



## Planning Commission Meeting Agenda Tuesday, October 20, 2020, 7:00 PM REMOTE PARTICIPATION

---

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

**Participate in this virtual Meeting with the online ZOOM application and/or by phone.**

**OPTION 1** -- Join the virtual meeting from any device:

1. First-time ZOOM users, go to [www.zoom.com](http://www.zoom.com)
  - To download the free ZOOM Cloud Meetings app for your device
  - Or, click the Join Meeting link in the top right corner and paste -  
<https://zoom.us/j/97897173421>
2. From any device click the meeting link
3. Enter your email and name, and then join webinar.
4. Wait for host to start the meeting.

**OPTION 2** -- Join the virtual meeting from your phone (audio only):

1. Dial 877-853-5257
2. When prompted, enter meeting ID 97897173421#, and then ###

---

### CALL TO ORDER

### ROLL CALL

### MINUTES

[Approval](#) of Minutes from the September 15, 2020 Planning Commission Meeting

### MEETING ITEMS

[Amendments](#) to the Camas Municipal Code (CMC)

Presenters: Madeline Sutherland, Assistant Planner  
Sarah Fox, Senior Planner

### MISCELLANEOUS UPDATES

### NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for November 17, 2020 at 7:00 p.m.

### ADJOURNMENT



**Planning Commission Meeting Minutes**  
**Tuesday, September 15, 2020, 7:00 PM**  
**REMOTE PARTICIPATION**

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

**CALL TO ORDER**

Commissioner Hein called the meeting to order at 7:00 p.m.

**ROLL CALL**

Commissioners Present: Tim Hein, Mahsa Eshghi, Warren Montgomery, Geoerl Niles and Shawn High

Commissioners Excused: Jim Short and Troy Hull

Staff Present: Phil Bourquin, Sarah Fox, Robert Maul, and Madeline Sutherland

Department of Ecology: Kim Van Zwalenburg

Council Liaison: Shannon Roberts

**MINUTES**

Approval of Minutes from August 18, 2020 Planning Commission Meeting.

**It was moved by Commissioner High and seconded by Commissioner Niles, to approve the minutes of the August 18, 2020 Planning Commission Meeting. The motion passed unanimously.**

**MEETING ITEMS**

1. Joint Public Hearing for Camas Shoreline Master Program Periodic Update

Details: The Planning Commission and the Washington State Department of Ecology will conduct a joint public hearing on the project proposal. The joint hearing is allowed by the Shoreline Management Act (chapter 90.58 RCW) and the Shoreline Master Program Guidelines (WAC 173-26-104).

Presenter: Sarah Fox, Senior Planner

Sarah Fox reviewed Shoreline Master Program Periodic Update with Kim Van Zwalenburg, Senior Shoreline Planner from the Department of Ecology and responded to the Commissioners questions.

Chair Hein opened the public testimony portion of the hearing at 8:01 p.m. and the following offered testimony:

Anna Waendelin 19215 SE 34<sup>th</sup> Street #106-107 Camas, WA 98607. Testimony related to previous meeting agenda items and not about the Shoreline Master Program.

The public testimony portion of the hearing closed at 8:10 p.m.

**It was moved by Commissioner High, seconded by Commissioner Eshghi to forward a recommendation to City Council to approve the proposed updates to the Camas Shoreline Master Program as recommended by staff. The motion carried unanimously by roll call vote.**

**MISCELLANEOUS UPDATES**

Robert Maul gave an updating regarding the annual code updates will be brought forward to the Planning Commission for a workshop at next month's meeting.

**NEXT MEETING DATE**

The next Planning Commission Meeting is scheduled for October 20, 2020 at 7:00 p.m.

**ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

**STAFF REPORT**

Amendments to Camas Municipal Code (CMC)

File No. MC20-01, MC20-03, MC20-04

TO	Tim Hein, Chair Planning Commission	
FROM	Madeline Sutherland, Assistant Planner Sarah Fox, Senior Planner	
DATE	October 14, 2020	
Compliance with State Agencies	Commerce 60-day notice of intent to adopt was sent on October 13, 2020.	The city anticipates issuing a State Environmental Policy Act (SEPA) determination of Non-Significance Non-Project Action on or before November 19, 2020.

**Contents:**

STAFF CODE AMENDMENTS (FILE #MC20-01) .....	1
SESSION CODE AMENDMENTS (FILE # MC20-03) .....	4
VILLAGE AT CAMAS MEADOWS CODE AMENDMENTS (FILE #MC20-04) .....	5
RECOMMENDATION.....	7

**Summary**

As part of the city's annual code improvement project, the staff amendments include corrections to typos, citations or punctuation, and to clarify sections of the Camas Municipal Code (CMC) that were challenging to administer over the past review cycle. Staff's proposed amendments are captured in Exhibit 1. There were also two individual zoning amendments proposed during this cycle (Files MC20-02 and MC20-04), which are included as Exhibits 2 and 4 and discussed in this report.

This workshop will present both the staff proposals and the individual amendments to Camas Municipal Code. This report includes an evaluation of each proposal in accordance with the review criteria at CMC Section 18.51.030.

**Staff Code Amendments (File #MC20-01)**

The following is a list of proposed amendments to sections of the CMC in numerical order and includes a brief description of the changes.

- 3.86.020 – Definitions for multi-family housing tax exemption  
Required by state law, E2SHB 1923. Update to the affordable housing definition.

- 12.32.020.D.9.1

Becomes illegal to use fireworks at city parks. We have had fires at city parks and this amendment will make it illegal without a permit from the Fire Marshal's Office.

- 12.36.010.A – Purpose of provisions

During an emergency every second is critical and the delay caused by accessing a home or building with a locked security gate may be costly, not only to property but to lives as well.

- 12.36.050 – Permit-Required when-Application

Adds commercial property to the provision.

- Title 14 Offenses and Miscellaneous Provisions

The current title description does not reflect or accurately describe the contents of the chapters included in this title; e.g. 14.02 Stormwater Control; 14.04 Illicit Discharges, Dumping and Illicit Connections; 14.06 Erosion and Sediment Control. The proposed update to the title will coordinate with the chapters within the title.

- 15.04.010 – Adoption of referenced codes

Adoption of Appendices, Washington State renamed the fire sprinkler appendices.

- 15.04.030.D.9 – International Fire Code

Provides clarification on the number of alarm devices required in buildings with fire alarm systems that over 5000 square feet and without a fire sprinkler system.

- 15.17.050 – Automatic for sprinkler system required

Requires fire sprinklers in detached ADU's. ADU's are residential units and should be sprinklered. The reason for only detached and not attached is the difficulty in installing fire sprinklers in an existing structure.

- 17.01.050 – Survey content

Currently this section is only applicable to preliminary plats, when it should be applicable to both preliminary and final plats.

- 17.09.030(B)(5)(p) – Preliminary short plat approval

Changed to reference correct section.

- 17.09.030(B)(7&10) – Preliminary short plat approval

Additional clarification about the preliminary stormwater plan and report.

- 17.11.030(B)(8&14) – Preliminary subdivision plat approval

Additional clarification about the preliminary stormwater plan and report.

- 17.15.030(B)(8) – Preliminary binding site plan approval

Additional clarification about the preliminary stormwater plan and report.

- 17.19.030(D)(6)(b) – Design and improvement standards

As currently written this allows for either the 'indent' or the 'column', which is contrary to our Gateway Standards for Collector and Arterial Fence and CMU Column Detail within the Camas Design Standards Manual at STS4.

- 17.19.040.C.2.b.

Clarification on the number of sewer services for duplexes and townhomes

- 18.03.030 – Definitions for land uses

Updates are required by 2019 state law, E2SHB 1923 and amended in 2020 by SHB 2343, and by ESHB 1023 in effect June 2020.

Cities must include a definition for "tiny house"; "tiny house with wheels"; and "tiny house communities", and not prohibit them per state law, ESSB 5383.

- 18.03.040 – Definitions for development terms

There are multiple interpretations of what specific areas count towards developable net acreage. The proposed definition adds clarification.

- 18.07.040 Table 2 – Residential and multi-family land uses  
Required by state law, E2SHB 1923 to include a definition for permanent supportive housing. Staff included a change to the classification of “Retirement home”. It is recommended that it be combined with “assisted living” for consistency with the definition. The table combines “retirement home” with nursing, rest and convalescent, yet the definition of assisted living includes retirement residences.
- 18.09.040 Table 1 - Density and dimensions – Single-family residential zones  
Minimum lot depth and width should calculate to the minimum lot size permitted in the zone. The proposed changes fixes this.
- 18.09.060(C&D) – Density transfers  
Clarification to the process for “negotiated flexibility”.
- 18.09.080– Lot sizes  
Required by state law SHB 1377, cities must provide a bonus density for affordable housing on property owned or controlled by a religious organization.
- 18.13.050 – Standards for landscape, tree and vegetation plans.  
Clarification to the clearance height for pruned trees over right-of-ways.
- 18.17.030 – Vision Clearance Area  
Clarification to the code language and Figure 18.17.030-1.
- 18.17.060 – Retaining Walls  
The intent behind these updates are to prevent retaining walls over six feet. If walls are proposed to be higher, then there may be multiple retaining walls setback with landscaping. The proposal will eliminate the need for variances as the standard will be to provide tiers.
- 18.18.040 - Submittal and contents of a complete application  
F. Need to clarify that a preliminary stormwater report (TIR) is to be submitted along with the preliminary drainage and stormwater plan.  
J. Remove the required submittal at time of application, since they’ll need to resubmit later based on the approved plans.
- 18.26.060 – Application requirements for flexible developments  
Clarification regarding the preliminary stormwater plan and report.
- 18.29.070 – Manufactured home and space standards  
Deleted definition for trailers and RV’s as there are new definitions for tiny homes.
- 18.55.030 Table 1 – Summary of decision making process  
Sensitive areas are the same as critical areas. The term critical area is used instead of sensitive areas; therefore it is proposed to be deleted.
- 18.55.110 – Application – Required Information  
Require a title report as a Technically Complete item. Staff has found that there have been unknown easements, etc. that can interfere with a land use decision.
- 18.55.200 – Appeals – Generally  
Change to use proper pronoun.
- 18.55.355 – Code Conflicts  
Add language for code interpretation process.

**CRITERIA OF APPROVAL – CMC 18.51.030**

**Finding**

A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposed changes are minor and consist of edits to typos or add clarity to the zoning code. No substantive changes are proposed at this time.
B. Impact upon surrounding properties, if applicable;	The proposed changes will have minor impacts to future development city wide.
C. Alternatives to the proposed amendment; and	No alternatives proposed at this time.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	No citations or documents will be affected beyond what has been provided within Exhibit 1.

**Session Code Amendments (File # MC20-03)**

The applicant proposed an amendment to commercial zoning districts (RC, CC, and NC) to allow residential units for upper levels of a mixed use building where the ground floor is for commercial uses. This amendment would not apply to the Downtown Commercial (DC) and Mixed Use (MX) zones as they currently allow residential units as proposed. Refer to Exhibit 2 for the applicant's justification for the changes to CMC.

The city's comprehensive plan, Camas 2035, demonstrates that the city will meet the housing and employment needs for a projected population growth of 1.26 percent per year. Based on an analysis of the capacity of the city for redevelopment and new development, the plan confirmed that we could accommodate the projected population increase of 11,255 persons with 11,182 jobs and 3,868 residential units within our current urban growth limits by 2035. This projection assumes that commercially zoned lands provide at least 20 jobs per acre. The applicant should provide information on comparable development types in comparable cities, in order to demonstrate that 20 jobs per acre would still be achieved with this proposal.

The applicant accurately described that residential development such as apartments, live/work units, and residences associated with a business are allowed within several of the commercial zones with limitations. [CMC 18.07.030-Table 1](#), provides a list of allowed residential types in each of the five commercial zones, with some zones prohibiting a particular type where others allow it. The exception to this jumble of allowances is the MX Zone, which permits all residential development types, with only apartments/multifamily requiring conditional use approval. With that said, the mixed use zone is also the only commercial zone that limits residential density (refer to [CMC 18.09.030](#)). The applicant's proposal would not limit residential units per acre.

Prior to code amendments in 2017 (Ord. 17-013) residential development in commercial zones were largely limited to Mixed Use Planned Developments or in the Downtown Commercial zone. In 2017, Footnote 10 allowed mixed use development on properties over 10 acres with an approved development agreement. In most part, the city's commercial and industrial zones (employment areas) continue to limit residential uses in favor of protecting those lands for jobs. For that reason, a change to introduce more residential development in these areas would trigger a need to update associated comprehensive planning documents such as transportation, parks, and school districts. In sum, the potential effects to the 20 year plan of allowing unlimited residential density in the RC, CC and NC zones (845 acres) is unknown.

<b>CRITERIA OF APPROVAL – CMC 18.51.030</b>	<b>Finding</b>
A. Impact upon the city of Camas comprehensive plan and zoning code;	Residential development above the ground floor is allowed in the DC and MX zones (110 acres). The amendment would allow residential development on upper floors in the remaining commercial zones (RC, NC, CC) that comprise 845 acres.
B. Impact upon surrounding properties, if applicable;	The applicant should address the impacts to adjacent employment lands, as not all businesses are compatible with residential uses.
C. Alternatives to the proposed amendment; and	No alternatives discussed at this time.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	The proposal would change CMC 18.07.030 along with the following comprehensive plan documents: City of Camas Transportation Plan; Camas Park, Recreation and Open Space Plan; and the applicable School District Capital Facilities Plans.

**Village at Camas Meadows Code Amendments (File #MC20-04)**

The applicant proposes amendments to the design standards for lot width and depth within multifamily zones at CMC Section 18.09.050. The proposal is to reduce the lot width and depth for attached residential units, otherwise known as rowhouses. Refer to Exhibit 4 for the applicant's justification for the amendments.

The city amended CMC Section 18.09.050 twice in the past six years. In 2014, the amendments included removing the term "attached" from the table, which was undefined, and adding a Multifamily Cottage standard.

In 2017, the development standards for all residential zones were updated. The amendments eliminated zones R-5, R-20 and MF-24. The dimensional standard tables



were amended to better achieve the design and aesthetic goals of the city's comprehensive plan (Camas 2035) and the Design Review Manual, along with better differentiating between zones.

In short, the amendments to the dimensional standards were intentional and intended to ensure consistency throughout the code in relation to multifamily developments. The justification for the lot width standard amendment in 2017 (excerpt from Staff Report, September 11, 2017) stated, *"The amendments to this table relate to those changes adopted with Title 17 in relation to building envelopes being a minimum size of 20 feet by 40 feet. There isn't a maximum lot size in this zone as multifamily developments include apartments and other such large structures."* CMC includes a description of each zone at Chapter 18.05. The description for the MF-18 zone states, *"These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones."*

It is important to highlight that the multifamily standards include minimum lot sizes that are based on minimum building envelope sizes, and minimum setbacks. A variety of housing sizes can be achieved by creating larger structures than the minimums, larger setbacks or a combination. When developing rowhouses, there is a limit to eight units in a row (Refer to [CMC Chapter 18.25](#)).

The Design Review Manual includes standards for multifamily developments at pages 15-18 that require (in part) that attached garages account for less than 50% of the front face of the structure, and the principle entrance must be visible from the street. Rowhouse development standards are more stringent, as garages are limited to 40% of the front face. Together, these elements contribute to a more inviting, safe and walkable street. Past council actions have confirmed the current design standards that discourage blank streetscapes of garages.

And finally, the city is working on creating the Camas Housing Action Plan. The plan will include an analysis of the current housing stock, review current development and zoning standards, and provide recommendations for changes to development standards or zoning to better achieve the city's comprehensive plan goals for more diversified housing to meet the needs of our citizens for the next 10 to 20 years. As an alternative to the proposal, staff recommends reviewing the multifamily lot standards through a more wholistic process, rather than singling out the lot widths and depths at this time.

<b>CRITERIA OF APPROVAL – CMC 18.51.030</b>	<b>Finding</b>
A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposal would amend the development standards for 256 acres that are zoned MF-18.

B. Impact upon surrounding properties, if applicable;	As discussed, the Design Review Manual provides mitigation considerations for new development adjacent to existing development.
C. Alternatives to the proposed amendment; and	Review multifamily development standards through the work of the Camas Housing Action Plan.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	This change could affect the development standards at CMC Chapters <u>17.19</u> , 18.05, 18.09, 18.25 and the Design Review Manual.

**Recommendation**

Staff recommends that the Commission discuss proposed amendments and provide direction on whether these modifications should be included, rejected or deferred.

- Staff Code Amendments
- Session Code Amendments
- Village at Camas Meadows Code Amendments

A public hearing on the proposed amendments will be scheduled in the coming months.

## Minor Code Amendments (MC20-01)

### **3.86.020 – Definitions for multi-family housing tax exemption**

"Affordable housing means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. ~~For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households".~~

- A. For rental housing: 60 percent of the median family income adjusted for family size, for Clark County, as reported by the United States Department of Housing and Urban Development (HUD); and
- B. For owner-occupied housing: 80 percent, of the median family income adjusted for family size, for Clark County, as reported by HUD;

"Extremely low-income household" means a single person, family, or unrelated persons living together, whose adjusted income is at or below 30 percent of the median family income adjusted for family size, for Clark County, as reported by HUD;

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below ~~one hundred-fifty~~ percent of the median family income adjusted for family size, for the county where the project is located as reported by HUD.

### **12.32.020**

D. No person shall ignite any consumer firework in any city park at any time of the year without a permit from the Fire Marshal's Office

### **12.36.010 – Purpose of provisions**

A. From time to time the owners of real property served by private streets ~~and~~, driveways or commercial property desire to erect gates or other barriers restricting vehicular access on such private streets and driveways.

### **12.36.050 – Permit-Required when-Application**

C. Electric gates serving less than three homes or in a commercial application shall have an approved lockbox with toggle or key switch on the main gate

## **Title 14 – ~~OFFENSES AND MISCELLANEOUS PROVISIONS~~ STORMWATER PROVISIONS**

### **15.04.010(B) – Adoption of referenced codes**

- 5. Appendix R Q, Dwelling Unit Fire Sprinkler Systems;
- 6. Appendix S V, Fire Sprinklers.

**15.04.030(D) – International Fire Code**

9.1. International Fire Code Alarm and Detection Systems In addition to the requirements of IFC 907.2, an automatic fire alarm system shall be installed in every building in excess of five thousand square feet hereinafter constructed, except those portions of Group A Division 5 occupancies that are open to the air, Group S Division 2 open car garages, Group R Division 3, and Group U occupancies. Where the building is provided with an approved automatic fire extinguishing system in accordance with Section 903, the requirements of this subsection may be omitted. . The fire alarm system shall be a modification of a true NFPA 72 system with only initiation devices as well as a single interior and one exterior notification devices. All buildings required to have a fire alarm system by this code shall be:

**15.17.050 – Automatic fire sprinkler system required**

~~Any new single-family residence or new duplex intended to be used as a model home or as a home sales office shall have an automatic fire sprinkler system installed. In addition to any other penalties, failure to have such an automatic fire sprinkler system installed shall be grounds for denial or revocation of a conditional use permit for a home sales office.~~

The following appendices of the State Building Code adoption and amendment of the 2015 edition of the International Residential Code (Chapter 51-151 WAC) are hereby together with all future amendments:

1. Appendix Q, Dwelling Unit Fire Sprinkler Systems (WAC 51-51-601015)

2. Appendix V, Fire Sprinklers (WAC 51-51-60107)

3. The requirements of this section shall further apply to any new accessory detached dwelling unit or dwelling undergoing a “substantial” remodel. Provided, however this section does not require the installation of an approved fire sprinkler system in any mobile or manufactured home. This exception is limited to this section and nothing herein exempts, a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any section or subsection of this code or of any International code adopted by the city.

**17.01.050 – Survey content**

B. Preliminary and final plats ~~and preliminary short plats~~ shall also include the following:

**17.09.030(B)(5) – Preliminary short plat approval**

p. A survey of existing significant trees as required under CMC Section ~~18.31.080~~ 18.13.045; and

**17.09.030(B)– Preliminary short plat approval**

7. Preliminary stormwater plan and stormwater (TIR) report. The preliminary stormwater technical information report (TIR) is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

10. An engineering estimate of costs for site improvements, both public and private.

**17.11.030(B) – Preliminary subdivision plat approval**

8. Preliminary stormwater plan and stormwater (TIR) report. The preliminary stormwater technical information report (TIR) is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

14. An engineering estimate of costs for site improvements, both public and private.

**17.15.030(B) – Preliminary binding site plan approval**

8. Preliminary stormwater plan and stormwater (TIR) report. The preliminary stormwater technical information report (TIR) is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

**17.19.030(D)(6)(b) – Design and improvement standards**

ii. The fence ~~or wall~~ shall include columns ~~or physical indentations in the fence or wall~~ at least every fifty lineal feet and the wall shall include physical indentations every fifty lineal feet to reduce the massing effect of the fencing material. Fence columns and wall indents shall not exceed a spacing of 96 lineal feet. Fences and walls located along the City’s Gateway Corridor shall be constructed in accordance with the City’s ‘Gateway Standards’, per the Design Standards Manual.

**17.19.040.C. - Utilities**

2.b. Duplex ~~and townhome units~~ may have up to two sewer services at the discretion of the engineering and public works departments.

4.b. Each unit of a duplex ~~and townhome~~ unit shall have its own water service.

**18.03.030 – Definitions for land uses**

- “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 resident’s 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.
- "Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one, but not more than ~~six~~ eight adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are a permitted use in all areas zoned for residential use.
- “Tiny House” and “Tiny house with wheels” means 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.

- “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).

**18.03.040 – Definitions for development terms**

- "Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas. ~~Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.~~

**18.07.030 Table 1 – Commercial and industrial land uses**

	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
<u>Permanent Supportive Housing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

**18.07.040 Table 2 – Residential and multi-family land uses**

Residential Uses	R	MF
Assisted living <sup>1</sup> , <u>retirement home<sup>1</sup></u>	C	P
Nursing, rest, convalescent home <del>retirement home<sup>1</sup></del>	C	P
<u>Permanent Supportive Housing</u>	<u>C</u>	<u>P</u>

**18.09.040 Table 1- Density and dimensions – Single-family residential zones**

	R-6	R-7.5	R-10	R-12	R-15
<b>A. Standard New Lots</b>					
Minimum lot size (square feet)	4,800	6,000	8,000	9,600	12,000
Minimum lot width (feet)	60	70	80	90	100
Minimum lot depth (feet)	<del>90</del> <u>80</u>	90	100	100	100

**18.09.060 – Density transfers**

- C. Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the City of Camas parks plan), or approved as a recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040. ~~B Table-2 Table-1~~.
- D. Where a tract under “C” above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility to the lot size, lot width, lot depth, building setback ~~standards~~, or lot coverage standards under CMC Section 18.09.040 Table 1 and 2. In no case shall the maximum density of the overall site be exceeded. A letter explaining the request for negotiated flexibility shall be submitted to the Director for consideration. The city may also provide the landowner with:

**18.09.080– Lot sizes**

- C. For residentially zoned parcels owned or controlled by a religious organization, a twenty percent density bonus to the dwelling unit maximum (Refer to Sections 18.09.040 and 18.09.050) is permitted for the development of affordable housing, when the following criteria are met:
1. Affordable housing is for low-income households. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than 80 percent of the median family income, adjusted for household size for Clark County;
  2. A lease or other binding obligation shall require development to be used exclusively for affordable housing purposes for at least 50 years, even if the religious organization no longer owns the property; and
  3. Does not discriminate against any person who qualifies as a member of a low-income household.

**18.13.050 – Standards for landscape, tree and vegetation plans.**

- I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least ~~eight ten~~ feet of clearance above sidewalks and ~~twelve fourteen~~ feet above street roadway surfaces.

**18.17.030 – Corner Lot Vision Clearance Area**

- A. On all corner lots no vehicle, fence, wall, hedge, or other obstructive structure or planting shall impede visibility between a height of forty-two inches and ten-feet above the sidewalk or ~~fourteen twelve~~-feet above the street.
- B. The vision clearance triangular area shall be formed by measuring fifteen feet along ~~both street~~ property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle. See Figures ~~18.17.030-1 and 18.17.030-2~~.

**18.17.060 – Retaining Walls**

- B. Height. Retaining walls shall not exceed 6 feet. Additional retaining walls shall be stepped back half of the total height of the exterior facing wall.

- C. Landscaping. Low maintenance, drought tolerant landscaping is required between tiered walls.
- D. ~~B.~~ Drainage [is] required behind retaining wall to relieve buildup of water pressure.
- E. ~~C.~~ [Exterior Facing Retaining Walls.] Exterior facing retaining walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060-1 Exterior Facing Retaining Walls.)
  - ~~3.—Retaining walls over six feet zero inches in height will be subject to design review approval.~~

**18.18.040 - Submittal and contents of a complete application**

- F. A preliminary stormwater technical information report (TIR) supporting the preliminary stormwater drainage and stormwater runoff plan. The preliminary stormwater technical information report (TIR) is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);
- J. ~~Reserved.~~ An engineer estimate of costs for site improvements, both public and private.

**18.26.060 – Application requirements for flexible developments**

- D. Preliminary stormwater plan and stormwater (TIR) report. The preliminary stormwater technical information report (TIR) is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW); ). If proposed, rain gardens ~~are exempt from the thirty-foot setback—shall meet the~~ standards of CMC Section 17.19.030.F.6 Storm Drainage Facilities;

**18.29.070 – Manufactured home and space standards**

- ~~E.—Trailers and Recreational Vehicles. No travel trailer or recreational vehicle shall be utilized, except as temporary living quarters, and accessory to an existing manufactured home, which use shall not exceed a maximum of ten days per year.~~

**18.55.030 Table 1 – Summary of decision making process**

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Critical areas/OS		X	X				
<u>Sensitive areas/OS</u>		X	X				



**18.55.110 – Application – Required Information**

- I. A copy of a full title report.
- J. An engineering estimate of costs for site improvements, both public and private.

**18.55.200 – Appeals - Generally**

2. Appellant's statement describing their his or other standing appeal;

**18.55.355 – Code Conflicts****Code Interpretation:**

- A. Purpose. The purpose of this Chapter to provide a process for interpreting and applying the provisions of Title 16, 17 and 18.
- B. Responsibility. It shall be the responsibility of the Planning Official to review and resolve any questions regarding the proper interpretation or application of the provisions of Title 16, 17 and 18 pursuant to the procedures set forth in this Chapter. The Planning Official's decision shall be in keeping with the spirit and intent of this title and of the Comprehensive Plan. The Planning Official's decision shall be in writing and kept on permanent file.

**Procedure-**

- A. Application. Any person may request in writing the Planning Official's interpretation of a code provision of Title 16, 17 or 18 when it pertains to a specific property or project by means of a Type I application pursuant to Section 18.55.030. The Planning Official may independently initiate an interpretation of any conflicting or unclear provisions of this Title.
- B. Multiple applications. If an application for an interpretation is associated with any land use application(s) subject to Title 16, 17, or 18, then the application for the interpretation may be combined with the associated application(s) and is subject to the highest level of procedure that applies to any of the applications, Section 18.55.030.
- C. Codification. To ensure that Planning Official interpretations are applied consistently over time, the Planning Official shall on an annual basis initiate a Type IV text amendment to this Code for the purpose of codifying interpretations pursuant to Chapter 18.55. The codified interpretations shall be located in Chapter 18.55 – Article IV - Miscellaneous Processes, or in the Chapter of the Code governing the subject matter of the interpretation, whichever may be more appropriate.
- D. Appeals. Any official interpretation of the provisions of Title 16, 17, and 18 may be appealed by any aggrieved party, pursuant to the appeal procedures set forth in Chapter 18.55.



Contact: Olson Engineering, Inc. Attn: Mike Odren  
 222 E. Evergreen Blvd.  
 Vancouver, WA 98660  
 (360) 695-1385  
 mikeo@olsonengr.com

Community Development Department | Planning  
 616 NE Fourth Avenue | Camas, WA 98607  
 (360) 817-1568  
 communitydevelopment@cityofcamas.us

Item .

General Application Form

Case Number: MC 20-02

**Applicant Information**

Applicant/Contact: Chad and Hollie Sessions Phone: ( 360 ) 921-2423  
 Address: 5410 NW 38th Avenue chad@rlregroup.com  
 Street Address E-mail Address  
 Camas WA 98607  
 City State ZIP Code

**Property Information**

Property Address: Application is non-site specific.  
 Street Address County Assessor # / Parcel #  
 City State ZIP Code  
 Zoning District Site Size

**Description of Project**

Brief description: The Applicant requests a City of Camas Municipal Code amendment to allow second-story residential uses in the Neighborhood Commercial, Community Commercial and Regional Commercial zoning districts.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO   
 Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

**Property Owner or Contract Purchaser**

Owner's Name: Application is non-site specific. Phone: ( )  
 Last First  
 Street Address Apartment/Unit #  
 E mail Address: City State Zip

**Signature**

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.  
 Signature:  Date: 9/30/20  
 Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 10/6/2020	Pre-Application Date:	pd. ✓ 3,289.00 Validation of Fees
Staff: Sutherland	Related Cases #	
<input type="checkbox"/> Electronic Copy Submitted		

Revised: 01/22/2019

Application Checklist and Fees [updated on January 1, 2020]

◊ Annexation	\$849 - 10% petition; \$3,608. - 60% petition	001-00-345-890-00	\$
◊ Appeal Fee		001-00-345-810-00	\$392.00 \$
◊ Archaeological Review		001-00-345-810-00	\$135.00 \$
◊ Binding Site Plan	\$1,848. + \$24 per unit	001-00-345-810-00	\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$101.00 \$
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,729.00 \$
◊ Conditional Use Permit			
Residential	\$3,360 + \$103 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,256.00 \$
◊ Continuance of Public Hearing		001-00-345-810-00	\$515.00 \$
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$762.00 \$
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◊ Design Review			
Minor		001-00-345-810-00	\$426.00 \$
Committee		001-00-345-810-00	\$2,335.00 \$
◊ Development Agreement	\$862 first hearing; \$530 ea. add'l hearing/continuance	001-00-345-810-00	\$
◊ Engineering Department Review - Fees Collected at Time of Engineering Plan Approval			
Construction Plan Review & Inspection	(3% of approved estimated construction costs)		
Modification to Approved Construction Plan Review	(fee shown for information only)		\$415.00
Single Family Residence (SFR) - Stormwater Plan Review	(fee shown for information only)		\$205.00
Gales/Barrier on Private Street Plan Review	(fee shown for information only)		\$1,024.00
◊ Fire Department Review			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$280.00 \$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$348.00 \$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$416.00 \$
◊ Home Occupation			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$68.00 \$
◊ LI/BP Development	\$4,256+ \$40.00 per 1000 sf of GFA	001-00-345-810-00	\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$340.00 \$
◊ Planned Residential Development	\$34 per unit + subdivision fees	001-00-345-810-00	\$
◊ Plat, Preliminary			
Short Plat	4 lots or less: \$1,904 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$7,055 + \$246 per lot	001-00-345-810-00	\$
Subdivision	\$7,055 + \$246 per lot	001-00-345-810-00	\$
◊ Plat, Final			
Short Plat		001-00-345-810-00	\$197.00 \$
Subdivision		001-00-345-810-00	\$2,335.00 \$
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,176.00 \$
◊ Pre-Application (Type III or IV Permits)			
No fee for Type I or II			
General		001-00-345-810-00	\$348.00 \$
Subdivision (Type III or IV)		001-00-345-810-00	\$896.00 \$
◊ SEPA		001-00-345-890-00	\$796.00 \$
◊ Shoreline Permit		001-00-345-890-00	\$1,176.00 \$
◊ Sign Permit			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$40.00 \$
Master Sign Permit		001.00.322.400.00	\$124.00 \$
◊ Site Plan Review			
Residential	\$1,132 + \$33 per unit	001-00-345-810-00	\$
Non-Residential	\$2,828 + \$67 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
	\$3,987 + \$33 per res unit + \$67 per 1000 sf of GFA		
◊ Temporary Use Permit		001-00-321-990-00	\$79.00 \$
◊ Variance (Minor)		001-00-345-810-00	\$683.00 \$
◊ Variance (Major)		001-00-345-810-00	\$1,273.00 \$
◊ Zone Change (single tract)	Code Amendment	001-00-345-810-00	\$3,289.00 \$ 3,289.00

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;  
 Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;  
 Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019

Fees reviewed & approved by Planner:

Approved by R. Maul  
 Initial Date

For office use only

Total Fees Due: \$ 3,289.00

## PROPOSED CITY OF CAMAS CODE AMENDMENT ALLOWING RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS

### Current Conditions

The City of Camas currently does not allow residential uses within all its commercial zoning districts. The exceptions are as follows:

- Apartment, multifamily development and row houses are permitted in the Downtown Commercial (DC) zoning district pursuant to Footnote 7 as found in CMC 18.07.030 – Table 1 – Commercial and Industrial Land Uses. Footnote 7 states:  
*Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.*
- Apartment, multifamily development and row houses are permitted in the Community Commercial (CC) and Regional Commercial (RC) zoning districts pursuant to Footnote 10 as found in CMC 18.07.030 – Table 1 – Commercial and Industrial Land Uses. Footnote 10 states:  
*On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.*
- A residence accessory to and connected with a business is permitted in the Downtown Commercial (DC), Community Commercial (CC) and Regional Commercial (RC) zoning districts.
- Other residential uses, such as adult family homes, assisted living facilities, bed and breakfasts, duplex or two-family dwellings, group homes, home occupation, and housing for the disabled are other housing uses/types that are either permitted or conditional uses within the commercial zoning districts.

### Proposal

This proposal is to permit residential uses in the Neighborhood Commercial (NC), Community Commercial (CC), Regional Community (RC) and Downtown Commercial (DC) zoning districts outright, provided that residential uses would be required to be located above the commercial use(s), or as otherwise designed through a Conditional Use Permit. The proposal does not change Footnote 10 in order to allow a larger, mixed-use development such as the Grass Valley Development located on NW 38<sup>th</sup> Avenue. Allowing residential uses as indicated above meets several goals and policies of the Camas Comprehensive Plan as indicated below.

**Compliance with City of Camas Comprehensive Plan**

The following is a discussion how allowing residential uses in commercial zoning districts as indicated above furthers the goals and policies of the City of Camas 2035 Comprehensive Plan, Ordinance 16-010, dated June 2016 and the Growth Management Act RCW 36.70A.

*Camas Vision Statement*

- *Vital, Stable and Livable Neighborhoods indicates providing for a wide range of housing for all ages and income levels.*

Allowing residential uses in commercial zoning districts will further the Camas Vision Statement by providing for additional housing options for all ages and income levels.

*Statutory Goals Identified in the Growth Management Act (GMA) RCW 36.70A*

- *Housing - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Residential uses in commercial zoning districts will further the GMA goal of promoting a variety of residential densities and housing types.

- *Economic Development- Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

Residential uses in commercial zoning districts will provide for additional economic opportunities not currently allowed under current City of Camas code by providing the following: smaller mixed-use developments conducive for smaller parcels; additional development potential on parcels in areas experiencing insufficient economic growth; and promoting new business prospects.

*Land Use*

- *1.4 Goals and Policies*
  - *1.4.1 Citywide Land Use*
    - *LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.*

Permitting residential uses in commercial zoning districts, in conjunction with commercial (retail/commercial/office) uses, will encourage both redevelopment and infill of undeveloped or underdeveloped parcels, further supporting the efficient use of urban land.

- 1.4.2 *Employment Land (Commercial, Industrial, and Business Park)*
  - LU-2.4: *Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation.*

Combined commercial and residential uses will further support adjacent stand-alone commercial or residential uses, will reduce car trips, and will provide additional opportunities to further job creation.

- 1.4.5 *Residential Mixed-Use Areas*
  - LU-5.1: *Mixed-use developments should be unique to the area in which they are located and encourage small business development, a mix of housing types to ensure affordability, and pedestrian and transit connections, and designed to be sensitive to the natural environment.*

Commercial uses will be further enhanced with the addition of residential uses. This will further promote live-work projects that will supplement small business development, will provide for additional housing types, and will promote direct pedestrian connectivity to both on-site and adjacent commercial uses.

*Housing*

- 2.4 *Goals and Policies*
  - 2.4.1 *Citywide Housing Policies*
    - H-1.3: *Encourage use of the optional development codes (e.g., PRD, MXPDP) in order to create a variety of housing types within new developments.*

Residential uses will supplement this policy by further promoting a variety of housing types with new commercial development.

- H-1.5: *Ensure that housing in mixed-use buildings (or developments) will complement the commercial and retail portion of the development and increase local family-wage jobs.*

Housing provided in commercial zoning districts will complement the commercial and retail portion of the development.

- 2.4.2 Affordable Housing
  - H-2.1: Support and encourage a wide variety of housing types throughout the City to provide choice, diversity, and affordability and promote homeownership.

With the allowance for residential uses within commercial zoning districts, the City will further this policy by providing additional choices for housing, a diversification of housing types, and provide affordability options.

**Residential Uses in Commercial Zoning Districts in Other Local Jurisdictions**

Other local jurisdictions allow residential uses within commercial zoning districts as follows:

- Clark County – Residential uses are permitted uses within the Neighborhood Commercial (NC), Community Commercial (CC) and General Commercial (GC) zones subject to the following:
  - Per CCC Table 40.230.010-1. Uses: *Residential uses are only permitted above the ground floor in commercial zones except for an accessory caretaker, security or manager, or owner residence. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsection (1)(a) of this table, “commercial uses” are those uses listed in subsections (2), (3), (4), (7), (8), (9), (10), (11), (12), (13), (14), (15) and (18) of this table.* The numbered subsections above include the following:
    - Retail Sales – Food
    - Retail Sales – Restaurants, Drinking Places
    - Retail Sales – Products (Retailers of products created or assembled on-site within an entirely enclosed building)
    - Services – Personal
    - Services – General
    - Services – Lodging Places
    - Services – Medical and Health
    - Services – Professional Office
    - Services – Amusement
    - Services – Educational
    - Services – Membership Organizations
    - Public Services and Facilities

Uses where this is not allowed are as follows:

- Retail Sales and Services – Automotive and Related
- Retail Sales – Building Material and Farm Equipment
- Services – Animal-Related
- Distribution Facilities
- Resource Activities
- Accessory Uses and Activities

- Other Uses – Temporary uses, private use heliports, solid waste handling and disposal sites, marijuana retailer facilities.
  - They are allowed as part of an integrated multi-family/commercial or mixed use structure.
- City of Vancouver - Residential uses are considered limited uses within the Neighborhood Commercial (CN), Community Commercial (CC), General Commercial (CG), City Center (CX), Waterfront Mixed-Use (WX), and Mixed-Use (MX) zoning districts subject to the following:
  - Per VMC Table 20.430.030-1. Commercial and Mixed-Use Districts Use Table Footnote 4: *All or part of residential uses must be located above the ground floor of the structure as specified by VMC [20.430.060\(B\)\(2\)](#) with exception of Community Commercial (CC) zoned properties fronting Broadway Street and located within the Uptown Village District of the Vancouver City Center Subarea Plan (refer to VMC [20.430.020\(B\)](#)).*
  - The housing types allowed are as follows per VMC Table 20.430.030-1:
    - Single Dwelling Units, Attached
    - Duplexes
    - Multi-Dwelling Units
- City of Ridgefield – Multi-family residential uses are limited conditional or limited permitted uses within the Commercial Neighborhood Business (CNB), Commercial Community Business (CCB) and Central Mixed Use (CMU) zoning districts subject to the following:
  - Per RMC 18.205.030 – Limitations:
    - *In the CNB, CCB, and OFF zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.*
    - *In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.*
- City of Battle Ground – Residences of all types are permitted uses within the Regional Center (RC), Downtown (D) Community Center (CC) and Neighborhood Center (NC) zoning districts subject to the following:
  - Per BGMC Table 17.118-1: *Residences of all types, when located on upper floors of commercial buildings.*
  - Per BGMC Table 17.118-1, Footnote 1: *Where residences are located on upper floors, the ground floor must consist of one hundred percent commercial use.*
- City of Washougal – Residential uses are permitted uses within the Convenience Commercial (CV), Community Commercial (CC) and Highway Commercial (CH) zoning districts subject to the following:
  - Per WMC Table 18.32-1 – Uses:
    - *High density multifamily residential within a mixed use development (10 to 16 units/acre, including condominiums and townhouses\*), up to 30 units/acre with retail/commercial on first floor and residential above*



- *\*Townhouses shall also comply with WMC 18.46.200*
- *Mixed commercial and residential use, including professional offices*
- City of La Center – Residential uses are a conditional use within the Downtown Commercial (C-1) zoning district subject to the following:
  - Per LCMC Table 18.150.020 – Uses: *Medium density (integrated multifamily/commercial or mixed-use structure not to exceed 22 residential units per acre)*

While there are a few differences as to whether residential uses are permitted outright, limited or conditional, as well as some requirements for housing density, all the other major jurisdictions in Clark County allow residential uses within their commercial zoning districts.

**Proposed Code Language**

The following is proposed code language that will allow residential uses within all City of Camas commercial zoning districts:

Revise CMC 18.07.030 – Table 1 – Commercial and industrial land uses to the following:

- Under *Apartment, multifamily development, row houses*, change the following:
  - Change X to P with Footnote 7a (see below) under Neighborhood Commercial (NC).
  - Change X to P with Footnote 7a (see below) under Community Commercial (CC).
  - Change X to P with Footnote 7a (see below) under Regional Commercial (RC).
- Footnote 7a would state the following:
 

*Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level.*
- Keep Footnote 10 for the Community Commercial (CC) and Regional Commercial (RC) zoning districts to allow for larger mixed-use developments.

A density requirement as indicated in a few jurisdictions above would not be proposed nor encouraged, as the City’s requirement for meeting GMA for housing has already been contemplated in the Comprehensive Plan and zoning map.

**Summary**

As evidenced above, the City of Camas can further several Comprehensive Plan goals and policies by permitting, either outright or conditionally, residential uses within all commercial zoning districts. Additionally, this would align with other local jurisdictions that allow residential uses in commercial zoning districts. Third, this will provide another tool in the belt of the development community to provide unique, smaller-scale mixed-use development opportunities not currently present in the City of Camas.

## Session Code Amendment Redlines (MC20-03)

---

**18.07.030 Table 1 – Commercial and industrial land uses**

	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Duplex or two-family dwelling	X	C/P <sup>7</sup>	X	X/ <u>P<sup>12</sup></u>	P	X	X	X	X
Apartment, multifamily development, row houses	X	C/P <sup>7</sup>	X/P <sup>10</sup>	X/P <sup>10,12</sup>	C	X	X	X	X

12. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level. Live/work units are not permitted.



General Application Form

Case Number: ZC 20-01

**Applicant Information**

Applicant/Contact: Harb Engineering, Inc. Phone: ( 360 ) 695-6520

Address: 701 Columbia Street, Suite 111 gunnar@harbengineering.com

<i>Street Address</i>	<i>E-mail Address</i>	
<u>Vancouver</u>	<u>WA</u>	<u>98660</u>
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

**Property Information**

Property Address: No site address - Tract C Village at Camas Meadows 986046-759

<i>Street Address</i>	<i>County Assessor # / Parcel #</i>	
<u>Camas</u>	<u>WA</u>	<u>98607</u>
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

Zoning District Multi-Family Residential (MFR-18) Site Size 6.903 acres

**Description of Project**

Brief description: Request a code correction to CMC 18.09.050 for attached townhome lots, to reduce from 26' to 20' minimum lot width and reduce from 2,100 sf to 1,800 sf minimum lot area.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO

Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

**Property Owner or Contract Purchaser**

Owner's Name: Chloe Investment, LLC Phone: ( 360 ) 695-6520

<i>Last</i>	<i>First</i>	
<u>701 Columbia Street, Suite 111</u>		
<i>Street Address</i>	<i>Apartment/Unit #</i>	
<u>Vancouver</u>	<u>WA</u>	<u>98660</u>
<i>City</i>	<i>State</i>	<i>Zip</i>

E mail Address: gunnar@harbengineering.com

**Signature**

*I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.*

Signature:  Date: 9-29-2020

*Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.*

Date Submitted: <u>09/30/2020</u> Pre-Application Date:	<u>\$ 3,212.00</u> ✓ pd.
Staff: _____ Related Cases # _____ <input type="checkbox"/> Electronic Copy Submitted	
<b>Validation of Fees</b>	

**Application Checklist and Fees [January 1, 2019]**

Item .

◊ Annexation	\$829 - 10% petition; \$3,523. - 60% petition	001-00-345-890-00	\$
◊ Appeal Fee		001-00-345-810-00	\$383.00 \$
◊ Archaeological Review		001-00-345-810-00	\$132.00 \$
◊ Binding Site Plan	\$1,805. + \$23 per unit	001-00-345-810-00	\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$99.00 \$
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,595.00 \$
◊ Conditional Use Permit			
Residential	\$3,281 + \$101 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,156.00 \$
◊ Continuance of Public Hearing		001-00-345-810-00	\$503.00 \$
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$744.00 \$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)		
◊ Design Review			
Minor		001-00-345-810-00	\$416.00 \$
Committee		001-00-345-810-00	\$2,280.00 \$
◊ Development Agreement	\$842 first hearing; \$518 ea. add'l hearing/continuance	001-00-345-810-00	\$
◊ Engineering Department Review			
Plan Review & Inspection Fee (3% of estimated construction costs)		001.00.345.830.20	\$
Modification to Approved Construction Plans		001.00.345.830.20	\$405.00 \$
Single Family Residence (SFR) - Stormwater Review Fee		419-00-345-830-00	\$200.00 \$
Gates/Barrier on Private Street Review Fee		001.00.345.890.00	\$1,000.00 \$
◊ Fire Department Review			
Short Plat or other Development Review		115-09-345-830-10	\$137.00 \$
Short Plat or other Development Inspection		115-09-345-830-10	\$137.00 \$
Subdivision or PRD Review		115-09-345-830-10	\$170.00 \$
Subdivision or PRD Inspection		115-09-345-830-10	\$170.00 \$
Site Plan Review (commercial)		115-09-345-830-10	\$203.00 \$
Site Plan Inspection (commercial)		115-09-345-830-10	\$203.00 \$
◊ Home Occupation			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$66.00 \$
◊ LI/BP Development	\$4,156+ \$39.00 per 1000 sf of GFA	001-00-345-810-00	\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$332.00 \$
◊ Planned Residential Development	\$33 per unit + subdivision fees	001-00-345-810-00	\$
◊ Plat, Preliminary			
Short Plat	4 lots or less: \$1,859 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$6,890 + \$240 per lot	001-00-345-810-00	\$
Subdivision	\$6,890 + \$240 per lot	001-00-345-810-00	\$
◊ Plat, Final:			
Short Plat		001-00-345-810-00	\$192.00 \$
Subdivision		001-00-345-810-00	\$2,280.00 \$
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,148.00 \$
◊ Pre-Application (Type III or IV Permits)			
	No fee for Type I or II		
General		001-00-345-810-00	\$340.00 \$
Subdivision		001-00-345-810-00	\$875.00 \$
◊ SEPA		001-00-345-890-00	\$777.00 \$
◊ Shoreline Permit		001-00-345-890-00	\$1,148.00 \$
◊ Sign Permit			
General Sign Permit (Exempt if building permit is required)		001.00.322.400.00	\$39.00 \$
Master Sign Permit		001.00.322.400.00	\$121.00 \$
◊ Site Plan Review			
Residential	\$1,105 + \$32 per unit	001-00-345-810-00	\$
Non-Residential	\$2,762 + \$65 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential (see below)		001-00-345-810-00	\$
	\$3,894 + \$32 per res unit + \$65 per 1000 sf of GFA		
◊ Temporary Use Permit		001-00-321-990-00	\$77.00 \$
◊ Variance (Minor)		001-00-345-810-00	\$667.00 \$
◊ Variance (Major)		001-00-345-810-00	\$1,243.00 \$
◊ Zone Change (single tract)		001-00-345-810-00	\$3,212.00 \$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;

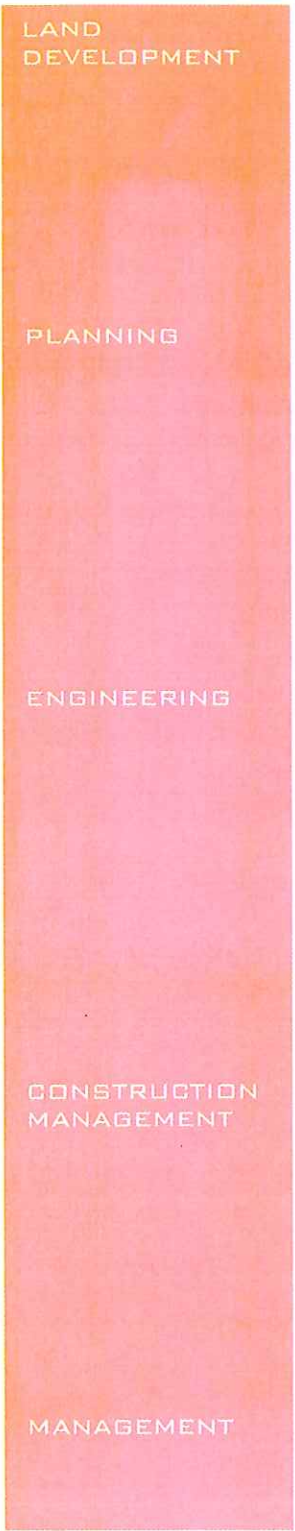
Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;

Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018

For office use only

Total Fees Due: \$ 3,212.00

✓ 9/30/2020



September 29, 2020

City of Camas  
Community Development  
Attn: Robert Maul  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

**Re: "The Village at Camas Meadows" Phase III  
MF-18 Code Modification**

Dear Mr. Maul,

The purpose of this letter is to request the following:

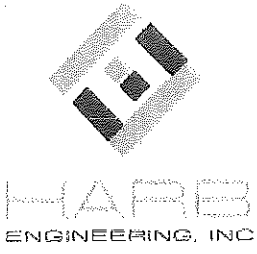
1. A modification in the *Camas Municipal Code 18.09.050 Table 1: Density and Dimensions for Multifamily Residential Zones* to reduce the minimum lot width in The MF-18 Zoning District from 26' to 20' for single-family attached townhome lots and to reduce the minimum lot area from 2,100 sf to 1,800 sf for single-family attached townhome lots. We are not requesting any changes to single-family detached lots. This can be done with a footnote, hence the minimum lot width and minimum lot area for single-family detached under *CMC 18.09.050 Table 1* are not affected.

As per the code criteria listed in *CMC 18.51.025*, we are hereby submitting a formal request for code modification.

**CMC 18.51.025 Zoning Text and Map Amendments Type III**

- A. *The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;*

We are not requesting an amendment to the Comprehensive Plan. Phase III of "The Village at Camas Meadows" known as parcel 986046-759, is designated as Multi-Family High in the City's Comprehensive Plan, which includes the Multi-Family Residential (MF-18). Single-family attached dwellings are allowed uses in the MF Residential zone under *CMC.18.07.040. Table 2*. The proposed development is 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;

“The Village at Camas Meadows” Phase III is the last phase of a Multi-phase Master Plan which has been pre-approved as part of SUB 15-04. It is consistent with the zoning of the surrounding properties, “The Village at Camas Meadows” Phases I & II. The zoning is MF-18 and we are proposing to build single-family attached townhomes in adherence to the zoning code. The request for the code modification does not change any uses. Townhomes are allowed in the MF-18 zoning district.

C. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;

The amendment we are seeking is due to the need in the code to address attached townhome units, which is an allowable use in the Multi-Family Code. We are requesting a reduction in the minimum lot width from 26’ to 20’ feet for attached townhome unit lots.

The City of Camas passed *Ordinance no. 17-013*, on October 2, 2017 that increased the minimum lot width for MF-18 zoning from 20’ to 26’. The new 26’ width requirement addresses single-family detached homes. There is still a need to address single-family attached units, which do not require 3’ setbacks on each side. Please note that exterior lots would be 23’ wide because the 3’ wide setback still applies to them.

Exhibit 1  
MC17-02  
October 2, 2017

18.09.050 – Table 3-1 Density and dimensions for multifamily residential zones.

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per gross net acre)	10	18	24	1824
Minimum density (dwelling units per net gross acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	<del>30-36</del>	<del>20-26</del>	20	0-None
Minimum lot depth (feet)	70	60	60	0-None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 <sup>2002 4</sup>
Setbacks				
Minimum front yard/at garage front (feet)	<del>15/2018</del>	<del>10/2018</del>	<del>10/2018</del>	<del>0/2018</del>
Minimum side yard (feet)	3 <sup>Note 1</sup>	3 <sup>Note 1</sup>	3 <sup>Note 1</sup>	0 / If abutting R-zone than setback is 10'
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0 / If abutting R-zone than setback is 10'
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.

MF-18 zoning allows for apartments, attached single-family and detached single-family. The current code for single-family lots is 26' which accounts for a 20' building envelope with 3' side setbacks on each side. The code does not specifically address lots that would have zero-lot line (attached units) such as townhomes.

We are requesting this change to be a footnote in the code under *18.09.050 Table 1*, that single-family attached townhome lots can have a minimum 20' width. In addition, we are requesting the minimum lot area be reduced from 2,100 sf to 1,800 sf. With a revised minimum lot width of 20' this would result in a single-family attached townhome lot of 20' width x 90' depth, hence equaling a minimum lot area of 1,800 sf.

Please note that we are not requesting any changes to any other dimensions or setbacks. We have designed our development to meet or exceed all required minimum dimensions and setbacks.

*D. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;*

As designed, "The Village at Camas Meadows" Phase III is suitable for development in conformance with zoning standards in the MF-18 district. The MF-18 district encourages new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage. The MF-18 district also supports increasing opportunities for housing diversity and promotes the creative and innovative use of land designated to residential use. We are designing a variety of single-family attached townhome units that reflect the City of Camas' plan to support product design flexibility and affordability.

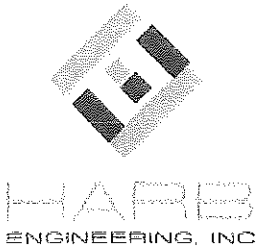
*E. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;*

As part of "The Village at Camas Meadows" Master Plan, we built all the necessary infrastructure for water, sewer, drainage and utilities and stubbed them to the Phase III site. For Phase III, we are proposing stormwater treatment onsite which is consistent with the approved Master Plan.

In addition, we have previously submitted all the required reports such as Geotech, Archaeological and other required technical reports. We have designed and built all necessary frontage improvements along NW Payne Street and NW Camas Meadows Drive, which are now improved with full-width road, sidewalks and landscaping within a fully dedicated right-of-way.

*F. Specific information about the intended use and development of the property.*

The intended use for Phase III is single-family attached townhome units, similar to Phase I, which was also single-family attached. When we developed Phase I in 2014, the minimum required width was 20'. A minimum width of 26' is too wide for attached townhomes,



specifically if we are building a variety of townhome units that are affordable at different price points.

As designed in our Pre-Application submittal, we propose that access to the majority of our townhomes will be alley-loaded. A 20' width on an alley-loaded townhome lot can still provide a 2-car garage. The alley-loaded lots will offer curb-appeal in that they will face the existing arterial public streets NW Payne Street and NW Camas Meadows Drive, in addition to NW McMaster Drive which is a public street. The remaining alley-loaded lots will face the landscaped open-space area that includes a pedestrian loop with connection to public streets.

The front facing lots that access proposed NW Village Street (Public) would have a one-car garage (allowing 2 tandem parking spaces), which would create a different price point and allow a variety of incomes to reside there. Attached, please find sample architectural renderings of both 2-car garage alley-loaded townhomes as well as front facing lots with a one car garage that will have plenty of curb appeal.

Our proposed "The Village at Camas Meadows" Phase III will help accommodate the projected growth through utilization of existing land as per the City of Camas Comprehensive Plan. The proposed townhomes, when built, will provide housing opportunities to meet the needs of the community in accordance with Housing element of the Comprehensive Plan.

In summary, we are requesting the following modifications to *Camas Municipal Code 18.09.050*, with application specifically to single-family attached units in the MF-18 zoning district:

1. To change the minimum lot width from 26' to 20' for single-family attached lots, added as a footnote in *CMC 18.09.050 Table 1- Density & Dimensions for Multi-Family Residential Zones*.
2. To change the minimum lot area from 2,100 sf to 1,800 sf for single-family attached lots, added as a footnote in *CMC 18.09.050 Table 1 – Density & Dimensions for Multifamily Residential Zones*.

We greatly appreciate your efforts and attention to this matter. We are eager to apply this code to our new proposed development "The Village at Camas Meadows" Phase III.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gus Harb', is written over a horizontal line.

Gus Harb, PE



CITY OF CAMAS-LIC/PERM  
616 NE 4TH AVE  
CAMAS, WA 98607

09/30/2020 10:50:15

CREDIT CARD  
VISA SALE

Card # XXXXXXXXXXXX6124  
SEQ #: 2  
Batch #: 1240  
INVOICE 09  
Approval Code: 80186G  
Entry Method: Manual  
Mode: Online  
Tax Amount: \$0.00

SALE AMOUNT \$3212.00

CUSTOMER COPY

City of Camas  
616 NE 4th Avenue  
Camas, WA 98607  
360-834-2462

Finance Office Hours:  
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 09/30/2020 10:52 AM  
Receipt No. 00580683  
Receipt Date 09/30/2020  
CR plan 3,212.00  
zoning  
zoning change 3,212.00

Cash: 0.00  
Other: 3,212.00  
0.00  
Check: 0.00

Total: 3,212.00  
Change: 0.00

Check No: Village at Camas Meadows Ph3

Harb Engineering  
Customer #: 000000

Cashier: abaldwin  
Station: IS01931

## Village at Camas Meadows Code Amendment Redlines (MC20-04)

---

### **18.09.050 Table 1 Density and Dimensional Standards for Multi-Family Residential**

	MF-10	MF-18	MF-C Overlay
<b>Standard lots</b>			
Minimum lot area (square feet)	3,000	<del>2,100</del> <u>1,800</u>	None
Minimum lot width (feet)	36	<del>26</del> <u>20</u>	None