



**Planning Commission Meeting Agenda  
Tuesday, April 21, 2026, 7:00 PM  
Council Chambers, 616 NE 4th AVE**

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

**To Participate Remotely:**

**OPTION 1 -**

1. Go to [www.zoom.us](http://www.zoom.us) and download the app or click "Join A Meeting" and use Meeting ID – 875 1192 7860
2. Or, from any device click <https://us06web.zoom.us/j/87511927860>

**OPTION 2 - Join by phone (audio only):**

Dial 877-853-5257 and enter meeting ID# 875 1192 7860

**For Public Comment:**

Click the raise hand icon in the app or by phone, hit \*9 to "raise your hand", or email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)

*These will be entered into the meeting record. Emails received up until one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time.*

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**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

This is the public's opportunity to comment about any item on the agenda, including items up for final action.

**MINUTES**

1. [March 17, 2026 Planning Commission Meeting Minutes](#)

**MEETING ITEMS**

2. [Our Camas 2045 – Zoning Code Amendments](#)  
[Presenter: Alan Peters, Community Development Director](#)  
[Time Estimate: 90 minutes](#)

**MISCELLANEOUS UPDATES**

**NEXT MEETING DATE**

## CLOSE OF MEETING



**Planning Commission Meeting Minutes**  
**Tuesday, March 17, 2026, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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## **CALL TO ORDER**

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

## **ROLL CALL**

Planning Commissioners Present: Troy Hull, Paul Anderson, Geoerl Niles and Joe Keller  
Planning Commissioners Remote: Joe Walsh

Commissioners Excused: Shawn High

Staff Present: Alan Peters and Carey Certo

## **PUBLIC COMMENT**

Tyler Sanders offered public testimony

## **MINUTES**

1. December 16, 2025 Planning Commission Meeting Minutes

**It was moved by Commissioner Anderson and seconded by Commissioner Niles, to approve the minutes of the December 16, 2025, Planning Commission Meeting. Commissioner Keller abstained. The motion passed unanimously.**

## **MEETING ITEMS**

2. Election of Chair and Vice Chair

**It was moved by Commissioner Niles and seconded by Commissioner Anderson to nominate and approve Commissioner Hull as the Chair. The motion passed unanimously.**

**It was moved by Commissioner Keller and seconded by Commissioner Anderson to nominate and approve Commissioner Niles as the Vice Chair. The motion passed unanimously.**

3. 2026 Legislative Session Update

Alan Peters reviewed the 2026 Legislative Session Update and responded to Commissioners questions.

4. Our Camas 2045 – Zoning Code Amendments

Alan Peters reviewed Our Camas 2045 Zoning Code Amendments and responded to Commissioners questions.

**MISCELLANEOUS UPDATES**

Alan Peters gave an update on the vacant planning commission seat.

**NEXT MEETING DATE**

The next meeting is scheduled for April 21, 2026.

**CLOSE OF MEETING**

The meeting closed at 8:29 p.m.



# Staff Report

April 21, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 90 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

**BACKGROUND:** The City of Camas is currently updating its Comprehensive Plan. As part of this effort, the City will also be reviewing and updating portions of the zoning code to ensure that development regulations are aligned with the updated plan’s goals, policies, and growth objectives. The Planning Commission will be discussing several code sections during upcoming meetings as part of this implementation effort.

**SUMMARY:**

CMC Chapter 18.05 – Zoning Map and Districts

This section revises the table in CMC 18.050.020 that lists each zoning district and the corresponding comprehensive plan designation. With the proposed comprehensive plan update, the City will be consolidating its comprehensive plan designations down from 14 to eight total designations: Residential Low, Medium, and High; Mixed Use; Commercial; Mixed Employment; Industrial; and Parks and Open Space.

The total number of zoning designations will be reduced from 26 to 25, however the code will consolidate some zones and create new ones. The Light Industrial, Business Park, and Light Industrial/Business Park zones will be consolidated into a new Mixed Employment zone. Four park zones will be consolidated into a new Parks and Open Space zone.

New zones will include a Residential High – 24 zone and four new downtown zones – Downtown Residential, Downtown Mixed Use – Low Rise, Downtown Mixed Use – Mid Rise, and Downtown Historic Main Street Core.

Chapter 18.18 – Site Plan Review

The amendments refine applicability and exemptions, notably clarifying that middle housing and ADUs are exempt when located on a single residential lot and removes referenced to outdated zones. The City recently adopted code changes to streamline development of middle housing and ADUs.

### 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 changes expand on what the Planning Commission reviewed at the March 2026 meeting which would make the PRD approval process more objective and shift the decision to a quasi-judicial review before the Hearings Examiner.

The most recent updates would require all PRDs to provide minimum of 15% open space. Areas set aside for retention of mature trees could be included as part of the open space. The code would also guarantee a 15% density bonus for all projects. This could be increased to 20% for projects that provide 20% or more open space.

### Chapter 18.26 – Flexible Development

The Flexible Development code is similar to PRDs in that they both provide development flexibility with the goal of promoting efficient land use, ensuring compatibility between developments, and preserving community resources. However, the PRD code is more oriented towards innovative residential development. Meanwhile the Flexible Development code is oriented towards sustainable/green design in any zone.

The City is considering amendments to 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. These zones mostly consist of city property, but there are a few privately owned parcels included. The City is proposing a new consolidated Parks and Open Space zone that is intended to recognize the privately owned properties within the zone while also better accommodating parks projects.

The code also introduces a tiered development review framework, distinguishing between private parks projects which would be subject to standard development review and public projects which could be exempted if it has been approved in the City’s PROS plan.

### Chapter 18.43 – Conditional Use Permits

Proposed changes to the chapter clarify the authority of the hearing examiner to impose conditions of approval for conditional uses that increase requirements for projects above what is normally required in the code.

An additional change would increase the amount of performance bonds to 150% of the cost of proposed improvements and grants authority to the hearing examiner to require a bond when deemed necessary. The current code places this responsibility with the City Council, however Council does not have a role in reviewing conditional uses currently.

#### Chapter 18.45 – Variances

Variances are separated into minor and major categories which differ based on the amount of variation requested and the approval process and authority. 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 provides for amendments to the comprehensive plan and zoning map or text which can be requested by any party. Proposed amendments would add application requirements for requests for zoning text changes and provide for concomitant rezones.

A concomitant rezone is a zoning map change that is approved together with specific, binding conditions on how the property must be developed. This is a useful tool that would allow the City to impose site-specific conditions when approving a zone change request such as use limitations, density requirements, design standards, phasing, and public improvements.

**18.05.020 Districts designated.**

For the purposes of the Code, the city is divided into zoning districts designated as follows:

<u>District</u>	<u>Symbol</u>	<u>Comprehensive Plan Designation</u>
<u>Residential-6</u>	<u>R-6</u>	<u>Residential - Low</u>
<u>Residential-7</u>	<u>R-7</u>	<u>Residential - Low</u>
<u>Residential-10</u>	<u>R-10</u>	<u>Residential - Low</u>
<u>Residential-12</u>	<u>R-12</u>	<u>Residential - Low</u>
<u>Residential-15</u>	<u>R-15</u>	<u>Residential - Low</u>
<u>Residential Medium 10</u>	<u>RM-10</u>	<u>Residential - Medium</u>
<u>Residential High 18</u>	<u>RH-18</u>	<u>Residential - High</u>
<u>Residential High 24</u>	<u>RH-24</u>	<u>Residential - High</u>
<u>Mixed Use</u>	<u>MX</u>	<u>Mixed Use</u>
<u>Neighborhood Commercial</u>	<u>NC</u>	<u>Commercial</u>
<u>Community Commercial</u>	<u>CC</u>	<u>Commercial</u>
<u>Regional Commercial</u>	<u>RC</u>	<u>Commercial</u>
<u>Mixed Employment</u>	<u>ME</u>	<u>Mixed Employment</u>
<u>Heavy Industrial</u>	<u>HI</u>	<u>Industrial</u>
<u>Parks and Open Space</u>	<u>POS</u>	<u>Parks and Open Space</u>
<u>Cottage Overlay</u>	<u>COT</u>	<u>Overlay</u>
<u>North Shore Lower Density Residential</u>	<u>LD-NS</u>	<u>Residential - Low</u>
<u>North Shore Higher Density Residential</u>	<u>HD-NS</u>	<u>Residential - High</u>
<u>North Shore Mixed Use</u>	<u>MX-NS</u>	<u>Mixed Use</u>
<u>North Shore Commercial</u>	<u>C-NS</u>	<u>Commercial</u>
<u>North Shore Mixed Employment</u>	<u>ME-NS</u>	<u>Mixed Employment</u>
<u>Downtown Residential</u>	<u>R-DT</u>	<u>Residential - Low</u>
<u>Downtown Mixed Use-Low Rise</u>	<u>LRMX-DT</u>	<u>Mixed Use</u>
<u>Downtown Mixed Use-Mid Rise</u>	<u>MRMX-DT</u>	<u>Mixed Use</u>
<u>Downtown Historic Main Street Core</u>	<u>HMSC-DT</u>	<u>Mixed Use</u>

<u>District</u>	<u>Symbol</u>	<u>Comprehensive Plan Designation</u>
<u>Residential 15,000</u>	<u>R-15</u>	<u>Single-family Low</u>
<u>North Shore Lower Density Residential</u>	<u>LD-NS</u>	<u>NS Single-Family Low</u>
<u>Residential 12,000</u>	<u>R-12</u>	<u>Single-family Medium</u>
<u>Residential 10,000</u>	<u>R-10</u>	<u>Single-family Medium</u>
<u>Residential 7,500</u>	<u>R-7.5</u>	<u>Single-family Medium</u>
<u>Residential 6,000</u>	<u>R-6</u>	<u>Single-family High</u>
<u>Multifamily 10</u>	<u>MF-10</u>	<u>Multifamily Low</u>

Multifamily-18	MF-18	Multifamily High
North Shore Higher Density Residential	HD-NS	NS Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
North Shore Commercial	C-NS	NS-Commercial
Mixed Use	MX	Commercial
North Shore Mixed Use	MX-NS	NS-Commercial
Downtown Commercial	DC	Commercial
North Shore Mixed Employment	ME-NS	NS-Industrial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space   Green space
North Shore Parks/Open Space	P/O-NS	NS-Parks/Open Space

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

(Ord. No. 2547, § II(Exh. B), 5-18-2009; Ord. No. 2667, § I, 12-17-2012; Ord. No. 2672, § I(Exh. A), 1-22-2013; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 2694, § I, 2-3-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 23-010, Exh. A, 8-7-2023)

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## 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)

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**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)

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## 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)

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## 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.

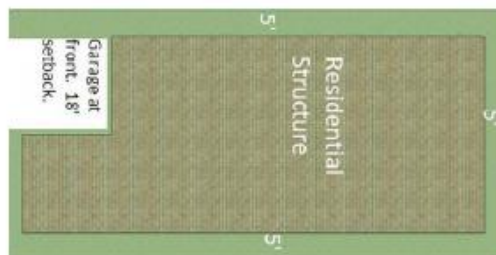


Figure 1: Potential reduced building setbacks.

**Figure 2:** Formula for parking calculation.

**Answer 1** is [(SF of green roof) ÷ (parking # per use <sup>note</sup>)] ÷ 2 = \_\_\_\_

**Answer 2** is (SF of standard roof) ÷ (parking # per use <sup>note</sup>) = \_\_\_\_

**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)



**City of Camas**  
Flexible Development Score Sheet

Item 2.

Project title: Riverview

enter sq ft  
of parcel

minimum score  
determined by zone

Parcel size (enter this value first) \*

235,003

SCORE 0.349

Factor Total

**Landscape Elements\*\***

**A Landscaped areas (each area must be independent --no duplication)**

1	Landscaped areas (does not include stormwater facility) must use native plants.	enter sq ft 25,961	0.1	2,596
2	Recreational open spaces (e.g. trails, playgrounds, as approved)	enter sq ft 41,272	1.0	41,272.0
3	Low impact storm water facilities (e.g. rain gardens, stormwater planters)	enter sq ft 0	1.0	-

**B Plantings (Allows for additive credit for landscaping area from Section A)**

1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 27,013	0.5	13,507	
2	Landscaped areas where at least 30% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.3	-	
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 12,818	0.1	1,282	
4	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 1,020	16320	0.3	4,896
5	Tree canopy for "small trees" in the Design Standards tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 87	4350	0.4	1,740
6	or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 14	1400	0.45	630
7	Tree canopy for "medium/large trees" in the Design Standards tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 9	1350	0.5	675.0
8	Tree canopy for "large trees" in the Design Standards tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	enter number of plants 14	2800	0.8	2,240.0
9	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 800	12000	1.5	18,000.0

**D Vegetated walls**

enter sq ft	0	1.0	-
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**E Approved playground equipment / park furniture**

enter sq ft	1,000	2.0	2,000.0
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**F Approved water features (must use harvested rainwater, or function as part of storm water system)**

enter sq ft	0	10.0	-
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**G Permeable paving**

1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.5	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	1.0	-

Subtotal 88,837

**H. Significant Tree Removal (from buildable areas)**

1	Removal of small tree or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 0	(0.1)	-
2	or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 0	(0.5)	-
3	Removal of medium tree or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 0	(0.7)	-
1	Removal of large tree with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 452	6780	(1.0) (6,780.0)

**I Lighting**

enter each fixture



**City of Camas**  
Flexible Development Score Sheet

Project title: Riverview

	<i>enter sq ft of parcel</i>	<i>minimum score determined by zone</i>	
Parcel size (enter this value first) *	235,003	SCORE	0.349
		Factor	Total

1	Solar lighting along rights of way	0	2.0	-
2	LED lighting along rights of way	0	2.0	-
3	Lighting controlled by motion sensors	0	2.0	-
<b>J Sidewalks</b>				
1	Sidewalk that meanders	<i>enter sq ft</i> 0	0.3	-
2	Sidewalk width is one foot wider or more than requirements of CMC Title 17 and the Camas Design Standards Manual (enter difference from req.)	<i>enter sq ft</i> 0	0.3	-
3	Sidewalk width is less than five feet wide (enter difference 5' width)	<i>enter sq ft</i> 0	(0.3)	-

<b>K Streets / Roadways</b>				
1	Planter strip between sidewalk and roadway is one foot or more than required according to CMC Title 17 and the Camas Design Standards Manual (sq ft of planter strip)	<i>enter sq ft</i>  	2.0	-
2	Planter strip within roadway (e.g. centered in roundabouts, cul-de-sac, bulb-outs)	<i>enter sq ft</i> 0	2.0	-
3	Alleys (paved)	<i>sq. feet</i> 0	0.5	-

numerator = 82,057

**BONUS SECTION FOR BUILDINGS**

<b>A Existing Structures</b>				
1	Repurpose structure (enter ONLY sq. ft of rehabilitation)	<i>enter GFA</i> 0	0.5	-
<b>B LEED Certified or other similar industry standard</b>				
		<i>If "yes" enter BUILDING SF</i> 0	2.0	-
<b>C Green Roofs</b>				
1	Over at least 2" and less than 4" of growth medium	<i>enter sq ft</i> 0	0.4	-
2	Over at least 4" of growth medium	<i>enter sq ft</i> 0	0.7	-
3	White roof or other reflective approved surfacing	<i>enter roof sq ft</i>  	0.3	-
<b>D Solar or alternative "clean" energy (wind, geothermal, etc.)</b>				
		<i>enter building GFA</i> 0	0.5	0
			numerator=	-
SQUARE FEET OF BUILDING		<i>enter GFA</i> 115050		
<b>BONUS TOTAL</b>		#DIV/0!		

\* Do not count public rights-of-way in parcel size calculation.  
\*\* You may count landscape improvements in rights-of-way if contiguous with the parcel.

## Chapter 18.32 PARK AND OPEN SPACE ~~ZONING~~<sup>4</sup>ZONE

### 18.32.010 Purpose and Applicability.

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

- A. The purpose of this chapter is to establish regulations that support the preservation, development, and use of parks, open spaces, and natural areas that contribute to community health, environmental protection, recreation, and quality of life.
- B. The regulations of this chapter apply to all lands zoned for park and open space purposes, whether publicly or privately owned, including open space tracts, critical areas, buffers, and recreation areas associated with development.

(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. Privately owned open spaces shall be used and maintained consistent with any applicable approvals, recorded documents, or development agreements.

(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 building setbacks are twenty feet from any property line.
- 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. For public park facilities that are outdoor such as playgrounds, sports courts, and similar amenities, available on-street parking may count towards or satisfy parking requirements.
- 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)

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~~<sup>4</sup>Ord. 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.~~

**18.32.040 ~~Site plan review and design review~~ Development 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.~~
- A. Development of privately owned land shall be subject to development review. Where part of a larger development, review shall occur concurrently with the associated application (e.g., preliminary plat, site plan, or civil construction permit). Standalone projects shall require Site Plan Review.
- B. Development of publicly owned land may be exempted from Site Plan Review when the proposal has been identified in the City's adopted Parks, Recreation, and Open Space Comprehensive Plan and is exempt from critical areas review and Shoreline review. When exempted, the proposal must be reviewed by the Director of Parks and Recreation for consistency with this chapter.
- C. Routine maintenance and minor improvements that do not substantially alter site layout or function (e.g., landscaping, benches, play equipment, or trails) are exempt from development review, but must still comply with the requirements of this chapter.

(Ord. No. 2667, § IV, 12-17-2012)

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## 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~~ impose conditions of approval to carry out the intent of the Camas Municipal Code and comprehensive plan. Such conditions may increase requirements in the standards, criteria, or regulations of this title or other city legislation or adopted policies.

(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.

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## 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.

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**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)

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## Chapter 18.51 COMPREHENSIVE PLAN AND ZONING AMENDMENTS<sup>1</sup>

### 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;

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<sup>1</sup>Ord. 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;

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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)