/24/88

Approved x Denied _____

Date _____

Type of Action(s)

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to chapter 90.58 RCW, a permit is hereby granted/denied to:

Vanport Manufacturing, Inc. P.O. Box 97, Boring, Or. 97009

to undertake the following development:
Lakeshore Development

upon the following property:
Southwest Shore of Lacamas Lake

within Lacamas Lake and/or its associated wetlands.

The project ~~xxxxxx~~/not be within shorelines of state-wide significance (RCW 90.58.030). The project will be located within a Consevancy designation. The following master program provisions are applicable to this development:

Clark County

Development pursuant to this permit shall be undertaken pursuant to the following terms and conditions:

Attached

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes,

ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms or conditions hereof.

CONSTRUCTION PURSUANT TO THIS PERMIT WILL NOT BEGIN OR IS NOT AUTHORIZED UNTIL THIRTY DAYS FROM THE DATE OF FILING, AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDING INITIATED WITHIN THIRTY DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCW 90.58.140(5) (a) (b) (c).

6/15/88 *Neil Avery*
Date Signature of Authorized Local Government Official

THIS SECTION FOR DEPARTMENT USE ONLY IN REGARD TO A CONDITIONAL USE OR VARIANCE PERMIT.

Date received by the department _____

Approved _____ Denied _____

This conditional use/variance permit is approved/denied by the department pursuant to chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:

Date Signature of Authorized Department Official

{Statutory Authority: RCW 90.58.200. 78-07-011 (Order DE 78-7), S 173-14-120, filed 6/14/78; Order DE 76-17, S 173-14-120, filed 7/27/76; Order DE 75-22, S 173-14-120, filed 10/16/75; Order 71-18, S 173-14-120, filed 12/16/71.}

WS#30:SHORLINE.PMT

EXHIBIT "B"
to
Vanport Manufacturing Shorelines Permit

ADDITIONAL CONDITIONS

The following are imposed as additional conditions to the Substantial Development Permit (City of Camas - Permit No. 2-87) and the Shoreline Conditional Use Permit (Camas Permit No. 590-14-7806) issued to Vanport Manufacturing. Said conditions result from an Agreed Order of Remand issued by the Shoreline Hearings Board in Cause No. SHB 88-33.

1. Provided that the necessary permits are issued, Vanport Manufacturing, Inc. (the "Developer"), shall complete by January 1, 1990, the construction of the public pedestrian trail located over the entire length of the project's shoreline, including the portion of the trail on the City park property donated by the Developer, all as depicted as the "public pedestrian trail" in the site plan attached hereto and made a part hereof as Exhibit "A". If permitting problems arise, Developer shall diligently pursue obtaining such permits.

2. The Developer shall provide a letter of credit to the City of Camas to assure completion of the public pedestrian trail. Such financial assurance shall be in an amount agreed upon by the City of Camas and the Developer, and may be in the form of a decreasing term and revolving letter of credit based upon the portion of the trail yet to be completed.

3. Developer shall dedicate in fee to the City of Camas, should the City accept it, a 100 foot conservancy zone along the shoreline of the development, excepting that portion of the conservancy zone which enters the wetland or the private access areas. This property is designated in Exhibit "A" as the "conservancy zone." The homeowner's association formed in the development shall continue to maintain the public pedestrian trail in perpetuity except that portion of the trail located in the city park.

4. The Developer shall commit a portion of the property now reserved for potential wetland use to be developed immediately as part of the man-made wetlands created as part of the biofilter storm drainage system on the project. This additional property is depicted as the "newly created wetlands" on the site plan attached as Exhibit "A". These newly created wetlands and all other wetlands and land reserved for potential future wetlands shall continue to be governed by the conditions and monitoring program set forth in the existing permit conditions.

5. The Developer shall have the right to reconfigure the lots in the existing site plan to obtain up to 218 residential lots in the development.

6. The water quality monitoring and contingency program contained within the existing permit conditions shall continue for the longer of five (5) years commencing with the date of the reissuance of the Substantial Development Permit and the Conditional Use Permit or until such time that seventy-five (75) percent of the lots depicted as "lots within biofilter drainage" on Exhibit "A" are developed.

7. The Developer and homeowner's association shall allow the members of the public to access the public trail through the private access designated as the "private access/permitted public access" in Exhibit "A". The public shall be allowed access through

this private access so long as such use does not contribute to such increased traffic, parking, congestion, vandalism or other nuisance that contributes to an unreasonable interference with the quiet enjoyment of the homeowners residing in the development. Any signatory to the Agreed Order of Remand issued in Shorelines Hearing Board, Cause No. SHB 88-33 shall have the right to petition the City of Camas to present evidence that the public access is contributing to the disruption of the quiet enjoyment of the homeowners. Upon a finding by the City that the public access has contributed to an unreasonable disruption of quiet enjoyment, the homeowner's association shall have the right to restrict further access to the public as deemed appropriate by the City of Camas or the Department of Ecology. Should any party to the aforescribed Agreed Order of Remand be dissatisfied with the decision of the City of Camas, that party may petition the Department of Ecology, whose decision shall be final. In no event shall the private access be accessible to members of the public before dawn or after dusk.

PERMIT CONDITIONS

LAKE SHORE

SHORELINE PERMIT

Vanport Manufacturing Inc., developer of the Lacamas Shores Development, proposes that the Conditional Use Permit and Substantial Development Permit for the project be approved with the conditions set forth below:

1. The developer shall implement the wetlands biofilter monitoring program set forth in the April 1988 Addendum to the project Environmental Impact Statement, as amended and expanded by the May 23, 1988 letter from Dorothy Anderson to Nora Jewett, Department of Ecology and the May 25, 1988 letter from Scientific Resources Inc. to Nora Jewett;
2. The developer shall be responsible for constructing the public access trail over the entire length of the property's shoreline, including the portion on City park property;
3. All permits necessary for constructing the parking area and driveway on the City Park adjacent to the development shall be obtained by the City of Camas; If the permits necessary for constructing the parking area at the City park property are not forthcoming, alternate parking arrangements shall be determined between the city, developer, and Department of Ecology;
4. Interior access to the shoreline trail will be provided to the residents of Lacamas Shores by the addition of up to five (5) private access easements;
5. The existing forested wetlands adjacent to the shoreline should be retained intact as a functioning natural wetland. The site plan shall delineate this wetland as separate from the surrounding wetland area.
6. The vegetative surveys described in the monitoring plan shall use permanent transects through the wetlands;
7. Manipulation of the emergent wetlands adjacent to and upslope of the forested wetlands will be allowed should future monitoring show such a need. Any such wetland manipulation would require a separate shoreline permit. Manipulation techniques could involve:
 - o Replanting the upper wetland;
 - o Partial filling of drainage conduits between the upper wetland and the lower forested wetland to slow drainage into the lake and increase retention time;
 - o Designing the pedestrian trail to function as a berm between the upper wetland and the lower forested wetland.
 - o The developer shall have the option of utilizing an

approved sedimentation pond for stormwater treatment if it is more cost effective than an "expanded" biofilter.

8. The area below the 200-foot elevation adjoining the wetland area shall be held in reserve for future wetland/detention area, should the monitoring program demonstrate such a need. The portion of this reserve area occupied by a road and five lots shall be designated as the final phase of the residential development and shall not be considered for approval for one year subsequent to issuance of the Conditional Use Permit. No construction in this phase shall occur until monitoring data indicates that the portion of the reserve area designed for homes will not be needed for use as a contingency.
9. The following monitoring and contingency criteria developed by Stan Geiger shall be instigated upon shorelines permit approval:
 - a. Set no trigger criteria during the first year but develop water quality background data as a basis for negotiating such levels.
 - b. During the first year, discuss appropriate use of the background data to produce maximum contaminant levels. Most likely, these will have to use concentration values (mg/l). Develop the "formula" to convert concentrations into implementation trigger. This will be done in conjunction with Ecology.
 - c. Implement the trigger criteria at the end of the first year.
11. The first year of sampling for the monitoring plan shall include phosphorus sampling in relatively undisturbed small streams entering the lake;
12. Creation of a homeowners association which will be responsible for monitoring and maintaining the storm drainage system when the developer's responsibility has been completed. These water quality safeguards will be imposed either through a homeowners association charter or deed restriction before conveying title to Lacamas Shores lot buyers.

STORM
LACAMAS
ASSOCIATION

13. The portion of the pedestrian trail which traverses the wetland will be the last portion of the trail to be constructed. This provision allows the wetlands area to be monitored over a longer period of time and insures that the appropriate contingencies can be implemented without obstruction. The trail fronting the development will therefore not be complete until 1995.
14. The developer shall provide reasonable financial assurance to insure completion of the access trail fronting the development and not traversing the wetland area. Such financial assurance shall be in an amount to be agreed upon by the City and the developer, and may be in the form of a decreasing term and revolving letter of credit based upon the proportion of the trail yet to be completed.