



City Council Workshop Agenda

Tuesday, September 08, 2026, 4:30 PM
Council Chambers, 616 NE 4th AVE

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 observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/6155137>

To participate in the meeting (able to public comment)

- go to <https://cityofcamas-us.zoom.us/j/84310812974>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Clark County Commission on Aging Annual Update](#)
[Presenter: Cass Freedland, Clark County Commission on Aging](#)
[Time Estimate: 10 minutes](#)
2. [Our Camas 2045 – Draft Development Code Amendments](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 20 minutes](#)
3. [2027-2028 Revenue Forecast](#)
[Presenter: Kayla Mobley, Interim Finance Director](#)
[Time Estimate: 15 minutes](#)
4. [Professional Services Amendment No. 2 City Facilities HVAC, Electrical and Plumbing Improvements](#)
[Presenter: Justin Monsrud, Project Manager](#)
[Time Estimate: 5 minutes](#)
5. [Professional Services Agreement LSW Architecture for City Hall Facility Planning Study](#)
[Presenter: Justin Monsrud, Engineering Project Manager and Scott Collins, Public Works Director](#)
[Time Estimate: 15 minutes](#)

6. [CERB Grant Application Authorization](#)
[Presenter: Scott Collins, Public Works Director](#)
[Time Estimate: 5 minutes](#)
7. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING



Annual Presentation to Clark County Council



2025 Focus on
Healthy
Communities &
Civic Engagement

Agenda



- Commission on Aging (COA)
- Aging Readiness Plan (ARP)
- 2025 – Focus on Healthy Communities & Civic Involvement
- Silver Citizen Award
- Other achievements



Background and 2025 Annual Report



Commission on Aging (COA)

- Nine-member volunteer commission.
- Provide leadership in addressing the special needs of the aging population
- Manage and assist with implementation of the Aging Readiness Plan (ARP)
- Update the ARP as needs change



Aging Readiness Plan (ARP)

- ARP updated in 2023
- Significant outreach and engagement
 - What makes an age friendly place
 - What improvements can be made



Aging Readiness Plan (ARP)



- ARP updated in 2023
- Significant outreach
- Governor's Smart Communities Award



Aging Readiness Plan (ARP) Chapters

- ARP Chapters:
 - Healthy communities
 - Housing
 - Transportation and mobility,
 - Civic involvement
 - Emergency preparedness



Aging Readiness Plan (ARP) Implementation

Focus for 2025

- Healthy Communities
- Civic Involvement



Implementation – Healthy Communities



Issues Explored:

- Improving Access to Healthy Food
- Focus on Mental Health
- Focus on Health & Fitness
- Wrap-Around Care and Aging in Place

Implementation – Healthy Communities



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Implementation – Healthy Communities

Topics Explored:

- Improving Access to Healthy Food
- Focus on Mental Health
- **Focus on Health & Fitness**
- Wrap-Around Care and Aging in Place



*Photo credit: City of Vancouver, Parks, Recreation and Cultural Service Department

Implementation – Healthy Communities



Topics Explored:

- Improving Access to Healthy Food
- Focus on Mental Health
- Focus on Health & Fitness
- **Wrap-Around Care and Aging in Place**



Implementation – Social Connection



Topics Explored:

- Intergenerational Connection
- Focus on Social Connection
- Volunteering and Social Connection

Implementation – Social Connection

Topics Explored:

- Intergenerational Connection
- Focus on Social Connection
- **Volunteering and Social Connection**



Commission on Aging (COA)

Other Issues covered:

- Options for Senior Housing
- Senior Property Tax Options



Silver Citizen Award



2025 Winner
Sharon Wodtke



Additional Commission Work

- Community presentations
- Letters of Support
- Proclamations



Thank you!

More information:

Commission on Aging

Webpage: <https://clark.wa.gov/aging>

Email: Cnty.Comm-aging@clark.wa.gov

Phone: 564-397-4516 or 564-397-4913

Staff: Susan Ellinger & Amy Wooten

Resources for older adults & caregivers:

Aging & Disability Resource Center (ADRC)

Webpage: <https://www.helpingelders.org/>

Email: clarkadrc@dshs.wa.gov

Phone: 360-694-8144





Staff Report

September 8, 2026, Council Workshop Meeting

Our Camas 2045 – Draft Development Code Amendments
 Presenter: Alan Peters, Community Development Director
 Time Estimate: 20 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: The *Our Camas 2045* Comprehensive Plan Update is entering the adoption phase this month, with a Planning Commission hearing scheduled for September 15. Over the past year, staff and the Planning Commission have been developing zoning code and development regulation updates to implement the new plan.

SUMMARY: The Planning Commission will hold a public hearing on September 15 to consider a recommendation to Council on the proposed Comprehensive Plan, Downtown Subarea Plan, and zoning code updates. A special Planning Commission meeting is scheduled for September 29 for deliberations and development of a recommendation to the City Council. Following the Planning Commission's review, the City Council will hold a public hearing on October 19 to consider the proposal.

Development regulations are aligned with the draft plan's goals, policies, growth objectives, and changes to state law. Staff has scheduled time at each City Council workshop through October to review the proposed plans and code updates.

Proposed Development Code Amendments

As part of the *Our Camas 2045* update, the City is also reviewing and updating portions of the zoning code to ensure that development regulations are aligned with the updated plan's goals, policies, growth objectives and changes to state law. The Planning Commission has reviewed several proposed code updates in batches over the past several months. This report covers proposed amendments to Chapter 17.09 – Short Subdivisions, Chapter 18.03 – Definitions, Chapter 18.13 – Landscaping, Chapter 18.15 – Signs, Chapter 18.18 – Site Plan Review, Chapter 18.23 – Planned Residential Development (PRD), Chapter 18.26 – Flexible Development, Chapter 18.32 – Park and Open Space Zoning, Chapter 18.43 – Conditional Use Permits, Chapter 18.45 – Variances, and Chapter 18.51 – Comprehensive Plan and Zoning Amendments.

CMC Chapter 17.09 – Short Subdivisions

HB 1096, adopted by the Washington Legislature in 2025, requires cities to establish an administrative lot split process allowing an existing residential lot to be divided into two lots through an administrative decision. The proposed amendments establish a new

Section 17.09.080, Administrative Lot Split. Pursuant to RCW 58.17.145, this section would allow an existing lot in a residential zone to be divided into two lots through a streamlined process.

Although lot splits do not require the immediate construction of subdivision improvements, applicants must demonstrate that access and utility easements will be provided to serve the newly created lot. The code allows the City to condition approval on right-of-way dedications and frontage improvements when the newly created lot is developed. The flexibility in the timing of improvements is a key distinction between lot splits and other subdivision processes.

CMC Chapter 18.03 – Definitions

This chapter includes definitions for various terms used throughout Title 18. Currently, definitions are separated into three sections: 18.03.030, Definitions for Land Uses; 18.03.040, Definitions for Development Terms; and 18.03.050, Environmental Definitions. For ease of use, all of these terms will be listed alphabetically in one section. The chapter will also be updated to incorporate several new terms added to Title 18 through various proposed code amendments.

CMC Chapter 18.13 – Landscaping

Section 18.13.051 establishes the minimum tree density requirements for development. When first established, the required minimum tree density was set at 20 tree units per acre. In 2023, when adopting North Shore zoning, the City established a standard of 30 tree units per acre in the North Shore subarea. Additionally, the 2023 changes required that at least 50 percent of the tree density be achieved with existing trees in most cases and that replacement trees be native or coniferous.

The proposed amendments to this section increase the citywide tree standards by increasing the minimum tree density from 20 to 30 tree units per net acre and eliminating the separate North Shore tree density standard.

CMC Chapter 18.15 – Signs

Limited amendments are proposed to this chapter at this time. Section 18.15.040(D)(3) has been updated to provide a separate height standard for signs affixed to awnings over pedestrian areas and to resolve a conflict between the sign code and building code requirements for awnings. Awnings must maintain a minimum vertical clearance of 7 feet 6 inches above sidewalks. The current sign code requires a 10-foot clearance over sidewalks for signs. This conflict would prohibit signs from being affixed to awnings anywhere below 10 feet.

A minor change to Section 18.15.100 would prohibit the placement of temporary signs within center roadway medians. A change to Section 18.15.070 would clarify that a Master Sign Permit does not authorize signs within the public right-of-way that exceed the size limits established by Chapter 18.15.

Chapter 18.18 – Site Plan Review

The amendments refine the chapter's applicability and exemptions, clarify that middle housing and ADUs located on a single residential lot are exempt from site plan review, and remove references to outdated zoning districts.

CMC Chapter 18.23 – Planned Residential Development

Policy LU-1.4 of the draft Our Camas 2045 Plan is to “Promote the use of flexible development options (e.g., planned residential developments and development agreements) to create a variety of accessible housing types within new developments.” This policy is implemented through Chapter 18.23 of the Zoning Code, Planned Residential Development (PRD). The proposed amendments would establish objective approval criteria for PRDs and make them subject to quasi-judicial review by the Hearing Examiner.

The proposed changes would require all PRDs to provide a minimum of 15% open space and would guarantee a 15% density bonus.

Chapter 18.26 – Flexible Development

The Flexible Development code is similar to the PRD code because both provide flexibility intended to promote efficient land use, ensure compatibility between developments, and preserve community resources. However, the PRD code focuses on innovative residential development, while the Flexible Development code promotes sustainable and environmentally responsive design in any zoning district.

Minor amendments to this chapter expand the purpose of the flexible development program to more explicitly support climate and sustainability goals, including renewable energy, EV infrastructure, low-impact development, and tree retention.

Chapter 18.32 – Park and Open Space Zoning

There are currently four different parks/open spaces zones: Neighborhood Park, Special Use, Open Space, and North Shore – Parks/Open Space. Most properties within these zones are City-owned, although the zones also include several privately owned parcels. The proposed Parks and Open Space zone would consolidate the four existing zones, recognize the privately owned properties within the zone, and better accommodate public park projects.

Chapter 18.43 – Conditional Use Permits

The proposed amendment would increase the required performance bond amount to 150 % of the cost of the proposed improvements and authorize the Hearing Examiner to require a bond when necessary. The current code assigns this authority to the City Council; however, Council does not review conditional use permits.

Chapter 18.45 – Variances

Variances are divided into minor and major categories, which differ based on the degree of variation requested and the applicable review process. Minor variances up to 10% of a numerical standard are Type I reviews, meaning they can be approved administratively by City staff. Any variance request over 10% is considered a Major variance. Major variances are Type III reviews, requiring a public hearing for approval.

A proposed amendment to this chapter would allow for variances of 10% or 1 foot of setback to be approved as a minor variance. This would allow for a lower threshold of approval for a 1-foot reduction of setbacks, even when this would amount to a reduction of greater than 10%.

Major variances would now be limited to a maximum variance of 40%. The amendments also clarify that the hearing examiner, not the defunct board of adjustment, is the approval authority for major variances. This is consistent with prior changes in the municipal code granting this authority to the hearing examiner.

Chapter 18.51 – Comprehensive Plan and Zoning Amendments

This chapter establishes procedures for amendments to the comprehensive plan, zoning map, and zoning code text, which may be requested by any party. The proposed amendments would establish application requirements for zoning text amendments and authorize concomitant rezones.

A concomitant rezone is a zoning map amendment approved with specific, binding conditions governing how the property may be developed. This tool would allow the City to impose site-specific conditions related to matters such as permitted uses, density, design, phasing, and public improvements.

BENEFITS TO THE COMMUNITY: The proposed amendments would implement the Our Camas 2045 Comprehensive Plan. They would establish a streamlined administrative lot split process to support additional housing, increase citywide tree-density standards, encourage sustainable and flexible development, consolidate park and open-space zoning, and improve the clarity and predictability of development review procedures. The amendments would also update standards and procedures for signs, site plan review, planned residential developments, conditional uses, variances, and comprehensive plan and zoning amendments.

STRATEGIC PLAN: This item most directly supports the Strategic Plan’s “Economic Prosperity” priority by improving the clarity, consistency, and efficiency of the City’s development regulations and review processes.

POTENTIAL CHALLENGES: Some amendments may affect project design and costs, specifically the increased citywide tree-density standards. City staff and the development community will need to adapt to new standards and procedural changes. Staff will

continue to refine the amendments based on Planning Commission, Council, agency, and public input before adoption.

BUDGET IMPACT: The comprehensive plan update and preparation of zoning code updates is being completed by City staff and previously authorized consultant resources. The amendments will facilitate future development activity, resulting in corresponding City revenues and costs.

RECOMMENDATION: Review and provide feedback on the proposed text amendments.

Chapter 17.09 SHORT SUBDIVISIONS¹

17.09.010 Scope.

- A. Except as provided in CMC Section 17.01.030B. or a binding site plan under Chapter 17.15 of this title, any land being divided into nine or fewer lots, unit lots, sites or parcels for the purpose of conveyance, shall meet the requirements of this chapter.
- B. Tracts may be in addition to the lot count provided that the tract is reserved as forested lands, part of the open space network, serving as stormwater detention and treatment, or set aside as an unbuildable area due to critical lands.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

(Ord. No. 25-025, § I (Exh. A), 12-15-2025)

17.09.020 Decision process.

Applications for short plat approval shall be processed as a Type II decision, subject to the provisions of CMC Chapter 18.55.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

17.09.030 Preliminary short plat approval.

- A. Preapplication.
 - 1. In accordance with CMC Chapter 18.55, the applicant must proceed with the formal preapplication process prior to application submittal for review.
 - 2. The applicant shall submit to the community development department the preapplication form and copies of their proposal drawn to an engineer scale on paper, showing lot sizes, topography and overall lot dimensions.
- B. Application/Fees. In addition to those items listed in CMC 18.55.110, the following items are required, in quantities specified by the City of Camas, for a complete short plat application for preliminary approval. Items may be waived if, in the judgment of the community development director, they are not applicable to the proposal:
 - 1. Completed general application form as prescribed by the community development director with the applicable application fee;
 - 2. Complete and submit a transportation impact study to determine the adequacy of the transportation system to serve the proposed development, and to mitigate impacts of the proposal on the surrounding transportation system, if required;
 - 3. Complete applications for other required land use approvals applicable to the proposal;

¹Prior ordinance history: Ords. 2443 and 2455.

4. Vicinity map showing location of the site; and
5. Site and development plans which provide the following information:
 - a. A preliminary plat map meeting the standards identified in CMC Section 17.01.050,
 - b. The names of owners of adjacent land and the names of any adjacent subdivisions,
 - c. Lines marking the boundaries of the existing lot(s) (any existing lot to be eliminated should be a dashed line and so noted),
 - d. Names, locations, widths and dimensions of existing and proposed public street rights-of-way, public and private access easements, parks and other open spaces, reservations, and utilities,
 - e. Location, footprint and setbacks of all existing structures on the site,
 - f. Location of existing and proposed sidewalks, street lighting, and street trees,
 - g. Lot area and dimensions for each lot,
 - h. Location of proposed new property lines and numbering of each lot,
 - i. Location of proposed building envelopes and sewer tanks,
 - j. Location, dimensions and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements,
 - k. Location of any proposed dedications,
 - l. Existing and proposed topography at two-foot contour intervals, extending to ten feet beyond the project boundaries,
 - m. Location of any critical areas and critical area buffers, to indicate compliance with all applicable provisions of the critical areas legislation, as required under Title 16 and Title 18 of this code,
 - n. Description, location and size of existing and proposed utilities, storm drainage facilities, and roads to service the lots,
 - o. Locations of all fire hydrants within five hundred feet of the proposal,
 - p. A survey of existing significant trees as required under CMC Section 18.13.045; and
 - q. Show location and height of all proposed retaining walls, regardless of height. Provide cross sections for retaining walls over four feet in height.
6. For properties with slopes of ten percent or greater a preliminary grading plan will be required with the development application that shows:
 - a. Two-foot contours,
 - b. The proposed lots and existing topography,
 - c. The proposed lots with proposed topography, and
 - d. Total quantities of cut and fill;
7. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);
8. For properties with development contemplated on slopes of ten percent or greater a preliminary geotechnical report will be consistent with CMC Chapter 16.59;

9. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria and standards of the Camas Municipal Code.
 10. An engineering estimate of costs for site improvements, both public and private, shall be submitted at the time of application.
- C. Review Procedures.
1. Referral to Other Departments. Upon receipt of a complete application for a short subdivision, the community development department shall transmit one copy of the application to any department or agency deemed necessary to review the proposal.
 2. Additional Submittals. The review process will determine if additional studies or submittals are required with regard to SEPA, critical areas, archeological or historical significance. If further material is required, the review process will stop until the required information is submitted in accordance with CMC Chapter 18.55.
 3. Proposed short subdivisions located adjacent to the right-of-way of state highways shall be submitted to the Washington Department of Transportation (WSDOT) for review, consideration and recommendation. This condition may be satisfied as part of the SEPA process. However, if a SEPA checklist is not required, it is the applicant's responsibility to notify WSDOT of the proposal. Recommendations from Washington Department of Transportation shall be considered by the City in the conditions of approval for the short subdivision.
 4. Community Development Director. The community development director or designee may approve, approve with modifications, or deny the application for a preliminary short plat.
- D. Criteria for Preliminary Short Plat Approval. The community development director or designee shall base their decision on an application for preliminary plat approval on the following criteria:
1. The proposed short plat is in conformance with the Camas comprehensive plan, neighborhood traffic management plan, Camas parks and open space comprehensive plan, and any other city adopted plans;
 2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the short plat which are consistent with current standards and plans as adopted in the Camas Design Standard Manual;
 3. Provisions have been made for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;
 4. Provisions have been made for dedications, easements and reservations;
 5. Appropriate provisions are made to address all impacts identified by the transportation impact study;
 6. The design, shape and orientation of the proposed lots are appropriate to the proposed use for which the lots are intended;
 7. Provisions are made for the maintenance of commonly owned private facilities;
 8. The short plat complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations; and
 9. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 18-014, § IX, 9-4-2018; Ord. No. 19-001, § I(Att. A), 1-22-2019; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

17.09.040 Expiration.

If the short plat is not recorded within five years of the date of preliminary short plat approval, the short plat shall become null and void. Upon written request by the developer prior to the expiration date, the community development director may grant an extension of not more than two years. The director shall consider economic conditions and such other circumstances as may warrant the extension. If the director denies a request for an extension, the developer may appeal that decision to the city council by filing a written notice of appeal with the director not later than thirty days after the date of the decision.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2645, § I, 3-19-2012; Ord. No. 17-005, § I(Exh. A), 5-15-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

17.09.050 Limitations on further subdivision.

Any land short platted shall not be further divided for a period of five years after the final short plat is recorded without following the provisions for subdivision. This provision applies to any lots, tracts or parcels recorded as part of the plat.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

17.09.060 Contiguous short plats.

No application for a short plat shall be approved if the land being divided is held in common ownership with a contiguous parcel that has been divided in a short plat within the preceding five years.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

17.09.070 Unit Lot Subdivisions.

A unit lot subdivision (ULS) creates new lots much like a typical subdivision, except a ULS allows flexible application of dimensional standards. In a ULS, the development as a whole is on the "parent lot" which conforms to the zoning dimensional standards while individual "unit lots" are not required to. Unit lots (also called child lots) are individual, sellable, legal lots of record with their own tax or parcel identification number.

- A. Applicability. A lot to be developed with middle housing (including accessory dwelling units) or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
- B. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.
- C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.
- D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

- E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
- F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
- G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:
 - 1. The title of the plat shall include the phrase "Unit Lot Subdivision."
 - 2. Approval of the development (design and layout) on each unit lot was granted by the review of the development, as a whole, on the parent lot under file #.
 - 3. Subsequent subdivision actions, additions, or modifications to the unit lot housing development, including all structures, may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards.
 - 4. If a structure or portion of a structure within the unit lot housing development project has been damaged or destroyed, any repair, reconstruction, or replacement of any structure shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time the proposed repair, reconstruction, or replacement project's permit application becomes vested.
 - 5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

(Ord. No. 25-025, § I (Exh. A), 12-15-2025)

17.09.080 Administrative Lot Split.

Pursuant to RCW 58.17.145, an existing residential lot may be split into two lots for the purpose of sale, lease, or transfer of ownership pursuant to this section.

- A. Applicability. Administrative lot splits are permitted only within residential zones. A lot is not eligible for an administrative lot split if the proposed lot split would result in a lot that is not buildable under applicable locally adopted development regulations, including, but not limited to, critical areas, shorelines, stormwater, setbacks, impervious surface area, and building coverage standards.
- B. Process. Except as provided for in this section, administrative lot splits shall follow the application, review, and approval procedures for a short subdivision.
- C. General Requirements.
 - 1. An administrative lot split must only create one additional lot.
 - 2. The parent lot must not have been created by an administrative lot split authorized by this section.
 - 3. Both the parent lot and the proposed new lot must meet the minimum lot size of the zone in which the administrative lot split is located. The newly created lot is not subject to any maximum lot size requirement.

4. Access and utility rights must be granted or conveyed as necessary on or before recording of the lot split survey to provide access for the maximum number of dwelling units that could be developed on the newly created lot, provided such access rights may be reduced through review of a subsequent application for a building permit, short plat, unit lot subdivision, or subdivision if less than the maximum number of dwelling units are built on the newly created lot.
 5. If a lot split results in a newly created lot of a size that would allow for further land division, subsequent lot splits are not allowed but the newly created lot may be divided under other applicable land subdivision processes.
 6. If the lot split would require demolition or alteration of any existing housing that would displace a renter, the applicant must recommend a displacement mitigation strategy that may include, but is not limited to, relocation assistance.
- D. Right-of-way dedication, frontage requirements, and improvements.
1. A proposed lot split may be conditioned upon dedication of right-of-way on the parent lot to the extent such dedication would otherwise be required for the development, short plat, or subdivision of the parent lot absent an administrative lot split.
 2. Development of dwelling units on the newly created lot or further subdivision of the newly created lot may be conditioned upon construction of frontage improvements to a right-of-way adjacent to either the parent lot or the newly created lot.
- E. Administrative lot split survey.
- A lot split survey must be recorded with the Clark County Auditor's Office and shall include, as notes, and comply with the following requirements, as applicable:
1. Further administrative lot splits are not permitted on either the parent lot or newly created lot;
 2. The city is immune from any liability, loss, or other damage suffered by another that is related to the city's approval of the lot split, including if the lot split creates a lot that is later determined unbuildable, RCW 58.17.145;
 3. If applicable, indicate whether future development will require frontage improvements;
 4. If applicable, indicate whether dedication of right-of-way is required and note the location of the right-of-way to be dedicated; and
 5. If applicable, note the location of all required access and utility rights granted or conveyed.

Chapter 18.03 DEFINITIONS

18.03.010 Purpose.

The purpose of the definitions chapter is to carry out the intent of the city's development regulations. The terms defined in this chapter are the minimum necessary to resolve questions of interpretation. Terms not defined shall hold their common and generally accepted meaning, unless specifically defined otherwise in this code.

18.03.020 Interpretation of terms.

- A. Terms in this title that are not defined in this chapter hold their common and accepted meaning.
- B. The following terms shall be interpreted as follows:
 - 1. Words used in the present tense include the future;
 - 2. The plural includes the singular and vice-versa;
 - 3. The words "will" and "shall" are mandatory;
 - 4. The word "may" indicates that discretion is allowed;
 - 5. The word "used" includes designed, intended, or arranged to be used;
 - 6. The masculine gender includes the feminine and vice-versa;
 - 7. The word "person" may be taken for persons;
 - 8. The word "building" includes a portion of a building or a portion of the lot on which it stands;
 - 9. Distances shall be measured horizontally unless otherwise specified;
 - 10. The word "occupied" includes designed or intended to be used.

18.03.030 Definitions.

For the purposes of this title, the following definitions shall apply:

"Accessory residential storage lot" means a designated lot within a North Shore residential zone (LD-NS, HD-NS) for the use as a storage facility for recreational vehicles, boats, and/or other watercraft. A Homeowner's Association (HOA) shall operate and maintain the storage facility. Only residents within the established HOA may use the facility. The HOA will establish rules and regulations for the storage facility to be recorded within the Covenants, Conditions & Restrictions for the HOA during the subdivision application period. Lots created for use as accessory residential storage facilities shall meet the dimensional requirements of the designated North Shore land use designation they are in. The North Shore Design Manual defines additional development requirements for accessory residential storage lots.

"Abutting" means adjoining.

"Access easement." See "Street."

"Access panhandle." See "Flag lot."

"Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. Refer to Chapter 18.27 Accessory Dwelling Units.

"Accessory structure or accessory use" means a structure or use incidental and subordinate to the principal use or structure and located on the same lot or tract.

"Adult entertainment facility." See CMC Chapter 5.36 Sexually Oriented Business.

"Adult family home" means a dwelling, licensed by the State of Washington Department of Social and Health Services, in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An existing adult family home may provide services to up to eight adults upon approval from the Department of Social and Health Services in accordance with RCW 70.128.066. Adult family homes are a permitted use in all areas zoned for residential use.

"Adverse environmental impact" means an impact caused by vegetation removal which creates a risk of landslide or erosion, or which alters or damages wetlands, wetland buffers, wildlife habitat, streams, or watercourses.

"Affordable housing" means residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is: (a) For rental housing, 60 percent of the median household income adjusted for household size, for Clark County, as reported by the United States Department of Housing and Urban Development; or (b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for Clark County, as reported by the United States Department of Housing and Urban Development.

"Alley" means a narrow street primarily for vehicular service access to the rear or side of properties otherwise abutting on another street.

"Alteration of watercourse" is any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

"Animal kennel." See "Kennel."

"Annexation" means the legal process in which a parcel or contiguous group of parcels in an unincorporated area become part of the city taking the action of incorporation.

"Antique shop" means an establishment engaged in the sale of collectibles, relics or objects of an earlier period than the present.

"Appliance sales and incidental service" means an establishment engaged in the sale and repair of household or office tools or devices operated by gas or electric current. Such tools or devices may include stoves, fans, refrigerators, etc.

"Approval authority" means the person or decision-making body authorized by this title to approve, approve with conditions, or deny an application or other request. Depending on the applicable review procedure, the approval authority may include the community development director or designee, hearing examiner, city council, or other decision-making body designated by this title.

"Area of shallow flooding" means a designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

"Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

"Arterial." See "Street."

"Assessment project" means the assessment may be a local improvement district (LID) or equitable reimbursement method.

"Assisted living" means any group residential program that provides personal care and support services to people who need help with daily living activities as a result of physical or cognitive disability. Assisted living communities usually offer help with bathing, dressing, meals and housekeeping. The amount of help provided depends on individual needs, however, full-time (twenty-four hours a day) care is not needed. Assisted living communities go by a variety of names: adult homes, personal care homes, retirement residences, etc.

"Automobile repair garage" means a building designed and used for the storage, care repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint and body work.

"Automobile sales, new or used" means an establishment that provides for the sale of motorized vehicles as its primary use.

"Automobile service station" means any premises used primarily for supplying motor fuel, oil, minor servicing, excluding body and fender repair, and for sale of accessories as a secondary service for automobiles at retail direct to the customer.

"Automobile wrecking" means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts when screened from view from a public roadway and adjoining properties.

"Bakery (retail)," or "retail bakery," means an establishment where the majority of retail sale is of products such as breads, cakes, pies, pastries, etc., which are baked or produced and for sale to the general public.

"Bakery (wholesale)," or "wholesale bakery," means an establishment where breads, cakes, pies, pastries, etc. are baked or produced primarily for wholesale rather than retail sale.

"Bar." See "Tavern."

"Base flood elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the "one hundred-year flood").

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Bed and breakfast inn" means a dwelling or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises. A bed and breakfast which includes six or more guest rooms shall be classified and defined as a hotel.

"Best available information" means, in the absence of official flood insurance rate map data, communities can use data from other federal, state, or other sources; provided this data has either been generated using technically defensible methods or is based on reasonable historical analysis and experience. Flood data from existing flood events may be used where flood events are considered more accurate indicators of past base flood conditions. Any variance from adopted flood insurance rate maps must be of a more restrictive nature.

"Binding site plan" means a drawing to scale which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; (2) contains inscriptions or attachments setting forth limitations and conditions for the use of the land; and (3) contains provisions making any development be in conformity with the site plan.

"Boat sales, and repair" means a business primarily engaged in sales and repair of new and used motorboats, sailboats, and other watercraft. Also includes businesses primarily engaged in the sale of supplies for boating.

"Book, stationery and art supply store" means an establishment engaged in the retail sale of books and magazines, stationery, record and tapes, video and art supplies, including uses.

"Boundary line adjustment" means an adjustment of boundary lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site or division.

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Breezeway" means a structure for the principal purpose of connecting the main building or buildings on a property with other main buildings or accessory buildings.

"Brew pub." See "specialty goods production."

"Buffer" means either: (i) an area adjacent to hillsides which provides the margin of safety through protection of slope stability, attenuation of surface water flows, and landslide, seismic, and erosion hazards reasonably, necessary to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters; or (ii) an area adjacent to a stream or wetland which is an integral part of the stream or wetland ecosystem, providing shade; input of organic debris and coarse sediments; room for variation in stream or wetland boundaries; habitat for wildlife; impeding the volume and rate of runoff; reducing the amount of sediment, nutrients, and toxic materials entering the stream or wetland; and protection from harmful intrusion to protect the public from losses suffered when the functions and values of stream and wetland resources are degraded.

"Building and hardware and garden supply store" means an establishment engaged in selling lumber and other building materials such as paint, glass, wallpaper, tools, seeds and fertilizer.

"Building envelope" means a delineated area identifying where a primary building may be established. See Figure 18.03-3.

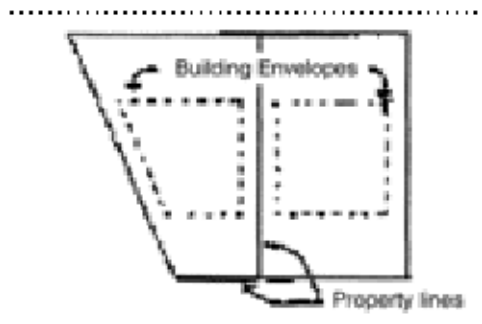


Figure 18.03-3
Building Envelopes

"Building height" means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater building height: (a) the elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance or the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade; (b) an elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in subsection (a) of this definition is more than ten feet above the lowest grade. The height of a stepped or terraced building is the maximum height of segment of the building. See Figure 18.03-4.

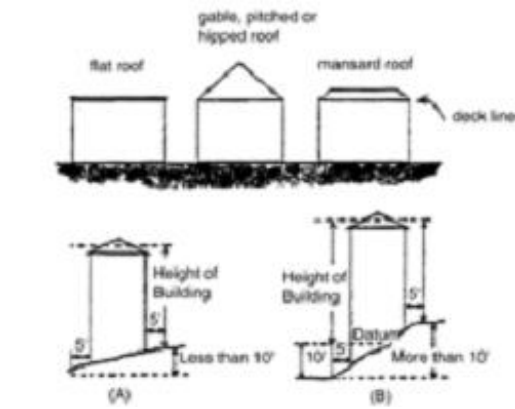


Figure 18.03-4 Building Height

"Building line" means a line on a plat indicating the limit beyond which primary buildings or structures may not be erected.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Bus station" means an establishment for the storage, dispatching, repair and maintenance of coaches and vehicles of a transit system.

"Child care." See "Day care."

"Church" means a permanently located building commonly used for religious worship, fully enclosed with walls and roof. A memorial chapel is similar to a church, with the exception that no funeral home activities, such as embalming or casket display are permitted.

"City" means the City of Camas.

"Clinic" means a building or portion of a building containing offices and facilities for providing medical, dental and psychiatric services for outpatients only.

"Collector." See "Street."

"Commission" means the Planning Commission of the City of Camas.

"Community center" means a facility owned and operated by a public agency or nonprofit corporation; provided, that the principal use of the facility is for public assistance, recreation, community improvement, or public assembly.

"Comprehensive plan" means the comprehensive plan for the City of Camas, comprising plans, maps or reports, or any combination thereof relating to the future economic and physical growth and development of the city.

"Contractor" means the person/firm hired by the applicant to perform work.

"Convenience store." See "Grocery, neighborhood."

"Convention center" means an establishment developed primarily as a meeting facility; including facilities for recreation and related activities provided for convention participants, excluding overnight lodging.

"Cottage housing" means residential units on a lot with a common open space that either: (a) is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

"Council" means the Council of the City of Camas.

"Court" means a space open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

"Courtyard apartments" means up to four attached dwelling units arranged on two or three sides of a yard or court.

"Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

"Critical root zone" is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.

"Cul-de-sac." See "Street."

"Data Center" means a facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data. This definition does not include server rooms or information technology infrastructure that is accessory to the principal use of the site.

"Day care center" means a state-licensed entity regularly providing care for thirteen or more children for periods of less than twenty-four hours. A day care center is not located in a private family residence unless the portion of the residence to which the children have access is used exclusively for the children during the hours the center is open or is separate from the usual quarters of the family.

"Day care, family home<" or "family home day care," means an entity regularly providing care during part of the twenty-four hour day to six or fewer children in the family abode of the person(s) under whose direction the children are placed; or, a state licensed entity regularly providing care during part of the twenty-four hour day to between six and twelve children in the family abode of the person(s) under whose direction the children are placed.

"Day care, mini-center," or "mini-center day care," means a state licensed entity providing care during part of the twenty-four hour day period for twelve or fewer children in a facility other than the family abode of the person or persons under whose direct care the children are placed, or for the care of seven through twelve children in the family abode of such person or persons.

"Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

"Delicatessen (deli)" means retail food stores selling ready-to-eat food products such as cooked meats, prepared salads or other specialty food items. This definition includes seafood, health food and other specialty foods.

"Density transfer" means a transfer of dwelling units located on a site identified as sensitive lands or open space to the developable portion of land on the site. (Refer to Section 18.09.060 Density Transfers)

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas.

"Development" within the area of special flood hazard means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

"Diameter at breast height (DBH)" means the diameter of the tree measured at four feet six inches above soil grade.

"Director" means community development director or designee.

"Drainage facility" means the system of collecting and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater runoff conveyance and containment facilities including streams, pipelines, channels, ditches, wetlands, closed depressions, infiltration facilities, retention/detention facilities, and other drainage structures and appurtenances, both natural and man-made.

"Driveway" means the required traveled path to or through a parking lot for three or more vehicles. A "driveway" also refers to the vehicular access for single-family dwelling.

"Drug store" means an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies.

"Duplex or two-family dwelling" means a residential building with two attached dwelling units.

"Dwelling unit" means an independent living unit within a dwelling structure designed and intended for occupancy by not more than one family and having its own housekeeping and kitchen facilities. Hotel, motel, and bed and breakfast that are primarily for transient tenancy are not considered dwelling units.

"Dwelling unit, Accessory," or "accessory dwelling unit," means an additional, smaller, subordinate dwelling unit on a lot or attached to an existing or new house. Refer to Chapter 18.27 Accessory Dwelling Units.

"Dwelling, condominium," or "condominium dwelling," means two or more units where the interior space of which are individually owned; but the balance of the property (both land and/or building) is owned in common by the collective owners of the building.

"Dwelling, cottage cluster," or "cottage-style home," or "cottage cluster" means a grouping of no fewer than four detached dwelling units with a maximum footprint of one thousand square feet each and that includes a common courtyard. Cottage clusters may be located on a single lot or parcel or on individual lots or parcels. Cottage clusters are allowed on up to twenty-five percent of the developable acreage of a project site. Cottage cluster development standards are detailed in the North Shore Design Manual.

"Dwelling, duplex or two-family," or "duplex or two-family dwelling," means a structure containing two dwelling units on one lot.

"Dwelling, multifamily" or "multifamily dwelling" or "apartment," means a building containing three or more dwelling units on a lot or parcel.

"Dwelling, single-family attached (row house)," or "single-family attached dwelling," means a single household dwelling attached to another single household dwelling by a common vertical wall, and each dwelling is owned individually and located on a separate lot. These are more commonly referred to as townhouses or rowhouses.

"Dwelling, single-family," or "single-family dwelling," means a detached building containing one dwelling unit.

"Easement" means a grant of the right to use land for specific purposes.

"E-cigarette" means any electronically actuated device or inhaler meant to simulate cigarette smoking that uses a heating element to vaporize a liquid solution, popularly referred to as "juice," and that causes the user to exhale any smoke, vapor, or substance other than that produced by unenhanced human exhalation. The juice used in e-cigarettes typically contains nicotine, and for this reason e-cigarettes and their juice fall under the classification of tobacco products and tobacco paraphernalia.

"Electric vehicle battery charging station" and "rapid charging station" mean an electric component assembly, or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by RCW Chapter 19.28.

"Electric vehicle infrastructure" means structures, machinery, and equipment to support electric vehicles such as a battery exchange station or facility, and which may be subject to site plan permits.

"Elevated building" means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

"Environmentally sensitive area(s)" or "sensitive lands" means areas within the city that are characterized by, or support unique, fragile or valuable natural resources, or that are subject to natural hazards. Sensitive areas include wetlands and wetland buffers, streams and watercourses, steep slopes, and areas with potentially unstable soils, as those areas are defined and identified pursuant to this title and Title 16.

"Erosion control bond" insures the satisfactory installation, maintenance, and operation of erosion control measures within an approved development. The developer/owner is the principle and the city is the obligee. The bond shall remain in full force and effect until released by the city.

"Established grade" means the curb line grade established by the city.

"Event center" means a building or property used by groups for celebratory events (e.g. weddings, parties, reunions, etc.), meetings and other events. Occupancy must be less than two hundred persons otherwise it shall be regulated as a convention center. Events may occur outdoors. Typically food service and alcohol are associated with this use.

"Facility, essential public," or "essential public facility," means and includes those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities including substance abuse facilities, mental health facilities, and group homes.

"Facility, public," "public facility," means streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, water towers, storm and sanitary sewer systems, parks and recreation facilities, and schools that are open to the general public and owned by or in trust for a government entity.

"Family" means an individual, or two or more persons related by blood or marriage, or two persons with functional disabilities as defined in this chapter, or a group of not more than five unrelated persons (excluding servants), living together in the same dwelling unit.

"Fence" means a structure, other than a building, designed, constructed and intended to serve as a barrier or as a means of enclosing a yard or other structure; or to serve as a boundary feature separating two or more properties. Landscaping plantings do not fall within this definition.

"Fence, sight-obstructing," or "sight-obstructing fence," means a fence so arranged as to obstruct vision.

"Final acceptance" means city council approval of the complete public improvements and acceptance of the warranty for the public improvements. The end of the warranty period signifies the city responsibility for maintenance and repair of any public improvements.

"Final plat" means the final drawing of the subdivision or short subdivision and dedication, prepared for filing for record with the county auditor and containing all elements and requirements set forth in this chapter and in state law.

"Fitness center/sports club" means an establishment engaged in operating physical fitness facilities, sports and recreation clubs.

"Flag lot" means a lot that does not have full frontage on a public street and the "pole" of the flag lot is less than half the width of the average lot width. Flag poles shall be a minimum of twenty feet wide, provide a minimum of twelve feet wide pavement and extend no longer than three hundred feet.

"Flood elevation study" means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a flood insurance study (FIS).

"Flood insurance rate map (FIRM)" means the official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a digital flood insurance rate map (DFIRM).

"Flood insurance study (FIS)" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood insurance rate maps, and the water surface elevation of the base flood.

"Flood," or "Flooding" means:

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph [B.] of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph [A.] of this definition.

"Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the base flood elevation.

"Floodplain administrator" means the community official designated by title to administer and enforce the floodplain management regulations.

"Floodplain or flood prone area" means any land area susceptible to being inundated by water from any source. See "flood or flooding."

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "regulatory floodway."

"Floor area" means the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

"Florist shop" means establishments engaged in the retail sale of flowers and plants.

"Food carts/food trucks/food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer. Restaurants or fast food restaurants in a permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

"Fourplex" means a residential building with four attached dwelling units.

"Fulfillment centers" means a building or facility that is principally used for receiving, picking, packing, and shipping goods and orders directly to customers, and relies on optimizing speed and efficiency over longer-term inventory storage.

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

"Funeral home" means a building where services and/or ceremonies are held in conjunction with human burial or cremation. Crematories may be an accessory use to a funeral home.

"Furniture store" means establishments engaged in the retail sale of household furniture and furnishings for the home.

"Gas/fuel station with mini market" means establishments engaged in the sale of gasoline or other auto fuel together with a minor incidental building in which incidental items including snack foods and beverages are sold.

"Gas/fuel station" means establishments engaged primarily in the sale of automobile gasoline or other auto fuel to the general public.

"Golf course" means a recreational facility, under public or private ownership, designed and developed for uses including, but not limited to a golf course, driving range, putt-putt golf, and other auxiliary facilities such as a pro shop, caddy shack building, restaurant, meeting rooms, and storage facilities.

"Grade (adjacent ground elevation)" means the lowest point of elevation of the finished surface of the ground paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

"Grocery, large scale," or "large scale grocery," means a retail business enclosed within a structure greater than thirty thousand square feet with the majority of sales relating to food for the consumption off-premises.

"Grocery, neighborhood," or "neighborhood grocery," means a retail business enclosed within a structure less than six thousand square feet with the majority of sales relating to food and associated items. Limited outdoor storage may be permitted; provided it complies with screening requirements. Where outdoor storage occurs, the use shall be defined as a small scale grocery.

"Grocery, small scale," or "small scale grocery," means a retail business enclosed within a structure between six thousand square feet and thirty thousand square feet with the majority of sales relating to food for the consumption off-premises.

"Gross area" means the total usable area including accessory and common space dedication to such things as streets, easements and uses out of character with the principal use but within a unit of area being measured.

"Guest house" means an accessory, detached dwelling without kitchen facilities, designed for and used to house transient visitors or guests of the occupants of the main building without compensation.

"Half street." See "Street."

"Hammerhead" means a term used to describe a particular style of turnaround for emergency vehicles designed in accordance with guidelines in the Camas Design Standard Manual.

"Hardware store." See "Building, hardware and garden supply store."

"Hazard tree," means any tree with a combination of structural defect and/or disease, which makes it subject to a high probability of failure and a proximity to persons or property which makes it an imminent threat.

"Hazardous waste storage" means the holding of dangerous waste for a temporary period, as regulated by state dangerous waste regulations, Chapter 173-303, Washington Administrative Code.

"Hazardous waste treatment and storage facility, off-site," or "off-site hazardous waste treatment and storage facility," means treatment and storage facilities of hazardous wastes generated on properties other than those on which the off-site facility is located.

"Hazardous waste treatment and storage facility, on-site," or "on-site hazardous waste treatment and storage facility," means treatment and storage of hazardous wastes generated on-site.

"Hazardous waste treatment" means the physical, chemical or biological processing of dangerous waste to make waste nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

"Hazardous waste" means all dangerous and extremely hazardous, as defined in RCW 70.105.010, except for moderate-risk waste.

"Hearings examiner" conducts quasi-judicial public hearings for land development applications and renders decisions based on regulations and policies as provided in Camas Municipal Code and other ordinances. See CMC Chapter 2.15 Hearing Examiner System.

"Height of building." See "Building height."

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Hillsides" means geological features of the landscape having slopes of fifteen percent or greater. To differentiate between levels of hillside protection and the application of development standards, the city categorizes hillsides into four groups: hillsides of at least fifteen percent but less than forty percent; hillsides with unstable slopes; hillsides of forty percent slope and greater; hillsides which are ravine sidewalls or bluffs.

"Historic structure" means any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1. By an approved state program as determined by the Secretary of the Interior, or
 - 2. Directly by the Secretary of the Interior in states without approved programs.

"Home occupation." See CMC Chapter 18.39 Home Occupations.

"Home, designated manufactured" means a manufactured home which:

- (a) is comprised of at least two fully enclosed parallel sections each not less than twelve (12) feet wide by thirty-six feet long;
- (b) was originally constructed with and now has composition or wood shake or shingle, coated metal, or similar roof, or not less than 3:12 pitch;
- (c) has exterior siding similar in appearance to siding materials commonly used on conventional site-built IBC single-family residences; and

(d) is placed upon a permanent foundation.

"Home, manufactured" means a single-family residence constructed after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing, and bearing the appropriate insignia indicating such compliance.

"Home, mobile" means a single-family residence transportable in one or more sections that are eight feet or more in width and thirty-two feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. Such home shall be installed in accordance with applicable WAC rules and regulations.

"Home, modular" means a structure constructed in a factory in accordance with the International Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "prefabricated," "panelized," and "factory built" units. Such home shall be installed in accordance with applicable WAC rules and regulations.

"Homeowner's association" means an incorporated, nonprofit organization operating under recorded land agreements through which: (a) each lot owner is automatically a member; and (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property.

"Hospital" means an establishment that provides sleeping and eating facilities to persons receiving medical, obstetrical or surgical care and nursing service on a continuous basis.

"Hotel" means a building or buildings in which short-term lodging is provided for a fee for up to thirty consecutive nights. The facility may provide such things as restaurants, meeting rooms, self-service kitchens, and/or other auxiliary facilities and services. This definition is interchangeable with "motel," "hostel," and "inn."

"IBC" means the International Building Code as adopted by city council.

"IFC" means the International Fire Code as adopted by the city council.

"Infrastructure acreage" means the total area of public improvements including any utility or private road outside of the lot area, street right-of-way, and storm drainage facilities.

"IRC" means the International Residential Code as adopted by the city council.

"Junkyard." See "Wrecking yard."

"Kennel/boarding (incidental use)" means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 Public disturbance noises.

"Kennel/commercial boarding (primary use)" means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels/boarding must be entirely indoors, unless otherwise approved with a Type III permit.

"Land development" means any project subject to review under Title 16, 17 or 18.

"Laundry, self-service," or "self-service laundry," means a business providing coin-operated machines for home type washing, drying, and/or ironing to be performed primarily by customers.

"Laundry/dry cleaning (industrial)," or "industrial laundry/dry cleaning," means a business supplying bulk laundry services, such as linen and uniform services on a rental or contract basis. May also include cleaning used carpets and upholstery.

"Laundry/dry cleaning (retail)," or "retail laundry/dry cleaning," means a business providing drop-off and pick-up services of laundry and dry cleaning (except coin-operated); and providing specialty cleaning services for specific types of garments and other textile items (except carpets and upholstery), such as fur, leather, or suede garments; wedding gowns; hats; draperies; and pillows.

"Live work unit," or "live-work," means a type of residential mixed-use development that combines a nonresidential use with a residential use in the same unit, and where a resident uses the workspace. The living space may be located in front or behind the workspace on the same floor or on a separate floor.

"Lot area" means the total square footage of a lot.

"Lot coverage" means the portion of a lot that is occupied by the principal and accessory buildings, including all projections except eaves, expressed as a percentage of the total lot area.

"Lot depth" means the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

"Lot line" means the property line bounding a lot.

"Lot line, front," or "front lot line," means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley.

"Lot line, rear," or "rear lot line," means a lot line which is opposite and most distant from the front lot line. In the case of an irregular shaped lot, a line ten feet in length within the lot parallel to and most distant from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figure 18.03-6.

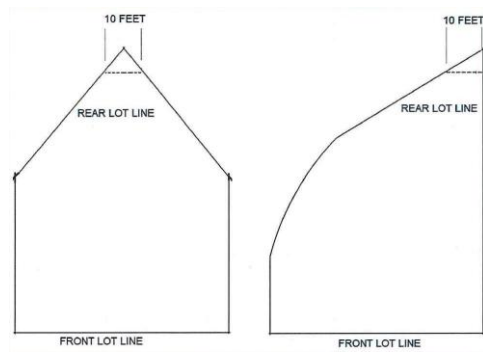


Figure 18.03-6 Rear Lot Line in the Case of an Irregular Lot

"Lot line, side," or "side lot line," means any lot line not a front or rear lot line. See Figure 18.03-8.

"Lot width" means the horizontal distance between the side lot lines at a point midway between the front and rear property lines.

"Lot width" means the horizontal distance between the side lot lines at a point midway between the front and rear property lines.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include parcels.

"Lot, corner," or "corner lot," means a lot abutting on two intersecting streets other than an alley provided that the streets do not intersect at an angle greater than one hundred thirty-five degrees. See Figure 18.03-7.

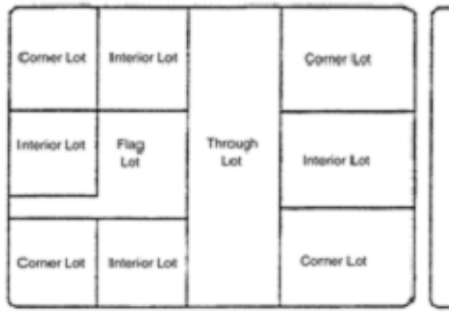


Figure 18.03-7
Lot Configuration

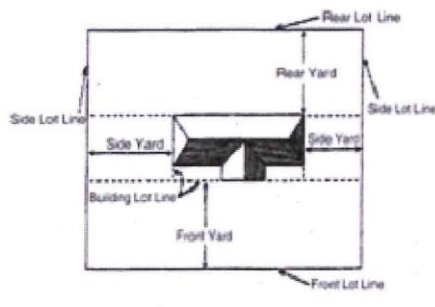


Figure 18.03-8
Yard and Lot Lines

"Lot, interior," or "interior lot," means a lot other than a corner lot. See Figure 18.03-7.

"Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process; or a lot that is subjected to the administrative lot split process

"Lot, through," or "through lot," means a lot having frontage on two parallel or approximately parallel streets. See Figure 18.03-7.

"Lot, unit" means a lot created from a parent lot and approved through the unit lot subdivision process.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements found in CMC Chapter 16.57.

"Major transit stop" means a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, and stops on bus rapid transit routes.

"Manufactured home park" means any property meeting the minimum standards established in CMC Chapter 18.29 "Manufactured home parks," which would be divided into individual spaces for sale, lease or rent for the accommodation of occupied manufactured/mobile homes.

"Marginal access street." See "Street."

"Marijuana processor" means a facility licensed by the Washington Liquor Control Board to transform marijuana into usable marijuana and marijuana-infused products into useable marijuana and marijuana-infused

products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell usable marijuana and marijuana-infused products at wholesale to marijuana retailers. Processors are classified as follows:

Processor I, a facility limited to drying, curing, trimming, and packaging; and

Processor II, a facility that extracts concentrates, infuses products, or involves mechanical and/or chemical processing in addition to drying, curing, trimming, and packaging.

"Marijuana producer" means a facility licensed by the Washington State Liquor Control Board for the growing and sale at wholesale of marijuana to marijuana processors and other marijuana producers.

"Marijuana retailer" means a facility licensed by the Washington State Liquor Control Board for the sale to consumers of usable marijuana and marijuana-infused products.

"Mass timber construction" means a building with structural components primarily made of mass timber products as defined in RCW 19.27.570.

"Mean sea level" for purposes of the National Flood Insurance Program, the vertical datum to which base flood elevations shown on a community's flood insurance rate map are referenced.

"Meeting facility" means a primary or secondary use in which a room or series of rooms are available for businesses purposes on an hourly or daily rate.

"Middle housing" means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

"Mini-storage facility" means a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractor's supplies. May also include an accessory residential use, which will not exceed nine hundred square feet of floor area or forty percent of the primary building size, whichever is lesser. This singular, accessory dwelling is intended solely as living quarters for security staff or for the manager, and shall not be leased to non-employees of the facility.

"Minor street." See "Street."

"Mitigation" means the use of any combination of, or all of the following actions:

- A. Avoid impacts to environmentally sensitive areas by not taking a certain action, or parts of an action;
- B. Minimize impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environmentally sensitive area;
- D. Reducing or eliminating the impact over time by reservation and maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing or enhancing environmentally sensitive areas, or providing substitute resources.

"Modular construction" means a multistory residential or commercial building constructed of standardized components produced off-site, which are transported and assembled at a final location.

"New construction" for the purposes of determining insurance rates, means structures for which the "start of construction" commenced on or after the effective date of an initial flood insurance rate map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on

or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"Newspaper printing plant" means a building housing a business to include the writing, layout, editing, and publishing of a newspaper.

"Nonconforming building or use." See CMC Chapter 18.41 Nonconforming Uses.

"Non-residential use" means a use, building, or structure that is intended for something other than residential living, including commercial, retail, office, and personal services use, but excluding storage or warehousing of any kind.

"Nursery, plant," or "plant nursery," means an enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements). The accessory items normally sold include items such as clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.

"Nursing, rest or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, drug or alcohol treatment services, or obstetrical or acute illness services. See residential treatment facility (RTF) definition for drug and alcohol treatment services.

"Office supply store" means stores selling office products such as stationery, legal forms, writing implements, typewriters, computers, copiers, office furniture, and the like.

"Open space connectors" means tracts of land with typically no sensitive lands that connect parcels of land to form the open space network.

"Open space network" means a network of open space composed of mostly wooded areas, steep slopes, ravines, streams and waterways, as areas identified in the comprehensive parks, recreation, and open space plan.

"Open space" means land set aside and maintained in a natural state, providing air, light, and habitat for wildlife, and/or containing significant trees and vegetation. Open space may contain environmentally sensitive lands, which include but are not limited to steep slopes and areas with unstable soils, wetlands, and streams and watercourses. Open space may also provide for active and passive recreation use. There are two general categories of open space, which are as follows:

- A. "Natural open space" means land devoted to protecting environmentally sensitive lands as defined in this title and CMC Title 16. Natural open space generally has no developed areas, with the exception of trails as identified in the comprehensive parks, recreation, open space plan, or by a condition of development approval.
- B. "Recreational open space" means land set aside for recreational opportunities, which may contain trails, sports fields, playgrounds, swimming pools, tennis courts, and picnic areas. Recreational open space is generally limited in size and intensity, proportionate to the development, and is intended for the enjoyment of the residents of the development.

"Owner" means the persons/organization who hold legal right to the property. The owner may also serve as applicant, developer and contractor.

"Passive house requirements" means the criteria for certification as a passive house by Phius or the international passive house institute.

"Pawnshop" means establishments who lend money on goods deposited until redeemed.

"Pawnshop" means establishments who lend money on goods deposited until redeemed.

"Pedestrian way" means a right-of-way for pedestrian traffic connecting two streets other than at an intersection.

"People with functional disabilities" means a person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of:

1. Needing care, supervision or monitoring to perform activities of daily or instrumental activities of daily living;
2. Needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible;
3. Having a physical or mental impairment which substantially limits one or more of such person's major life activities; or
4. Having a record of having such an impairment, but such term does not include current, illegal use of or active addiction to a controlled substance.

"Performance bond" means a pledge, guarantee or bond, usually to back the performance of an individual or company. The bond guarantees the contractor's performance. A performance bond is generally used to ensure that a particular obligation will be completed at a certain date or that a contract will be performed as stated. It has no end date, but terminates upon successful completion of obligation.

"Permanent supportive housing" means subsidized, leased housing with no limit on of stay, that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the residents' health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

"Person" means an individual, firm, partnership, corporation, company, association, syndicate or any legal entity, including any trustee, receiver, assignee or other similar representative thereof.

"Pet shop" means establishments engaged in the retail sale of pets, pet food, supplies and the grooming of pets and other small animals.

"Pharmacy." See "Drug store."

"Phase" means a group of lots, tracts or parcels within well identified and fixed boundaries. The term shall include blocks. Phases shall be consecutively numbered.

"Photographic store" and "electronic store" mean establishments engaged in the retail sale of camera and photographic supplies and a variety of household electronic equipment.

"Planned residential development (PRD)." See CMC Chapter 18.23 Planned Residential Development.

"Planning commission" means the planning commission of the City of Camas.

"Planning control area" means an area in a state of incomplete development within which special control is to be exercised over land partitioning.

"Plat" means a map or representation of a subdivision, showing thereon the division for a tract or parcel of land into lots, blocks, streets and alleys, or other divisions and dedications.

"Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, tracts and other elements of a land division consistent with the requirements of this chapter. The preliminary plat shall be the basis of the approval or disapproval of the general layout of the land division.

"Principal use" means the primary or predominant use of a lot, building, structure, or tenant space, as distinguished from an accessory use.

"Print shop" means a retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including collating of booklets and reports.

"Professional offices" means an office containing activities such as those offered by a physician, surgeon, dentist, lawyer, architect, engineer, accountant, artist or teacher, real estate or insurance sales.

"Protective mechanism" means a method of providing permanent protection to open space, and shall include conservation easements, dedication to the city, conveyance to a public or private land trust, conveyance to a homeowner's association, restrictive covenants, or any combination of such mechanisms.

"Public agency" means any agency office for the administration of any governmental activity or program.

"Punch list" means a term used by the engineering department to designate items still to be completed per conditions of approval and city standards for the land use to reach final acceptance phase of the approval process.

"Ravine sidewall" means a steep slope which abuts and rises from the valley floor of a stream, and which was created by the wearing action of the stream. Ravine sidewalls contain slopes predominantly in excess of forty percent, although portions may be less than forty percent. The toe of a ravine sidewall is the stream valley floor. The top of a ravine sidewall is typically a distinct line where the slope abruptly levels out. Where there is no distinct break in slope, the top is where the slope diminishes to less than fifteen percent. Minor natural or man-made breaks in the slope of ravine sidewalls shall not be considered as the top. Benches with slopes less than fifteen percent, and containing developable areas, shall be considered as the top.

"Recreational vehicle (RV) park" means any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

"Recreational vehicle" means a vehicle which is: a) built on a single chassis; b) four hundred square feet or less when measured at the largest horizontal projection; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Recycling center" means a building in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.

"Recycling collection point" means a collection point for recoverable resources, such as newspapers, glassware, and metal cans, with processing of items occurring off-site. See Figure 18.03-1.

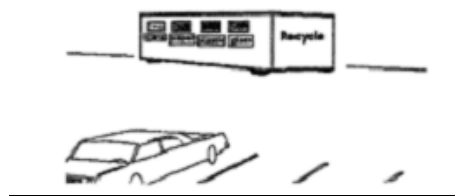


Figure 18.03-1 Recycling Collection Point

"Recycling plant" means a facility that is not a junkyard and in which recoverable resources, such as newspapers, glass, metal cans and other products are reprocessed and treated to return such products to a condition in which they may again be used for production.

"Residential care facility" means a facility, licensed by the state of Washington, that cares for at least five but not more than fifteen people with functional disabilities, and that has not been licensed as an adult family home pursuant to RCW 70.128.175.

"Residential treatment facility (RTF)" means a facility meeting applicable state and federal standards that provides support services including, but not limited to, counseling, rehabilitation and medical supervision for the need of drug or alcohol treatment. An RTF may function as a residence, day-treatment facility, or a combination thereof. An RTF may be staffed by resident or nonresident staff and may include more than eight unrelated individuals. An RTF shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.

"Restaurant" means an establishment that serves food and beverages primarily to persons seated within the building. This includes cafes, coffee shops, tearooms, and outdoor cafes.

"Restaurant, fast food," or a "fast food restaurant," means an establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or grilled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping of containers. The establishment may also offer drive-up or drive-through service.

"Retail, active" means street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented

"Retail, passive" refers to commercial activities that primarily serve building occupants or a smaller customer base – such as boutique offices, lobby kiosks, or specialty shops – which typically generate less foot traffic and require less window visibility.

"Right-of-way" (commonly referred to as ROW) means the area between boundary lines of a street or other easement.

"Roadside produce stand" means an establishment engaged in the retail sale of local fresh fruits and vegetables and having permanent or semi-permanent structures associated with such use.

"Roadway" means the portion of a street right-of-way developed for vehicular traffic.

"Rowhouse." See "Dwelling, single-family attached."

"Second-hand/consignment store" means an establishment engaged in the retail sale of used clothing, sports equipment, appliances and other merchandise.

"Sensitive area(s) map(s)" means those maps adopted, and/or incorporated by reference, by the city to identify the general location of environmentally sensitive or valuable areas. In case of questions as to map boundaries or mapping errors, the presence or absence of a sensitive area shall be determined in the field by a qualified professional, experienced in a discipline appropriate to evaluation of the appropriate feature, and shall determine the applicability of this chapter.

"Sensitive areas and open space." For related definitions see CMC Section 18.03.050 Environmental definitions.

"Setback." See "Yard."

"Shorelines." For related definitions see CMC Section 18.88.030 Definitions in Chapter 18.88 Shoreline Management.

"Short plat" means a map or representation of a short subdivision.

"Short subdivision" means the division of land into nine or fewer lots, sites or divisions for the purpose of sale or lease.

"Sidewalk area" means the portion of a street right-of-way between proposed curb line and adjacent lot line.

"Sidewalk" means a pedestrian walkway with permanent surfacing to city standards.

"Significant trees" means evergreen trees eight inches DBH, and deciduous trees twelve inches DBH. Does not include hazard trees or invasive species.

"Signs." For related definitions see Chapter 18.15 Signs.

"Single-family attached dwelling" means a single household dwelling attached to another single household dwelling by a common vertical wall, and each dwelling is owned individually and located on a separate lot. See also "townhouses".

"Smoke shop/head shop" means any premises where the primary use (fifty percent or more of the net floor area of a business) is dedicated to the display, sale, distributions, delivery, offerings, furnishing, or marketing of tobacco, tobacco products or tobacco paraphernalia.

"Sober living homes" means a home-like environment that promotes healthy recovery from a substance use disorder and supports persons recovering from a substance use disorder through the use of peer recovery support. Sober living homes are limited to no more than eight unrelated individuals.

"Social gathering hall" means a building used primarily by community groups and organizations for meetings, celebrations, bingo and other events.

"Specialty goods production" means small-scale businesses that manufacture artisan goods or specialty foods. Small manufacturing production aims at direct sales rather than the wholesale market. This use may include public viewing, tasting area for consumption on site, restaurant or café, and other customer service space. This use category includes the following: Microbreweries (a.k.a. Brew pub), microdistilleries, and wineries; fruit and vegetable preserving and specialty foods; and artisan leather, glass, cutlery, hand tools, wood, paper, ceramic, textile and yarn products.

"Stacked flat" means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

"Start of construction" means and includes substantial improvement, and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; of the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundation, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Steep slopes" or "area with potential unstable soils" means any land potentially subject to landslides, severe erosion, or seismic activity (earthquake faults). Steep slopes are generally characterized by slopes of fifteen percent or greater, impermeable subsurface material (sometimes interbedded with permeable subsurface material), and/or springs or seeping groundwater during the wet season. Seismic areas are those lying along or adjacent to identified earthquake faults.

"Stock broker, brokerage firm" means a qualified and regulated professional or company that oversees financial assets, buys and sells (trades) shares or stocks, and other securities through market makers on behalf of investors.

"Story" means the space between two successive floors in a building. The top floor shall be the space between the floor surface and the underside of the roof framing. A basement shall be counted as a story if over fifty percent of its ceiling is over six feet above the average finished grade of the adjoining ground surface.

"Story, first," or "first story," means the lowest story in a building which qualifies as a story, as defined in this chapter, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than eight feet below grade, as defined in this chapter, at any point.

"Story, half," or "half-story," means a space under a roof which has the line of intersection of roof decking and exterior wall face not more than four feet above the top floor level. A half-story containing one or more dwellings shall be counted as a full story.

"Stream" or "watercourse" means those areas where surface waters produce a defined channel or bed. The channel or bed need not contain water year-round. This definition does not include irrigation ditches, canals, storm or surface water conveyance devices, or other entirely artificial watercourses. Streams are further categorized as Class 1 through 5 in accordance with the classifications used by WAC 222-16-030.

"Street" means the entire width between the boundary of property or lot lines, for the purpose of vehicular and pedestrian traffic. See Table 17.19-1.

1. "Access easement" refers to "private road."
2. "Alley" means a narrow street primarily for vehicular service access to the back or side of properties otherwise abutting on another street.
3. "Arterial" means a street of considerable continuity that is primarily a traffic artery for intercommunication among large areas. There are usually three to five lanes of traffic.
4. "Collector" means a street supplementary to the arterial street system and a means of intercommunication between this system and smaller areas; used to some extent for through traffic and to some extent for access to abutting properties. There are usually two to three lanes of traffic.
5. "Cul-de-sac (dead-end street)" means a short street having one end open to traffic and being terminated by a vehicle turnaround. See Design Standards Manual for required right-of-way, pavement, curb and gutters.
6. "Driveway" see "Private road."
7. "Half street" means a portion of the width of a street usually along the edge of a subdivision where the remaining portion of the street could be provided in another subdivision.
8. "Marginal access street" means those streets whose primary function is the circulation of through traffic and shall include all major and secondary arterials and all collector streets identified in the city comprehensive plan.
9. "Minor street" means a street intended exclusively for access to abutting properties. Also referred to as a neighborhood street. This type of street has only two lanes of traffic.
10. "Private road" means a strip of land that provides access to a lot, tract or parcel. This road is privately maintained but is designed and installed per Table 17.19-1 and with approval of the engineering manager.

"Structural alteration" means any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams or gliders, or any structural change in the roof.

"Structure" for floodplain management purposes, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Structure" means that which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Subdivision improvement bond" means a guarantee that improvements to an approved residential development will be completed in accordance with city standards, and code as stated in conditions of approval.

The owner is the principle and the city is the obligee. There is no expiration date on this type of bond but it terminates upon acceptance of improvements by the city. The bond is issued in the amount equal to one hundred five percent of the cost of all public improvements and any improvements required as part of the conditions of approval per CMC Section 17.21.050 Bonds and other financial agreements.

"Subdivision" means a division or redivision of land into ten or more lots, tracts, sites or divisions for the purpose of sales, lease or transfer of ownership.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial improvement" for the purposes of CMC 16.57 Frequently Flooded Areas, means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

- 1) Before the improvement or repair is started; or
- 2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term can exclude:

- 1) Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- 2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Supported living arrangement" means a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance.

"Tavern" means an establishment primarily serving alcoholic beverages for consumption on-site. Secondary activities may include dining, music, bottling, and sale of bottled beverages prepared on-site.

"Telecommunications." See Section 18.35.030 Definitions in Chapter 18.35 Telecommunications Ordinance.

"Tiny house communities" means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses as approved through site plan review (Chapter 18.18).

"Tiny house" and "Tiny house with wheels" mean a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with state building code.

"Tobacco paraphernalia" means any paraphernalia, equipment, device, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco, tobacco products, marijuana, marijuana products, or other controlled substances as defined by the state of Washington. Items or devices classified as tobacco paraphernalia include but are not limited to the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookahs, and devices for holding burning material. Lighters and matches shall be excluded from the definition of tobacco paraphernalia.

"Tobacco product" means any product in leaf, flake, plug, liquid, or any other form, containing nicotine derived from the tobacco plant, or otherwise derived, which is intended to enable human consumption of the tobacco or nicotine in the produce, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means. For the purposes of this chapter, the term "tobacco product" excludes any product that has been specifically approved by the United States Food and Drug Administration (FDA) for sale as tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose.

"Townhouses" means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.

"Tract" means an area dedicated to such things as streets, easements and uses out of character with the principal use, but within a unit of area being measured. Tracts may include critical areas, storm ponds, and forestlands, parkland and other open space. Tracts shall not be considered lots for the purpose of determining short plat or subdivision status. Tracts shall not be considered buildable lots of record.

"Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

"Tree protection zone" is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. Tree protection zones may be calculated based on multiplying the tree's DBH by a factor of twelve depending on the tree's species and tolerance of root disturbance.

"Triplex" means a residential building with three attached dwelling units.

"Turn-arounds" are any location identified by the city engineering manager as necessary to be improved for emergency and other vehicles to turn around.

"UBC." See "IBC" or "IRC."

"Unit density" means the number of dwelling units (including accessory dwelling units) allowed on a lot, regardless of lot size.

"Unit lot subdivision" means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

"Usable Open Space" means areas planned and improved to provide opportunities for active recreation, passive relaxation, or community interaction, and that are accessible to the public or to residents, employees, or customers in common. Examples include plazas, courtyards, private parks, sport fields and courts, and viewpoints overlooking natural resource areas. Usable Open Space does not include public parks unless the parks were approved as Usable Open Space and conveyed to the City.

"Use" means an activity or a purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

"Utility facilities, minor," or "minor utility facilities," means those facilities which have a local impact on surrounding properties and are necessary to provide essential services such as:

1. Substations (transmission and distribution);
2. Pump stations;
3. Outfalls;
4. Water towers and reservoirs;
5. Public wells;

6. Cable television receiver and transmission facilities, excluding wireless communications facilities as defined in CMC Section 18.35.030 Definitions;

7. Catch basins, retention ponds, etc.;

8. Water treatment facilities.

"Variance" means a grant of relief by a community from the terms of a floodplain management regulation.

"Veterinarian clinic" means a facility established to provide examination, diagnostic, and health maintenance services for medical and services for medical and surgical treatment of companion animals on an outpatient basis. A veterinarian clinic operates during regular business hours and discharges all patients prior to closing time.

"Veterinarian hospital" means a facility established to provide examination, diagnostic and health maintenance services for medical and surgical treatment of companion animals and equipped to provide housing and nursing care for them during illness or convalescence.

"Vision clearance area" means a triangular area on a lot at the intersection of two streets, or a street and an alley, or a street and a railroad, two sides of which are lot lines measured from their corner intersection for a distance specified in the code. The third side of the triangle is a line across the corner of the lot adjoining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection. See Section 18.17.030 [Corner lot vision clearance area,] along with Figures 18.17-030-1 and 18.17-030-2.

"Vision clearance hazard," means an object that interferes with vision near intersections of roadways and motor vehicle access points where a clear field of vision is required for traffic safety and to maintain adequate sight distance. See also ["Corner lot vision clearance area"] design provisions at Section 18.17.030.

"Warehouse, bulk retail," or "bulk retail warehouse," means a building primarily used for the storage and retail sale of large quantities of goods and materials.

"Warehouse, wholesale and distribution," or "wholesale and distribution warehouse," means a use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

"Warranty bond" means and is referred to as a function and maintenance bond, it is generally used to insure the satisfactory operation to public improvements within an approved development. The developer is the principal and the city is the obligee. The warranty bond has a beginning and ending date in amount specified per CMC Section 17.21.040(B)(1). At the end of the warranty period, the city will assume responsibility for the maintenance and repair of the public improvement.

"Water dependent" means a use or portion of a use that cannot exist in a location which is not adjacent to the water, and which is dependent on the water by reason of the intrinsic nature of its operations. Examples include, but are not limited to: aquaculture, marinas, or float plane facilities.

"Wetland bond" insures the satisfactory installation, maintenance, and monitoring of wetland creation or enhancement as may be required as part of the SEPA or wetland mitigation plans. The bond has a beginning and ending date, and shall be in the amount as specified in CMC Section 17.21.050(B)(3).

"Wetland buffer" means a naturally vegetated and undisturbed, enhanced or revegetated area surrounding wetland that is part of a wetland ecosystem and protect a wetland from adverse impacts to its function, integrity, and value. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from human activities.

"Wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation

typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands include those artificial wetlands intentionally created to mitigate conversions of wetlands.

"Wildlife habitat" means areas that provide food, protective cover, nesting, breeding, or movement for threatened, endangered, sensitive, monitor, or priority species of wildlife, or other wildlife species of special concern. "Wildlife habitat" shall also mean areas that are the location of threatened, endangered, sensitive, monitor, or priority species of plants, or other plant species of special concern.

"Wireless." See Chapter 18.35 Telecommunication Ordinance.

"Yard" means an open space, other than a court or accessory structure, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated. See Figure 18.03-8.

"Yard, front," or "front yard," means an open space between the side lot lines and measured horizontally, from the front lot line at right angles to the front lot line, to the nearest point of the building. See Figures 18.03-8 and 18.03-6.

"Yard, rear," or "rear yard," means an open space between side lot lines and measured horizontally, at right angles from the rear lot line, to the nearest point of the main building. See Figures 18.03-8 and 18.03-6.

"Yard, sde," or "side yard," means an open space between a building and the side lot line measured horizontally, at right angles from the side lot line, to the nearest point of the main building. See Figure 18.03-8.

Chapter 18.13 LANDSCAPING

18.13.010 Purpose.

- A. To establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of paved areas, provide for shade, and minimize erosion; and
- B. To implement the city's comprehensive plan goals which include preserving natural beauty in the city, and protecting Camas' native landscape and mature tree cover.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 18-014, § XIII, 9-4-2018)

18.13.020 Scope.

- A. Unless otherwise exempted, the standards of this chapter shall apply to any site to be developed. All applicable development activities shall be required to prepare a landscape plan and shall be required to meet the minimum tree density herein created.
- B. The standards of this chapter shall apply to the following:
 - 1. Commercial, industrial, governmental uses, and land divisions;
 - 2. Redevelopment including change of use when Site Plan Review is applicable (refer to Chapter 18.18 Site Plan Review);
 - 3. Parking lots with greater than four spaces;
 - 4. Development that is subject to Design Review (refer to Chapter 18.19 Design Review);
 - 5. Undeveloped property converting to an allowed use in the zone (e.g. infill lots); and
 - 6. Conditional uses. The standards for landscaping will be the same as the landscaping standards in commercial zones if conditional use will occur in a residential zone.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 18-014, § XIII, 9-4-2018)

18.13.025 Exemptions.

The following activities are exempt from submittal of a Landscape Tree and Vegetation Plan:

- A. Commercial Nurseries. Removal of trees and vegetation which are being grown to be sold as landscape trees.
- B. Forest Practices Permit. Removal of trees as allowed with a forest practices permit issued by the Washington State Department of Natural Resources. Exemption does not include conversion of forest land to other uses.

- C. Developed Residential Lots. Removal of trees on lots which: (1) are less than twenty-four thousand square feet and are part of a subdivision or short plat; (2) which cannot be further divided in accordance with the underlying zoning district; and (3) trees to be removed are not within shoreline areas or critical areas.
- D. Undeveloped property and developed lots (twenty-four thousand square feet and greater). Removal of up to six trees per acre, up to a total of six trees within any twelve consecutive month period when: (1) the property is intended to remain undeveloped for a period of six years and such intent is recorded in a covenant; (2) if a minimum tree density of thirty tree units per acre is maintained; and (3) the trees to be removed are not within shoreline areas or critical areas. Removal of trees on parcels of less than one acre in size shall be limited in proportion to six trees per acre (e.g. a half acre parcel can remove three trees).
- E. Downtown commercial zone. Downtown commercial zone properties must include properly spaced street trees, and other landscape screening in accordance with downtown design review standards, but are not required to meet tree density minimums.
- F. Minor development. A Landscape, Tree and Vegetation plan is not required for any site disturbance less than five hundred square feet and where no tree will be removed or adjacent tree(s) impacted.

(Ord. No. 18-014, § XIV, 9-4-2018)

18.13.030 Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.13.040 Procedure for landscape, tree and vegetation plans.

- A. Applicants shall submit a detailed Landscape, Tree and Vegetation Plan with building and site improvement plans. Included in the plans (at a minimum) shall be type, size, and location of plants and materials.
- B. A tree survey must be included for any applicable development proposing to remove trees.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 18-014, § XIII, 9-4-2018)

18.13.045 Tree survey.

- A. The applicant must submit a tree survey that is prepared by a certified arborist or professional forester.
- B. A tree survey must contain the following:
 - 1. Inventory.
 - a. Map of the site, with tree locations numbered
 - b. Include all significant trees that will be impacted by the proposed development, which may include trees off-site if canopies overhang the subject property. Open space tracts to be set aside for conservation purposes do not need to be included in survey.
 - c. Provide the common and scientific name of inventoried trees.

2. Assessment.

- a. Size. Measure and provide the diameter at breast height (DBH).
- b. Tree protection zone. (Refer to CMC 18.03.050 Environmental Definitions)
- c. Tree health. An overall assessment of the trees structural stability and failure potential based on specific structural features (e.g. decay, conks, co-dominate trunks, abnormal lean) and rated as good, fair or poor.
- d. Recommendation for preservation or removal. The recommendation will consider proposed grading, trenching, paving, fencing and other construction plans.
- e. If hazardous, then an evaluation of hazardous trees will include a numerical value of hazard based on the following: failure potential; size of part most likely to fail; and distance to target (e.g. new residence).

(Ord. No. 18-014, § XIV, 9-4-2018)

18.13.050 Standards for landscape, tree and vegetation plans.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping and trees shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.
- C. Landscape, Tree and Vegetation Plan must include a combination of trees, shrubs, and ground cover to achieve the purposes of this chapter.
 1. Required landscaping shall be comprised of a minimum of sixty percent native vegetation (or adapted to northwest climate), or drought-tolerant vegetation, and fifty percent evergreen.
 2. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.
 3. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.
- D. Street trees will be required as part of the frontage improvements. Species, size and spacing of the trees must be consistent with the Design Standards Manual. Unless otherwise specified, trees must generally be spaced thirty feet apart. Substitute varieties are subject to approval by the City of Camas.
- E. Proposed vegetation cannot be an invasive species as listed within the most current edition of the Clark County Noxious Weed List (e.g. English Ivy cultivars).
- F. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).
- G. Ground Cover, defined as living material and not including bark chips or other mulch, shall be from containers of one gallon or larger. Plants shall be planted and spaced in a triangular pattern which will result in eighty percent cover in three years. Lawn cannot be the primary ground cover within required landscape buffers unless approved for stormwater conveyance. Grass species, if used as ground cover, shall be native or drought-tolerant, and appropriate for the use of the area.

- H. Appropriate measures shall be taken, e.g., installation of irrigation system, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least ten feet of clearance above sidewalks and fourteen feet above street roadway surfaces.
- J. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.
- K. Vision clearance hazards shall be prohibited.
- L. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 18-014, § XIII, 9-4-2018; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.13.051 Minimum tree density requirement.

- A. Tree Density. A minimum tree density per net acre is required and must be incorporated within the overall landscape plan. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 18.13.052. At least fifty percent of minimum tree density shall be achieved through retention of existing trees where the existing tree coverage on the site would allow for this standard to be met. If this standard cannot be met, an arborist report is required to demonstrate that it cannot be met. Replacement trees must be native and/or coniferous species.

18.13.051 Table 1: Required Tree Density

Proposed Activity	Required Minimum Tree Density per Net Acre	Required Tree Replacement	North Shore Subarea Required Minimum Tree Density per Net Acre¹
New Development	20 <u>30</u> Tree Units	20 <u>30</u> Tree Units per acre	30 Tree Units
Residential	20 <u>30</u> Tree Units	20 <u>30</u> Tree Units per acre	30 Tree Units
Developed commercial and industrial properties	20 <u>30</u> Tree Units	3 Tree Units for every 1 tree unit removed up to the minimum tree density per acre.	30 Tree Units

¹ At least fifty percent of minimum tree density shall be achieved through retention of existing trees where the existing tree coverage on the site would allow for this standard to be met. If this standard cannot be met, an arborist report is required to demonstrate that it cannot be met. Replacement trees must be native and/or coniferous species. More information is included in the North Shore Design Manual.

- B. Tree Density Calculation. Specific instructions on how to perform tree density calculations are provided in the Design Standards Manual. "Tree Unit" is a unit of measurement based upon the size of the diameter of the tree measured at the breast height ("dbh"). New trees are given a value of one (1) Tree Unit, as they must be a minimum of 2" dbh when planted. Tree Unit values are summarized in the following Table:

18.13.051 Table 2: Tree Units for Existing Trees

Diameter at Breast Height "dbh"	Tree Units	Diameter at Breast Height "dbh"	Tree Units
1" to 5"	1	31" to 32"	12
6" to 12"	2	33" to 34"	13
13" to 14"	3	35" to 36"	14
15" to 16"	4	37" to 38"	15
17" to 18"	5	39" to 40"	16
19" to 20"	6	41" to 42"	17
21" to 22"	7	43" to 44"	18
23" to 24"	8	45" to 46"	19
25" to 26"	9	47" to 48"	20
27" to 28"	10	49" to 50"	21
29" to 30"	11	For larger trees, allow a ½ tree unit for every additional inch of dbh.	

(Ord. No. 18-014, § XIV, 9-4-2018; Ord. No. 23-010, Exh. A, 8-7-2023)

18.13.052 Tree and native vegetation preservation.

- A. When determining where to retain or plant trees, locations with healthy soils, native understory vegetation, and mature trees shall have priority when there are feasible alternative locations on site for proposed buildings and site improvements to achieve the minimum tree unit density per acre. This may require site redesign. Provided, where necessary, density transfer areas may be used to ensure protection and retention of trees. Residential and mixed-use developments may use density transfer standards when setting aside area outside of critical or natural areas to protect existing trees.
- B. In designing a development project and in meeting the required tree density, the applicant must provide a Landscape, Tree and Vegetation plan that retains healthy, wind firm trees in the following priority:
 1. Trees located within critical area buffers. Trees must be identified within a protected tract.
 2. Significant wildlife habitat, or areas adjacent and buffering habitat.
 3. Significant trees that are greater than 36 inch dbh.
 4. Groves of trees, or other individual healthy trees with the intent to retain must be located in separate tract if part of a land division, or other protective mechanism if other development type,
 5. Trees, that if removed would cause trees on adjacent properties to become hazardous.
- C. Mitigation and Replacement. In areas where there are currently inadequate numbers of existing trees to meet minimum tree density, where the trees are inappropriate for preservation, the soils are poor, or there are significant invasive species, then mitigation shall be required to meet the minimum tree density. The applicant's proposed location for replacement trees or mitigation shall be subject to the city's approval of the Landscape Plan. Replacement trees shall be planted in the following priority:
 1. Onsite.
 - a. Within or adjacent to critical area buffers or wildlife habitat areas
 - b. Adjacent to stormwater facilities
 - c. Landscaping tracts, such as at entrances, traffic islands or other common areas

- d. Removal of invasive species and restorative native vegetation planting equivalent to the area necessary for new tree planting.
2. City tree fund. When on-site locations are unavailable or infeasible, then the applicant can pay an amount equal to the market value of the replacement trees into the city's tree fund.
- (Ord. No. 18-014, § XIV, 9-4-2018; Ord. No. 23-010, Exh. A, 8-7-2023)

18.13.055 Landscape buffering standards.

- A. Landscape buffers shall be in compliance with the below referenced table:

Table 1—Landscape Buffers

Abutting Zone ►	Residential		Commercial		Business Park Mixed Employment		Industrial	
Uses on Site ▼	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	10' L2	10' L3	L2	10' L3	5' L2	5' L2	5' L1

- B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

- a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.
- b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
- b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.
 - a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
 - b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.
4. Fences.
 - a. F1, Partially Sight-Obscuring Fence.
 - i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
 - ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.
 - b. F2, Fully Sight-Obscuring Fence.
 - i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
 - ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.
5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:
 - a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.
 - b. The community development director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
 - c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

(Ord. No. 17-013, § III(Exh. A), 10-2-2017)

18.13.060 Parking areas.

- A. Parking areas are to be landscaped at all perimeters.

- B. All parking areas shall provide interior landscaping for shade and visual relief.
- C. Parking lots shall include a minimum ratio of one tree per six parking spaces.

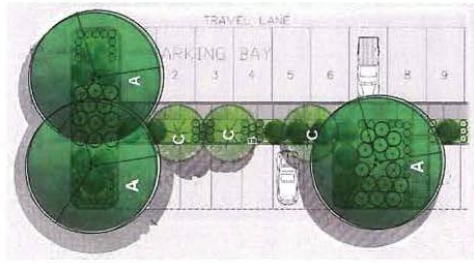


Figure 18.13.060-1 Example of Parking Lot Planter Areas.

In this example, there are three medium-sized trees ("A") for eighteen parking spaces, with ground cover ("B") and shrubs ("C").

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas for trees must provide a minimum of five hundred cubic feet of soil, and shall provide eight-foot by eight-foot minimum of clear planting space. For other vegetative buffer areas a minimum of a five foot clear width must be provided.
- F. ~~Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.~~ Wheel stops shall be installed where parking spaces are oriented toward sidewalks, walkways, or landscape areas and vehicle overhang may obstruct pedestrian access, interfere with maintenance, or damage trees, shrubs, groundcover, flowers, or other plantings. Wheel stops may be omitted where sidewalks are wide enough to maintain required pedestrian clearance despite vehicle overhang, or where plantings are set back sufficiently to avoid damage or maintenance conflicts.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13.060-1).

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 18-014, § XIII, 9-4-2018; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

18.13.070 Assurance device.

In appropriate circumstances, the city may require a reasonable performance of maintenance assurance device, in a form acceptable to the finance department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

Chapter 18.15 SIGNS¹

18.15.010 Purpose.

The city council finds that the manner of the construction, location, and maintenance of signs affects the public health, safety, and welfare of the people; the safety of motorists, and other users of the public streets are affected by the number, size, location, lighting, and movement of signs that divert attention of such users. Uncontrolled and unlimited signs may degrade the aesthetic attractiveness of the natural and man-made attributes of the community that could undermine economic value of tourism, visitation, and economic growth. The regulations in this chapter are found to be the minimum necessary to achieve these purposes.

(Ord. No. 2600, § II, 11-1-2010)

18.15.020 Scope.

The primary intent of this chapter shall be to regulate signs of a commercial nature intending to be viewed from any vehicular or pedestrian right-of-way. This chapter shall not apply to building design, to official traffic or government signs, or to any sign authorized or permitted by any other ordinance or resolution of the city. This section shall further not apply to the display of street numbers or to any display or construction not defined herein as a sign.

(Ord. No. 2600, § II, 11-1-2010)

18.15.030 Maintenance and repair of signs.

- A. All signs and all components thereof, including supports, braces and anchors, shall be kept in a state of good repair. With respect to freestanding signs, components not bearing a message shall be constructed of materials that blend with the surrounding environment.
- B. Abandoned signs and all supporting structural components shall be removed by the sign owner, owner of the property where the sign is located, or other party having control over the sign. Each is individually and severally responsible for removing such sign within thirty days after abandonment, unless such sign is replaced with a conforming sign.
- C. If a sign suffers more than fifty percent damage or deterioration as determined or is dangerous because of insecure construction or fastening with resultant danger of falling by the building official, or because it is an extreme fire hazard as determined by the fire marshal then such sign shall be brought into conformance with this code or removed.

(Ord. No. 2600, § II, 11-1-2010)

¹Editor's note(s)—Ord. No. 2600, § I, adopted November 1, 2010, repealed former Ch. 18.15, §§ 18.15.010—18.15.240. Section II of said ordinance enacted provisions designated as a new Ch. 18.15 to read as herein set out. See also the Code Comparative Table and Disposition List.

18.15.040 General definitions and regulations.

- A. Regulated. In the event that a definition is not listed in this section and is necessary in the interpretation of this chapter, the director shall primarily rely upon the general definitions established for this title, and secondarily on the definition found in a standard English dictionary. For the purpose of this chapter the following definitions and regulations shall apply:
1. "Abandoned" means a sign which no longer identifies or advertises a bona fide business, service, owner, product, or activity, and/or for which no legal owner can be found.
 2. "Awning" is a structure that may support a sign. An awning is a shelter projecting from, and supported by, the exterior wall of a building, constructed of non-rigid materials on a supporting framework. [Refer to "awning signs."]
 3. "Commercial" means the purpose of the sign is to engage in commerce, or to advertise for one's work that is intended for sale.
 4. "Date of adoption" means the date the ordinance codified in this chapter was originally adopted or the effective date of an amendment to it, if the amendment makes a sign nonconforming.
 5. "Height" is defined at "Dimensions of Signs" within this chapter.
 6. "Internally illuminated" means signs where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Neon signs are considered internally illuminated signs.
 7. "Multiple building complex" means a group of structures housing at least one retail business, office, commercial venture, or independent or separate part of a business which shares the same lot.
 8. "Nit" means a luminance unit equal to one candela per square meter measured perpendicular to the rays from the source.
 9. "Off-premises sign" means a sign that advertises products, services, or facilities, or directs person to premises different than where the sign is placed.
 10. "On-premises sign" means a sign that advertises products or services related to the building or structure where it is located.
 11. "Permanent sign" means a sign that is intended to remain for the life of the project or business without fundamental or marked changes and is attached to a building or structure by means of a rigid wall, frame, or structure.
 12. "Public right-of-way." There are two distinctions of right-of-way. "Privately maintained right-of-way" means that portion of the public right-of-way maintained by the abutting property owner. "Publicly maintained right-of-way" means that portion of the public right-of-way maintained by the City of Camas or other public agency. Signs placed in the public right-of-way must be located outside vision clearance areas and may not pose a traffic hazard or other threat to human safety.
 13. "Sign" means any device, structure, or placard using graphics, logos, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, goods, or services.
 14. "Sign area" is defined at "Dimensions of Signs" within this chapter.
 15. "Sign schedule" means a listing of multiple signs proposed within an application or development project, which consists of dimensions and descriptions; normally this is in a tabular format (e.g., spreadsheet).

16. "Site plan" means a drawing of the location of a sign or multiple signs within the city limits.
- B. Sign Types—Regulations and Limitations. In the event that a sign type as provided in this section is in conflict with provisions elsewhere in this chapter, the more restrictive criteria shall apply.
1. "Animated sign." [Refer to "electronic message board" sign.]
 2. "Awning signs." Signage on awnings shall not exceed thirty percent of the awning and shall be included in the combined sign calculation for particular business or storefront.
 3. "Banner" is a sign constructed of fabric, vinyl or other non-rigid, durable material that can withstand the typical weather in this area, and does not exceed sixty square feet in size. Banners primarily announce a special occasion, such as a grand opening or special event. National, state or municipal flags are not considered banners.
 4. "Bulletin board" is often installed to provide a central location for people to gather information about events or classes that are happening within the building or community in which it is installed. Bulletin boards are included in the overall signage calculation for the site. They are not electronic, LED or otherwise programmable for messaging.
 5. "Cabinet sign" is generally a wall sign. This type of sign is usually internally illuminated with a removable face and is enclosed on all edges with a metal cabinet, and does not extend more than ten inches from the wall face on which it is mounted.
 6. "Construction sign" means a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.
 7. "Directory sign" identifies two or more establishments and/or the complex as a whole. If a tenant in a multi-building complex has a sign on the freestanding directory sign, then the tenant shall not have an individual freestanding sign. Directory sign area may not exceed one-hundred square feet.
 8. "Electronic message board sign," "animated sign," and "LED sign" are considered to be similar sign types for purposes of this chapter. These signs use changing lights to form a message, or messages in sequence, uses movement or change of lighting to depict action or create a special effect or scene. This element of a sign may not exceed thirty percent of total sign area or thirty-six square feet, whichever is less. This calculation does not include post or mounting framework. The electronic board must avoid using flashing, rotating or blinking lights or videos.
 9. "Entrance structure." Refer to "monument sign."
 10. "Freestanding sign" is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of or attached to a building or other structure whose principal function is something other than the support of a sign.
 - a. Height limit. Freestanding sign height shall not exceed twenty-five feet from the ground to the top of sign in any zone.
 - b. Construction. Rigid, fire-proof material that can withstand wind pressure of thirty mph per square foot.
 - c. Combination. A freestanding sign is permitted in combination with wall signs; however, the size of all permitted signs cannot exceed the overall size permitted per building face per zone. A freestanding sign is not permitted in combination with a projecting or monument sign.
 11. "Incidental sign" means a small sign, two square feet or less in surface area. Included are decals informing the public of goods, facilities, or services available on the premises, e.g., designating restrooms, a credit card sign, hours of operation, or "help wanted." May also contain the name or logo of an establishment, e.g., parking, or exit and entrance signs. Incidental signs if placed in windows may

- not cover more than twenty-five percent of window area in combination with any other permitted signs.
12. "Monument sign" is a sign not attached to a building, not more than five feet in height or twenty feet in length, which is attached to the ground by means of a wide base of solid appearance. Monument signs must be designed so as to be compatible with adjacent architecture and landscaping, and must be constructed with materials conducive to abutting structures and the surrounding area. They may not be constructed from fabric or banner material.
 13. "Pennant" is a small, double-faced sign that is intended to be viewed by pedestrians and is hung above the sidewalk or street, with the bottom edge conforming to sign height regulations. Pennants may not exceed four square feet, may not be placed closer than twenty feet apart, and are constructed of fabric or other durable materials with a message, logo or artistic rendering on the sign face.
 14. "Portable sign" means any sign designed to be moved easily, and not permanently affixed to the ground, or other permanent structure, to include such other descriptive names such as "A-frame," "sandwich board," and "poster panels."
 - a. Size. The sign shall not exceed forty-two inches above ground, and six square feet in sign area per side.
 - b. Construction. Portable signs shall be firmly and solidly constructed so as to be able to bear a wind pressure of at least thirty pounds per square foot of area.
 - c. Location. It is unlawful to erect or maintain any portable sign in such a position as to obstruct any fire escape or any window or door leading thereto, or within vision clearance at intersections; and must allow for a pedestrian clearance of five feet on sidewalks.
 - d. Portable signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location that is visible after dark.
 - e. One sign per business entity and located on same lot as business entity.
 15. "Poster" is a piece of sales literature that presents information through words and graphic images. It has text and symbols or pictures to convey an idea or concept. Usually, it is designed vertically and displayed on a wall or window. Posters, where allowed, may not exceed six square feet.
 16. "Projecting sign" is a sign affixed to a building or wall in such a manner that its leading edge extends more than ten inches beyond the surface of such building or wall.
 17. "Real estate sign" means a temporary sign advertising that real estate is for rent, lease, or sale.
 18. "Roof sign" means any sign erected over or on the roof of a building. The roof sign may not exceed the maximum building height allowed in the zoning district in which it is located. If the zoning district has no limitation to building height, then the height from base of sign shall not exceed that of a freestanding sign, which is limited to twenty-five-feet tall.
 19. "Sandwich board sign." [Refer to definition of "Portable Sign."]
 20. "Temporary sign" means a sign that is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after erection of such sign; or is intended to remain on the location where it is erected or placed for a short period of time [refer to additional requirements in Section 18.15.100 CMC]. "Temporary signs" include, but are not limited to, the following examples:
 - a. Political signs advocating political candidates or political issues;
 - b. Real estate signs advertising property for sale or lease;

- c. Construction signs identifying the builder of a structure or the developer of a residential, commercial or industrial development;
 - d. Special event signs or banners advertising grand openings, fairs, carnivals, circuses, festivals; or
 - e. Community events, garage and yard sale signs, and any other sign of a similar purpose.
 - 21. "Vehicular sign" means a sign adhered to or mounted to the vehicle body that is parked along a vehicular right-of-way for the principle purpose of displaying advertising.
 - 22. "Wall sign" is any permanent sign that is attached parallel to and extending not more than ten inches from the wall of a building. This includes painted, individual letter, cabinet signs and signs attached to a mansard roof (if constructed at an angle of seventy-five degrees or more from horizontal). No more than two wall signs are permitted per building face, and in combination with all other permitted signs shall not exceed ten percent of wall area.
- C. Determination of number of signs.
- 1. For the purpose of determining the number of signs permitted, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element shall be considered a single sign. A two-sided or multi-sided sign shall be regarded as one sign if the sign faces are identical.
 - 2. Only one projecting or monument sign is permitted per street frontage (either one or the other) and neither is permitted in combination with a freestanding sign, per lot.
 - 3. Only one permanent sign per lot in residential zones.
 - 4. Combination. Only one freestanding sign may be allowed per street frontage for each commercial and industrial zoned lot on which the business is located in combination with a maximum of two wall signs (if the lot does not contain a monument or projecting sign). The combined square footage of signs may not exceed size allowance per building face per zone. If a lot contains a multi-building complex a directory sign is permitted in combination with a freestanding sign and wall signs. For a multi-building complex with property frontage that exceeds three-hundred feet, an additional freestanding sign may be allowed for each three hundred feet and set apart no less than one-hundred feet.
 - 5. Refer to "Temporary Sign" section of this chapter for limitation on number of temporary signs.
- D. Dimensions of signs.
- 1. Sign Area. The sign area is defined as the area of the surface, or surfaces, which displays letters or symbols identifying the business or businesses occupying the parcel, together with any allowable electronic message board. In calculating the sign area, the following apply:
 - a. The sign area shall not include the base or pedestal to which the sign is mounted.
 - b. The sign surface area of a double-faced (back-to-back) sign shall be calculated by using the area of only one side of such sign and shall be considered one sign structure.
 - c. The sign surface area of double-faced signs constructed in a "V" shall be calculated by using the area of only one side of such sign and shall be considered one sign structure.
 - d. The sign surface area of three dimensional signs shall be computed by including the total of all sides designed to attract attention or communicate information that can be seen at any one time by a person from one vantage point.
 - 2. Sign Height. Height is measured from the finished grade at the point of support to the topmost point of a sign. Height limitations are determined by type of sign as defined in this chapter.

3. Placement. All signs, unless attached to a building, must be set back from the property line by a minimum of five feet, unless otherwise stated in this chapter. Setbacks may be increased or decreased during plan review if there are concerns for vision clearance or other public safety concerns. Signs must provide a minimum clearance of fourteen feet over any vehicular use area, and ten feet over any pedestrian area. [Where a sign is affixed to an awning over a pedestrian area, the minimum pedestrian clearance may be reduced to 7 feet six inches.](#)

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

18.15.050 Signs controlled by zoning district.

The following table identifies signs by zoning district as permitted (P), prohibited (X), or only allowed with a Conditional Use Permit (C). All permitted signs are subject to the requirements of this chapter, and any other applicable sections of CMC. If dimensions of a sign vary by zone, then it is noted in this table.

Table 1 - Signs controlled by Zoning District

Sign Types as defined in this chapter	Residential and Multi-family Zones	Commercial, Industrial, and Park Zones	LI/BP
Animated/electronic message board signs	C	P	P
Awning signs	X	P	P
Bulletin board	p ^{Note 4}	p ^{Note 2}	p ^{Note 2}
Cabinet	X	p ^{Note 2}	p ^{Note 2}
Directory sign	X	P	P
Freestanding sign	X	p ^{Note 2}	p ^{Note 2, 3}
Incidental sign	P	P	P
Monument sign	P	P	P
Portable sign	X	p ^{Note 2}	p ^{Note 2}
Projecting sign	X	p ^{Note 2}	p ^{Note 2}
Roof sign	X	p ^{Note 2}	P
Temporary sign (e.g., construction signs, real estate, banners, and other sign types as defined in this chapter)	p ^{Note 1}	p ^{Note 2, 3}	p ^{Note 2, 3}
Vehicular signs	P	P	P
Wall signs	p ^{Note 1}	p ^{Note 2}	p ^{Note 2}

Notes:

¹ Sign may not exceed six square feet in area per lot unless approved with a Master Sign Permit.

² Sign may not exceed ten percent of the size of the wall area in combination with all other permitted signs on the same plane and visible from public view unless approved with a Master Sign Permit.

³ If lot is vacant, then sign is limited to ninety-six square feet.

⁴ Only allowed if approved in combination with a Type III development permit.

(Ord. No. 2600, § II, 11-1-2010)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.15.060 General sign permit requirements.

- A. Sign permit required.
1. Except as otherwise provided in this chapter, no sign may be erected, placed, or substantially altered in the city except in accordance with the provisions of this chapter and the requirements of the International Building Code, current adopted edition.
 2. If plans submitted for a Conditional Use Permit (Type III permit) or Design Review include sign construction plans in sufficient detail to determine compliance with the provisions of this chapter, then issuance of such conditional use or design review may constitute approval of the proposed placement of sign or signs (other structural/mechanical permits may be required).
- B. Application Requirements. Applications for a General Sign Permit shall contain the following information when submitted to the Community Development Department at a minimum:
1. Application form and payment of current fee as determined by resolution.
 2. Site Plan. Drawn to scale showing the subject property, streets, all existing buildings, and the location of any existing freestanding signs, utility poles and other structures within fifty feet of the proposed new sign's location;
 3. Construction Drawings. Includes the structural details of the proposed sign, including its dimensions, heights, materials, type of illumination, landscaping (if required) and structural support;
 4. Photographs. Provide photographs of all existing signs on the subject property and building(s), and marked to indicate the proposed location of the new sign(s). Staff will accept original photos, color copies or compatible electronic format (e.g. compact disc).
 5. When required by the building official, the construction of the sign may require submittal of structural and/or mechanical drawings prepared by a licensed Washington State professional.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.15.070 Master sign permit requirements.

- A. Purpose. The purpose of this section is to establish a binding Master Sign Permit that will allow for placement of both permanent and temporary signs on a group of lots or within a business complex, in order to encourage comprehensive sign design, and reward proper placement and prompt removal of temporary signs, which combined will benefit the city by reducing municipal costs for code enforcement. This section allows the size of signs on a lot or within a zoning district to be exceeded and other bonuses as set forth. Individual signs may be permitted by the building department without additional General Sign Permits after a Master Sign Permit has been approved.
- B. Application Requirements. Applications for a Master Sign Permit shall contain the following materials in addition to the requirements for a General Sign Permit:
1. Application form and payment of current fee as determined by resolution.
 2. Site Plan. Site plan shall include the proposed placement of all signs, both on-premises and off-premises.
 3. Consent of property owner for placement of signs within privately-maintained right-of-way or on private lots. [The provisions of this section shall not apply to allow placement of any signs within the public right-of-way.](#)

4. Sign Schedule - existing conditions. The schedule will include a calculation of the combined maximum sign area permitted and the number of signs allowed on the proposed lot(s).
 5. Sign Schedule - proposed. The schedule will include a calculation of the combined total proposed sign area included in the plan, sign types, number, and short description.
 6. Construction Plans. Detailed construction plans shall be provided at a reasonable scale to include type of material and method of installation.
 7. Time frame for installation of each sign indicated on plan.
 8. Narrative that supports how this application meets or exceeds the criteria for approval for a Master Sign Permit and other regulations in this chapter.
- C. Maximum total area of all signs. The combined sign area of all proposed signs on a lot or lots under consideration for a Master Sign Permit shall not exceed ten (10) percent of the total ground floor area (GFA) of the building(s) or in the case of a vacant lot then ten (10) percent of the area of building lot coverage.
- D. Bonus. If the owners of two or more contiguous (disregarding intervening streets and alleys) lots or the owner of a single lot with more than one building (not including any accessory building) file with the Director for such lots a Master Signage Plan conforming with the provisions of this section, a thirty percent (30%) increase in the maximum total sign area of that zone shall be allowed for each included lot. This bonus shall be allocated within each lot as the owner(s) elects. Or if a subdivision, then the applicant may combine potential sign area from multiple lots for a single sign to be no greater than thirty-two (32) square feet in lieu of the residential zone size limitation of six square feet.
- E. Criteria of Approval for Master Sign Permit.
1. Provisions have been made to have a consistent design with regard to: color scheme; lettering or graphic style; lighting; location of each sign on the buildings or on the lots or elsewhere; material; and sign proportions.
 2. Provisions have been made to install signs that will not detract from the natural beauty of the city or contribute to urban blight.
 3. The locations of off-premises signs do not exceed one sign per radius of 300-feet.
 4. The application and plans shall be consistent with the applicable regulations of the adopted development codes, comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030.
- F. Approval and Modification. The designated official shall approve a master sign permit and subsequent modifications. Any deviation from the approved master sign permit such as additional signs, relocating signs, and any other changes (excluding tenant name changes and maintenance) shall require a modification to the master sign permit on file with the city.
- G. Expiration. Master Sign Permits expire in two years from date of issuance unless at least one sign of the Master Sign Permit has been installed prior to that date.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.15.080 Signs prohibited.

The following signs are specifically prohibited in the city:

- A. Signs attached to any telephone or utility pole;

- B. Signs located in such a manner so that by location, color, size, shape, nature would tend to obstruct the view or be confused with official traffic signage.
- C. Signs advertising activities that are illegal under state or federal laws, or regulations in effect at the location of such signs, or at the location of such activities.
- D. Signs emitting pollutants (e.g. smoke, or sound).
- E. Posters. The tacking or pasting of posters to exterior walls, which are visible from the public right-of-way, is prohibited unless otherwise permitted as a sign in this chapter.

(Ord. No. 2600, § II, 11-1-2010)

18.15.090 Exemptions.

- A. No permit is required for mere repainting; changing the message of a sign, or routine maintenance shall not in and of itself be considered a substantial alteration.
- B. Although no permits will be issued, compliance with this chapter is required.
- C. Signs that are exempt and that do not require a permit are as follows:
 - 1. Signs not exceeding six square feet in area that are customarily associated with residential use, and that are not of a commercial nature, such as: signs giving property identification names or numbers, or names of occupants; signs on mailboxes or newspaper tubes; and signs posted on private property that warn the public against trespassing or danger from animals;
 - 2. Integral decorative or architectural features of buildings, or works of art, so long as such features or works do not contain commercial trademarks, moving parts, or lights (e.g. commemorative plaques or inscriptions with the name of a building, its date of construction). Feature must be attached to the face of the building and shall not exceed three square feet in sign area.
 - 3. Signs painted on or otherwise permanently attached to currently licensed motor vehicles;
 - 4. Traffic or other municipal signs, signs required by law, legal notices, or signs of public utility companies indicating danger;
 - 5. Flag, emblem, or insignia of a nation or other governmental unit or institution, or non profit organization subject to the guidelines concerning their use set forth by the government or organization which they represent;
 - 6. Signs located in the interior of a building or within a sport complex that are designed and located to be viewed exclusively by patrons within the building or sport complex

(Ord. No. 2600, § II, 11-1-2010)

18.15.100 Temporary signs.

- A. Temporary signs are exempt from permit requirements as described in this section. Although no permits will be issued, compliance with this chapter is required. Temporary signs may be permitted with a Master Sign Permit as described in this chapter.
 - 1. Number. One sign per lot, per candidate, issue or event.
 - 2. Size. Refer to "Table 1" of this chapter for sign dimensions per zoning district and bonuses as allowed with a Master Sign Permit.

3. Consent. If displayed on private property, the responsible party must obtain consent of property owner.
 4. Location. Temporary signs are prohibited from being placed within the center island of roundabouts, any splitter islands adjacent to any roundabout, and within ten feet of the outer curb of all circulatory travel lanes that are within the public right-of-way of any roundabout, and within the center median of any public right-of-way.
- B. Temporary signs may not be illuminated.
- C. Removal. Temporary signs shall be removed by sign owner within ten days after occurrence of the event. For example, political signs should therefore be removed within ten days following an election, real estate signs should be removed within ten days following sale or lease of the property, construction signs should be removed within ten days following issuance of the certificate of occupancy for the building, special event signs should be removed within ten days after occurrence of the special event, and yard and garage sale signs should be removed within ten days following the sale.
- D. Confiscation. The city or property owner may confiscate signs installed in violation of this chapter and dispose of it. The property owner is not responsible for notifying owners of confiscation of the illegal sign.
- (Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 22-008, § I, 5-16-2022)

18.15.110 Sign illumination and electronic message board signs.

Unless otherwise prohibited by this chapter, signs may be illuminated if such illumination is in accordance with this section.

- A. No sign within one hundred fifty feet of a residential district may be illuminated between the hours of midnight and six a.m., unless the impact of such lighting beyond the boundaries of the lot where it is located is entirely inconsequential.
- B. Lighting directed toward a sign shall be hooded or shielded so that it illuminates only the face of the sign and does not shine directly onto a public right-of-way or a residential property.
- C. Except as herein provided, internally illuminated signs are not permitted in residential districts. Where permitted, internally illuminated signs may not be illuminated during hours that the business or enterprise advertised by such sign is not open for business, or in operation.
- D. All electronic message board signs shall be constructed as an integral part of a permanent sign constructed on-site. Integral shall be considered to be incorporated into the framework and architectural design of the permanent sign.
- E. Maximum Luminance:
 - a. Daytime: five thousand nits.
 - b. Nighttime (one-half hour before sunset and one-half hour after sunrise): five hundred nits.
 - c. Signs shall include ability to adjust brightness and auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

18.15.120 Nonconforming signs.

- A. Existing signs which do not conform to the specific provisions of the chapter may be eligible for the designation "legal nonconforming"; provided that:
 - 1. The building department determines that such signs are properly maintained and do not in any way endanger the public;
 - 2. The sign was covered by a permit deemed valid by the city, or complied with all applicable laws on the date on which it was established.
- B. A "legal nonconforming" sign may lose this designation if the following occur:
 - 1. The sign is relocated or replaced;
 - 2. The structure or size of the sign is altered in any way except toward compliance with this chapter. This does not refer to change of copy or normal message;
 - 3. The business, use, or product for which the sign is directed has been abandoned (has not occurred on the property for a period of six consecutive months). The burden of demonstrating non-abandonment shall be on the owner.
- C. Removal of nonconforming signs. A sign which has been removed and held by the city longer than thirty days and not recovered by its owner, shall be declared abandoned and discarded by the city.

(Ord. No. 2600, § II, 11-1-2010)

Chapter 18.18 SITE PLAN REVIEW

18.18.010 Intent.

This chapter is intended to provide procedures for the review of site plan applications. Site plan review is intended to ensure that development projects carried out in given zoning districts are executed in a manner consistent with existing ordinances concerning public utilities, traffic, facilities, and services, and provide unified site design, access, landscaping, screening, building placement and parking lot layout. The site plan review process is not intended to review and determine the appropriateness of a given use on a given site. It is intended to ~~insure~~ ensure that development of a site will provide the features necessary to protect the health, safety, and general welfare of the citizens of the city.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.18.020 Applicability.

- A. Site plan review and approval shall be required for the following development activities prior to issuance of a building permit:
1. All new nonresidential uses for the location of any building(s);
 2. Any multifamily development in which more than two dwelling units would be contained, not including any middle housing or accessory dwelling unit development on a single residential lot;
 3. The expansion of any building or development as defined in CMC Section 18.18.020(A) exceeding twenty percent of the existing floor or site area, or any one thousand square foot addition, or increase in impervious coverage thereto, whichever is lesser.
- B. Exemptions. The following developments and land use categories shall be exempt from site plan review:
1. Planned unit developments, land divisions, binding site plans and boundary line adjustments pursuant to CMC Titles 17 and 18;
 2. ~~Light industrial/business park development applications pursuant to CMC Chapters 18.20 North Dwyer Creek Residential Overlay and 18.21 Light Industrial/Business Park;~~
 23. Normal or emergency repair or maintenance of public or private buildings, structures, landscaping, or utilities;
 34. Interior remodeling and tenant improvements to buildings previously reviewed and approved; and
 45. Unless otherwise required, proposals that are subject to Type I procedures under CMC Chapter 18.55 Administration and Procedures.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 § 1 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.18.030 Site plans and review procedures.

A. Any use that is subject to the requirements for a site plan review shall be processed in accordance with the procedures established under CMC Chapter 18.55 Administration and Procedures for Type II project permit applications.

B. Site plan review and approval shall be required prior to issuance of grading or other building permits.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 § 1 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.18.040 Submittal and contents of a complete application.

In addition to the submittal requirements under CMC Chapter 18.55 Administration and Procedures, each application for site plan review shall contain the following information. Items may be waived if, in the judgment of the community development department, the items are not applicable to the particular proposal.

- A. A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by impervious surfaces;
- B. A vicinity map showing site boundaries, and existing roads and accesses within and bounding the site;
- C. A topographic map based upon a site survey delineating contours, existing and proposed, at no less than five-foot intervals, and which locates existing streams, marshes, and other natural features;
- D. Site plans drawn to a scale no smaller than one inch equals fifty feet showing location and size of uses, buffer areas, proposed areas of disturbance or construction outside of the building footprint, yards, open spaces and landscaped areas, and any existing structures, easements and utilities;
- E. A circulation plan drawn to a scale acceptable to the community development director illustrating all access points for the site, the size and location of all driveways, streets, and roads, with proposed width and outside turning radius, the location, size, and design of parking and loading areas, and existing and proposed pedestrian circulation system. If a project would generate more than one hundred average daily trips either based on the latest edition of the International Transportation Engineer's (ITE) Trip Generation Manual or evidence substantiated by a professional engineer licensed in the state of Washington with expertise in traffic engineering, a traffic impact study shall be submitted;
- F. A preliminary stormwater technical information report (TIR) supporting the preliminary stormwater drainage and runoff plan. The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);
- G. A utility plan;
- H. A plot plan of all proposed landscaping including the treatment and materials used for open spaces, and the types of plants and screening to be used; and
- I. Typical building elevation and architectural style; ~~and~~
- J. ~~Reserved.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 § 1 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.18.050 Reserved.

Editor's note(s)—Ord. No. 2612, § I(Exh. A), adopted February 7, 2011, repealed § 18.18.050, which pertained to application open for public inspection. See also the Code Comparative Table and Disposition List.

18.18.060 Criteria for approval.

The city shall consider approval of the site plans with specific attention to the following:

- A. Compatibility with the city's comprehensive plan;
- B. Compliance with all applicable design and development standards contained in this title and other applicable regulations;
- 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;
- D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents);
- E. Adequate provisions are made for maintenance of public utilities; and
- 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.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.18.070 Improvements for residential development.

- A. Public. Prior to the issuance of a building permit for residential construction, all public improvements required to adequately service that portion of the plat for which the building permit will be issued shall be installed, or the developer shall provide financial surety acceptable to the city pursuant to CMC Section 17.21.050 Bonds and Other Financial Agreements.
- B. Private. Prior to issuance of final occupancy permits all public and private improvements shall be completed in accordance with CMC Section 17.21.070 Final Acceptance.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 § 2 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.18.080 Duration of approval.

Construction on the project must commence within twenty-four months from the date of final action by the city; otherwise, the approval of the project becomes null and void.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.18.090 Amendments to a site plan.

- A. Minor site plan adjustments may be made and approved when a building permit is issued. Any such alteration must be approved by the community development director. Minor adjustments are those which may affect the precise dimensions or siting of building (i.e., lot coverage, height, setbacks) but which do not affect the basic character or arrangement and number of buildings approved in the plan, nor the density of the development or the amount and quality of open space and landscaping. Such dimensional adjustments shall not vary more than ten percent from the original, but shall not exceed the standards of the applicable district.
- B. Major amendments are Type II permit applications and are processed in accordance with CMC Chapter 18.55 Administration and Procedures. Major amendments are those that substantially change the character, basic design, density, open space or other requirements and conditions of the site plan. When a change constitutes a major amendment, no building or other permit shall be issued without prior review and approval by the city.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

Chapter 18.23 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

18.23.010 Purpose.

The purpose of this chapter is to promote the public health, safety and general welfare of the citizens of the City of Camas in accordance with state law and the city's comprehensive plan; to facilitate the innovative development of land; and to provide for greater flexibility in the development of residential lots in ~~medium and high density~~ residential districts.

A further purpose of this chapter is to allow for the modification of certain regulations when it can be demonstrated that such modification would result in a development which would not increase the density and intensity of land use (except as provided for in Section 18.23.040 of this chapter); would preserve or create features or facilities of benefit to the community such as, but not limited to, open space or active recreational facilities; would be compatible with surrounding development; and would conform to the goals and policies of the City of Camas' comprehensive plan.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.020 Definitions.

In addition to those definitions listed in CMC Chapter 18.03, the following definitions shall also apply:

"Density bonus" means a percentage of units allowed in a PRD over and above the number of units provided for in the zoning district absent a PRD proposal.

"Density transfer" means a transfer of dwelling units located on a site identified as sensitive lands or open space to the developable portion of land on the site. (Refer to Section 18.09.060 Density transfers)

"Development agreement" means a legal contract between the city and the developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include but is not limited to, findings of council, actions, requirements of the developer and city, benefits to the parties involved, conditions of approval, time frames, etc. A development agreement shall become binding upon the land.

"Master plan" means a planned proposal for development that includes and illustrates the division of land into lots, the location and sizes of streets, roads and accessways, pedestrian circulation, landscaping, parking areas and the location of and types and densities of uses. A master plan further identifies the dimensions, height, location, and setbacks of all such buildings to the extent necessary to comply with the purpose and intent set forth in this chapter.

"Open space" means land that is set aside and maintained in a natural state, providing air, light, and habitat for wildlife, and/or containing significant trees and vegetation. Open space may also contain environmentally sensitive lands, which include but are not limited to steep slopes and areas with unstable soils, wetlands, and streams and watercourses. Open space may also provide for active and passive recreation use. There are two general categories of open space:

1. Natural open space is land that is devoted to protecting environmentally sensitive lands as defined in this code. Natural open space generally has no developed areas, with the exception of trails as identified in the comprehensive parks, recreation, and open space plan, or by a condition of development approval.

2. Recreational open space is land that is set aside and shall include development for recreational opportunities such as trails, sports fields, playgrounds, swimming pools, tennis courts, and picnic areas. Recreational open space is generally limited in size and intensity, proportionate to the development, and is intended for the enjoyment of the residents of the development.

"Peripheral yard" means those areas which form the boundary between a planned unit or planned residential development district and any other zoning district, planned unit, or planned residential development.

"Planned residential development" (hereinafter referred to as a PRD) means a development constructed on land of at least ~~ten~~ five acres in size, designed and consistent with an approved master plan. A PRD is comprised of two primary components: detached single-family and middle housing or multifamily units. ~~The single-family component shall contain only single-family detached residences on lots equal to or greater than four thousand square feet. The middle housing or multifamily component may contain duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing or apartments either attached or detached single family residences on lots smaller than four thousand square feet, or it may contain, but may not be limited to, duplexes, rowhouses, apartments, and designated manufactures homes, all developed in accordance with Section 18.23.030(A) of this chapter. Secondary components include park and recreational amenities, accessory uses, and limited commercial uses as provided in this chapter.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 15-008, § I, 3-16-2015)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.23.030 Scope.

Planned residential developments (PRDs) are optional. If proposed, it shall be established under the following criteria:

- A. A PRD may be allowed in all ~~R and MF~~ residential zoning districts. Where residentially zoned land is contiguous to lands zoned for commercial uses, the city may, subject to a development agreement, provide for the inclusion of the commercial area into the PRD for the purposes of establishing continuity community design, pedestrian and commercial circulation, streetscape standards and design, and effective transitions between commercial and residential uses.
- B. The minimum land area necessary to apply for a PRD shall be ~~ten~~ five acres of contiguous land.
- C. All land in which a PRD is to be developed shall be held and maintained in a single ownership, including but not limited to an individual, partnership, corporation, or homeowner's association. Evidence of such ownership shall be provided to the ~~planning commission and city council~~ Hearings Examiner before PRD approval.
- D. Permissible uses within a PRD include any use listed as a permitted use or condition use in the applicable zones, as per CMC Chapter 18.07, when approved as part of a master plan. Notwithstanding an approved master plan, incidental accessory buildings, incidental accessory structures, and home occupations may be authorized on a case by case basis.
- E. A minimum of fifty percent to a maximum of seventy percent of the overall permitted residential density of the PRD must be single-family homes.
- F. The middle housing or multifamily component ~~(two or more attached dwelling units)~~ of a PRD shall ideally be developed toward the interior of the tract, rather than the periphery, to ensure compatibility with existing single-family residences that border the surrounding properties. Alternatively, when the tract borders a non-residential use or a collector or arterial street, the middle housing or multifamily components can be located on the periphery to act as a transition or buffer. Deviation from this

requirement shall be requested during the preliminary master plan review, and specifically approved by the ~~planning commission and city council~~ Hearings Examiner.

- G. Density standards and bonuses for the residential portion of a PRD shall be in accordance with CMC Sections 18.23.040 and 18.23.050.
- H. ~~An equivalent amount of up to twenty~~ At least fifteen percent of the ~~developable gross land area~~ shall be set aside ~~and developed as recreational~~ open space in a PRD, and shall include the following:
 - 1. Passive or active recreation concentrated in large usable areas;
 - 2. Existing groves of matures trees or other individual healthy mature trees to be retained;
 - ~~23.~~ Provide trails and open space for connection and extension with the city's open space and trail plan, if feasible; and
 - ~~34.~~ Be held under one ownership, and maintained by the ownership; or be held in common ownership by means of homeowners' association, and maintained by the homeowners' association. The open space and recreation areas shall be dedicated for public use and be maintained by the ownership or homeowners' association.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 15-008, § II, 3-16-2015)

18.23.040 Density standards.

- A. Density standards for a PRD shall be based on the gross area of the parcel being considered. Open space, greenways, sensitive areas, parks, and recreation areas set aside within the tract shall be used in the computation of the gross development area. The maximum number of dwelling units in the PRD shall be determined as follows:

Divide the gross land area (in square feet) by the minimum lot size (in square feet) of the underlying zoning district.
- B. The minimum lot size for a single-family dwelling within the single-family component of the PRD shall be four thousand square feet. The minimum lot width, depth and setback requirements, and maximum lot coverage requirement shall be established for each PRD as part of the approval process. The minimum lot size for the dwellings within the middle housing or multifamily component of the PRD shall be established as part of the master plan approval.
- C. If more than one zoning district is included within the PRD area, the number of dwelling units allowed in each zoning district shall be computed, and then combined to determine the total number of dwelling units within the entire development.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.050 Density bonus.

A density bonus of ~~no more than twenty~~ fifteen percent ~~may~~ shall be granted ~~by the city council~~ for a PRD, ~~as demonstrated by site design and layout~~. For example: ten acres in an R1-10 zone yields four hundred thirty-five thousand six hundred square feet. This is then divided by ten thousand square feet. Using this example, the maximum number of units equals forty-three and one-half units, and with a ~~twenty~~ fifteen percent density bonus the maximum number of units allowed would be fifty-two. The hearing examiner may grant an additional density

bonus of up to twenty percent for any PRD that sets aside twenty percent or more open space under Section 18.23.030(H).

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.060 Permitted uses.

Permitted or conditional uses currently listed in the applicable zoning classification shall be considered permitted within a PRD. All proposed uses shall be reviewed in conjunction with the preliminary master plan review.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.070 ~~Preliminary m~~Master plan—Requirements.

- A. Initial Conference. Schedule a pre-application conference to discuss and resolve conceptual problems prior to submission of the ~~preliminary~~ master plan related to such application.
- B. Contents. The ~~preliminary~~ master plan shall include the following information:
 - 1. The legal description of the total site proposed for development;
 - 2. The existing and proposed land uses within the development, and the existing and proposed location of all structures;
 - 3. The proposed residential density for the development, which shall include the number and types of dwelling units;
 - 4. The proposed lot sizes and building envelopes. Approved building envelopes will establish the setbacks for each lot or parcel in which development may occur;
 - 5. A site plan drawn to scale and depicting the following:
 - a. The location of all areas to be conveyed, dedicated, or maintained as public or private streets; access and egress to the development showing proposed traffic circulation, parking areas, and pedestrian walks,
 - b. The proposed location of any residential buildings, and any other structures, including identification of all buildings as single-family, duplex, townhouse, apartment, condominium, designated manufactured home, or otherwise,
 - c. The location of areas to be maintained as common open space, and a description of the proposed use of those areas,
 - d. The location of areas to be maintained as open space network, if applicable,
 - e. Proposed lot or boundary lines for residential, open space, parks, and recreational areas, management or allocation purposes;
 - 6. An accurate survey of the property showing the topography in five-foot contours, identifying slopes above fifteen percent, all existing, isolated trees six inches or more in diameter, all wooded areas, all existing streets, utility easements, drainage patterns, structures, and other improvements, the location of all easements and rights-of-way for utilities, including, but not limited to water, sanitary sewers, storm sewer, electricity, gas, telephone, and cable TV lines;
 - 7. A document containing agreements, provisions, and covenants regarding the establishment of a homeowner's association, which provides for the permanent ownership, maintenance, protection, and

use of the planned development, including streets (if privately owned), storm drain facilities, utilities, common areas (e.g., storage areas, parking areas, and landscaping) open spaces, greenways, parks, and recreational areas;

8. A landscaping plan drawn to scale and demonstrating compliance with CMC Chapter 18.13 Landscaping of this title. Additionally, the landscape plan shall indicate the landscaping features such as screening, fences, lighting, and signage;
9. A development schedule outlining the expected schedule and phases of development;
10. ~~The calculation of all applicable impact fees. This shall be coordinated with the city prior to submission of the preliminary master plan.~~

- C. Effect of Approval. Approval by the ~~city council~~ Hearings Examiner of a ~~preliminary~~ master plan shall constitute provisional approval of the PRD. This approval is contingent upon the applicant submitting a final development plan ~~and development agreement, if required,~~ that complies with the provisions of this chapter.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.23.080 Professional preparation.

- A. The applicant for a proposed PRD shall certify that one or more of the following have been involved with the preparation of the ~~preliminary~~ master plan:
1. An architect licensed in the state of Washington;
 2. A landscape architect licensed in the state of Washington;
 3. A registered civil engineer or a registered land surveyor licensed in the state of Washington; and/or
 4. A certified landscape architect, certified arborist, or a qualified biologist, if a vegetation management plan is required.
- B. All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the state of Washington.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.100 Approval standards.

Approval for a PRD shall be based on the following standards:

- A. The proposed PRD conforms to:
1. The City of Camas' comprehensive plan;
 2. All provisions of the Camas Zoning Code which are not proposed for modification;
 3. All engineering design standards; and
 4. Any other applicable city, state, federal regulations, policies, or plans, except those standards proposed for modification.
- B. Utilities and other public services necessary to serve the needs of the proposed development shall be made available, including open spaces, drainageways, streets, alleys, other public ways, potable water,

transit facilities, sanitary sewers, parks, playgrounds, schools, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.

- C. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have ~~an unacceptable~~ a significant adverse effect upon the quality of the environment, in accordance with CMC Title 16 and 43.21C RCW.
- D. Approving the proposed development shall serve the public use and interest, and adequate provision has been made for the public health, safety, and general welfare.
- E. The proposed development satisfies the standards and criteria as set forth in this chapter.
- F. The proposed development shall be superior to, or more innovative than conventional development, and shall provide greater public benefit without additional probable adverse impacts to public health, safety, or the environment, than available through the use of conventional zoning and/or development standards.
- G. The proposed development shall provide at least two access points (where a PRD does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.
- H. ~~Preliminary~~ Master plan approval alone does not constitute approval to obtain any building permits or begin construction of the project.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.110 Relationship to adjacent areas.

The design and layout of a planned development shall take into account the integration and compatibility of the site to the surrounding areas. The perimeter of the planned development shall be so designed as to minimize any undesirable impact on adjacent properties. Setbacks from the property lines of the planned development shall be comparable to, or compatible with, those of any existing development on adjacent properties. Or, if adjacent properties are undeveloped, then setbacks shall conform to the type of development that may be permitted on adjacent properties.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.120 Amendments.

- A. Minor Amendments. In issuing building permits for construction of a PRD, the city may approve minor adjustments provided that such adjustments shall not:
 - 1. Increase the number of dwelling units;
 - 2. Decrease the amount of parking spaces, loading spaces, or open space;
 - 3. Permit structures to be located closer to any property line;
 - 4. Change any points of ingress or egress to the development as set forth in the final development plan;
 - 5. Conflict with any conditions or statements within a development agreement;
 - 6. Increase the height of buildings beyond the limits of the underlying zone.
- B. Amendment of Final Development Plan. Any change in the final development plan, other than those minor adjustments specifically authorized in writing by the city at the time building permits are issued, must be

reviewed by the ~~planning commission~~ Hearings Examiner and recorded in the minutes thereof. The ~~recommendation of the planning commission regarding any change in the final development plan, together with its reasons therefore, shall be submitted to the city council for its approval.~~ Upon approval of such changes by the ~~city council~~ Hearings Examiner, the final development plan shall be considered amended to that extent.

- C. Unauthorized Changes. Unauthorized changes or substantial deviations from the final development plan shall be subject to a stop work order by the city. If not corrected, no occupancy permits shall be issued until the development is brought into compliance with the approved final development plan.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.23.130 Procedure.

An application for a PRD shall be processed as a Type III procedure pursuant to CMC Chapter 18.55 Administration and Procedures of this title. A public hearing before the ~~planning commission and review by the city council~~ Hearings Examiner is required for ~~preliminary~~ master plan approval. ~~Final master plan approval is subject to review and acceptance by the city council at a public meeting. Final approval shall be in accordance with the provisions of this chapter.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2451 § 3, 2006: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

Chapter 18.26 FLEXIBLE DEVELOPMENT

18.26.010 Purpose and intent.

This chapter is optional in all zoning districts ~~except the LI/BP zone~~. The purpose and intent of this chapter is to promote the public health, safety and general welfare of the citizens of the City of Camas in accordance with state law and the City's Comprehensive Plan; and

- A. To provide for greater flexibility in the development of properties;
- B. To foster the development of land that is arranged, scaled, and designed to be compatible with existing and potential densities;
- C. To promote a growth pattern to efficiently use land;
- D. To promote construction and redevelopment that implements ~~the most current~~ sustainable features;
- E. Retain historical building or other structures to the greatest extent possible; and
- F. To allow for the modification of certain regulations when it can be demonstrated that such modification meets the minimum points for development under this chapter.
- G. To encourage site and building design that supports renewable energy, electric vehicle charging infrastructure, low-impact development, tree retention and planting, and other features that advance Comprehensive Plan climate and resiliency goals and policies.
- G. To provide for an alternative to CMC Chapter 18.23 - Planned Residential Development (PRD). The city shall review a proposal for either a PRD or a flexible development, not a combination.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.030 Permitted uses.

Only permitted land uses within the underlying zoning classification shall be considered permitted within a flexible development. A use listed as conditional use within the underlying zoning classification may be proposed in combination with a flexible development if submitted concurrently with an application for such use.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.040 Definitions of terms.

For the purposes of this chapter, the flexible development score sheet, the following definitions shall apply in addition to those definitions within Chapter 18.03:

- A. "Building envelope" means the exterior dimensions of a structure. For detached multi-family housing, a suitable size and configuration includes a building envelope capable of siting a twenty-foot by fifty-foot dwelling within the building envelope.
- B. "Double-frontage lot" means a lot, other than a corner lot, having street frontage on two sides. If proposed on streets other than arterials, then both sides of the lot must provide pedestrian access to the sidewalk, and the more intensely traveled street must be the front of the structure. This could

require that each frontage provide a gate if fencing is proposed or the installation of stairs if there is a slope.

- C. "Green roof" means a landscaped area on the roof of a structure that provides stormwater benefits. Green roofs may serve dual purposes of stormwater management and as an aesthetic enhancement.
- D. "GFA" means the gross floor area of a structure as measured from the outside surface of the outer building wall for all levels.
- E. "Permeable paving" means that the method and material of paving will allow the movement of water and air through the paving material.
- F. "Energy star/LEED (Leadership in Energy and Environmental Design)" are nationally recognized programs for measuring the amount of overall environmental benefit that is provided in a building versus conventional methods.
- G. "LED lighting" means "light-emitting diode." These lights consume less energy, have a longer useable life, and are smaller in size than other lights with the same amount of lighting output.
- H. "Meandering sidewalks" means that the course of the walkway is winding or curving rather than straight. This design may cost more to develop given that more land may be required for curvature and landscaping.
- I. "Rain gardens" are landscaped areas planted with wild flowers and other native vegetation to soak up rain water, mainly from the roof of a house or other building. The rain garden fills with a few inches of water after a storm and the water slowly filters into the ground rather than running off to a storm drain. Compared to a conventional patch of lawn, a rain garden allows about thirty percent more water to soak into the ground.
- J. "Recreational open space" means lands that are developed for active recreation such as for park and trail use. These lands may contain critical features such as streams, steep slopes or wetlands, however only the unencumbered area of land is used in the score sheet calculations.
- K. "Repurpose structure" means to alter or renovate a building for a different purpose, on a long-term basis in lieu of demolition (e.g., renovating a barn into a restaurant, or a warehouse into a performing arts theatre).
- L. "Solar lighting" is any use of sunlight or sky light for illuminating the interior of a building, or may be defined as the conversion of sunlight to power a fixture.
- M. "Vegetated wall" means a vertical surface designed and planted to be covered at maturity by plants.
- N. "White roof" means a roof with reflective shingles that exceed a 0.15 reflectivity, as established by the Department of Ecology. White roofs increase energy efficiency and lower the heat island effects of new development.

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.26.050 Score sheet adopted.

The city's "Flexible Development Score Sheet" (score sheet) is a required form for this chapter and is adopted by the city by resolution (RES1223, or as amended).

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.26.060 Application requirements for flexible development proposals.

In addition to those items listed in CMC 18.55.110, the following items are required for a complete application for a flexible development. Items may be waived if, in the judgment of the director or designee, the items are not applicable to the particular proposal:

- A. Flexible development score sheet;
- B. Complete and signed SEPA checklist;
- C. A transportation impact study to determine the adequacy of the transportation system to serve the proposed development and to mitigate impacts of the proposal on the surrounding transportation system;
- D. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);). If proposed, rain gardens shall meet the standards of CMC Section 17.19.030.F.6 Storm Drainage Facilities;
- E. Preliminary grading plan;
- F. Site plan drawn to scale and depicting the following:
 - 1. The existing land uses within the development, and the existing location of all structures (indicate if any structures are to be repurposed);
 - 2. A list of owners of land adjacent to the proposed development;
 - 3. The proposed location of all buildings, if commercial or industrial project;
 - 4. The proposed lot sizes and building envelopes, if subdivision project;
 - 5. Location of any critical areas, critical area buffers, and significant trees in compliance with CMC Chapter 18.31 and CMC Title 16 Environment;
 - 6. Location of sidewalks, driveways, street lighting and street trees;
 - 7. The location of all areas to be conveyed, dedicated, or maintained as public or private streets/tracts;
 - 8. Provide a plan with the ingress/egress to the development with the proposed traffic circulation, parking areas, pedestrian walkways;
 - 9. A draft document containing agreements, provisions, and covenants regarding the permanent ownership, maintenance, protection, and use of the development;
- G. A preliminary landscape plan;
- H. Building elevations for each unique type of structure; and
- I. Narrative to describe how the proposed project complies with this chapter in balance with proposed flexible elements, relevant requirements of Camas Land Development and Zoning Codes, and the requirements of Chapter 58.17 RCW, if applicable. The city shall not consider variances to the minimum provisions of this chapter.

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.26.070 Professional preparation

The applicant for a proposed flexible development shall certify that one or more of the following have been involved with the preparation of the preliminary plan:

- A. An architect or engineer licensed in the State of Washington.
- B. A landscape architect licensed in the State of Washington.
- C. A registered civil engineer or a registered land surveyor licensed in the State of Washington.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.080 Criteria for approval.

A preliminary flexible development plan approval may be authorized by the decision maker if findings are made that the following criteria is satisfied:

- A. The proposal shall meet the purpose and intent of a flexible development as stated in this chapter in balance with development bonuses.
- B. The proposal ~~meets the minimum scores at least 0.30 per the~~ according to the "flexible development score sheet" ~~based on the particular land use zone.~~

~~Residential zones 0.3~~

~~Commercial zones 0.3~~

~~Industrial zones 0.3~~

~~LI/BP Zones Not applicable~~

- C. The proposal is in conformance with the Camas Comprehensive Plan.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.090 Development bonuses.

Upon meeting the minimum standards of a flexible development per the score sheet, the project may be eligible for the following additional flexibility in land development standards:

- A. If proposed to meet the standards of this chapter, then rain gardens are exempt from the thirty-foot setback standard of CMC Section 17.19.030.F.6 Storm Drainage Facilities.
- B. Residential development:
 - 1. May increase density of residential development in accordance with the Density Transfer Standards of CMC Section 18.09.040 ~~of the underlying zone, or, if a multifamily zone, then standards may reflect those of the MF-18 zone of CMC Section~~ or 18.09.050, if landscaping is not sacrificed.
 - 2. If project scores higher than minimum score, then for standard lots, building setbacks may be reduced to five feet on all sides of the structure with eighteen feet from garages (if driveways are accessed at the front of the lot). Refer to Figure 1.
 - 3. On corner lots, vision clearance setbacks must be maintained in accordance with CMC Section 17.19.030.D.7 Corner Lots.

4. Height of buildings may exceed the maximum building height of the zoning district by one story or ten feet, whichever is less.
- C. Commercial/industrial projects.
1. If project scores higher than a minimum score, then the applicant may reduce the required off-street parking for the GFA by twenty-five percent ~~and participate in the city's Commute Trip Reduction Program, provided that the project provide bicycle parking equal to the number of parking spaces reduced.~~
 2. If a green roof is proposed, then the applicant may reduce up to fifty percent of the required off-street parking spaces (calculated on the first level ~~if of~~ a multi-story building) for the equivalent square footage of a green roof, provided that the project provide bicycle parking equal to the number of parking spaces reduced. Refer to Figure 2 for formula.

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.26.100 Development assurances.

- A. To assure full performance of the proposed flexible development, the developer shall provide certification from the qualified professional of record that the project element has been built as approved in the decision, prior to receiving an occupancy permit from the Building Department.
- B. Perpetual maintenance covenant.
 1. The applicant shall be required to perform maintenance functions on the flexible development aspects of their approved project in perpetuity to maintain functionality at the current industry standards (e.g. roof gardens or solar panels).
 2. The maintenance covenant in a form acceptable to the city shall be recorded with the Clark County Auditor for each applicable lot or parcel. A copy of the recorded document must be provided to the Building Department prior to receiving an occupancy permit.
 3. The maintenance covenant as described herein shall run with the land and be binding upon the heirs, successors, and assigns of the applicant or owner.
- C. Amount of financial security. The director may require financial security to be provided for certain elements of the project that are not otherwise required to be secured pursuant to CMC Chapter 17.21-Procedures for Public Improvements. The financial security shall be based on one hundred five percent of the cost estimates. Cost estimates of the following shall be submitted to and approved by the director:
 1. Estimated construction cost for green roofs, white roofs, and solar lighting.
 2. Estimated installation costs for landscaping and maintenance for a period of three years post-construction.

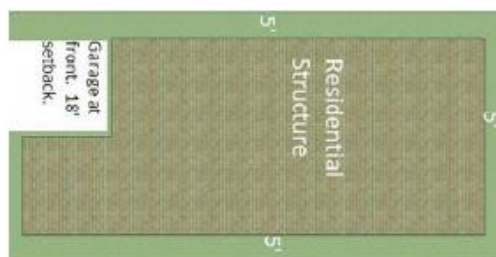


Figure 1: Potential reduced building setbacks.

Figure 2: Formula for parking calculation.

Answer 1 is [(SF of green roof) ÷ (parking # per use ^{note})]
÷ 2 = ____

Answer 2 is (SF of standard roof) ÷ (parking # per use
^{note}) = ____

Answer 1 + Answer 2 = parking spaces required

Example: 1,750 SF Office Building with 500 SF
of green roof.

Answer 1: (500 SF ÷ 250) ÷ 2 = 1

Answer 2: 1,250 SF ÷ 250 = 5

1 + 5 = 6 parking spaces are required

Notes: The amount of parking spaces for the
equation is determined from **CMC 18.11.130**
Parking Standards Table. "SF" = Square Feet

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

Chapter 18.32 PARKS AND OPEN SPACE ZONEZONING¹

18.32.010 ~~Applicability~~ Purpose.

The regulations of this chapter apply only to land held in public trust.

(Ord. No. 2667, § IV, 12-17-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.32.020 Permitted uses.

Uses shall be allowed in accordance with Table 18.07.050 - Park and open space land uses. Park use is also subject to the requirements and limitations of Chapter 12.32 Park Rules and Regulations.

(Ord. No. 2667, § IV, 12-17-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.32.030 Development standards.

- A. Lot Area. There is no minimum or maximum lot size in the Park zoning districts.
- B. Setbacks. The minimum setbacks are twenty feet.
- C. Building lot coverage. The maximum building lot coverage shall not exceed thirty-five percent of lot area, with the exception of community or recreation centers, where lot coverage shall not exceed sixty percent.
- D. Landscaping. All required yard setbacks shall be landscaped. Any storage areas visible to the right-of-way shall be screened. Parking area landscaping shall be consistent with CMC Chapter 18.13 Landscaping.
- E. Parking. The number and location of off-street parking shall be consistent with CMC Chapter 18.11 Parking.
- F. Signs. Signs shall be permitted according to the provisions of Chapter 18.15 Signs, under the commercial zoning standards.

(Ord. No. 2667, § IV, 12-17-2012)

18.32.040 Site plan review ~~and design review.~~

- A. Before a clearing, grading or building permit will be issued; Site Plan approval per Chapter 18.18 Site Plan Review is required. A phased site plan may be allowed in order to guide a new park development as funds and resources become available.
- ~~B. When Design Review is applicable; the Parks & Recreation Commission shall conduct design review and find that the development is generally consistent with the design standards of CMC Chapter 18.19 Design Review, guidelines and principles for commercial and mixed uses.~~

(Ord. No. 2667, § IV, 12-17-2012)

¹Ord. No. 2691, § I(Exh. A), adopted Jan. 21, 2014, amended the code by retitling Ch. 18.32 to read as herein set out. Ch. 18.32 was formerly titled Park Zoning.

Chapter 18.43 CONDITIONAL USE PERMITS

18.43.010 Purpose.

It is the purpose of this chapter to establish review and permit approval procedures for unusual or unique types of land uses which, due to their nature, require special consideration of the impact on the neighborhood and land uses in the vicinity.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.43.020 Scope.

This chapter shall apply for each application for a conditional use permit (CUP). Only those uses indicated by a "C" in the use tables contained in CMC Chapter 18.07 Use Authorization of this title will be considered for a conditional use permit.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.43.030 Application.

Application for a conditional use permit shall be filed with the community development department on forms provided by the city. The application shall be accompanied by a filing fee as may be set from time to time by resolution of the city council. The application and review process shall be subject to a Type III procedure, pursuant to CMC Chapter 18.55 Administration and Procedures of this title.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.43.050 Criteria.

The hearings examiner shall be guided by all of the following criteria in granting or denying a conditional use permit:

- A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;
- B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;
- C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;
- D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

- E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;
- F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.43.070 Expiration and renewal.

Expiration, renewals or extensions of any conditional use permit shall be governed by the terms of CMC Section 18.55.260.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 22-007, § I, 5-16-2022)

18.43.090 Performance bond or security.

A performance bond or other adequate and appropriate security may be required by the hearing examiner for any elements of the proposed project which the ~~city council~~ hearing examiner determines are crucial to the protection of the public welfare. Such bond shall be in an amount equal to one hundred fifty percent of the cost of the installation or construction of the applicable improvements.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.43.100 Resubmittal of application.

An application for a conditional use permit that has been denied may not be resubmitted within one year from the date of the disapproval.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.43.115 Reserved.

Editor's note(s)—Ord. No. 2655, § I, adopted July 16, 2012, repealed § 18.43.115, which pertained to special conditions and criteria for licensed liquor establishments in the downtown commercial zone. See also the Code Comparative Table and Disposition List.

Chapter 18.45 VARIANCES

18.45.010 Purpose.

A variance to any development standard contained in this title, other than density and lot area, may be granted when practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of CMC Title 16, Environment, and CMC Title 18, Zoning, would result from the literal enforcements of its requirements. The sole purpose of any variance shall be to prevent such difficulties, hardship, or results and no variance shall be granted that would have the effect of granting a special privilege not shared by another property in the same vicinity and zone, except when necessary to avoid such difficulties, hardship, or results.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2649, § I, 5-21-2012)

18.45.020 Approval process.

- A. Minor Variance. A minor variance is one that results in the modification of up to ten percent of a numerical development standard (other than lot area or density) or up to one foot of setback that shall be subject to Type I procedure, pursuant to CMC Chapter 18.55 Administration and Procedures, and subject to the approval criteria contained in CMC Section 18.45.030(A).
- B. Major Variance. A major variance is one that results in the modification of a numerical development standard by more than ten percent but less than forty percent. ~~The board of adjustment is generally the decision maker regarding major variances. Where a variance is consolidated with an application for a Type III decision, the decision maker shall be the same as that for the Type III application.~~ A major variance is subject to a Type III procedure with a final decision issued by the hearing examiner. A major variance shall not be approved unless findings are made by the approval authority that all of the approval criteria under CMC Section 18.45.030 are satisfied.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.45.030 Minor variance.

The community development director may grant a minor variance upon demonstration by the applicant of compliance with all of the following approval criteria:

- A. Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the same vicinity or district;
- B. The variance requested is the minimum necessary to relieve the unusual circumstances or conditions identified in subsection (A) of this section;
- C. The granting of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located;

- D. The proposed variance does not exceed ten percent of the requested dimensional standard in which the variance is requested or one foot of setback, whichever is greater.
- E. The unusual circumstances and conditions associated with the variance are not a result of the actions of the applicant or property owner.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.45.040 Major variance.

- A. The hearing examiner ~~board of adjustment (or hearing examiner, or planning commission, in accordance with Section 18.45.020(B))~~ shall consider all requests for major variances from the zoning code.
- B. Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:
 1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;
 2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;
 3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.45.050 Conditions for granting—Extension.

In authorizing the variance, the hearing examiner ~~approval authority~~ may attach thereto such conditions that it deems to be necessary or desirable in order to carry out the intent and purpose of this chapter and the public interest. A variance so authorized shall become void after the expiration of one year, or a longer period as specified at the time of the approval authority action, if no building permit has been issued in accordance with the plans for which such variance was authorized, except that the community development director ~~approval authority~~ may extend the period of variance authorization, without a public hearing, for a period not to exceed twelve months upon a finding that there has been no basic change in pertinent conditions surrounding the property since the time of the original approval.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

Ord. No. 2691, § I(Exh. A), adopted Jan. 21, 2014, repealed § 18.45.050, which pertained to application requirements, and renumbered § 18.45.040 as § 18.45.050. See also the Code Comparative Table and Disposition List.

18.45.060 Prohibited variance.

Under no circumstances shall the approval authority grant a variance to permit a use not outright or conditionally permitted in the zone involved, or any use expressly or by implication prohibited by the terms of this title.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

Chapter 18.51 COMPREHENSIVE PLAN AND ZONING AMENDMENTS¹

18.51.010 Application for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

- A. A detailed statement of what is proposed and why;
- B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;
- C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;
- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;
- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;
- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;
- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and
- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 17-013, § IV, 10-2-2017)

Ord. No. 17-013, § IV, adopted Oct. 2, 2017, amended the catchline of § 18.51.010 from "Application and criteria therein" to read as herein set out.

18.51.020 Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

- A. In the months of November and December, city staff and applicants shall complete preapplication meetings;
- B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;

¹Ord. No. 17-013, § IV, adopted Oct. 2, 2017, retitled Ch. 18.51 from "Comprehensive Plan Amendments" to read as herein set out.

- C. The city may take as much as sixty days from the closing of the application period (January 31) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 17-013, §§ I(Exh. A), IV, 10-2-2017)

Ord. No. 17-013, § IV, adopted Oct. 2, 2017, amended the catchline of § 18.51.020 from "Application review" to read as herein set out.

18.51.025 Zoning text and map amendments.

- A. Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV legislative process. Requests amending the zoning code text or development regulation shall include the following information with an application:
1. Narrative that addresses the following:
 - a. The specific code text or the development regulation and the rationale for the amendment;
 - b. A statement of how the amendment is warranted due to changed circumstances, error, or because of a demonstrated need for the change in the zoning text or regulation;
 - c. A statement of how the public safety and welfare is improved by the amendment; and
 - d. A statement of what the effect would be if the amendment is not granted.
- B. Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application:
1. An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.
 2. Narrative that addresses the following criteria:
 - a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;
 - b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;
 - c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;
 - d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;
 - e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
 - f. Specific information about the intended use and development of the property.
- C. An applicant may propose a concomitant rezone in conjunction with a zoning map amendment and shall be subject to a Type IV legislative process. Where a concomitant rezone is proposed by an applicant, the application shall also include the materials identified in Section 18.51.040.

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.51.030 Evaluation criteria.

For consideration of any proposed amendment to either the comprehensive plan, zoning code text, or development regulations, the planning department shall prepare and submit to the planning commission a staff report which evaluates the following:

- A. Impact upon the city of Camas comprehensive plan and zoning code;
- B. Impact upon surrounding properties, if applicable;
- C. Alternatives to the proposed amendment; and
- D. Relevant code citations and other adopted documents that may be affected by the proposed change.

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

Ord. No. 17-013, § IV, adopted Oct. 2, 2017, amended the catchline of § 18.51.030 from "Staff report" to read as herein set out.

18.51.040 ~~Reserved~~ Concomitant Rezone.

A concomitant rezone may be required by the City or proposed by an applicant in conjunction with a zoning map amendment. Concomitant rezones are appropriate where additional limitations or requirements are necessary to ensure consistency with the comprehensive plan; the proposed zoning could allow a range of uses or intensities not appropriate for the specific site; or the City desires to secure specific land uses, development outcomes, or public benefits.

- A. The City Council may approve a zoning map amendment subject to a concomitant agreement or ordinance.
 - 1. The concomitant rezone shall be implemented through a development agreement, recorded covenant, or ordinance.
 - 2. The provisions of the concomitant rezone shall run with the land and be binding on successors and assigns.
 - 3. The agreement or ordinance shall be recorded prior to issuance of development permits.
- B. Conditions imposed through a concomitant rezone may include, but are not limited to:
 - 1. Limitations on permitted or conditional uses, including the prohibition of specific uses or the requirement to include specific uses or a mix of uses (e.g., minimum percentages of residential, commercial, or mixed-use development, or required active ground floor uses);
 - 2. Additional development standards, including but not limited to minimum or maximum densities, floor area ratios, building height, setbacks, lot coverage, site layout, and design requirements;

3. Phasing or timing of development, including sequencing of uses or required improvements;
 4. Infrastructure or public facility improvements, including transportation, utilities, open space, or other public amenities;
 5. Environmental protection measures, including enhanced critical area protections, tree retention, or low impact development requirements; and
 6. Other requirements necessary to ensure consistency with the Comprehensive Plan and compatibility with surrounding development.
- C. In addition to the requirements for a zoning map amendment in Section 18.51.025(B), an applicant requesting a concomitant rezone shall provide:
1. A proposed concomitant agreement or a detailed description of proposed conditions;
 2. A site concept plan illustrating intended development, including land use distribution, building locations, access, and open space; AND
 3. Any supporting studies necessary to demonstrate feasibility and impacts.
- D. Development of the property shall comply with the approved concomitant conditions. Where there is a conflict between the underlying zoning and the concomitant conditions, the concomitant conditions shall control.
- E. Modification or Removal
1. A concomitant rezone may be modified or removed only through the same procedure required for a zoning map amendment, unless otherwise specified.
 2. The applicant shall demonstrate that the modification remains consistent with the comprehensive plan and continues to address site-specific impacts.
- F. Enforcement
Failure to comply with the terms of a concomitant rezone shall constitute a violation of this Code and may result in denial, withholding, or revocation of permits or approvals.

18.51.050 Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

- A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:
 1. The application and criteria established therein;
 2. The staff report and recommendation;
 3. The planning commission recommendation;
 4. The public interest.
- B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:
 1. Approve as recommended;

2. Approve with additional conditions;
3. Modify, with or without the applicant's concurrence;
4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
5. Remand the proposal back to the planning commission for further proceedings.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

Revenue Forecast 2027-2028

City Council Workshop – September 8, 2026

Why forecast 10 years?



Provides insights into current trends into the future



Allows for what-if scenarios for policy development



Checks to see if decisions are financially sustainable



Highlights potential structural deficits

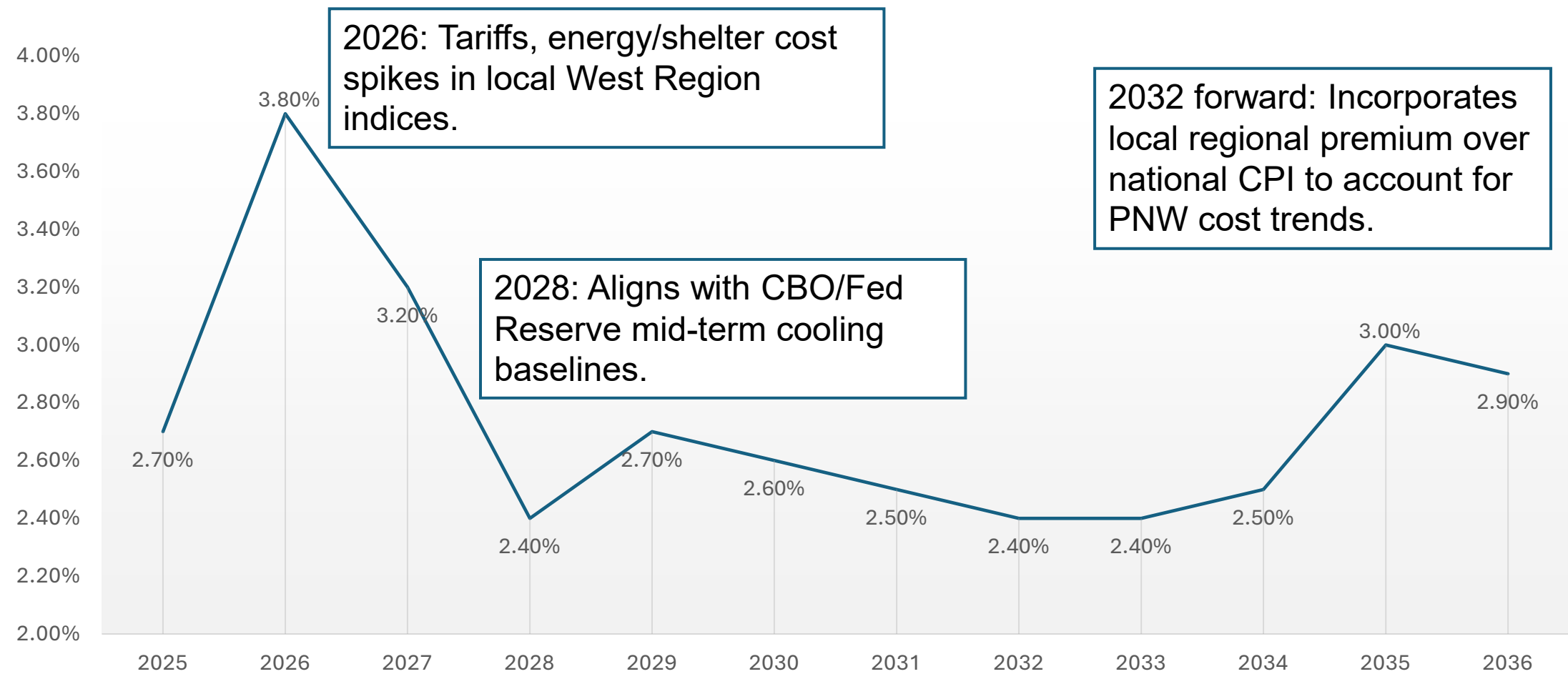


Determines potential burn rate of fund balance

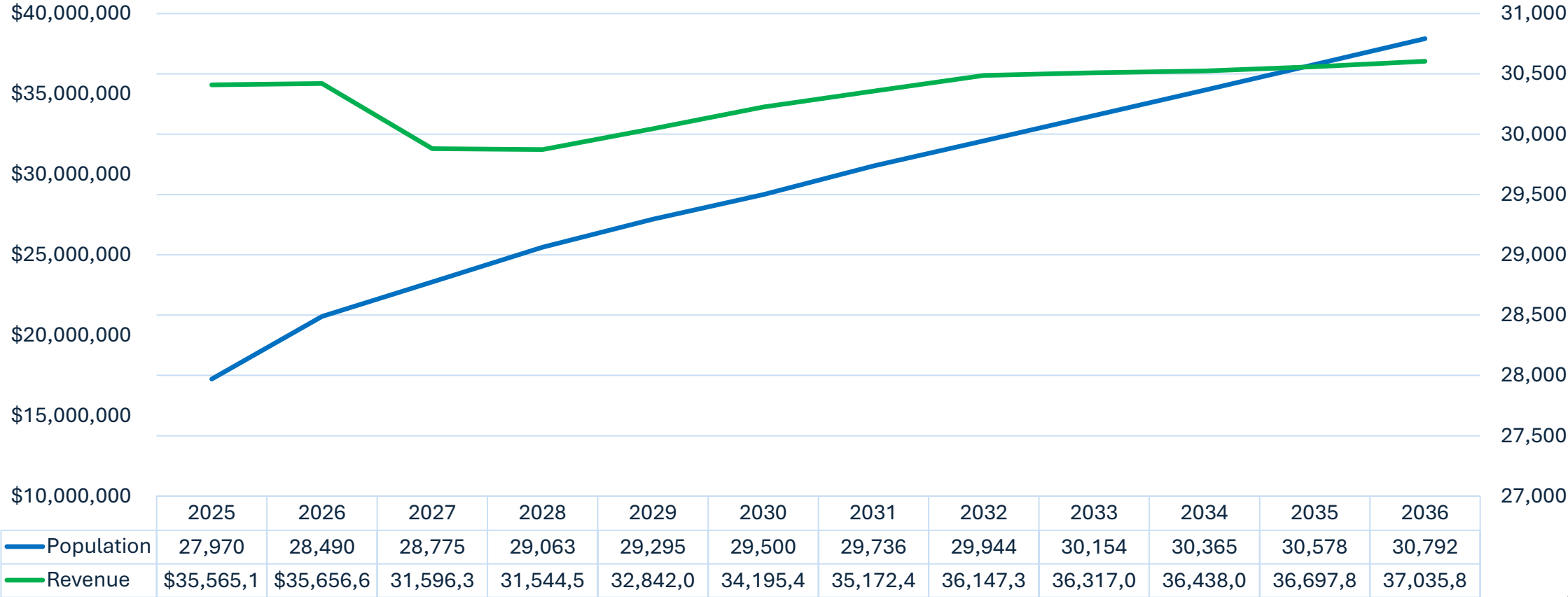
CPI Forecasts

Forecasts	2026	2027	2028	2029	2030	2031
Moody’s Analytics	3.4%	2.8%				
City of Camas	3.6%	3.2%	2.4%	2.7%	2.6%	2.5%
WA State ERFC*	3.8%	3.9%	3.9%	4.0%	4.1%	4.2%

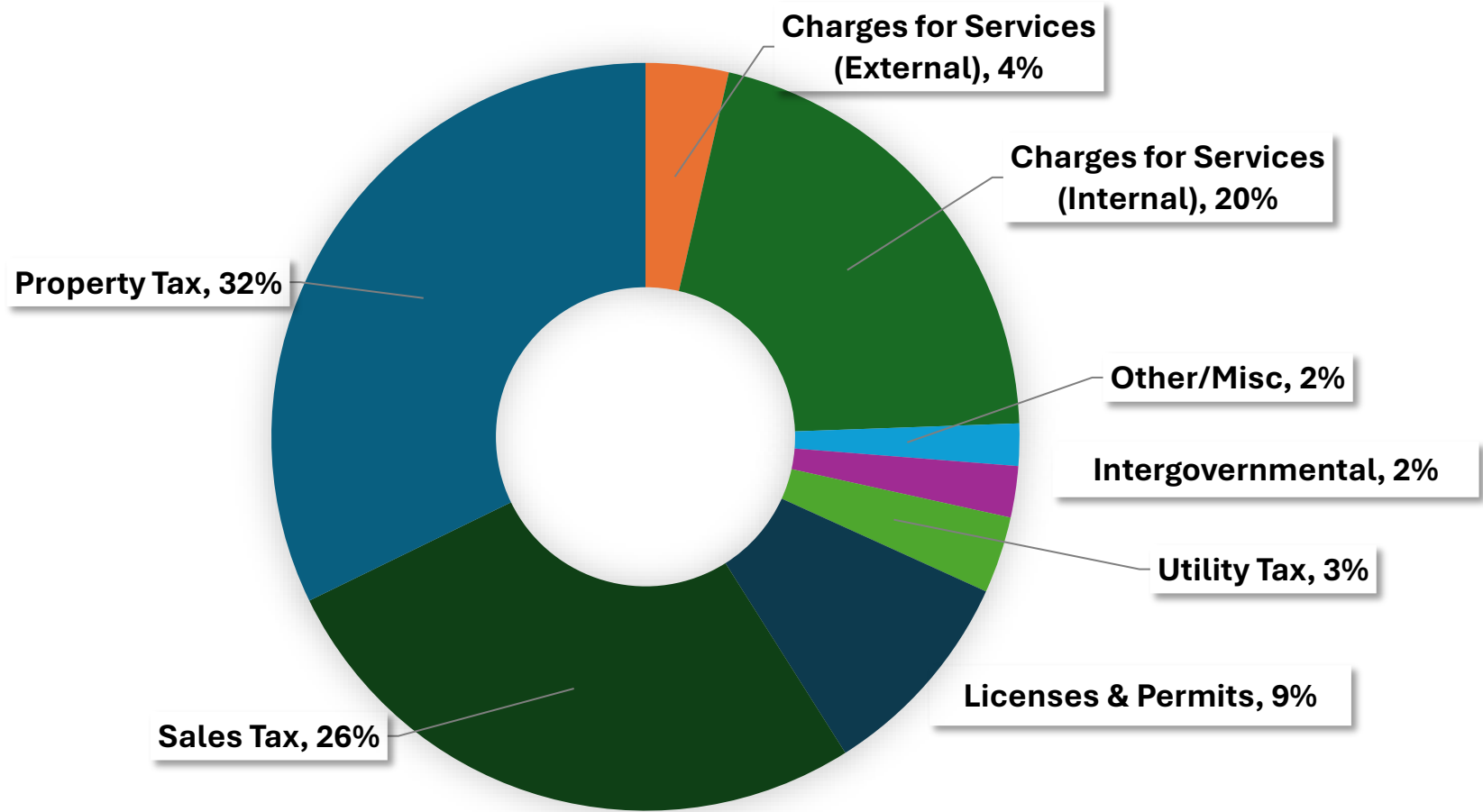
Inflation



General Fund and Population



General Fund Revenues, Projected 2027





Rethinking the Three-Legged Stool: Tax Engine vs. Cost Recovery

The Traditional Municipal Model

Property Tax

- Predictable baseline
- (capped at 1% growth under RCW 84.55).

Sales Tax

- Dynamic growth tied to local economic retail activity.

Utility Tax

- Stable, broad-based local tax lever under direct Council policy authority.

Camas’s Projected 2027 Reality

Utility Tax Underutilized

- Provides little structural support compared to peer Clark County cities, where utility taxes actively carry general fund operational weight.

Over-Reliance on Internal Charges

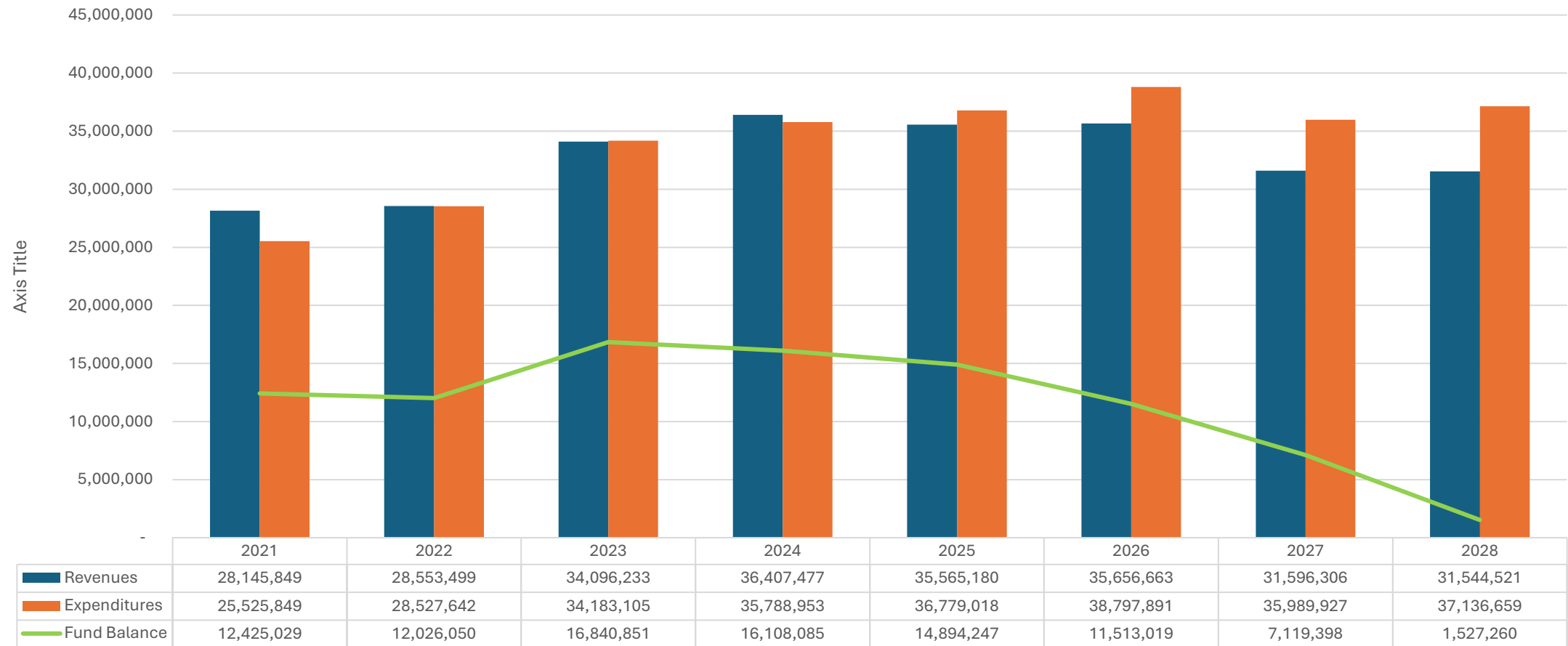
- General Fund relies heavily on internal service chargebacks (admin, legal, finance support allocated across other funds).

Policy Takeaway

- Internal cost recoveries cannot balance a structural gap without bleeding enterprise and dedicated funds. Sustainable solutions require evaluating external, broad-based tax authority.

Projected Revenues and Expenditures

Item 3.



Common Budget-Balancing Tricks

These tactics “balance” budgets on paper while masking underlying problems

Tactic	What It Looks Like	What’s Under the Mask
One-time asset sales	Selling city property, or leasing assets	Provides cash once, creates no recurring revenue
Draining reserves	Drawing down general fund balance each year	Eliminates the city’s emergency cushion
Deferred maintenance	Postponing road repairs, building upgrades	Creates larger infrastructure costs later
COLA freeze	Skipping or reducing cost of living increases (COLA)	Wage disparity postponement increases exponentially

Remaining Budget Process

Forecast

- Baseline Budget
- Revenue Forecast
- Decision Packages

Engagement

- Public Engagement
- Council Engagement

Draft

- Revenue Budget
- Property Tax
- Fee Schedule, Internal and External

Recommendation

- Recommended Budget Presentation

Approved

- Property Tax Resolutions
- Fee Schedule
- Budget formally adopted



Staff Report

September 8, 2026 Council Workshop Meeting

City Facilities HVAC, Electrical and Plumbing Improvements Professional Services
Amendment No. 2

Presenter: Justin Monsrud, Project Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7232	jmonsrud@cityofcamas.us

BACKGROUND: In December 2023, the City of Camas entered into a Professional Services Agreement (PSA) with Windsor Engineering to provide professional engineering services for addressing backlogged Mechanical, Electrical, and Plumbing (MEP) maintenance items at multiple City facilities. These needs were identified in the City's 2022 Facility Condition Assessment completed by MENG Analysis.

The original PSA scope included MEP improvements at the Camas Operations Center, Lacamas Lake Lodge, Camas Police Department, Grass Valley Fire Station 42, and Camas City Hall. Services included design engineering, bid support, and construction administration, with a not-to-exceed amount of \$598,900. Windsor Engineering has completed the scope of work authorized under the original agreement.

In May 2025, Council approved PSA Amendment No. 1 in the amount of \$122,850. Amendment No. 1 authorized additional design engineering to complete bidding for the MEP projects, construction management, commissioning services, and additional design engineering for installation of the City Hall Generator as a standalone project. The total contract value for the original PSA and Amendment No. 1 is \$721,750.

SUMMARY: The item before Council is PSA Amendment No. 2 with Windsor Engineering in the amount of \$95,412. The amendment provides additional professional services to complete the Grass Valley Fire Station 42 and Lacamas Lake Lodge MEP projects, including design engineering and construction support.

Fire Station 42 and Lacamas Lake Lodge were previously included under Amendment No. 1; however, both projects were placed on hold due to funding constraints associated with the City Hall MEP project at the time. Restarting these projects requires Windsor to revisit the previous designs, update equipment selections to meet current refrigerant requirements, and provide additional professional services necessary to move the projects forward. Although Amendment No. 1 included allowances for some of these services, actual consultant effort has varied as the MEP projects have progressed, with some task-level budgets requiring greater effort than originally anticipated. Amendment No. 2 provides the additional capacity needed to move the remaining Fire Station 42 and

Lacamas Lake Lodge projects through design, bidding, construction administration, and commissioning.

Amendment No. 2 also adds new scope at Lacamas Lake Lodge that is separate from the previously authorized MEP improvements. This includes architectural and engineering services to design, permit, and support construction of an operable partition wall intended to improve the functionality and acoustics of the assembly space. The amendment also includes engineering support to evaluate ongoing chilled water system issues at the Camas Library.

Amendment No. 2 will increase the PSA by \$95,412, from \$721,750 to a total not-to-exceed contract amount of \$817,162. The additional scope totals \$110,550; however, \$15,138 in remaining budget from previously authorized work will be applied to the additional services, resulting in the net contract increase of \$95,412.

BENEFITS TO THE COMMUNITY: These projects will increase energy efficiency at aging facilities saving energy cost. Updating MEP systems will reduce unplanned maintenance and associative operational costs allowing City Staff to perform ordinary maintenance.

STRATEGIC PLAN: This item aligns with strategic plan priority stewardship of City Assets.

POTENTIAL CHALLENGES: With facility projects assumptions are made regarding existing conditions. Aging facilities can have unforeseen conditions that are not apparent until construction begins. Commissioning equipment with existing systems that may have unknown deficiencies can make it difficult to pinpoint operational issues and verify improvements perform as intended.

BUDGET IMPACT: This project is funded through the 2023 LTGO Bond, with funds dedicated to facility major maintenance. Amendment No. 2 includes \$110,550 in additional professional services. Of this amount, \$15,138 will be funded using remaining capacity from previously authorized work under the PSA, resulting in a net contract increase of \$95,412. Sufficient funding is available within the Facility Major Maintenance budget to support the amendment.

Budget:

<i>Facility Major Maintenance (FY 26)</i>	\$ 2,600,000
<i>Expenses Year to Date</i>	\$ 296,567
<i>Remaining Balance</i>	\$ 2,303,433

Estimated Expenses

<i>Amendment No.2</i>	\$ 110,550
<i>Credit Amendment No.1 (7-31-2026)</i>	(\$ 15,138)
<i>Total</i>	\$ 95,412

RECOMMENDATION: Staff recommend this item be placed on the September 21, 2026 regular meeting agenda for councils' consideration.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
CONTRACT No. 240003
Amendment No. 02**

616 NE 4th Avenue
Camas, WA 98607

Project No. FAC23008A

City Facilities HVAC, Electrical, and Plumbing Improvements

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of _____ by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Windsor Engineering, Inc.** hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the "Parties."

The Parties entered into an Original Agreement dated **December 18, 2023**, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on **Exhibit "A"** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed **\$95,412.00**.
 - a. ☐ Unchanged from Original/Previous Contract
2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
 - a. ☒ Extended to **May 1, 2027**.
 - b. ☐ Unchanged from Original/Previous Contract date of December 31, 2026.

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.
3. Payment. Based on the Scope of Services and assumptions noted in **Exhibit "A"**, Consultant proposes to be compensated on a time and material basis per **Exhibit "B"** (Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee: **\$721,750.00**
 - b. Amendment No. 02: **\$ 95,412.00**
 - c. **Total: \$817,162.00**
 - d. Consultant billing rates:
 - ☒ Modification to Consultant Billing Rates per **Exhibit "C"** attached herein
 - ☐ Unchanged from Original/Previous Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____.

CITY OF CAMAS:

Windsor Engineering Inc.
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

**EXHIBIT “A”
AMENDED SCOPE OF SERVICES**

AMENDMENT to
CITY OF CAMAS PROFESSIONAL SERVICES AGREEMENT
Project FAC23008A - Camas Facilities HVAC, Electrical, and Plumbing
Improvements

Introduction

A Professional Services Agreement (PSA) between the City of Camas and Windsor Engineers was developed and executed for Project No. FAC23008A. The date of contract execution was December 18, 2023.

The City of Camas selected Windsor Engineers to perform professional services in connection with the project designated as the City Facilities HVAC, Electrical, and Plumbing Improvements.

Construction documents for the Operations Center, Police Station were provided to the city for Plan review and bidding.

The Operations Center and Police Station projects were bid and awarded to Copper Mechanical. Windsor Engineers has participated in the construction administration phase, which includes attending pre-construction meetings, reviewing project submittals, and preparing responses to RFI's and construction, including the commissioning process, and has reached the final stage of completion.

100% Construction Documents for the Fire Station 42 and Lacamas Lake Lodge projects were issued in July of 2024. After a pause in the bidding process, additional design scope was requested along with the need to update equipment selections to comply with the new A2L refrigerant regulations. Fire Station 42 was issued for bid, including the additional architectural scope, on February 20th 2026.

Windsor Engineers has provided a comprehensive description of remaining services, including estimated hours for tasks associated with the Lacamas Lake Lodge, commissioning. These scopes of work are detailed in "Exhibit A2." This document outlines our understanding of the tasks required to complete the projects that the city has requested at this time.

Amended Project Designation

The Project Description remains the same as described in the Professional Services Agreement.

Amended Scope of Services

The December 2023 PSA included a Scope of Services as described in Exhibit “A”. by amendment new Scope of Services tasks are incorporated into the PSA as attached to this amendment as described as Exhibit “A2”.

Amended Time for Performance

The May 2025 PSA Amendment #1 included a requirement to complete work no later than December 31, 2026 unless an extension of time is granted in writing. Given that construction will occur in 2026 and given that there will be some follow-up O&M, record drawing, and other closeout tasks, it is proposed, by amendment, that the Time for Performance be: *“Consultant shall perform all services and provide all work product required pursuant to this amended agreement by no later than May 1st 2027”*. The Agreement terms in the Time for Performance paragraph related to written extensions and termination shall remain as written.

Amended Payment

The December 2023 original Professional Service Agreement (PSA) included a not-to-exceed amount of \$598,900. The May 2025 PSA Amendment #1 increases the total not-to-exceed amount to \$721,750. It is proposed that, by amendment, the not-to-exceed amount be increased by an additional amount of **\$95,412** to perform the tasks described in Exhibit A2 and as broken down in Exhibit B2. This increases the total not-to-exceed amount to **\$817,162**. Other payment terms from the original PSA remain unchanged.

The December 2023 PSA included Exhibit C, consultant billing rates. It is proposed, by amendment, Exhibit C billing rates be replaced with the attached Exhibit “C2” billing rates.

Other Terms and Conditions

Paragraphs 5-26 of the December 2023 PSA remain unchanged.

Attachments:

- Exhibit A2 – Scope of Services
- Exhibit B2 – Cost for Scope of Services
- Exhibit C2 – Consultant Billing Rates

EXHIBIT A2

SCOPE OF SERVICES

In addition to the Scope of Services authorized under the December 2023 PSA (Exhibit A) and the May 2025 PSA Amendment #1, the following design, bid, construction administration, and commissioning services are added by amendment for Fire Station 42 and the Lacamas Lake Lodge. Fire Station 42 construction-phase services extend the original Phase 1 scope and the additional architectural and A2L refrigerant scope issued for bid on February 20, 2026. Lacamas Lake Lodge services extend the design scope added under Amendment #1.

Task 5.1 - Project Management and BIM Support (Fire Station 42 and Lacamas Lake Lodge)

1. Project management, including budget and schedule tracking through construction closeout.
2. BIM support, including model and sheet set-up and floor plan development.

Assumptions

1. The existing building is assumed to be ADA compliant, and existing exterior conditions are assumed to provide an ADA-compliant landing for the new exit door if one is required.
2. Architectural design is limited to four (4) owner design meetings, a twelve (12) hour permitting and bidding revision allowance, and two (2) construction-phase site visits (24-hour allowance). These architectural site visits are separate from Windsor's MEP field observations under Task 5.4.
3. Acoustical and structural engineering for the operable wall are provided by sub-consultants.

Task 5.2 – Mechanical and Electrical Bid Document Development (Lacamas Lake Lodge)

1. Update HVAC equipment selections for compliance with A2L refrigerant regulations.
2. Final QC of Mechanical and Electrical plans and specifications.

Task 5.3 - Bid Support (Fire Station 42 and Lacamas Lake Lodge)

1. Prepare bid addenda and respond to bidder questions during the bidding period.
2. Review and evaluate substitution and pre-approval requests for MEP systems and equipment.
3. Attend one (1) pre-bid meeting per building.
4. Provide bid tabulation review and award recommendation.

Task 5.4 - Construction Administration (Fire Station 42 and Lacamas Lake Lodge)

1. Review shop drawings and submittals for MEP (Divisions 21, 22, 23, 26, 27, 28).
2. Respond to Requests for Information (RFIs).

3. Provide field observation visits with written MEP observation reports (quantity: 2 per building).
4. Prepare final punch list and closeout report.

Task 5.5 - Commissioning (Fire Station 42 and Lacamas Lake Lodge)

1. Fundamental commissioning of HVAC, controls, and applicable electrical systems in accordance with Washington State Energy Code Section C408.
2. Develop commissioning plan and functional performance test procedures.
3. Witness and document functional performance testing of HVAC equipment, control sequences, and lighting controls.
4. Review O&M documentation and the systems manual; issue final commissioning report.
5. Provided by commissioning sub-consultant under Windsor coordination.

Task 6.1 - Bid Document Development (Lacamas Lake Lodge Partition Wall)

3. Matterport scanning and finishing the development of a Revit floor plan background model. Windsor will furnish the Revit model as the basis for the architectural design and documentation.
4. Architectural design of a new operable partition wall dividing the existing Assembly Room into two spaces, including evaluation of egress impacts, design and detailing of a potential new exterior exit door, associated code analysis, and specification sections. Provided by architectural sub-consultant (LSW Architects). Excludes modifications to the casework, counter, and transaction window.
5. Mechanical and electrical design associated with the new operable wall, including egress lighting and exit signage revisions if a new exterior door is required.
6. Structural design associated with the new operable wall (by Waypoint Engineering).
7. Acoustical consulting for the assembly room, provided by sub-consultant (Acoustic Design Studio), including: assessment of the existing acoustical environment (reverberation and mechanical noise); analysis and material recommendations to achieve the target reverberation time for speech intelligibility; recommendations for the operable partition and the surrounding structural modifications needed to maintain its acoustical performance; and recommendations and specifications for mechanical noise and vibration control. Includes one pre-design site visit, one post-construction site visit as needed, and review of acoustics-related submittals during bidding.
8. Architectural deliverables issued at 30%, 60%, and 90% milestones plus a Bid/Construction set.
9. Deliverable: CD-level drawings and specifications sufficient for permitting, bidding, and construction of the added scope.

Exclusions

1. Design of ADA accessibility upgrades.
2. Interior finish selections beyond the new operable wall, and repair of construction damage.
3. Exterior modifications beyond the potential egress door.
4. Hazardous material identification, testing, or abatement.
5. Cost estimating and value engineering.

Task 7.1 – Engineering Support (Camas Library)

1. Provide engineering support to evaluate chiller and chilled water pump operation at the Campus Library.
2. Review available system data, controls sequences, and operating history in coordination with the City and the controls vendors.
3. Coordinate with City staff and provide a written summary of findings and recommendations.

**EXHIBIT “B”
AMENDED COSTS FOR SCOPE OF SERVICES**

EXHIBIT B2

COSTS FOR SCOPE OF SERVICES

The budget breakdown schedule shown below is for reference. The actual costs per task may be more or less in each case but the not-to-exceed value of \$95,412 may not be exceeded without the execution of a mutually agreeable written amendment.

Task	Description	Labor	Expenses	Subs	Totals
5.1	Project Management (FS 42 & LLL)	\$6,000	\$200	-	\$6,200
5.2	Bid Document Development (LLL)	\$16,500	\$1,000	\$3,000	\$20,500
5.3	Bid Support (FS 42 & LLL)	\$3,000	\$130	\$1,500	\$4,630
5.4	Construction Administration (FS 42 & LLL)	\$10,000	\$500	\$7,000	\$17,500
5.5	Commissioning (FS 42 & LLL)	\$1,670	-	\$16,800	\$18,470
6.1	Bid Document Development (Lacamas Lake Lodge Partition Wall)	\$5,500	-	\$30,250	\$35,750
7.1	Construction Administration (Camas Library)	\$7,500	-	-	\$7,500
Budget Remaining from Phases 1 through 4:					(\$15,138) *
Total:					\$95,412

*The new tasks above total \$110,550. A credit of \$15,138 in unspent budget authorized under Phases 1 through 4 is applied against this work, resulting in a net not-to-exceed increase of \$95,412.

**EXHIBIT “C”
CONSULTANT BILLING RATES**

EXHIBIT C2
CONSULTANT BILLING RATES

Windsor Engineers 2026 Bill Rates:

<u>Position</u>	<u>Rate</u>
Intern/Admin	\$ 95
Designer I	\$ 110
Engineer I / Designer II	\$ 125
Engineer II / Designer III	\$ 150
Engineer III / Designer IV	\$ 175
Engineer IV / Project Manager I	\$ 195
Engineer V / PM II / Practice Lead I	\$ 215
Engineer VI / PM III / Practice Lead II	\$ 235
Engineer VII / PM IV / Practice Lead III	\$ 270
Engineer VIII / PM V / Practice Lead IV	\$ 295



Staff Report

September 8, 2026 Council Workshop Meeting

Professional Services Agreement LSW Architecture for City Hall Facility Planning Study

Presenter: Justin Monsrud, Engineering Project Manager / Scott Collins, Public Works Director

Time Estimate: 15 minutes

Phone	Email
360.817.7899	scollins@cityofcamas.us

BACKGROUND: Camas City Hall was constructed in 1967 and has undergone limited modernization since its original construction. A Citywide Facility Condition Assessment identified significant deferred maintenance and aging building systems at City Hall. In response, the City retained Windsor Engineers to evaluate and design replacement of the building's aging mechanical, electrical, and plumbing (MEP) infrastructure. Design of those improvements has been substantially completed.

As the City began evaluating implementation of the MEP improvements, additional considerations emerged regarding the long-term use of the facility. Construction would require significant investment in the existing building while also creating opportunities and challenges related to interior improvements, staff relocation during construction, accessibility and life-safety upgrades, and the future reuse of Fire Station 41. At the same time, the City does not currently have a comprehensive facility plan establishing its long-term space and operational needs or determining whether continued investment in the existing City Hall represents the best long-term strategy. With the future vacancy of Fire Station 41 and the need to evaluate the long-term location of other City functions, this provides an opportunity to consider these facility needs comprehensively rather than as individual projects.

Rather than proceeding immediately with a significant capital investment in the existing facility without first understanding these broader needs, the City paused implementation of the MEP project to evaluate its long-term options. This planning effort provides an opportunity to establish a long-term strategy for City Hall and, within that context, determine which investments in the existing facility should move forward now, including which elements of the previously designed MEP improvements are necessary and appropriate based on the City's long-term direction. The previously completed MEP design will serve as an input to the planning effort, allowing the City to identify critical near-term improvements while determining how those investments align with the City's long-term facility strategy.

In February 2026, staff issued a Request for Qualifications (RFQ) for Architectural and Engineering (A&E) professional services to undertake a comprehensive facility planning study. The study is intended to establish the City's current and future space, staffing, operational, and community needs and provide a framework for evaluating where and how the City should make future investments in City Hall and related civic facilities.

The RFQ identified several factors to be considered as part of the long-term planning effort:

Aging Facility: City Hall's aging infrastructure and deferred maintenance needs require significant future investment. The existing facility cannot accommodate all City departments under one roof, resulting in the use of leased offsite space. The facility also has accessibility limitations and limited opportunities for expansion without triggering significant life-safety and building improvements.

Changing Needs: The City needs to better understand its current and future space, staffing, operational, and community needs. This includes evaluating the future use of Fire Station 41 once vacated, as well as the long-term needs of Court Services, which operates through an interlocal agreement with the City of Washougal in leased space owned by the Port of Camas-Washougal.

Long-Term Options: The planning study will evaluate three primary options: renovation of the existing City Hall, full replacement at the existing downtown site, and relocation to an alternate site, including evaluation of the UL property owned by the Camas School District.

Funding and Partnership Opportunities: This effort will evaluate potential funding strategies and public and private partnership opportunities that could support facility investment, site development, financing, facility use, and project delivery.

Decision Roadmap: The planning study will provide leadership with framework to compare potential facility strategies including anticipated costs, site and facility considerations, operational impacts, and phasing plans, and funding approaches to assist leadership in making an informed decision on next steps.

No Predetermined Outcome: The planning effort is intended to objectively evaluate alternatives. No future City Hall location, facility configuration, or development approach has been determined. The study will provide the information and decision-making framework necessary to establish the City's long-term strategy for City Hall while addressing the facility's aging infrastructure, improving operations, and meeting future community needs.

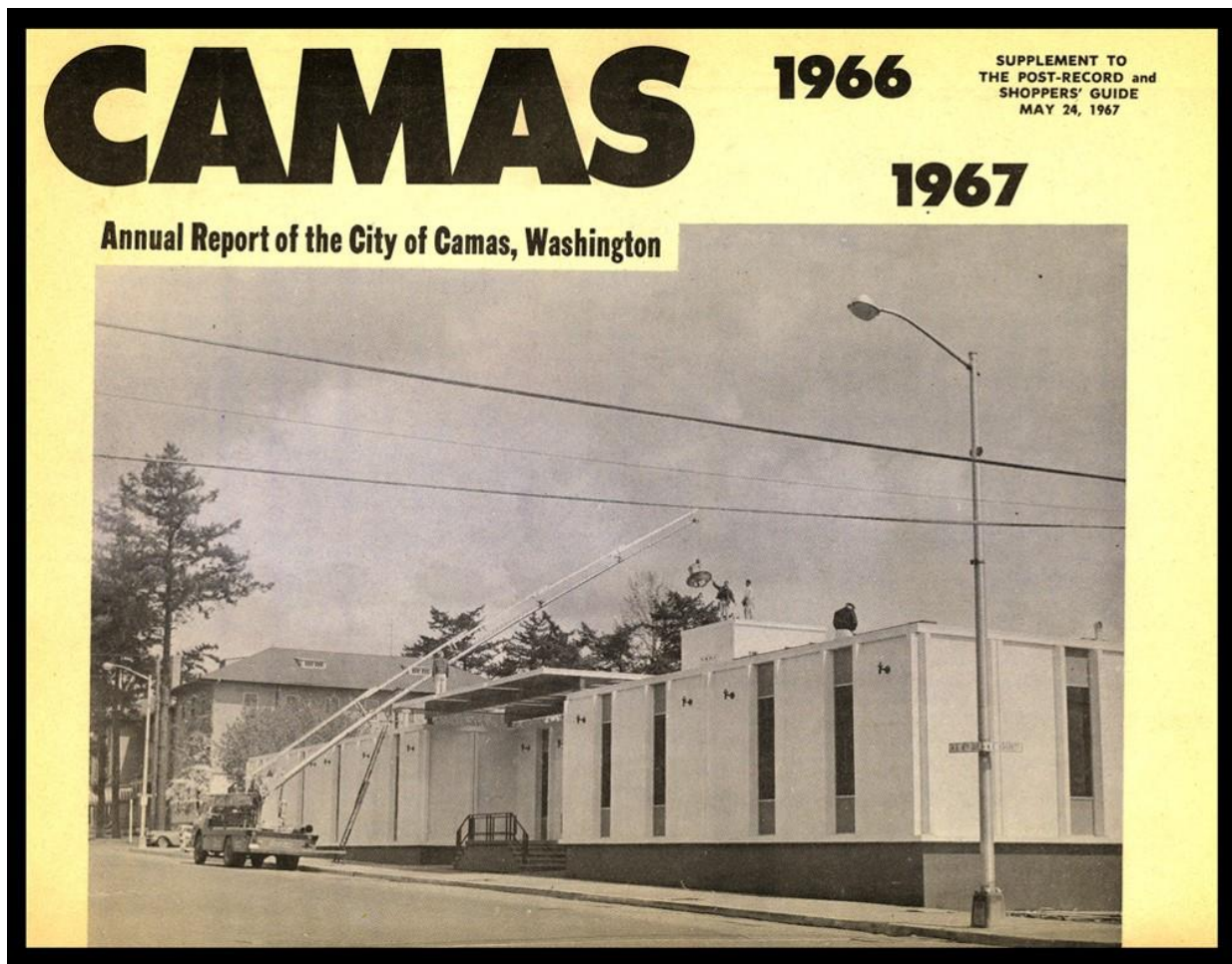


Photo 1: 1967 Newly Constructed Camas City Hall (source Downtown Camas Association)

SUMMARY: Staff received twelve proposals from qualified A&E firms in response to the RFQ. Staff's selection committee reviewed the proposals and shortlisted three firms for interviews. Following selection process, LSW Architecture was identified as the most qualified firm to assist with this planning study.

Following selection, staff worked with LSW Architecture to negotiate the scope and fee for the planning effort. The scope is structured as an iterative process, progressing from vision and goal setting, through information gathering and operational analysis, to the development and evaluation of scenarios and, ultimately, an implementation roadmap. Findings from each task will inform subsequent work, allowing the team to refine the analysis and scenarios as the City's needs and priorities become more clearly defined.

Initial task order work includes:

Task 1 Project Framework: Work with City leadership to establish priorities, goals, and guiding principles for future of City Hall and community needs. This task will establish decision making framework, project objectives, and communication approach between teams and departments.

Task 2 Operational Needs: Engage City departments to understand current functions, staffing, space utilization, and anticipated growth. The task will evaluate opportunities to consolidate offsite services (Court services, IT department, other functions) and will consider coordination with the future public Works operation Center design team to align departmental needs and facility strategies between sites.

Task 3 Project Scenario Options: Define and develop potential future facility scenarios based on the findings from the operational needs assessment. Scenarios will include renovation of the existing City Hall, replacement of the existing facility at the downtown site, and relocation to an alternative site. As the City's needs and priorities are better defined, Staff and the consultant will revisit the level of analysis and services necessary for each scenario.

Task 4 Evaluate Scenarios: Evaluate the defined scenarios to provide a comparative understanding of feasibility, benefits, limitations, and anticipated requirements. Analysis will include but not limited to conceptual test fits, facility and site assessments, A&E analysis, preliminary cost estimating, potential public/private partnership opportunities, and funding considerations.

Task 5 Funding and Implementation: Prepare a comprehensive report summarizing findings, compares the evaluated scenarios, identifies potential partnership opportunities, and funding strategies providing a implementation roadmap to support future decision-making.

Public and Private Partnerships: Potential public/private partnership opportunities will be evaluated as part of each primary facility scenario. The planning process will also include broader outreach to identify other potential opportunities that may warrant consideration. Based on the City's current understanding of potential development opportunities, an additional viable option is not anticipated; however, the City does not want to exclude opportunities that may be identified through the planning process. If outreach identifies a viable option warranting further evaluation, additional consultant services may be added to the scope at that time.

BENEFITS TO THE COMMUNITY: This planning effort will help ensure future investments in City facilities are strategically aligned with long-term operational and community needs. The study will provide a framework for evaluating facility options, costs, funding strategies, and implementation considerations before the City makes significant future capital investments.

STRATEGIC PLAN: This planning study aligns with strategic plan priority “Stewardship of City Assets.”

POTENTIAL CHALLENGES: Balancing necessary near-term investments in the existing facility with the City's long-term facility strategy and available funding will be a key challenge.

BUDGET IMPACT: The planning study scope of work totals \$224,868 and will be funded by the General Fund through the Engineering Division's operating budget.

RECOMMENDATION: Staff recommend this item be placed on the September 21, 2026 regular meeting agenda for Council consideration.

Professional Services Agreement LSW Architecture for City Hall Facility Planning Study

CITY COUNCIL WORKSHOP

SEPTEMBER 8, 2026

JUSTIN MONSRUD, ENGINEERING PROJECT MANAGER

SCOTT COLLINS, PUBLIC WORKS DIRECTOR

Agenda

- Background
- Planning Study
- RFQ & Consultant Selection
- Planning Study Scope
- Next Steps & Questions



Background

- City Hall – Aging Facility
 - Constructed in 1967
 - Facility assessment identified aging infrastructure and deferred maintenance
- MEP Improvements
 - Windsor Engineers retained to evaluate and design major MEP upgrades
 - Design substantially complete
- Broader Facility Considerations
 - Significant investment required in existing facility
 - Interior improvements and staff relocation
 - Accessibility and life-safety needs
 - No comprehensive long-term facility plan



Planning Study



Council Planning Discussion — Questions regarding significant investment in an aging facility and its long-term value



Fire Station 41 — Future space available for potential reuse



Departmental Needs — Current and future staffing, space, and operational needs



Offsite Services — Court Services, IT, and other City functions



Near-Term Investment — Determine what improvements are needed now while considering the long-term strategy



Funding & Investment — Ensure City resources are invested wisely and support the long-term facility strategy

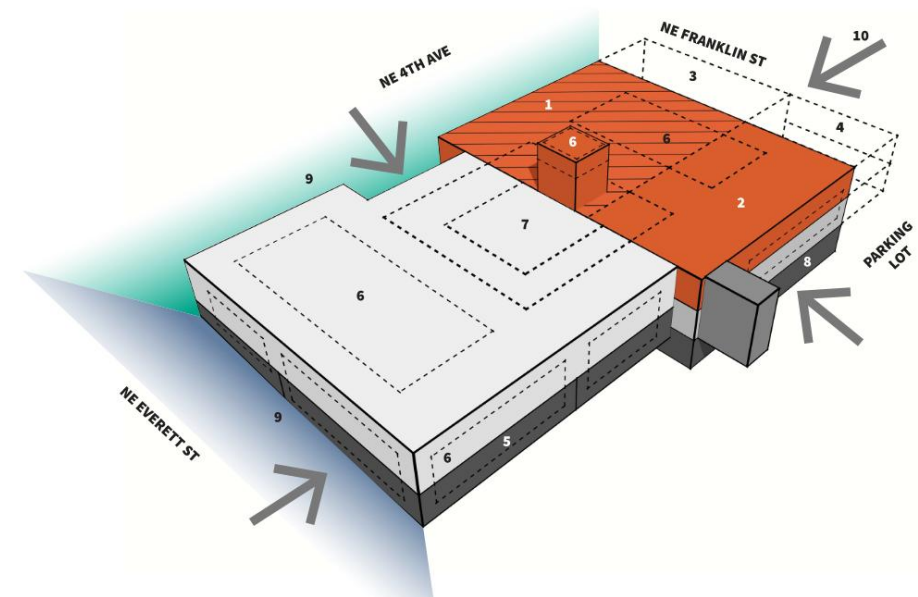
RFQ & Consultant Selection



- RFQ issued in February 2026
- 12 proposals received from qualified A&E firms
- 3 firms shortlisted and interviewed
- LSW Architecture selected as most qualified firm
- Final scope and fee negotiated with LSW
- Total Planning Study: \$224,868

Planning Study Scope

1. Project Framework
 - ✓ Vision – Priorities – Guiding Principles
2. Operational Needs
 - ✓ Departments – Staffing – Space Needs
3. Project Scenario Options
 - ✓ Facility Options – Partnerships – Level of Analysis
4. Evaluate Scenarios
 - ✓ Renovate – Replacement – UL – Community Center
 - ❑ Public Private Partnerships
5. Funding and Implementation
 - ✓ Final Report – Implementation Road Map



Next Steps & Questions

- Staff recommends bringing the LSW agreement forward for Council consideration on September 21, 2026
- Questions/Discussion





610 Esther Street, Suite 200
Vancouver, WA 98660

360-694-8571

LSW-ARCHITECTS.COM

September 2, 2026

Scott Collins and Justin Monsrud
City of Camas

Re: LSW Fee Proposal for Camas City Hall Facility Planning – Rev 1

Scott and Justin,

Thank you for selecting LSW Architects to help plan for the future Camas City Hall. The following is our proposal for services:

Project Understanding

The City of Camas (City) has requested that LSW Architects (Consultant) provide planning and analysis services to inform decisions regarding location and funding mechanisms for the future City Hall. The Consultant will manage and provide the services outlined in in the following Tasks:

Task 1 - Project Framework

Goal: Identify the City's priorities and define the project's guiding principles for the project.

Services:

- Lead project planning
- Provide Kolbe assessment
- Lead StoryForm process
- Build Matrix for gathering and comparing data
- Lead and document (3) meetings
- Participate in (3) City Council meetings

Deliverables:

- Project framework document – StoryForm, guiding principles
- Kolbe Assessments
- Facility Planning Matrix Template (draft)

Task 2 - Operational Needs

Goal: understand and document operational and physical needs for the City's departments.

Services:

- Lead (12) departmental meetings – Virtual
- Organize and document findings

Deliverables:

- Department Space Needs Document

Task 3 - Project Scenario Options

Goal: Clarify site options. Confirm scope of planning project

Services:

- Lead Scoping meeting (1)
- Lead Public / private opportunity Meetings (2)
- Identify Community Center Options
- Revise Matrix template
- Amend / add consultant agreements as necessary

Deliverables:

- Project Options / Scope summary
- Revised Matrix template
- Amended / new contracts

Task 4 - Evaluate Scenarios

Goal: High level comprehensive understanding of the implications of each scenario

Services:

- Perform UL Building Studies as follows:
 - CSD/Operations Center Workshop Meeting (Includes Op Center Design team)
 - Test fit
 - Timeline/Phasing plan
 - MEP/IT assessment
 - Architectural assessment (Code, ADA and other necessary improvements)
 - Cost estimate
 - Public/private partnership opportunity assessment
 - Funding Strategy
- Perform City Hall (Renovation) Studies as follows:
 - Test fit
 - Timeline/Phasing plan
 - Seismic assessment
 - Envelope assessment
 - MEP/IT assessment
 - Architectural assessment (Code, ADA and other necessary improvements)
 - Cost estimate
 - Public/private partnership opportunity assessment
 - Funding Strategy
- Perform City Hall (New Construction) Studies as follows:
 - Civil assessment
 - Civil, landscape, architectural, MEP/IT, structural assumptions
 - Test fit
 - Timeline/Phasing plan
 - Cost estimate
 - Public/private partnership opportunity assessment
 - Funding Strategy
- Other Perform Private / Public partnership Option Studies (TBD, not included in fee):
 - Civil assessment
 - Utilities assessment
 - Civil, landscape, architectural, MEP/IT, structural assumptions
 - Test fit
 - Timeline/Phasing plan
 - Cost estimate
 - Funding Strategy

- Perform Community Center Studies as follows:
 - Seismic assessment
 - Envelope assessment
 - MEP/IT assessment
 - Architectural assessment (Code, ADA and other necessary improvements)
 - Test fit for courts
 - Timeline/Phasing plan
 - Cost estimate
 - Public/private partnership opportunity assessment
 - Funding Strategy

Deliverables (for each scenario)

- Assessment report
- Design assumption narrative
- Test fit
- Timeline/phasing plan
- Cost estimate
- Public / Private Partnership findings
- Funding Strategy

Task 5 - Funding and implementation

Goals: Develop strategies for project implementation and financing

Services:

- Lead funding planning meeting
- Compile scenario reports

Deliverables:

- Final Report (Includes: Project definitions, Timelines/phasing, cost estimates, funding)

Project Assumptions

All deliverables will be sent in PDF format

The City will arrange stakeholder meeting scheduling

All assessments will be non destructive, limiting feedback to what is visible.

City will provide measured drawings for each scenario (except the Public/Private Partnership scenario)

Potential Additional Services (at City's request; not included in Lump Sum Fee)

- Additional scenarios
- Project Design
- Agency review process support such as land use and building permitting
- Visualizations / renders of scenario
- Public engagement services
- Tours of similar/precedent facilities
- Hazardous Material identification

Schedule

The project is expected to take about 6 months. Refer to Attachment A - Schedule

Compensation Arrangement

Consultant shall provide proposed services on an hourly, not to exceed basis. Modifications to the fee and scope may be made by amendment to this agreement if agreed to by the City and Consultant. Travel, printing, shipping costs and other reimbursable expenses will be charged at cost plus ten (10) percent. Consultant shall bill City monthly for services provided. Payment is due on receipt of Consultant's invoice and shall be made without retention, holdback, or offset. Invoices not paid within 45 days shall be subject to a late payment charge of one percent (1%) per month.

The Maximum Not to Exceed fee for services: **\$224,867.50**

Fee Breakdown

Architecture/Planning	LSW	\$113,612.50
Kolbe / StoryForm	Riff	\$10,109
Land Use/Civil	Robertson Fick	\$16,500
MEP/IT	Windsor	\$32,500
Structural	PCS	\$11,250
Cost Estimating	Wiggins	\$11,396
Financial Strategy	Eco NW	\$27,500
Environmental Site Assessment	-not included	-
Geotechnical	-not included	-
Hazardous Materials	-not included	-
Survey	-not included	-
Reimbursable allowance		\$2000

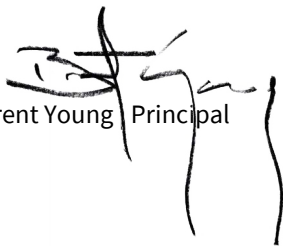
Attachments

Attachment A – Schedule
Attachment B – Fee Breakdown
Attachment C – Subconsultant Tasks

Agreement Signatures

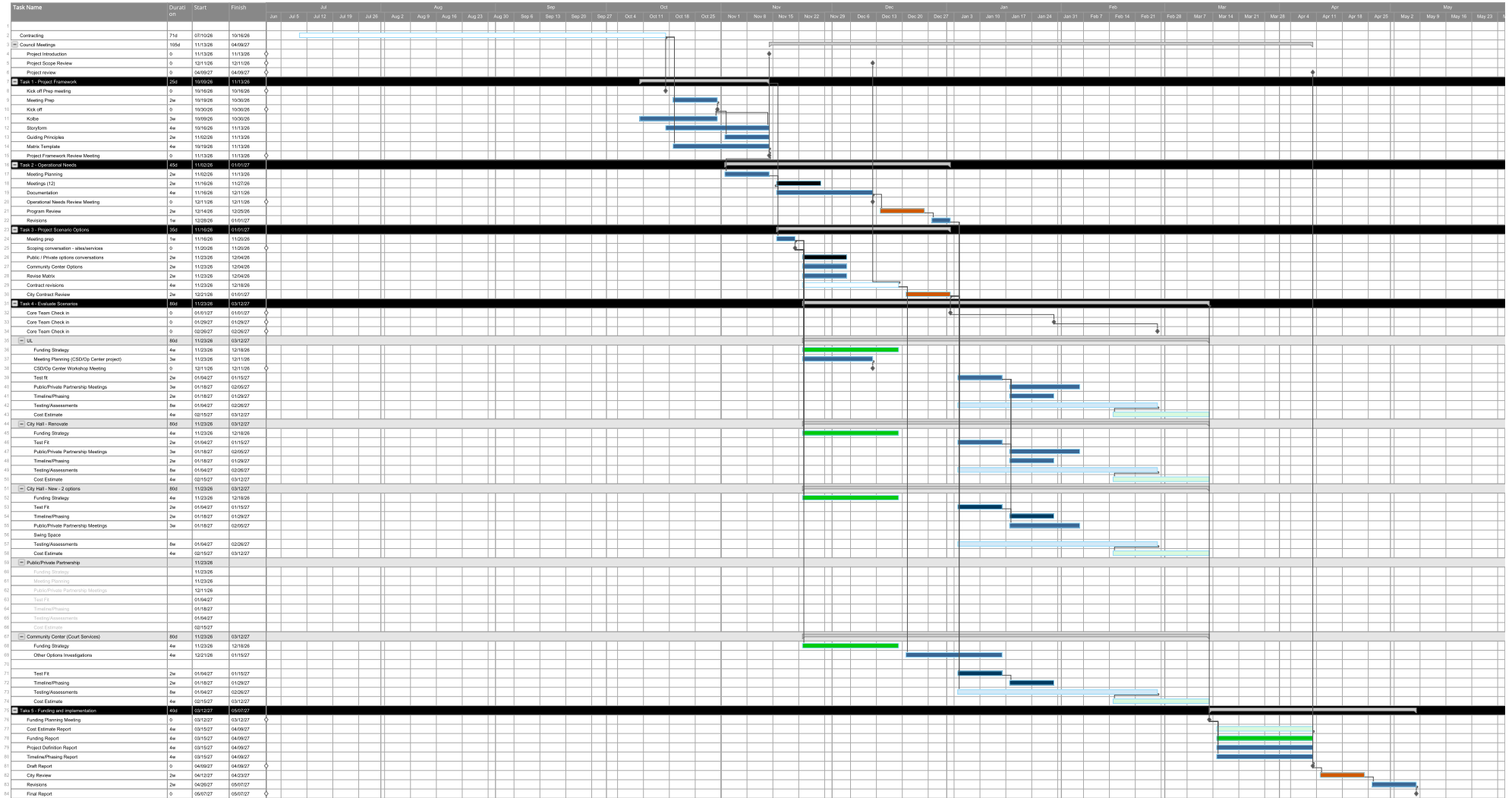
If this proposal meets with your approval, please prepare the project agreement and attach this proposal with all its attachments as a reference.

Offered by
LSW Architects, PC


Brent Young Principal

Camas City Hall Planning

Attachment A



LSW Fee Breakdown - Attachment B

	Principal	Project Manager	Designer
	\$250.00	\$185.00	\$155.00
Task 1 - Project Framework			
Hours	34	51	17
Subtotal	\$8,500.00	\$9,435.00	\$2,635.00
Fee by Task			20570
Task 2 - Operational Needs			
Hours	12	44	64
Subtotal	\$3,000.00	\$8,140.00	\$9,920.00
Fee by Task			21060
Task 3 - Project Scenario Options			
Hours	19	33	24
Subtotal	\$4,750.00	\$6,105.00	\$3,720.00
Fee by Task			14575
Task 4 - Evaluate Scenarios			
Hours	42	89.5	77
Subtotal	\$10,500.00	\$16,557.50	\$11,935.00
Fee by Task			38992.5
Task 5 - Funding and implementation			
Hours	17	33	52
Subtotal	\$4,250.00	\$6,105.00	\$8,060.00
Fee by Task			18415

Total LSW Fee	\$113,612.50
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Attachment C - Subconsultant Tasks	Riff	EcoNW	Robertson Fick	PCS	Windsor	Wiggins
Task 1 - Project Framework						
Kick Off Participation	Y	Y				
Kolbe/Storyform	Y					
Matrix development		Y				
Task 2 - Operational Needs						
None						
Task 3 - Project Scenario Options						
Scoping meeting			Y	Y	Y	
Assistance in scoping Task 4			Y	Y	Y	
Public Private opportunity meetings		Y				
Matrix Revisions		Y				
Revisions to scope of work if necessary		Y	Y	Y	Y	
Task 4 - Evaluate options						
UL Building						
Review existing documents & conditions				Y	Y	
Meet with School District Facilities staff					Y	
Code required improvements – Narratives / diagrams				Y	Y	
TI required improvements – Narratives / diagrams				Y	Y	
Funding strategies		Y				
ROM cost estimate						Y
City Hall - Renovate						
Hazardous material testing						
Review existing documents & conditions			Y	Y	Y	
Code required improvements – Narratives / diagrams			Y	Y	Y	
Remodel required improvements – Narratives / diagrams			Y	Y	Y	
Funding strategies		Y				
ROM cost estimate						Y
City Hall - New Building						
Phase 1 environmental study			Y			
Review existing utilities and site conditions			Y	Y	Y	
Building systems and initial design approaches – Narratives / diagrams			Y	Y	Y	
Swing space TI required improvements - Narratives / Diagrams				Y	Y	
Funding strategies		Y				
ROM cost estimate						Y
Public Private Partnership						
Phase 1 environmental study			Y			
Review existing utilities and site conditions			Y	Y	Y	
Building systems and initial design approaches – Narratives / diagrams			Y	Y	Y	
Funding strategies		Y				
ROM cost estimate						Y
Community Center (court Services)						
Hazardous material testing						
Review existing documents & conditions			Y	Y	Y	
Code required improvements – Narratives / diagrams			Y	Y	Y	
Remodel required improvements – Narratives / diagrams			Y	Y	Y	
Funding strategies		Y				
ROM cost estimate						Y
Taks 5 - Funding and implementation						
Funding planning meeting		Y				
Draft report	Y	Y	Y	Y	Y	
Final report	Y	Y	Y	Y	Y	



Staff Report

September 8, 2026 Council Workshop Meeting

CERB Grant Application Authorization

Presenter: Scott Collins, Public Works Director

Time Estimate: 5 minutes

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BACKGROUND: The Washington State Community Economic Revitalization Board (CERB) provides funding to local governments for public infrastructure and planning activities that support economic development, private business growth, and job creation. CERB's Planning Program provides grant funding for studies that evaluate high-priority economic development projects, including planning related to capital facilities, economic feasibility, project engineering, land use, permitting, and site planning.

CERB planning grants can fund up to 80% of eligible project costs, with a minimum 20% local match required from the applicant. The program includes several funding tiers based on the type of planning activity and its relationship to future CERB-eligible infrastructure improvements.

In 2020, the City completed the *Downtown Camas Infrastructure Analysis* to evaluate existing infrastructure conditions within Historic Downtown Camas. The study evaluated streets, sidewalks and ADA accessibility, street trees, pedestrian and vehicular connectivity, water, sanitary sewer, stormwater, and electrical infrastructure. The analysis identified and prioritized potential infrastructure improvements and developed planning-level cost estimates to help inform the City's future capital planning.

The 2020 study was intended as a high-level planning tool and noted that additional planning and more detailed cost estimating would be needed as projects move toward implementation.

SUMMARY: Staff met with CERB representatives to discuss the proposed planning effort and determined that the project would qualify for a Tier 1 Planning Grant of up to \$50,000. The City is proposing to apply for these funds to build upon the 2020 *Downtown Camas Infrastructure Analysis*.

The City's desired planning effort would review the previous recommendations against current conditions, update project priorities and cost estimates, identify logical project phasing, evaluate potential funding sources, and develop an implementation and funding strategy for future downtown infrastructure improvements. The specific scope and level of analysis would be developed with the selected consultant based on available funding and the highest-priority planning needs.

Staff also coordinated with the City's legislative consultant regarding the CERB opportunity and potential future funding. The consultant recommended moving forward with the application, noting that having the project identified through the CERB process could provide greater flexibility for the City's legislative delegation to pursue additional funding through the State Capital Budget. If additional funding becomes available, it could be used to expand the planning effort and further advance downtown infrastructure planning toward implementation.

BENEFITS TO THE COMMUNITY: The planning effort will provide the City with an updated roadmap to prioritize, fund, and advance infrastructure improvements that support the long-term vitality of Downtown Camas.

STRATEGIC PLAN: This item aligns with the City's Strategic Plan element "Stewardship of City Assets" by planning for strategic investment in Downtown Camas infrastructure.

POTENTIAL CHALLENGES: Potential challenges include securing the significant funding that will be needed to implement future downtown infrastructure improvements, which will likely depend on a combination of City resources and outside funding opportunities.

BUDGET IMPACT: The City is requesting up to \$50,000 in CERB grant funding, which requires a minimum 20% local match. If awarded the full grant amount, the City's required match would be \$12,500 and is anticipated to be funded through the City's existing Streets Program.

RECOMMENDATION: Staff recommends this Resolution be placed on the September 21, 2026 Council Regular Meeting Agenda for Council's consideration.