



City Council Workshop Agenda

Monday, November 03, 2025, 4:30 PM

Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/5484410>

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/88548119347>

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [2025 Fall Omnibus Budget Amendment Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst](#)
[Time Estimate: 15 minutes](#)
2. [2026 Operating Budget Presentation](#)
[Presenter: Debra Brooks, Financial Analyst and Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 30 minutes](#)
3. [City of Camas 2025 Third Quarter Financial Performance Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
4. [2025 Annual Municipal Code Amendments](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 30 minutes](#)
5. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING



Staff Report

November 3, 2025 Council Workshop Meeting

2025 Fall Omnibus Budget Amendment Presentation

Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us
360.817.7025	dbrooks@cityofcamas.us

BACKGROUND: This presentation will review the carry forward, administrative, and supplemental budget packages to amend the 2025 Budget.

SUMMARY: The 2025 Fall Omnibus consists of four unanticipated carry forward items from the 2024 budget, eight supplemental packages to address unforeseen budget needs, and ten administrative budget appropriations that are budget neutral due to being technical in nature. Additional information will be presented to Council at the workshop.

BENEFITS TO THE COMMUNITY: Several omnibus packages include capital projects from long-range planning documents such as the Capital Facilities Plan, Water System Plan, Sewer System Plan, and Transportation Plan.

STRATEGIC PLAN: This agenda item supports efforts under strategic priorities for economic prosperity, safe & accessible community, and stewardship of City assets. Additional information will be provided during the presentation.

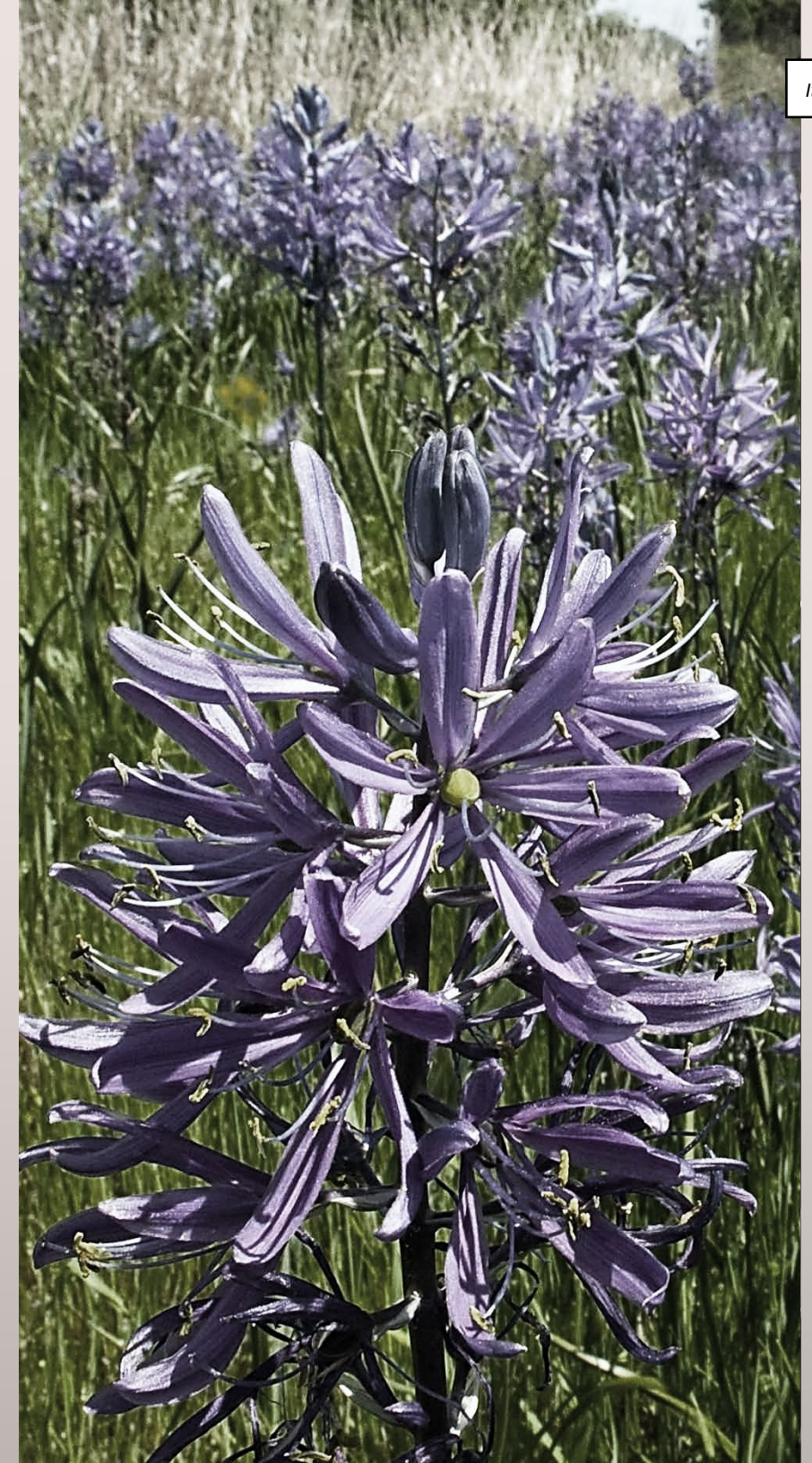
BUDGET IMPACT: The budget impact will be \$735k in 2024 budget carry forward to 2025, a net neutral impact from administrative budget items that are technical in nature, and a reduction in budget of \$2.34M for supplemental packages representing primarily capital projects that completed under the anticipated amount needed at the time of budgeting.

RECOMMENDATION: The next step will be opening a public hearing to consider public comments on the 2025 Fall Omnibus. This hearing will be opened at the November 17, 2025 Council Meeting and remain open until the December 3, 2025 Council Meeting, whereupon the public hearing will be closed and staff will recommend that the City Council consider the ordinance for adoption.



2025 Fall Omnibus Budget Amendments

Council Workshop – November 3, 2025



Strategic Plan Priorities



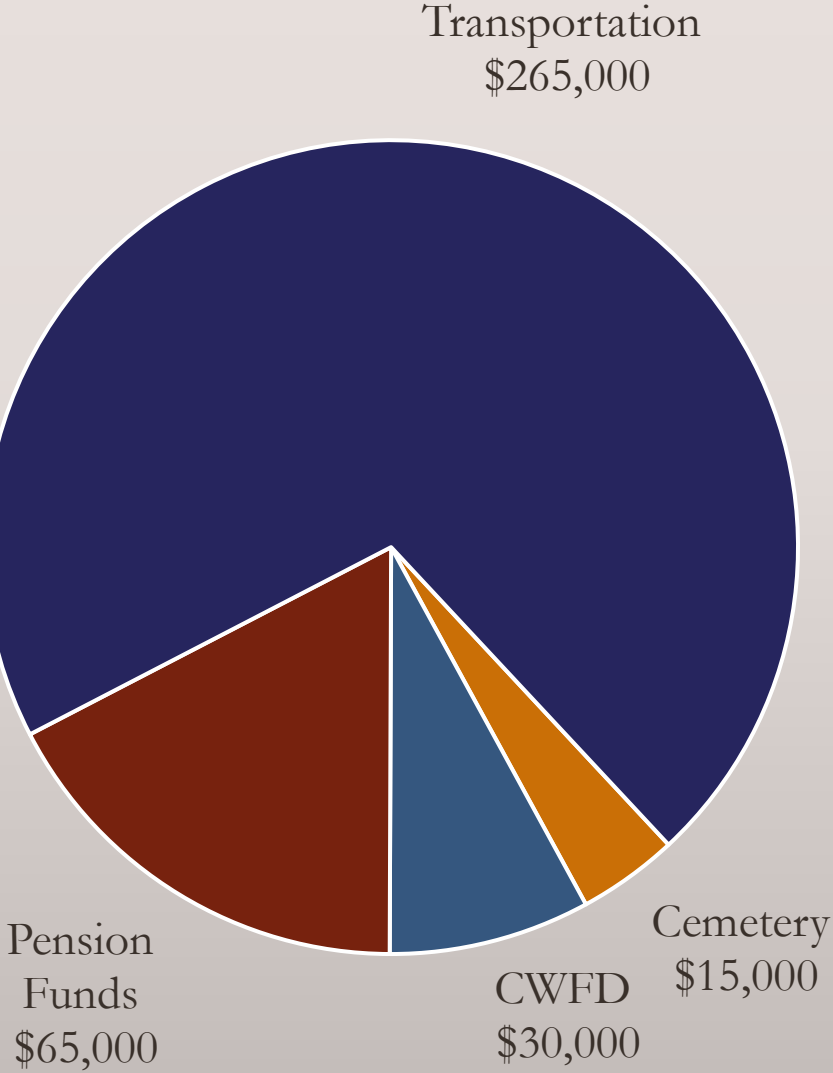
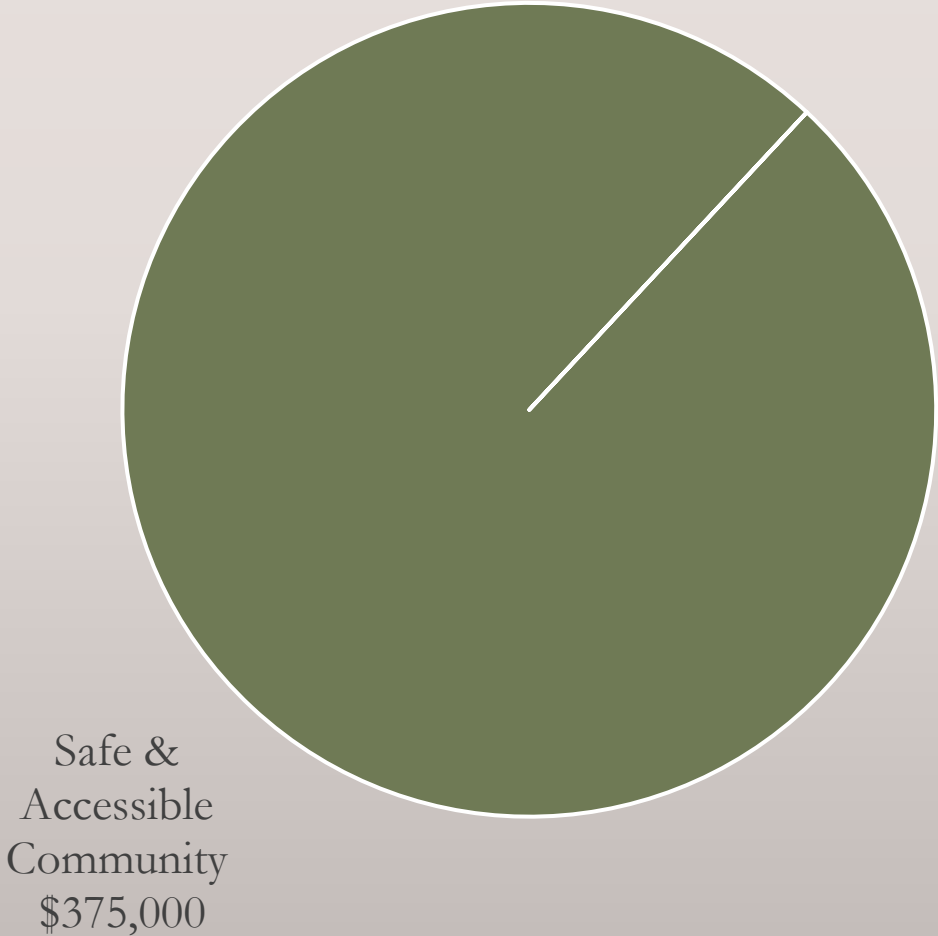
- ✧ **Economic Prosperity**
Ensure long-term financial stability through alternative revenue sources, attracting businesses, scaling infrastructure, and managing smart and sustainable growth to enhance livability.
- ✧ **Safe & Accessible Community**
Foster a safe and inclusive community through comprehensive public safety services, mobility, and accessibility.
- ✧ **Stewardship of City Assets**
Preserve and invest in critical infrastructure and systems, including roads, trails, water systems, buildings and open spaces.
- ✧ **Vibrant Community Amenities**
Invest in City amenities that enhance quality of life, foster connections and meet the diverse needs of the community.
- ✧ **Engaged Workforce**
Value and support a City team that is transparent, accountable, diverse and focused on working together.

Omnibus Overview

22 Packages - \$ (1,605,000)

PACKAGE TYPES	DETAILS
<u>CARRY FORWARD</u> Items budgeted in a previous year that have continued into the current year – requests for the carry forward and reallocation of unspent budget from the prior year to cover the on-going activity	4 Packages \$ 735,000
<u>ADMINISTRATIVE</u> Expenses with a dedicated revenue source or items that are technical in nature with a net neutral impact	10 Packages \$ 0 – budget neutral
<u>SUPPLEMENTAL</u> Requests to allocate budget for unanticipated needs that have newly arisen in the current year	8 Packages \$ (2,340,000)

Package Totals by Priority & Dept/Fund



Economic Prosperity

PACKAGE DESCRIPTION	REASON/PURPOSE	TYPE	AMOUNT
Lacamas North Shore Arterial	Design and construction of the North Shore Arterial Boulevard to support growth of the North Shore Subarea	Administrative	\$ 0 budget neutral
Forest Home Booster Station	Return resources to fund balance after indefinite suspension of prospective project	Supplemental	\$ (500,000)
North Shore Transmission Main	Returning resources to fund balance following successful completion below allocated budget	Supplemental	\$ (900,000)
SE 6th Avenue Bridge Crossing	Returning resources to fund balance following successful completion below allocated budget	Supplemental	\$ (400,000)
SR 500/3rd Ave Waterline Replacement	Returning resources to fund balance following successful completion below allocated budget	Supplemental	\$ (100,000)
Retirement Benefits	Post-employment medical expenses for LEOFF retirees exceeded anticipated need	Supplemental	\$ 65,000

Safe and Accessible Community

PACKAGE DESCRIPTION	REASON/PURPOSE	TYPE	AMOUNT
Replacement Police Patrol Vehicle	Receipt of a Police vehicle was delayed to the current year	Carry Forward	\$ 80,000
ULTGO Bond – Fire Station	Bond for the voter-approved levy to replace Fire Station 41	Administrative	\$ 0 budget neutral
LTGO Bond – Transportation	GO bond to fund major transportation projects	Administrative	\$ 0 budget neutral
Funding Transfers – 38 th Avenue	Internal transfers of existing bond funds & TIF for 38 th Ave	Administrative	\$ 0 budget neutral
Funding Transfers – Lake & Sierra	Internal transfers of existing bond funds for Lake & Sierra	Administrative	\$ 0 budget neutral
Replacement Ambulance Equipment	The replacements of gurneys were critical to ensure apparatus had necessary equipment to remain in service	Supplemental	\$ 65,000
Improvements to Division Street	Safety improvements to Division Street requested in tandem with the Crown Park Improvements	Supplemental	\$ 265,000

Stewardship of City Assets

PACKAGE DESCRIPTION	REASON/PURPOSE	TYPE	AMOUNT
Cemetery Columbarium	Final installation of the remaining columbarium was delayed	Carry Forward	\$ 15,000
Crown Road Transmission Main	Construction for a project long in preparation phases	Carry Forward	\$ 250,000
Replacement Solid Waste Truck	Receipt of a garbage truck was delayed to the current year	Carry Forward	\$ 390,000
Revenue Bond	Revenue bond to fund major water and sewer projects	Administrative	\$ 0 budget neutral
Funding Transfer – Pvmnt Preservtn	Internal funding transfer from the transp benefit district fund for annual pavement preservation	Administrative	\$ 0 budget neutral
Funding Transfers – Cap Facilities	Internal transfers of existing bond funds for facilities capital	Administrative	\$ 0 budget neutral
Facilities Rent & Repair Model	Adjustments to the Facilities R&R model	Administrative	\$ 0 budget neutral
Phone System Replacement	Reduction following significantly lower contract amount than anticipated when budgeting	Supplemental	\$ (800,000)

Next Steps for the Fall Omnibus

Nov 3 (tonight)

- Workshop – Introduction Presentation

Dec 1

- Regular Meeting – Close Hearing
- Consider Adoption



Nov 17

- Regular Meeting – Open Hearing



Staff Report

November 3, 2025 Council Workshop Meeting

2026 Operating Budget Presentation

Presenter: Debra Brooks, Budget Analyst and Cathy Huber Nickerson, Finance Director

Time Estimate: 30 minutes

Phone	Email
360.817.7025	dbrooks@cityofcamas.us
360.817.1537	chuber@cityofcamas.us

BACKGROUND: The 2026 Operating Budget presentation is to review the proposed changes in operating budgets with both revenues and expenses. The presentation will also cover how the City determines the changes to the operating budgets and how the changes are prioritized within the City's Strategic Plan.

SUMMARY: Operating budgets fund the core services provided by the City some of which are mandated by State's legal framework, some by City municipal code and others by Council priorities. These budgets include police and fire protection services, park maintenance and recreation, library operations, general government services, stormwater, water and sewer operations as well as internal services such as fleet, facilities, and IT maintenance.

Funding sources for these services include general revenues such as taxes, service fees and charges, grants, state-shared revenue and in some dedicated revenue sources.

BENEFITS TO THE COMMUNITY: Operating budgets are largely considered the essential service the public relies on day to day. These services include public safety, clean water, sewer and solid waste collection and disposal and safe streets. Other services are considered the community or cultural aspects to our city including Library hours and programming, park events and recreation, safe trails and bike paths and event gatherings such as Hometown Holidays. These are some of the services provided with staff and services funded by the 2026 Budget.

STRATEGIC PLAN: City operations for 2026 meet the following priorities:

- Safe and Accessible Community
- Stewardship of City Assets
- Vibrant Community Amenities
- Economic Prosperity
- Engaged Workforce

The presentation will provide how changes to the 2026 Adopted Budget to the 2026 Mayor's Recommended Budget address the Strategic Plan priorities.

POTENTIAL CHALLENGES: The potential challenges for any operating budgets are unanticipated cost escalators such as inflationary pressures, tariffs, supply chain issues, and high bid responses. In addition, one of the largest impacts on operating budgets is the change in staffing. It is expensive to lose talented staff with recruitments, overtime in backfilling, training, and the loss in productivity for the team.

BUDGET IMPACT: The 2026 Operating Budget is largely a continuous of the 2025 initiatives which is by design with a biennial budget. The only significant change is the addition of three police staff which will be funded from dedicated Criminal Justice Sales Tax shared by Clark County as a whole,

RECOMMENDATION: Next steps include the public hearing and consideration for the 2026 Budget Ordinance on December 1, 2025.

*CITY OF CAMAS 2026
RECOMMENDED OPERATING
BUDGET
NOVEMBER 3, 2025*

AGENDA

Operating Budget Highlights

General Fund

Special Revenue Funds

Utility Funds

Internal Service Funds

Next Steps

MAYOR'S 2026 RECOMMENDED BUDGET

Recommended Budget \$195.9 million

Operating Budget \$112.9 million

Capital/Debt/Pensions
\$83 million

General Fund
\$41.7 million

Special Revenue Funds
\$27.6 million

Utility Funds
\$36.5 million

Internal Service Funds
\$7.1 million

CITY OF CAMAS STRATEGIC PLAN PRIORITIES

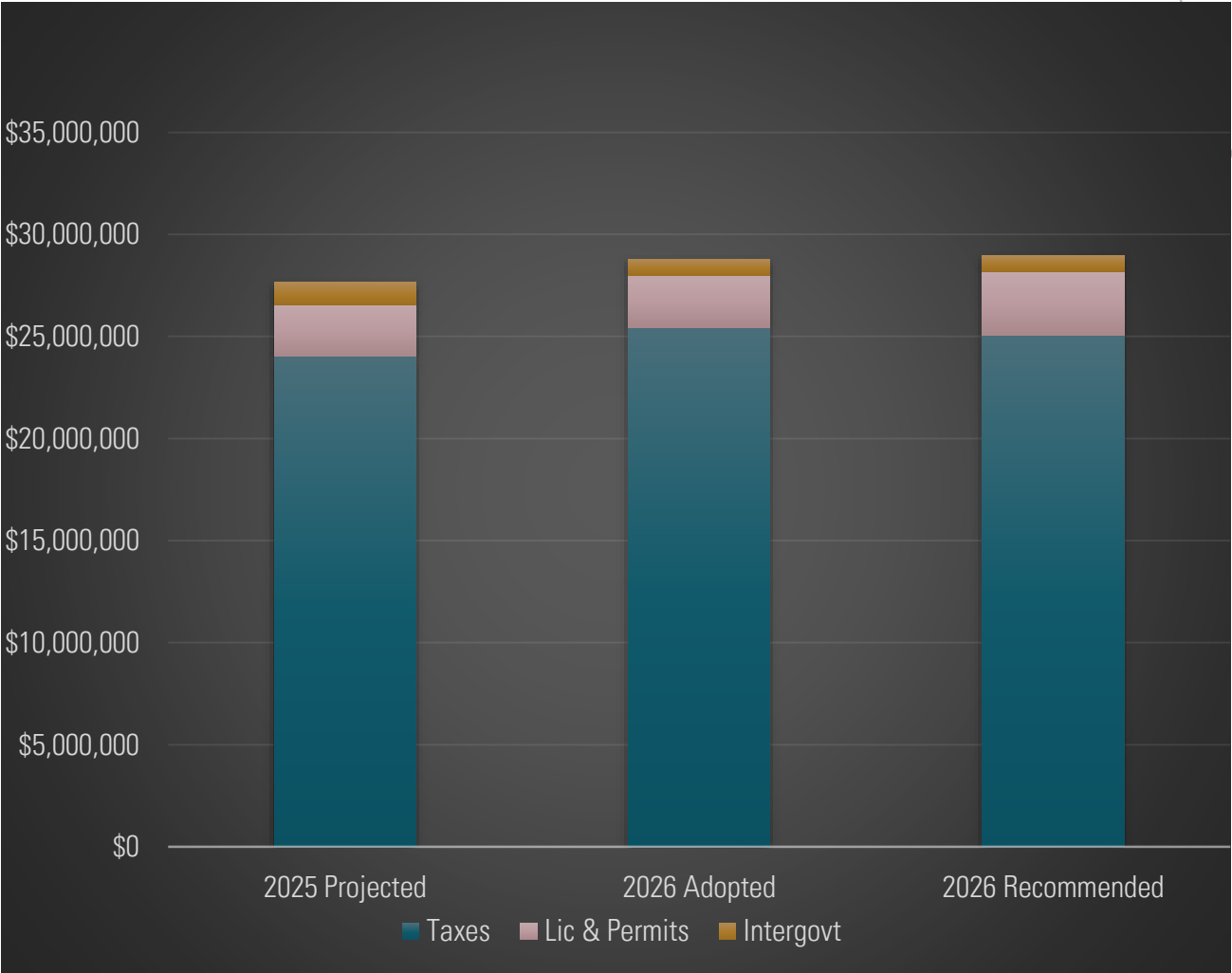


GENERAL FUND

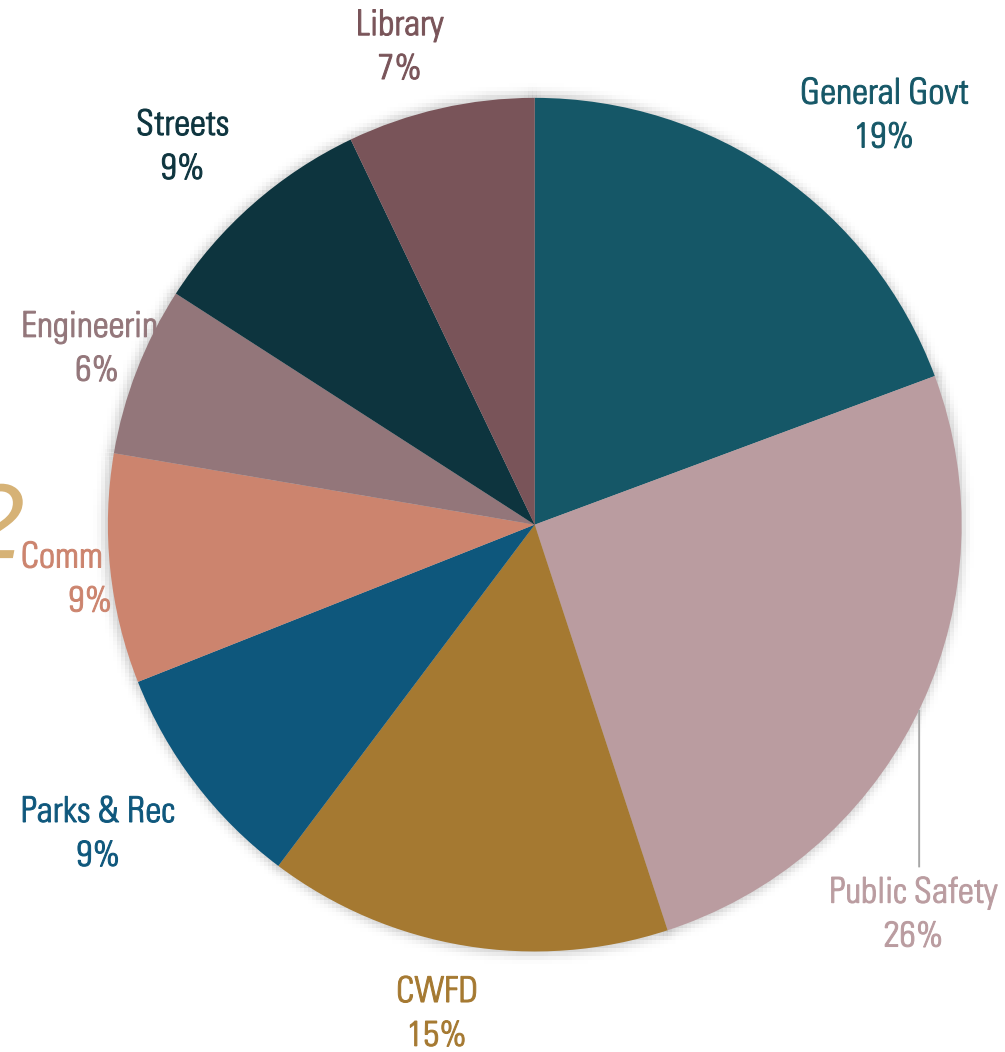
CITY OF CAMAS

CHANGE IN REVENUES

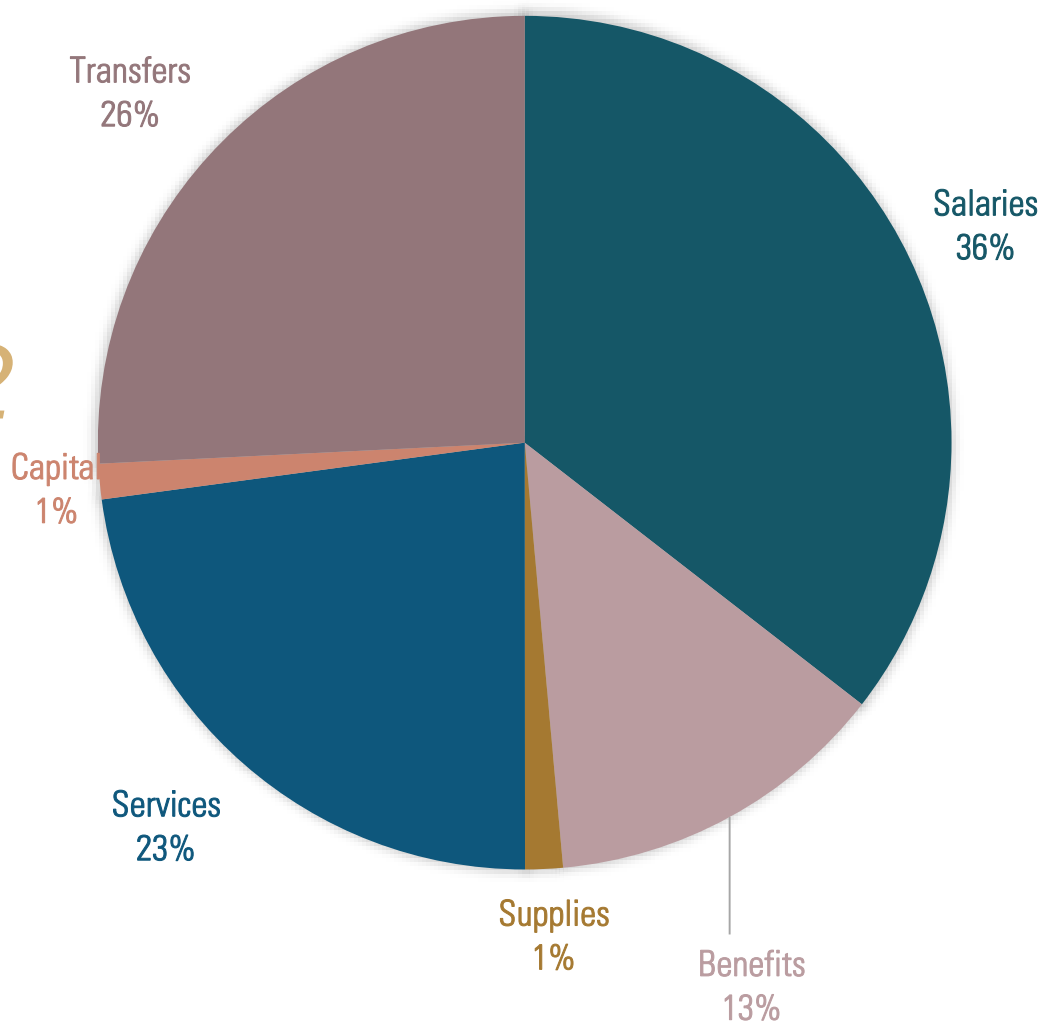
Overall Change from 2025 Actuals to 2026 Recommended Budget	
Revenue increase of \$3.2 million or 13%	
Taxes	\$1 million or 4.4%
Permits	\$605,628 or 24%
Intergovt	(\$332,364) or 30%
Charges for Services	\$1.5 million or 21%
Miscellaneous	\$424,681 or 73%



GENERAL FUND BUDGET EXPENDITURES 2026 BY DEPARTMENT



GENERAL FUND BUDGET EXPENDITURES 2026 BY SPENDING CATEGORY



EXPENDITURE CHANGES FOR 2026

GF EXPENDITURE CHANGES

- Police Staffing \$587,367
 - 1 Lieut, 2 Sgts, with 2 vehicles
- CWFD Ambulance \$260,610
- Increase Street Preservation \$1,035,146
- Internal Facilities Fund setup \$400,000
- Library Hive \$616,000
- Inflation and healthcare costs \$244,092

GF FUNDING TO OFFSET

- Funded with Criminal Justice Sales Tax
- Funded with Opioid Settlement funds
- Funded with maintained property tax funding
- Funded with increased in fees
- Funded with fund balance (prior yr funding)
- Funded with Fee Schedule increases

STRATEGIC PLAN PRIORITIES GF FUNDING



Safe and Accessible
Communities

Police Staffing and vehicles
Ambulance replacement



Stewardship of City
Assets

Increase street preservation
Setup Facilities Internal
Service Fund



Vibrant Community
Amenities

Library Hive



Engaged Workforces

CPI and Healthcare costs

SPECIAL REVENUE FUNDS

STREETS AND CWFD

2026 STREET EXPENDITURES

Stewardship of City Assets

- Transportation Benefit District to contribute \$1,070,000 to street preservation
- GF Property Tax contributing \$1,035,046 for street preservation
- Internal Facilities Fund one-time costs \$224,989

Engage Workforce

- Inflation and healthcare costs increase \$150,681

2026 CWFD INCREASE EXPENDITURES



Safe and Accessible Communities



Full Staffing, Cost of Living
and Healthcare Increases
\$1,280,529

Salary savings from prior
year and fund balance
reduction



Inflation and Internal Facilities
costs \$522,557

Increase in new construction
and inflation adjustments to
fees



Ambulance \$260,610

Funded with Opioid
Settlement funding

UTILITY FUNDS

WATER, SEWER, STORMWATER AND SOLID WASTE

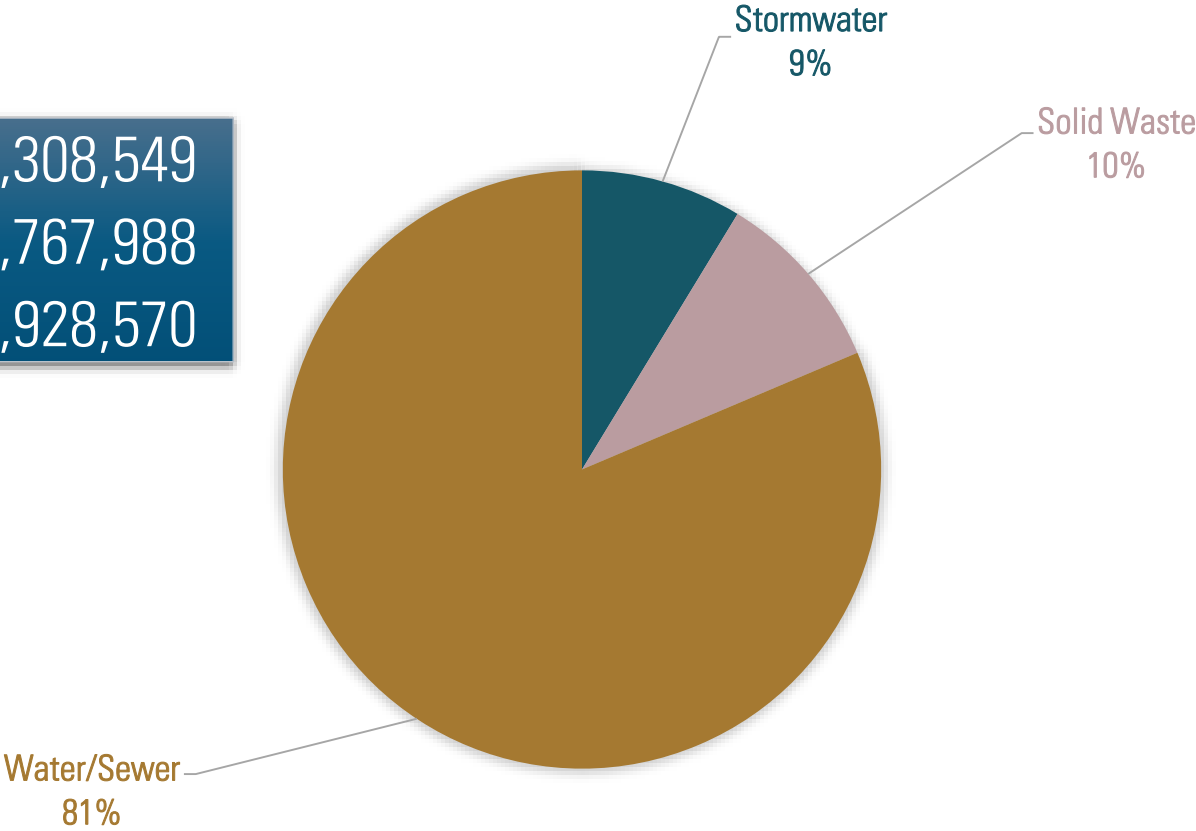
STRATEGIC PLAN PRIORITIES

- Stewardship of City Assets
 - Preserve and invest in critical infrastructures and systems

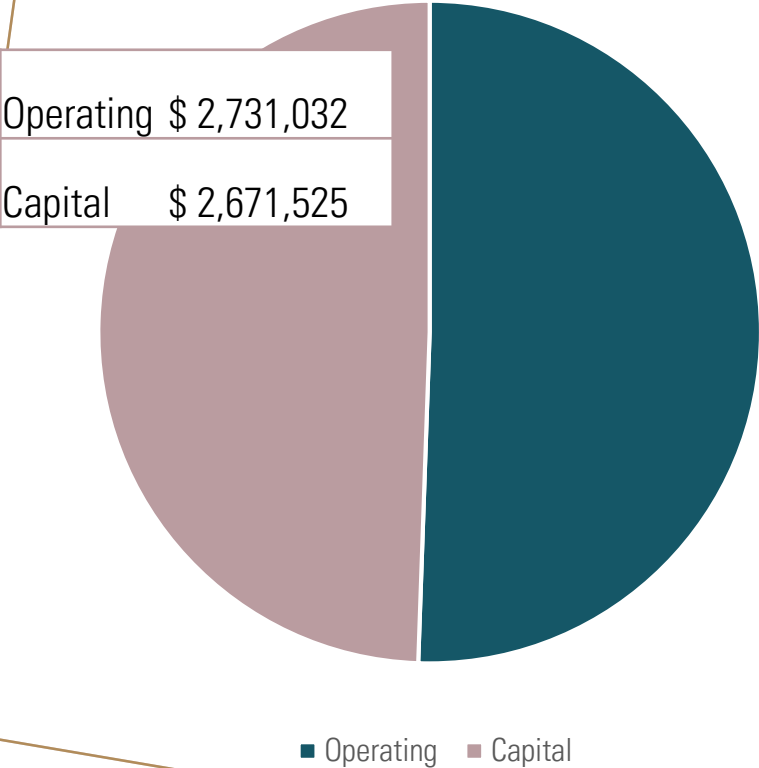


2026 UTILITIES REVENUES

Stormwater	\$	3,308,549
Solid Waste	\$	3,767,988
Water/Sewer	\$	30,928,570



STORMWATER 2026 BUDGET \$5,402,557



Salaries and
Benefits
\$1,046,246

- Cost of Living and Benefit Increases \$63,104

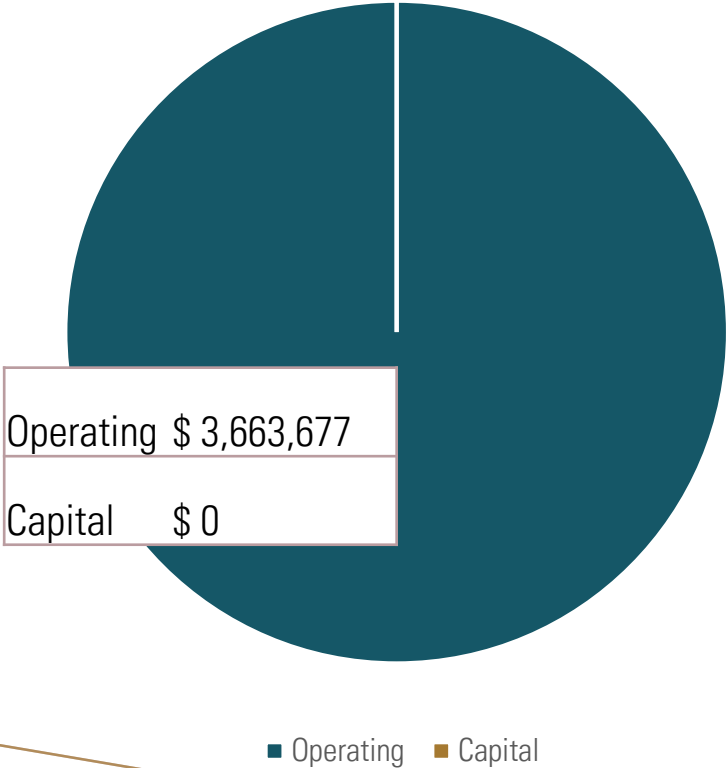
Supplies and
Services
\$1,645,325

- Inflation costs \$54,589
- IT Internal Service Fund \$2,662

Debt Payments
\$39,461

- Decreased by \$17,069 with refunding

SOLID WASTE 2026 BUDGET \$3,663,677



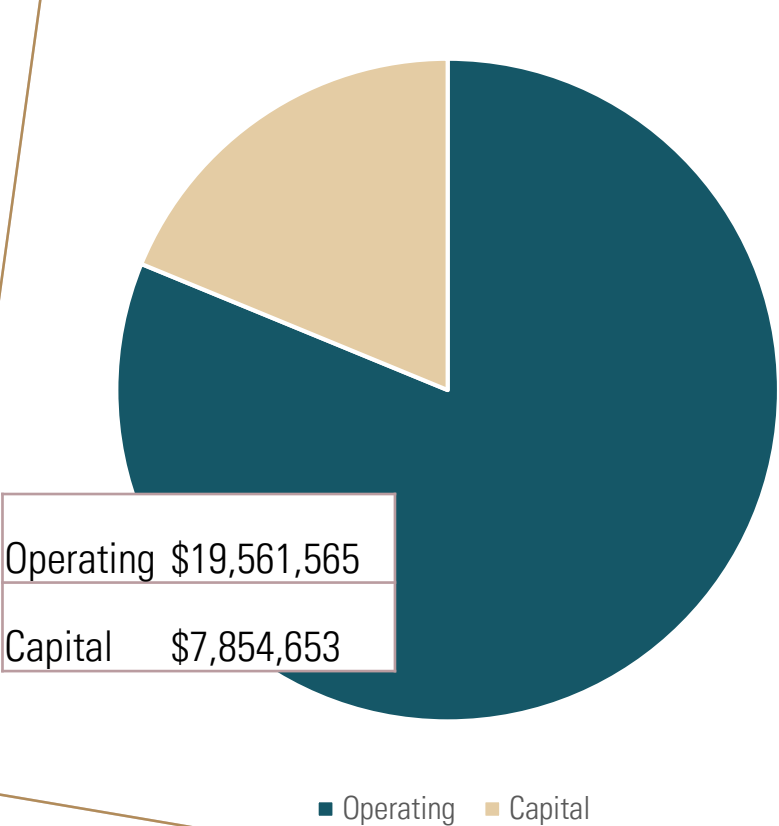
Salaries and Benefits
\$700,556

- Cost of Living and Benefit decreased (\$5,016)

Supplies and Services
\$2,963,121

- Recycling Adj (\$1,308)
- IT Internal Service Fund \$1,901

WATER/SEWER 2026 BUDGET \$27,416,218



Salaries and Benefits
\$4,368,934

- Cost of Living and Benefit Increases \$648,562

Supplies and Services
\$9,358,830

- Inflation costs \$327,444
- IT Internal Service Fund \$382,311

Debt Payments
\$5,833,801

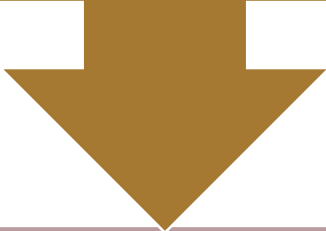
- New 2025 Rev Bond Debt Service \$1,513,988

INTERNAL SERVICE FUNDS

EQUIPMENT
RENTAL/FACILITIES/TECHNOLOGY

WHAT IS AN INTERNAL SERVICE FUND?

Fund used to account for goods and services provided by one department to other departments on a cost-reimbursement basis (self-supporting)



Purpose is to effectively and transparently allocate costs for shared activities. Camas examples include:

Fleet including vehicles, trucks, vactors, mowers, trailers, etc.	Facilities including City Hall, Station 42, Police Station, Library, Rose Property Barn	Technology including City phone system
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STRATEGIC PLAN PRIORITIES



Economic Development

Fee analysis for cost recovery



Safe and Accessible Community

Provide robust public safety services and equipment that keeps pace with service demands



Stewardship of City Assets

Modernize and enhance asset management for infrastructure, public facilities and utilities

2026 FACILITIES RENTAL INCOME

\$2,021,178

General Fund \$1,009,470	Streets \$48,000	CWFD \$364,038	Legacy Lands \$114,690
Stormwater \$22,726	Solid Waste \$30,283	Water/Sewer \$382,311	Equip RR \$50,659

EQUIPMENT RENTAL FUND

2026 Operating Budget \$1,666,653

4 FTE

Salaries and Benefits increased
\$292,507 to \$934,575

Supplies and Services decreased by
(\$108,876) to \$732,078 with Facil RR

FACILITIES RENTAL FUND

2026 Operating Budget \$2,654,180

2 FTE

Increasing by 3 FTE

HVAC Specialist, Plumbing Specialist, Sr Adm
Support Spec

Salaries and Benefits \$635,320

Supplies and Services \$2,018,860

TECHNOLOGY FUND – IN DEVELOPMENT

2026 Operating Budget \$100,000

7 FTE

Starting with City-wide Phone System \$100,000

NEXT STEPS



2026 Property Tax Levies
Presentation
Resolution for Fee Schedule

1 Dec. 2025

17 Nov. 2025



Public Hearing for Property
Tax Levies
Public Hearing for 2026
Budget Readoption
Ordinance





Staff Report

November 3, 2025 Council Workshop

City of Camas 2025 Third Quarter Financial Performance Presentation-Early Release

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This is an Early Release of the Presentation – the full presentation will be available Friday October 31st. This presentation is to review the financial performance of the City from the perspective of budget to actual, investment performance and status of short- and long-term debt. The presentation also will provide an economic overview both nationally and regionally to provide context as well as provide the outlook for the next quarter.

SUMMARY: The City of Camas' 2025 performance shows improvement; revenues were at 70% of budget and expenses at 66%. The revenue collections were showing a noticeable pick-up over the first quarter with higher state-shared revenue, grants, and construction related revenue. Expenses were below budget with vacant positions and a seasonal lull as summer seasonal help beginning.

Capital projects are nearly completion notably Crown Park redevelopment and 38th Avenue Phase III. Other projects such as street preservation and water projects were bid and contract stages.

For the City's investment and debt activity, the City's is continuing to carefully monitor the treasury market and economic trade winds to prudently safeguard the City's assets.

BENEFITS TO THE COMMUNITY:

The intent of the presentation is to provide City Council a status report on the City's financial performance and an outlook to 2025-2026. It provides context for decision making for City Council and discloses the state of the City's finances to the residents of Camas. In addition, provides open and transparent financial reporting which is a goal of the City's strategic plan and meets best financial practices.

BUDGET IMPACT: This agenda item provides financial context for City Council considerations.

RECOMMENDATION: Information only.

City of Camas 2025 Third Quarter Financial Review

Agenda

GENERAL ECONOMY DURING THIRD QUARTER 2025

REVENUE TRENDS

BUDGET STATUS

FUND BALANCE PROJECTION

CITY GROWTH

ASSET MANAGEMENT

INVESTMENTS

DEBT

OUTLOOK



2025 Third Quarter

- Existing-home sales increased by 1.5% in Sept to 4.1% yr over yr
- Inflation rose 0.3% in September – highest since May 2024
- With Fed Shutdown nearly a month in – limited data is available
- Consumer expectations are worsening – US Michigan Consumer Sentiment

**Third Quarter
compared to Second
Quarter**

Avg. Mortgage Rate
LOWER
6.3% v. 6.72%

Unemployment
Not Available
NA v. 4.1%

Retail Sales
(% change yr.)
Not Available
NA v. 3.5%

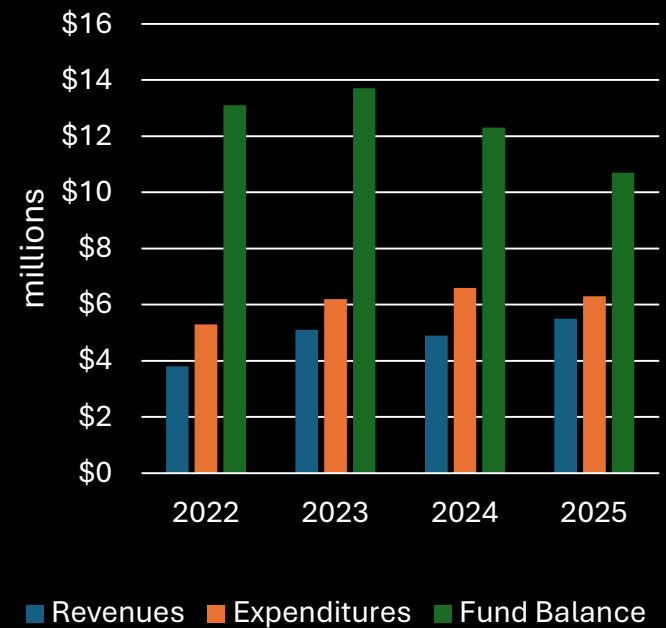
CPI (national)
HIGHER
3.0% v. 2.7%

Avg. Gas Prices
Not Available
NA v. \$3.15



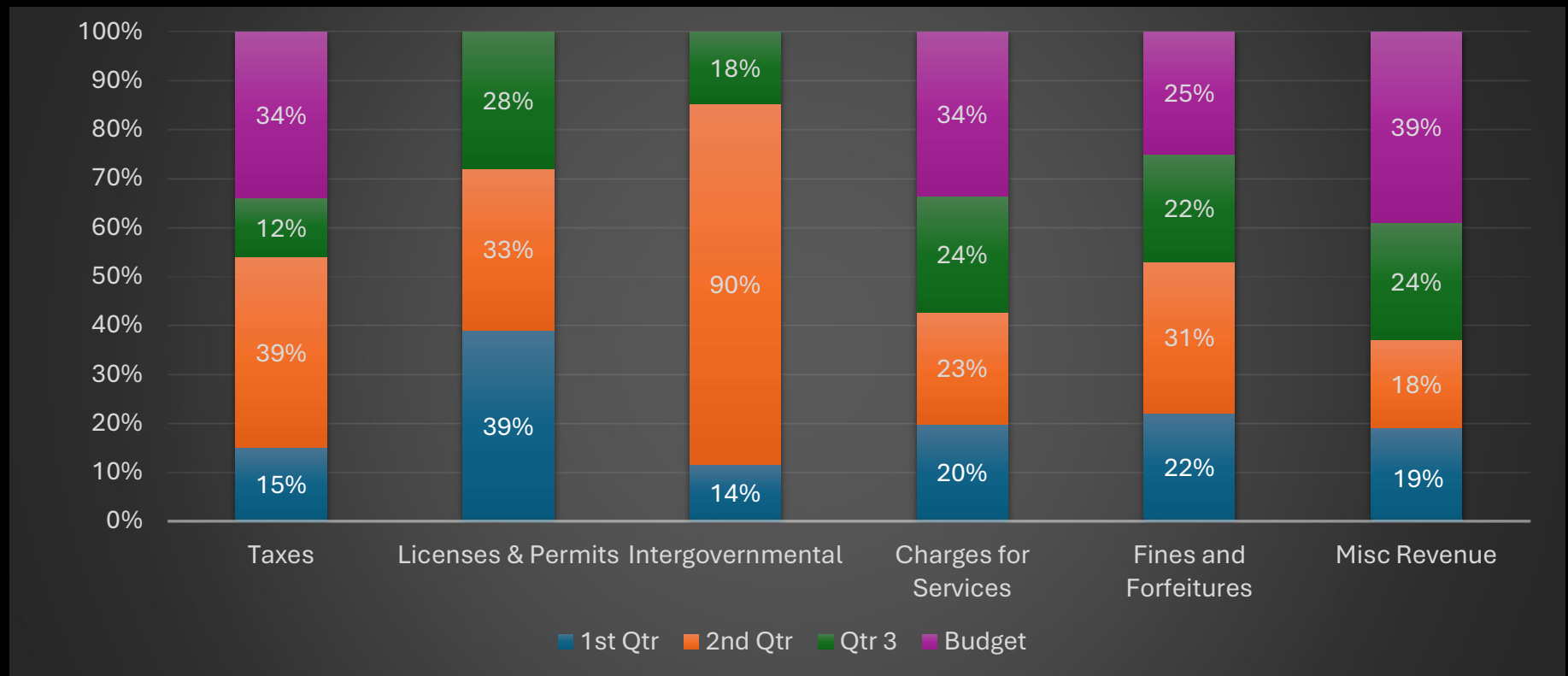
General Fund Highlights

	2022 Third Quarter	2023 Third Quarter	2024 Third Quarter	2025 Third Quarter
Net revenues (less transfers)	\$3,799,103	\$5,085,538	\$4,861,057	\$5,446,970
Net expenditures (less transfers)	\$5,297,920	\$6,168,141	\$6,617,295	\$6,263,776
Net Cash Flow	(\$1,498,817)	(\$1,082,603)	(\$1,756,238)	(\$818,806)
% of Budget Spent	65%	66%	66%	66%
General Fund Balance	\$13,130,573	\$13,690,230	\$12,284,259	\$10,684,950
Overall Cash and Investments for All Funds	\$101,230,785 Includes Bond Proceeds	\$118,786,025 Includes Bond Proceeds	\$120,411,174 Includes Bond Proceeds	\$156,815,931 Includes Bond Proceeds

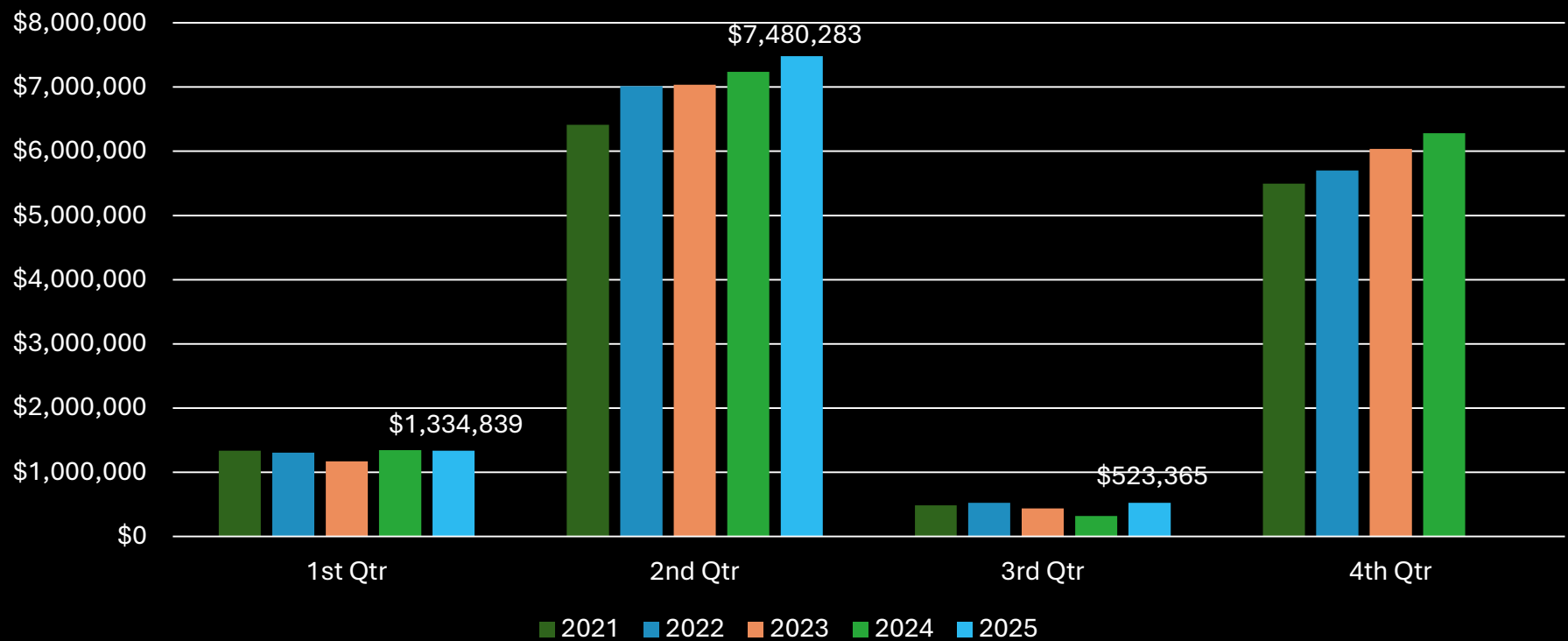


This table illustrates the cash flow of the General Fund.

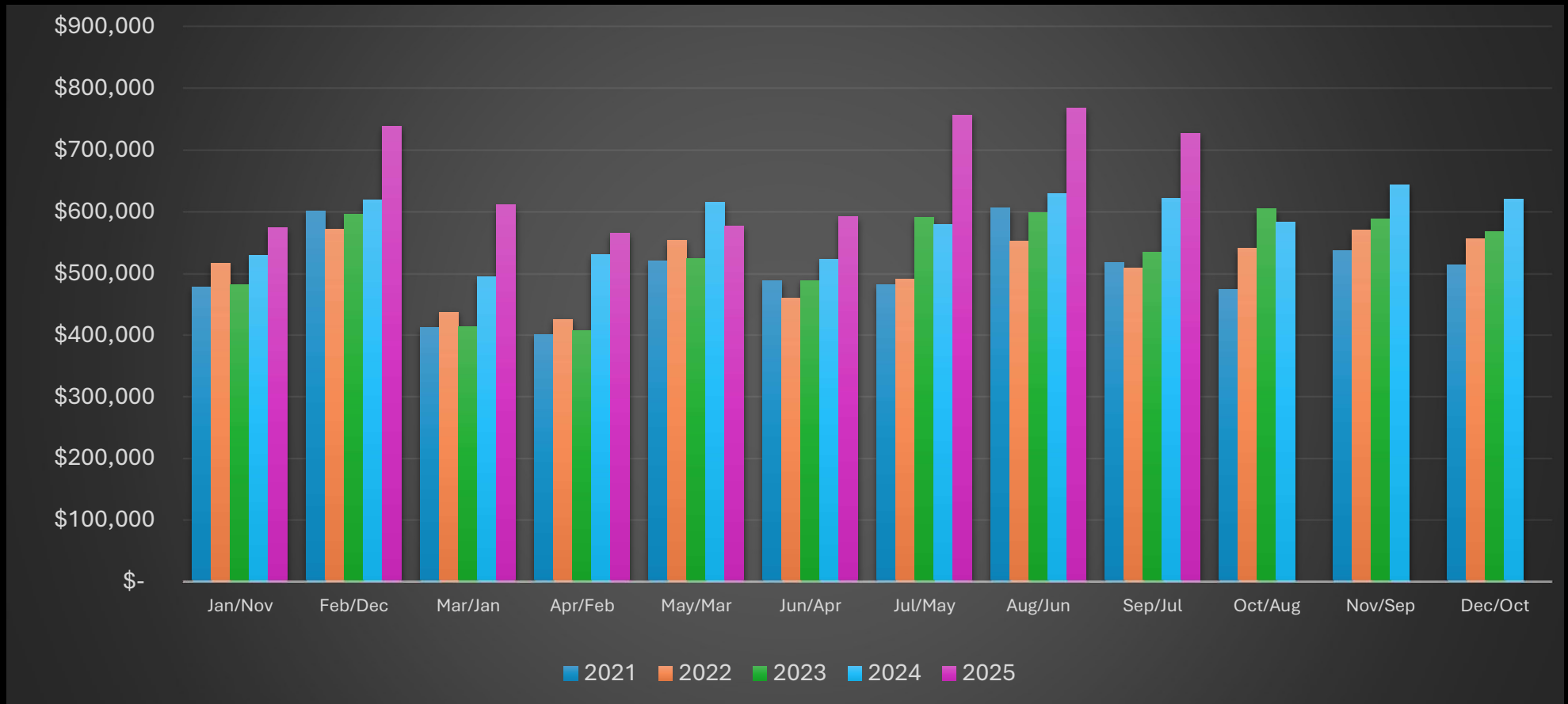
General Fund Revenues



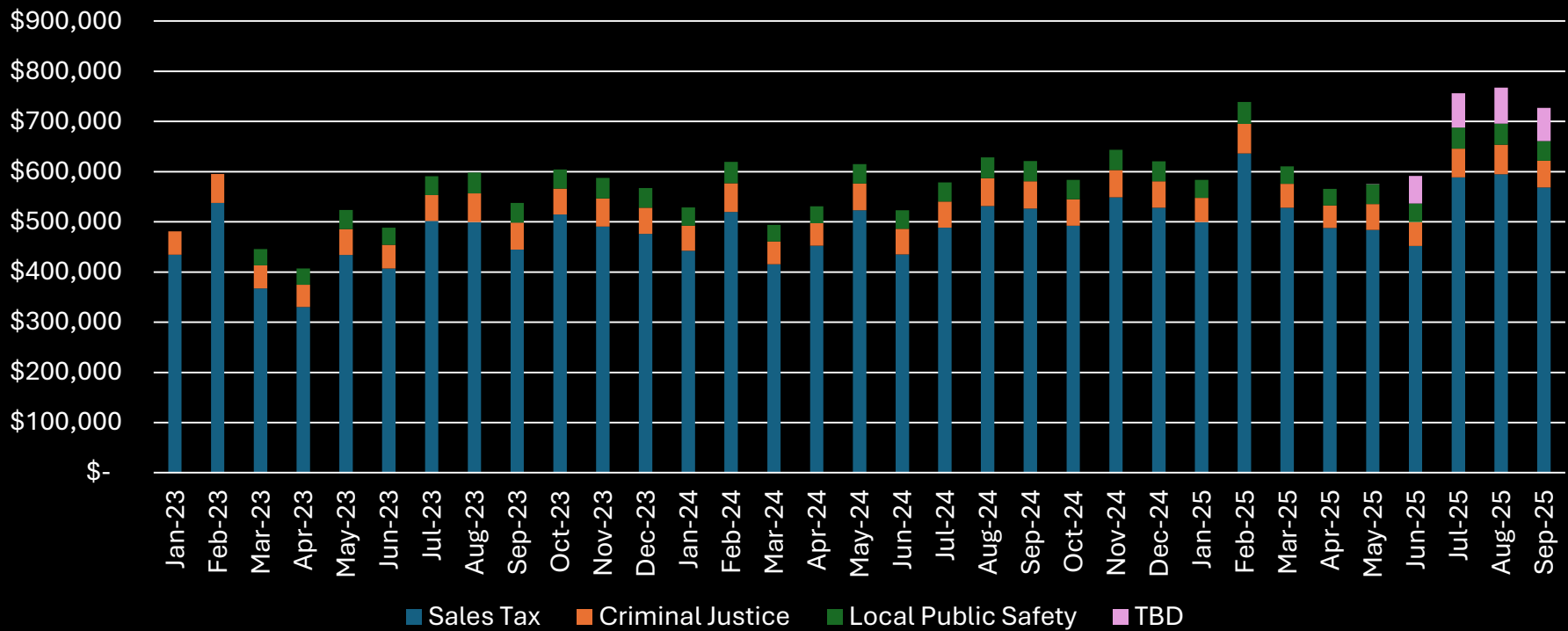
Property Tax Collections



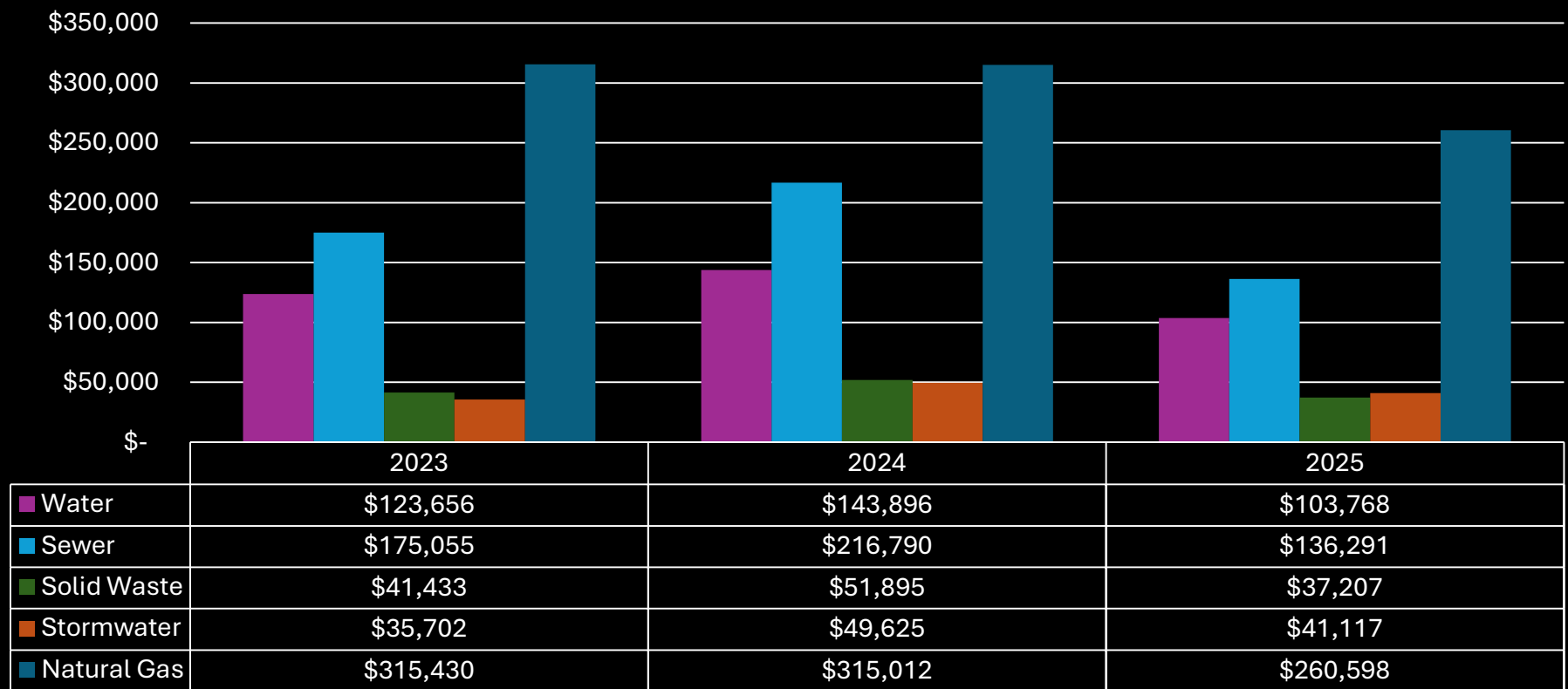
Sales and Use Tax



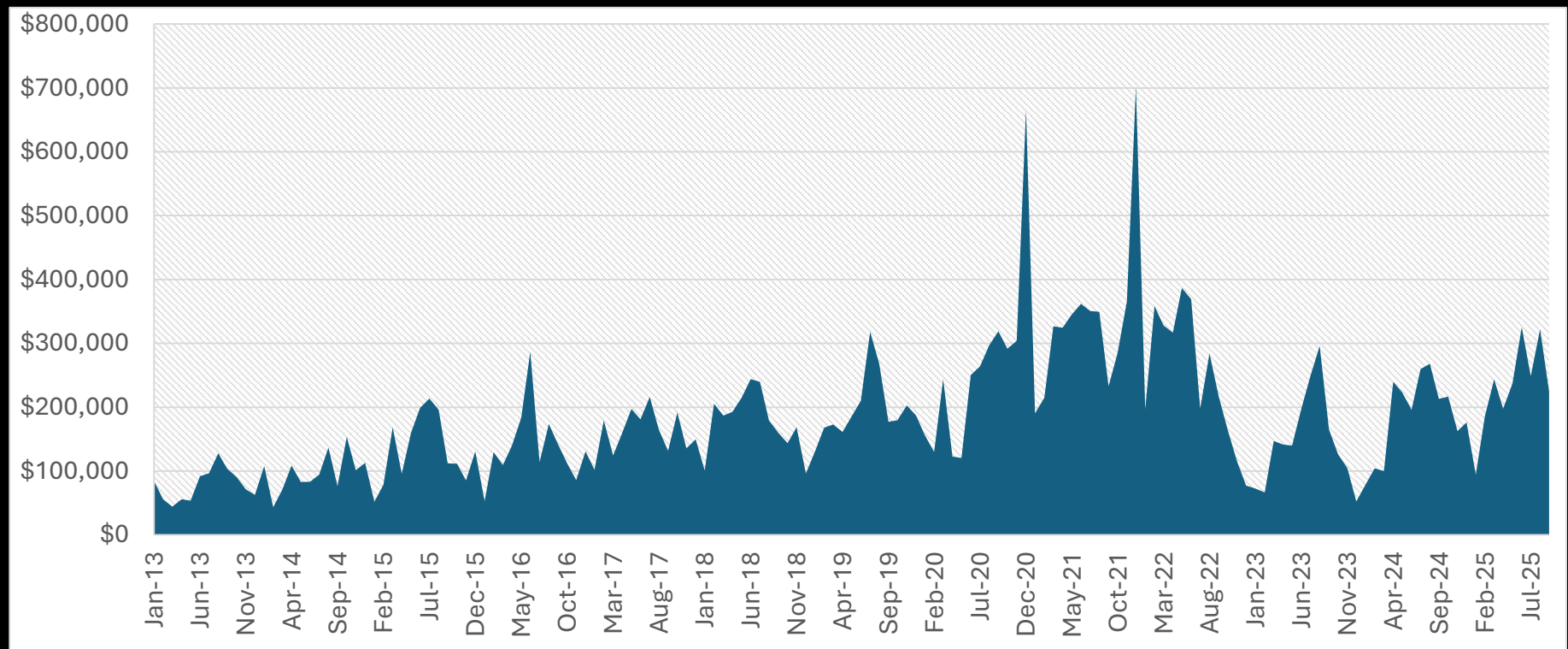
Sales and Use Tax Breakdown



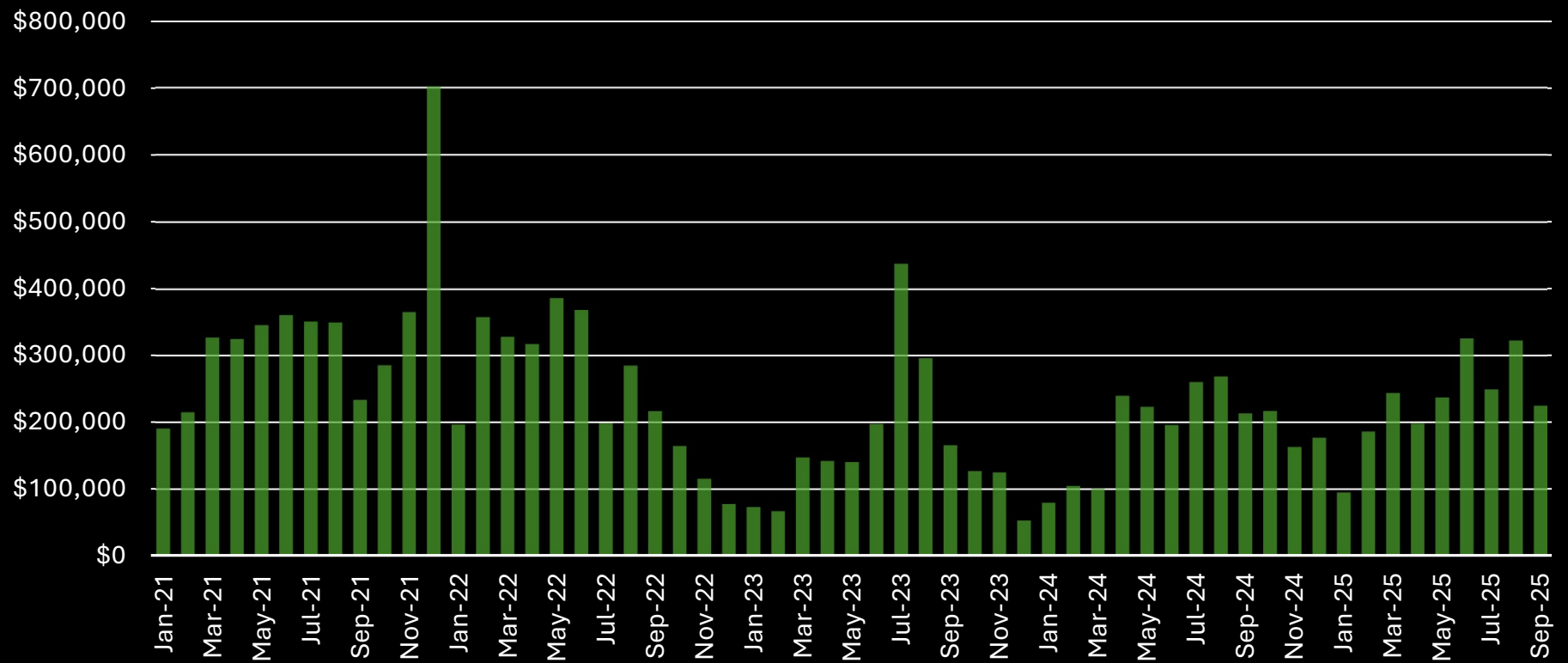
Utility Tax Collections



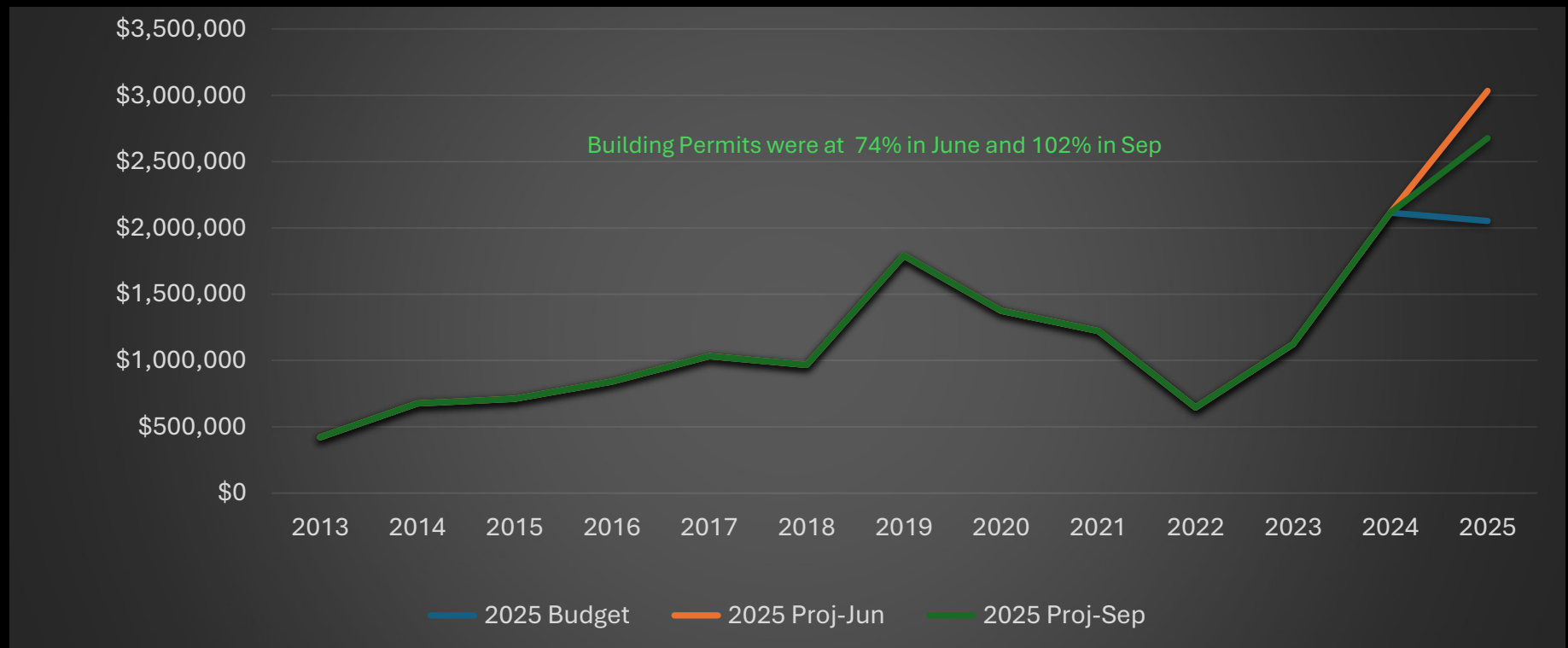
Real Estate Excise Tax



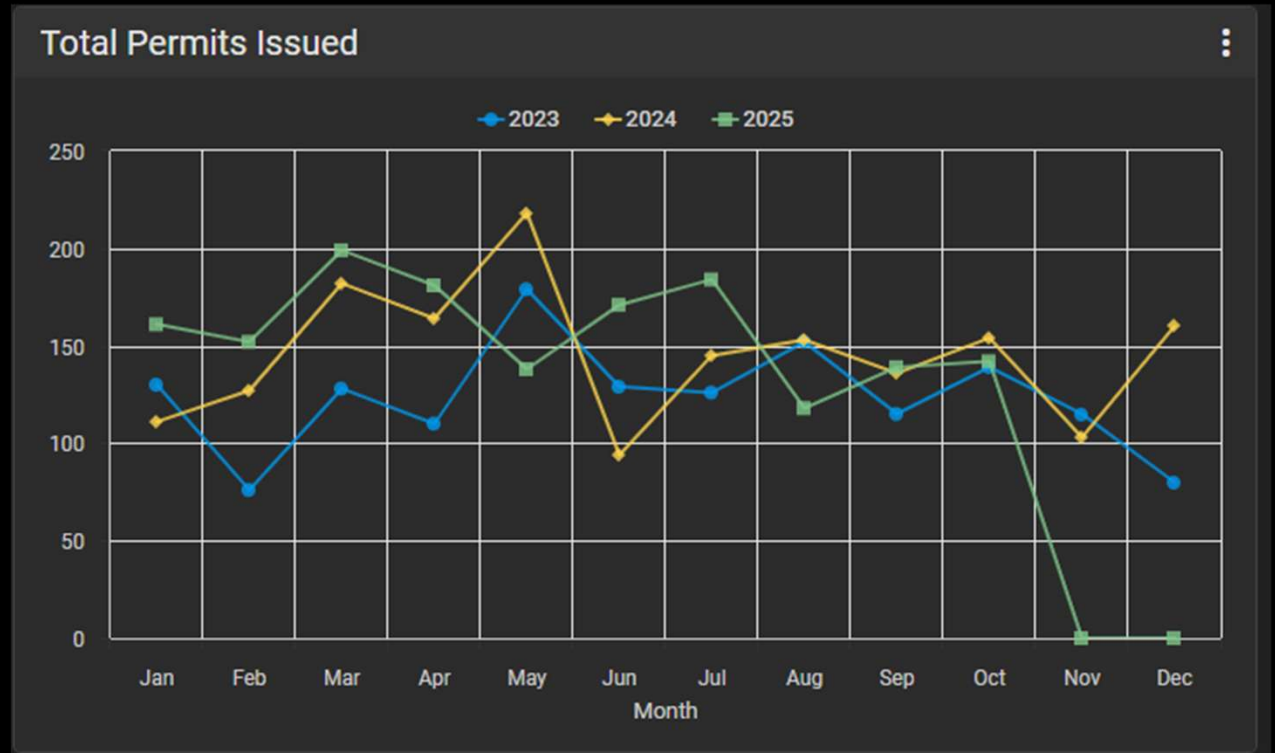
Real Estate Excise Tax



Building Permits



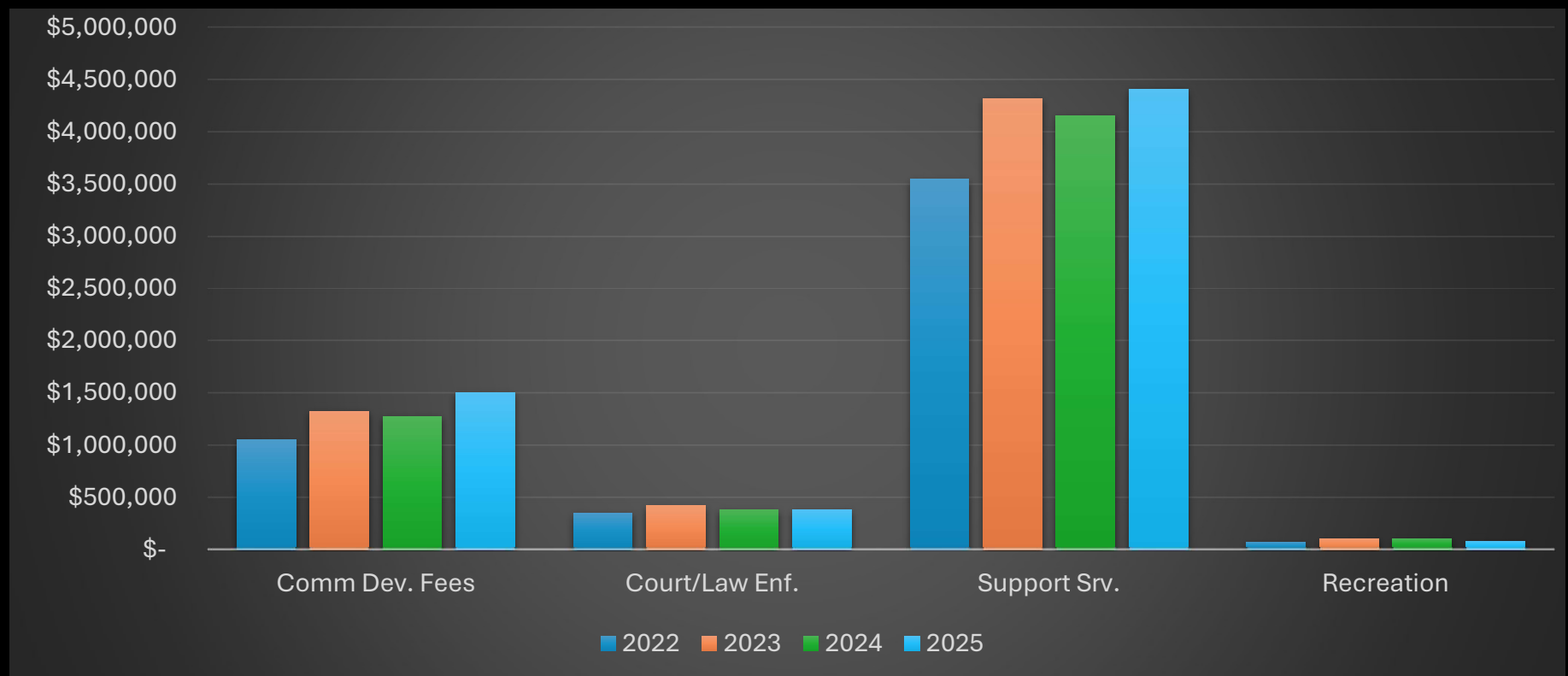
Permit Comparison 2023-2025



Intergovernmental



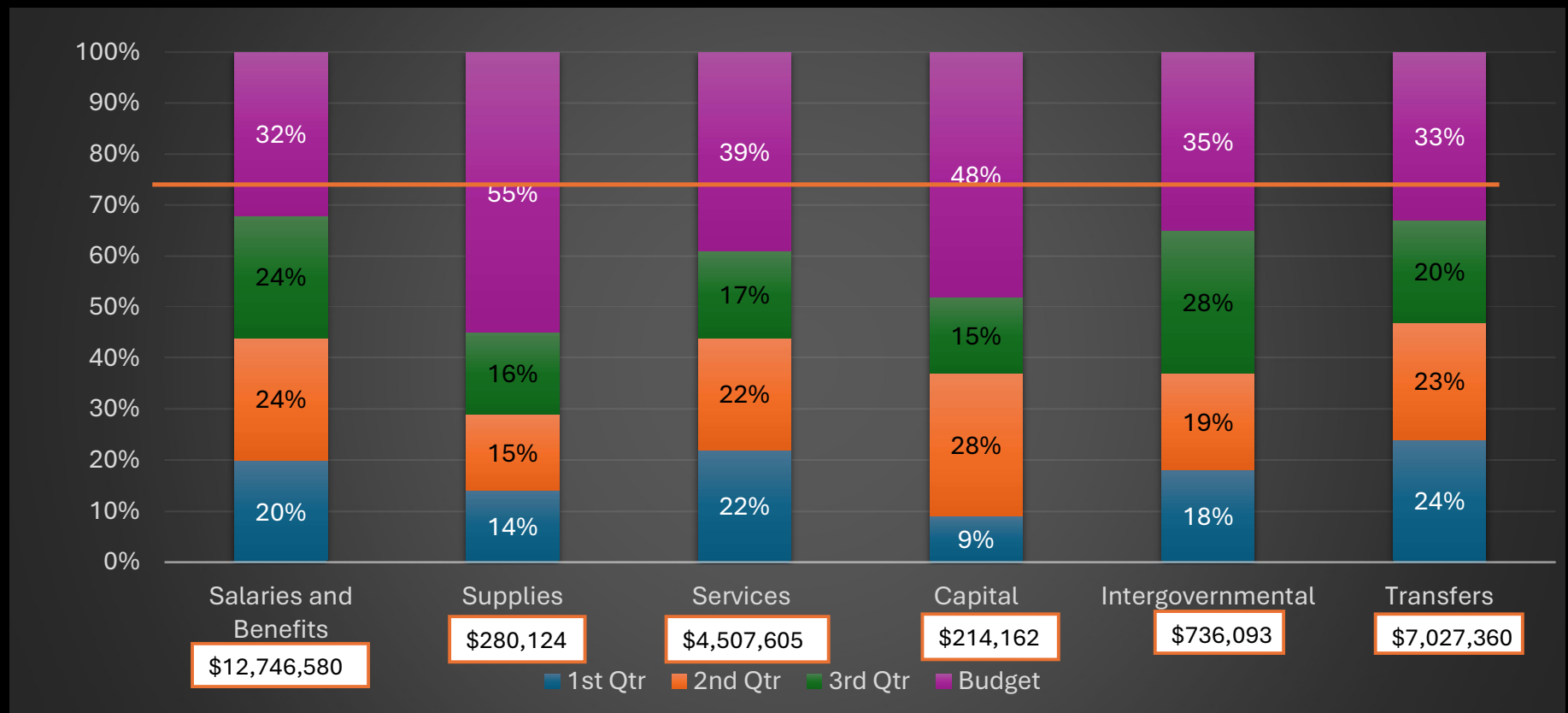
Charges for Services



Fines and Forfeitures



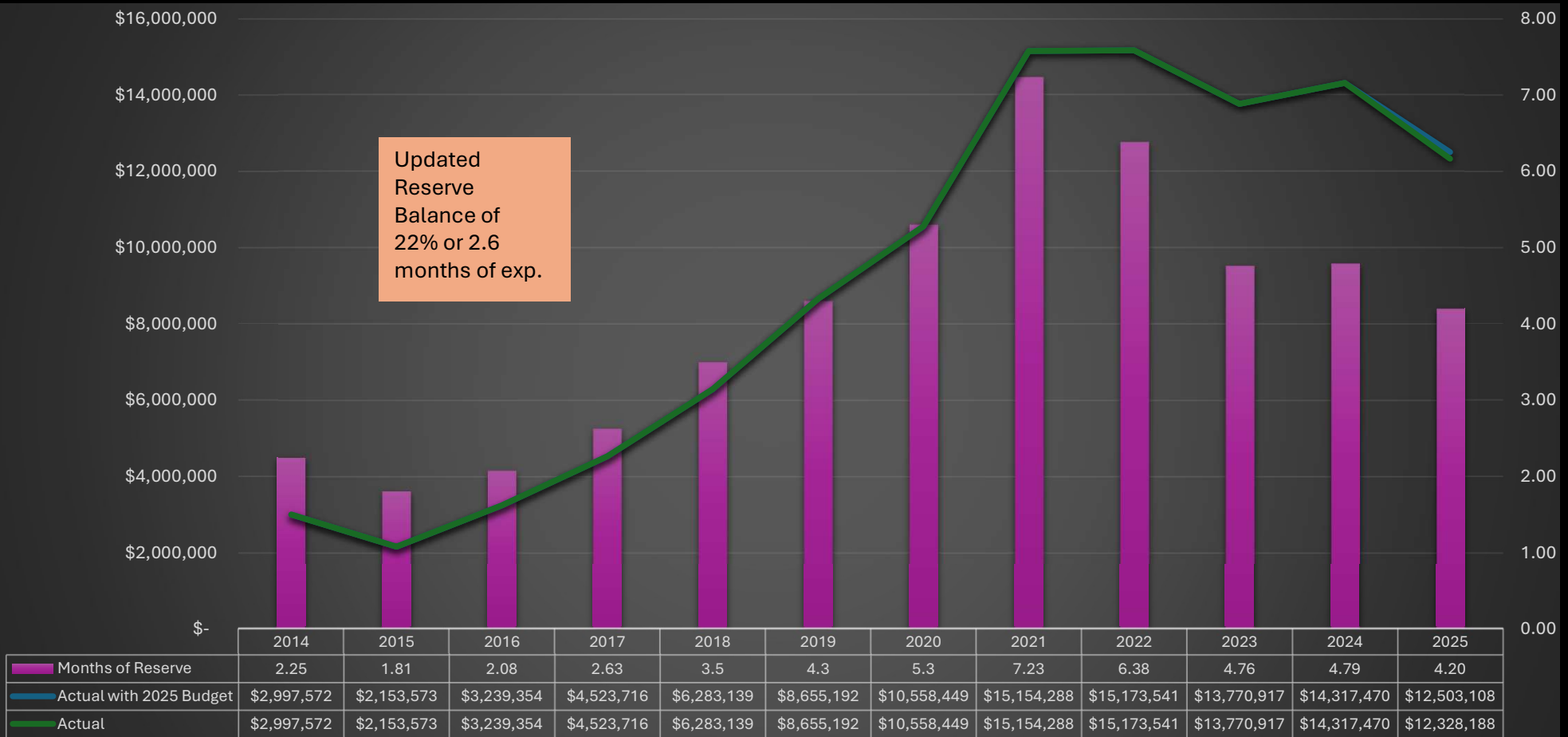
General Fund Expenditures



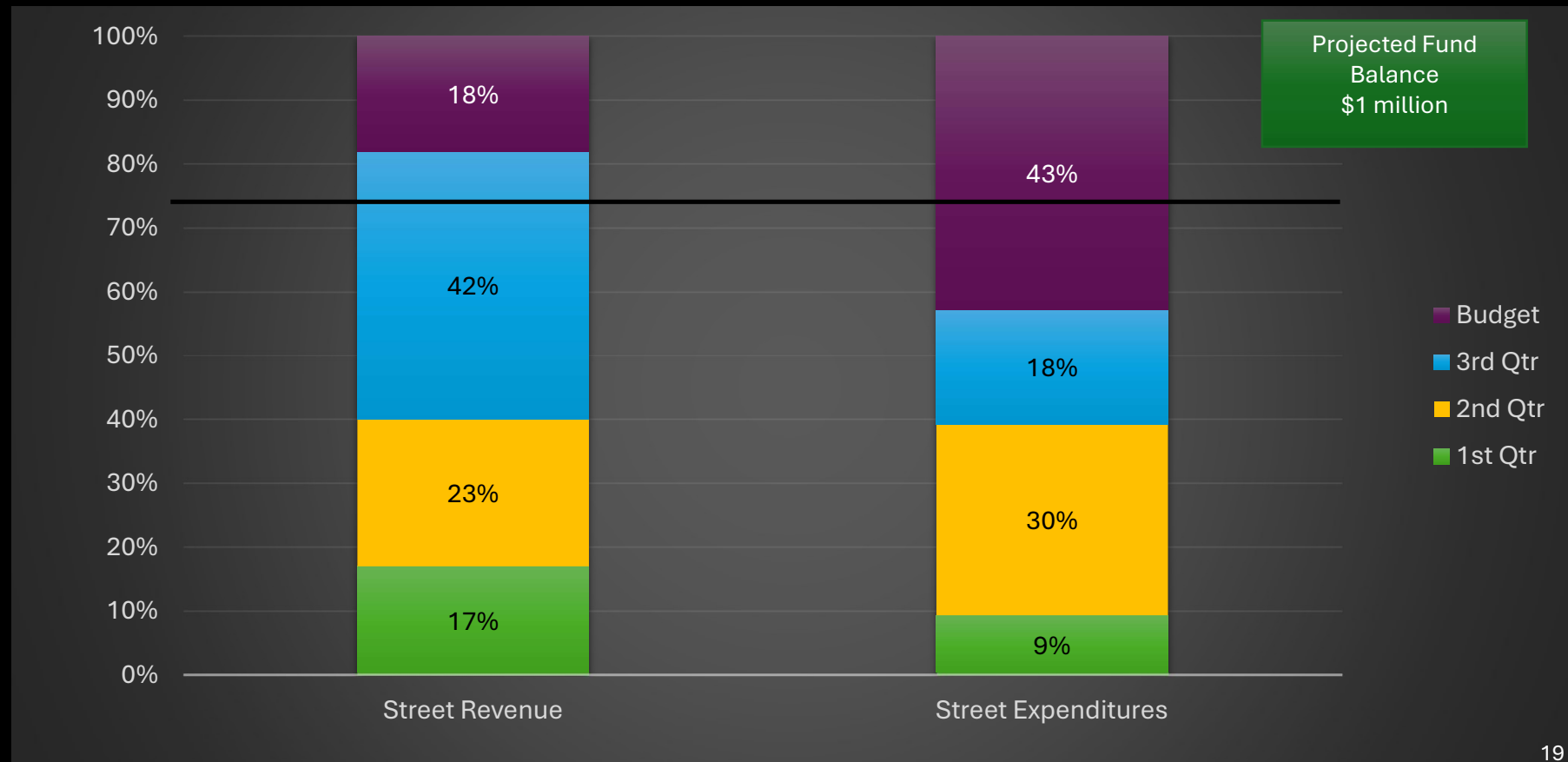
General Fund Balance

18

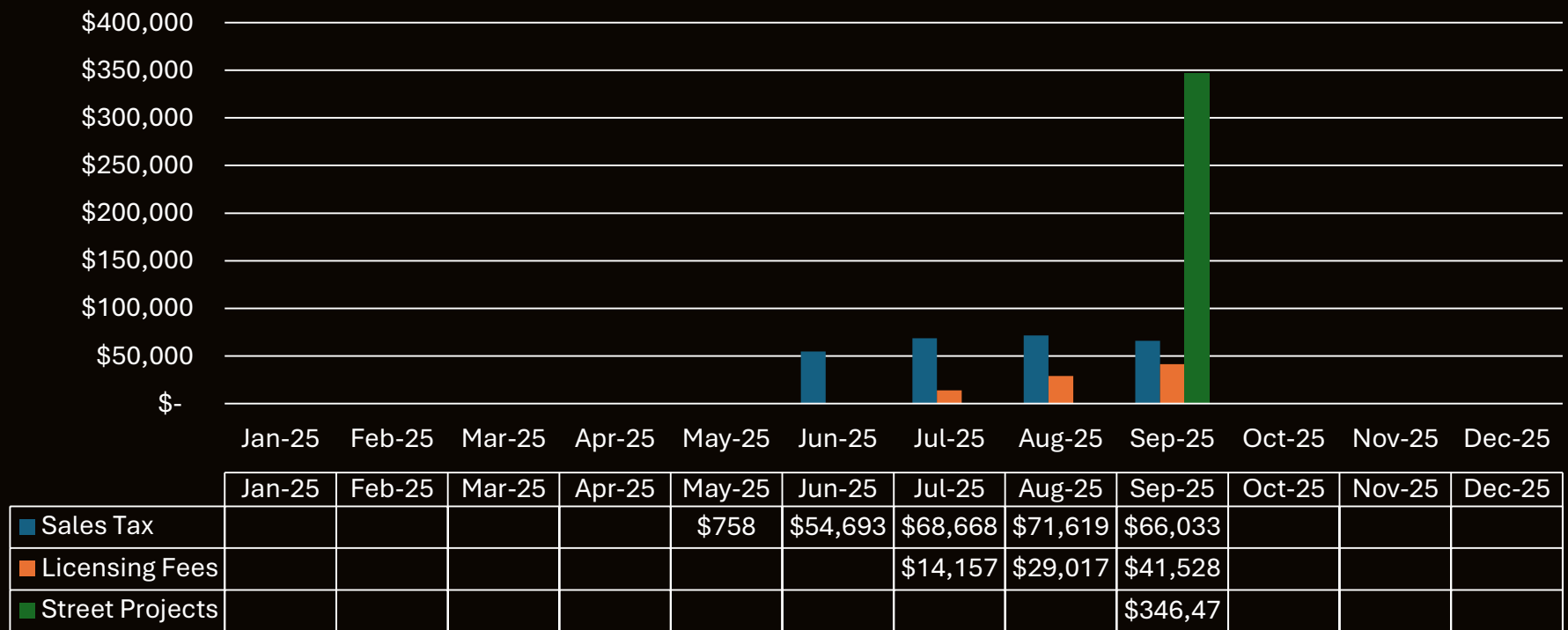
Months



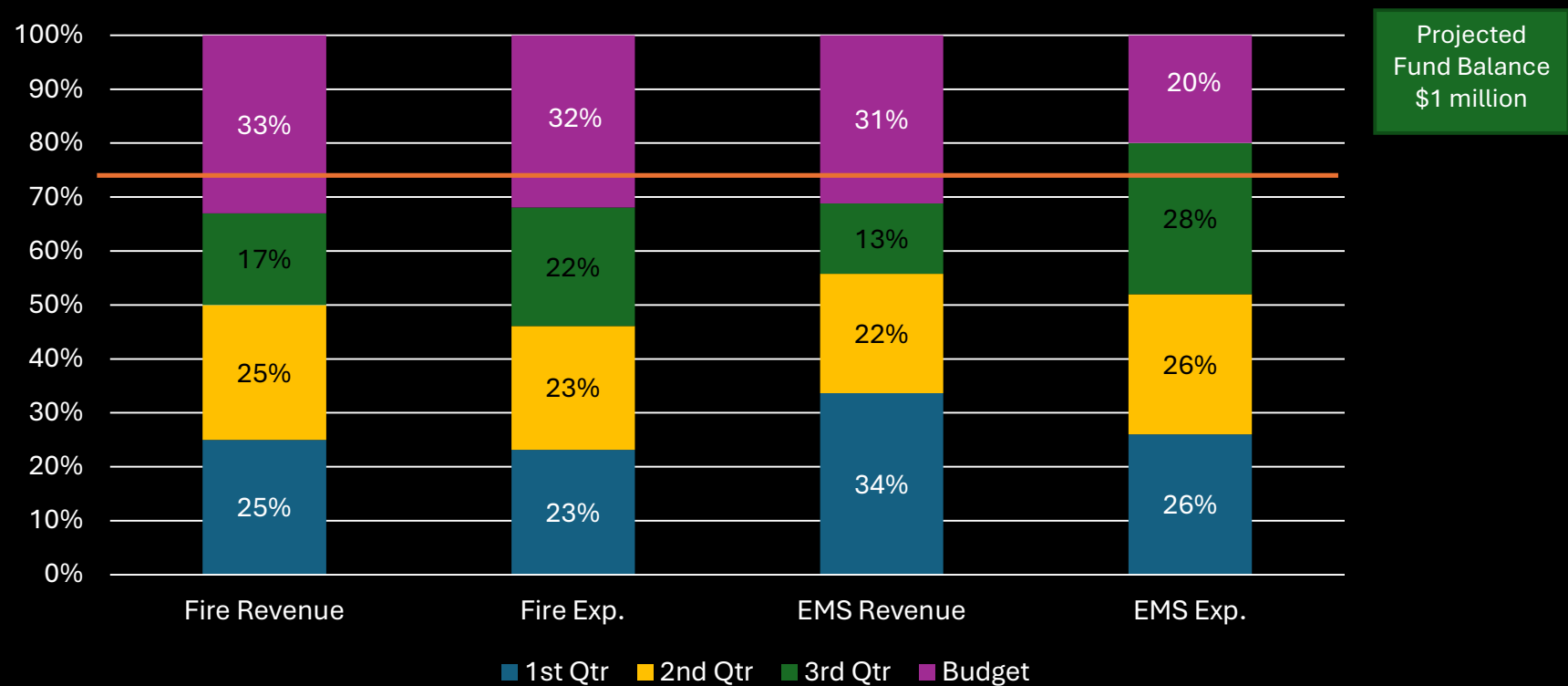
Streets



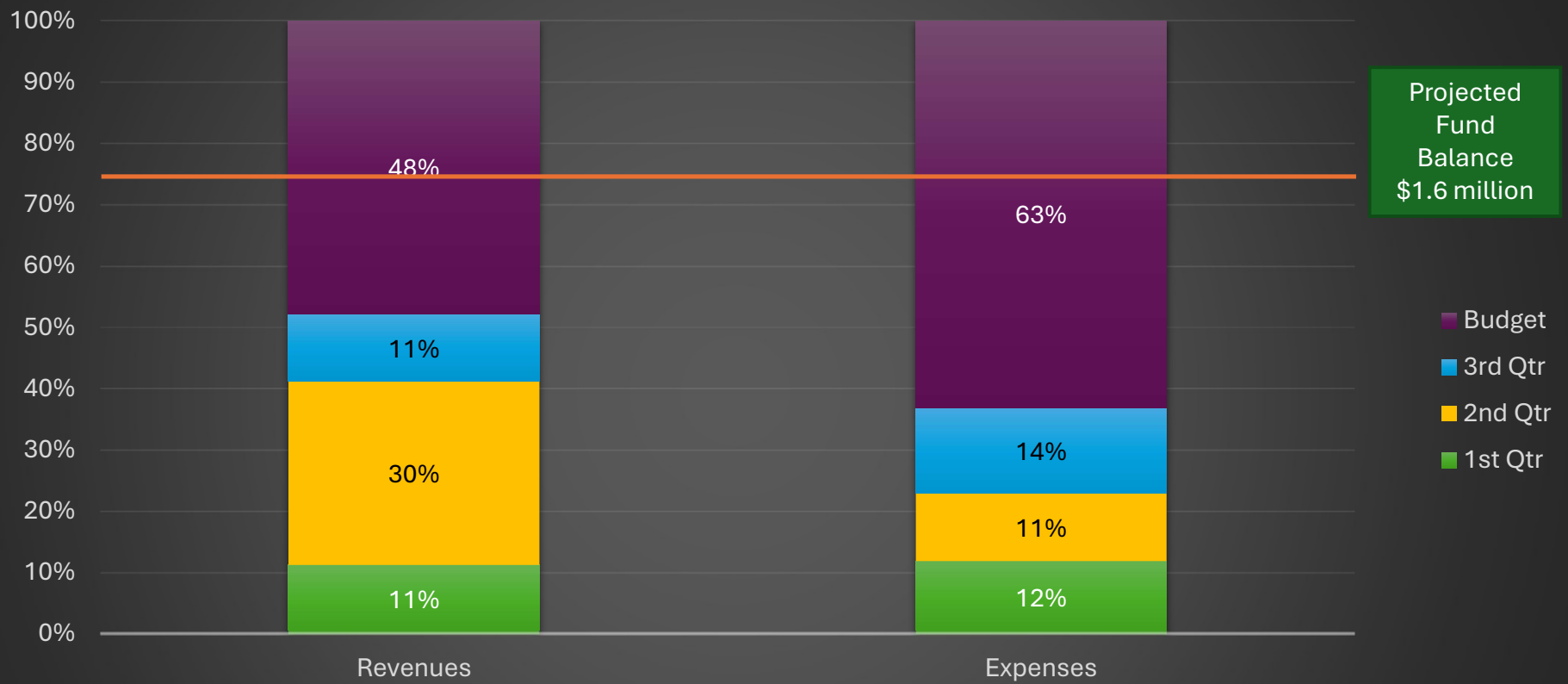
Transportation Benefit District – 2025



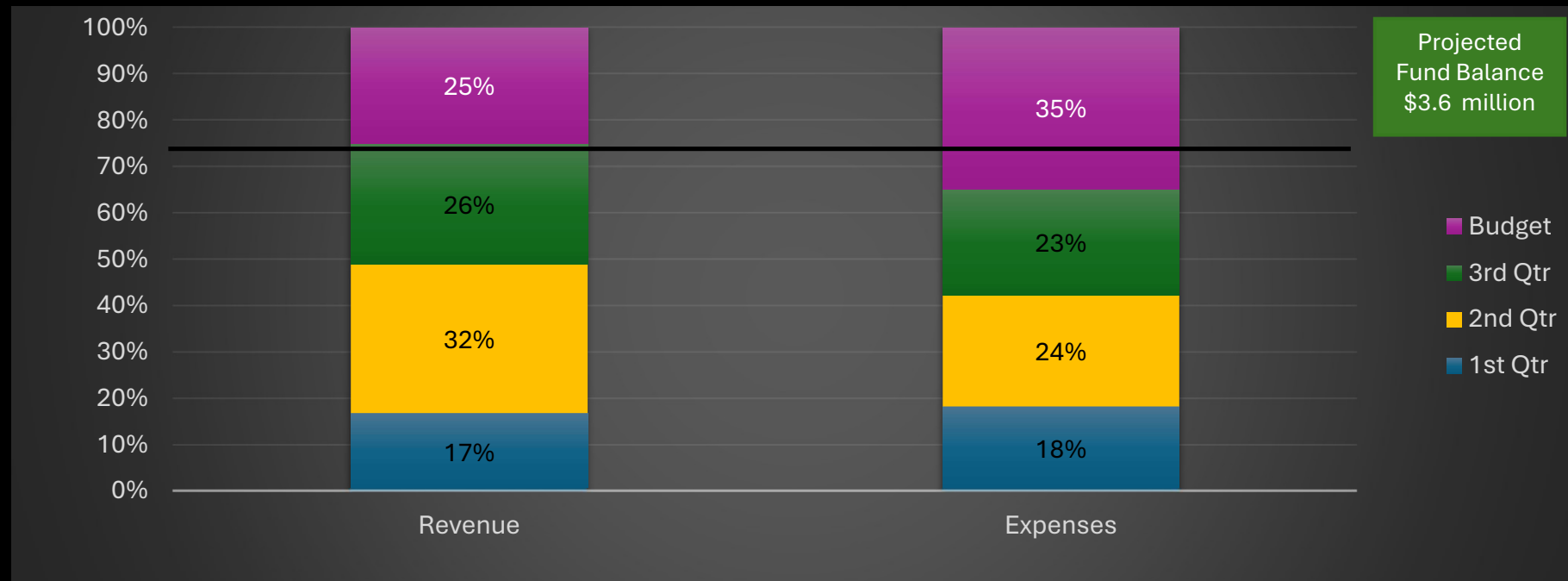
Camas/Washougal Fire and EMS



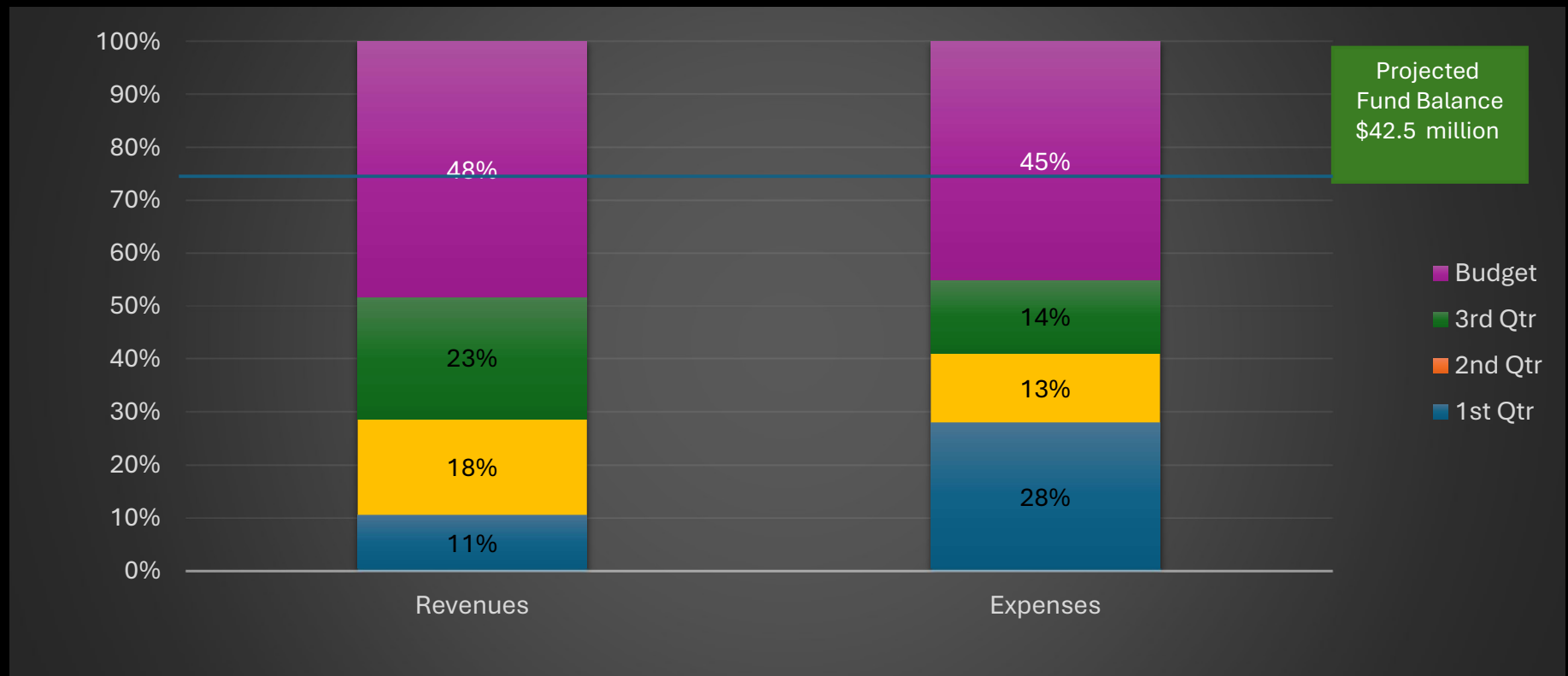
Storm Water



Solid Waste



Water/Sewer



Top Ten Capital Projects Status

Project	2025 Budget	Actual YTD	Funding
Fire Station HQ	\$12,500,000	\$604,703	2025 UTGO Bonds
WWTP Upgrades	\$9,000,000	\$1,756,346	2025 Rev Bonds
NW 38 th Ave Ph 3	\$7,775,200	\$4,413,524	Fed Grant
Lower Prune Hill Reservoir	\$6,575,524	\$2,587,280	2019 Rev Bonds
Ops Center Land	\$6,000,000	\$6,108,135	2025 Rev Bonds
Crown Park Impr	\$4,522,000	\$4,106,977	PIF, REET, Grant, 2023 LTGO Bonds
PFAS Well 13 Mitig	\$4,294,886	\$911,730	2025 Rev Bonds
Facil Major Maint	\$3,759,092	\$821,546	2023 LTGO Bonds
Street Preservation	\$3,296,259	\$2,098,362	Streets, 2023 LTGO Bonds, TBD
Veh & Equip Repl	\$2,049,188	\$1,791,591	ERR Rates



Staff Report

November 3, 2025 Council Workshop Meeting

2025 Annual Municipal Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Community Development staff annually review the Camas Municipal Code to ensure consistency with state law, respond to community needs, clarify or improve processes, and align with the comprehensive plan. The annual code amendment process serves as an important housekeeping tool, allowing staff to address clarifications, corrections, and technical updates that improve the usability and administration of the code. It also provides an opportunity to incorporate new or revised state requirements.

City staff have prepared draft code amendments that implement state requirements related to middle housing, accessory dwelling units (ADUs), and permit processing timelines. Also included are various improvements to Title 2, Title 8, Title 12, Title 15, Title 16, Title 17, and Title 18 that have been prepared by building, engineering, fire, and planning staff. Council previously reviewed the draft middle housing and ADU code amendments at workshop on October 6, 2025. The Planning Commission held a workshop to review the full package of proposed code amendments on October 21, 2025.

SUMMARY: Staff proposes various updates to Title 2, Title 8, Title 12, Title 15, Title 16, Title 17, and Title 18 of the Camas Municipal Code, including substantive changes to the City's middle housing and ADU codes and changes to permit processing timelines in Title 18.

Following is a high-level summary of the proposed amendments in the current package. Full text of the proposed amendments is included in the Council meeting packet, organized by Title.

Title 18 – Zoning

Chapter 18.03 – Definitions – This section includes updates to various definitions for middle housing, ADUs, unit lot subdivisions, and adult family home to align with state law.

Chapter 18.05 – Zoning Boundaries – The proposed amendment to this section clarifies treatment when zoning boundaries bisect a lot. Under the proposal, owners may apply for development under the zone that occupies the majority of the lot or utilize split zoning.

This change particularly applies to the North Shore Subarea where the adopted zoning map does not necessarily follow parcel boundaries.

Chapter 18.07 – Use Tables – This section includes updates to the allowed land use tables to accommodate middle housing with a new reference to new Chapter 18.25 Middle Housing code. Also included is a change to allow automotive repair in the North Shore – Mixed Use zone in limited circumstances on properties where the use was previously established.

Chapter 18.09 – Density and Dimensions – Proposed changes would revise residential front yard setback standards to encourage façade depth variation and reduce the visual prominence of garages along a street by providing for a setback reduction for non-garage portions of dwellings. Currently garages must be setback 5 ft. from the front of a dwelling. The proposal would instead allow for a setback reduction of 5 ft. for non-garage portions of a dwelling.

This section also introduces a density bonus in the MF-18 and HD-NS zones to encourage apartment development on larger sites and discourage development of detached single-family dwellings in zones intended for multi-family. The current density of 18 units/acre has produced small lot single-family developments and the density bonus is intended to support development of apartment units.

Chapter 18.17 – Supplemental Development Standards – This section includes minor changes to revise accessory structure setback and fence height requirements to align with building code.

Chapter 18.25 – Middle Housing – This new code chapter provides for middle housing and satisfies the requirements of HB 1110, including allowing two units per lot in residential zones.

Chapter 18.27 – Accessory Dwelling Units – These revisions of the City's current ADU chapter would allow two ADUs per residential lot and comply with other requirements of HB 1337.

Chapter 18.55 – Administration and Procedures – Proposed amendments to the chapter would revise the City's development permit processing and review timelines to comply with SB 5290. Type I reviews would need to be completed in 65 days, Type II reviews in 100 days, and Type III reviews in 170 days. The current review target for all review types is 120 days.

Title 17 – Land Development

Chapter 17.09 – Short Subdivisions – Proposed amendments provide for new unit lot subdivisions required by state law, allowing middle housing, ADUs, or multi-unit detached developments to be subdivided into individual unit lots under a parent lot.

Chapter 17.19 – Design and Improvement Standards – Various updates to infrastructure standards for curbs, sidewalks, utilities, and street improvements. Removes redundancies between the development code and design standards manual.

Title 16 – Environment (Critical Areas)

Chapter 16.55 – Critical Aquifer Recharge Areas (CARA) – This chapter includes substantial revisions to be consistent with best available science for protecting critical aquifer recharge areas. The changes clarify what activities require critical areas review and when Level One or Level Two hydrogeologic assessments are required. The changes update the lists of allowed, prohibited, and permitted activities and include new performance standards for activities that may have more of an impact on CARAs. The changes require more intensive review and requirements for CARAs that are more susceptible to impacts and for more intensive activities.

Title 15 – Buildings and Construction

Chapter 15.04 – Building Code – Proposed changes to this chapter adopts the latest state-adopted building, fire, mechanical, plumbing, energy, and specialty codes per RCW 19.27 and relevant WACs. Adds or revises administrative provisions, such as new definitions relating to the Building Division, updated permit expiration rules, and revised provisions for refunds or fee adjustments. Also provides for hearing examiner review of appeals.

Chapter 15.17 – Automatic Fire Sprinklers – Various minor updates to fire sprinkler code requirements including clarification that sprinkler requirements apply to townhomes in addition to detached single-family units and duplexes. Also clarifies when sprinklers are required in a substantial remodel.

Title 12 – Streets, Sidewalks, and Public Places

Chapter 12.36 – Gates and Other Barriers – New or clarified requirements for gates on private roads affecting emergency access. Introduces distinct requirements for commercial and residential gates.

Title 8 – Health and Safety

Section 8.06.040 – Public Health, Safety, and Welfare Nuisances – Updates language referencing barrier requirements for swimming and landscape pools to align with current editions of the International Residential Code and state WAC references.

Title 2 – Administration and Personnel

Section 2.15.080 – Powers of the Hearing Examiner – These text amendments provide the Hearing Examiner the authority to include appeals of building and fire code interpretations under Title 15 and of any determinations otherwise delegated within the code to the Hearing Examiner or Board of Adjustment.

BENEFITS TO THE COMMUNITY: The proposed code amendments will make the City's code current with state law, clearer to administer, and consistent with the City's long-range goals and policies. By updating provisions related to middle housing, accessory dwelling units (ADUs), permit timelines, and other portions of the development related codes, the amendments support housing choice and efficiency in development review for city staff and customers.

STRATEGIC PLAN: The proposal supports the Strategic Plan's Economic Prosperity priority by providing clarifications, corrections, and technical updates that improve the usability and administration of the code in support of economic development.

POTENTIAL CHALLENGES: The state-mandated middle housing and ADU changes are significant and may have impacts to neighborhood character and public infrastructure. The revised permit timelines may also require internal process adjustments.

BUDGET IMPACT: There is no direct budget impact associated with the adoption of these amendments.

RECOMMENDATION: Staff recommends Council review, discuss, and provide feedback on the proposed amendments. Following the workshop, staff will finalize the draft amendments and present them to the Planning Commission at a public hearing on November 18, 2025. Any recommendation from the Planning Commission will then be presented to Council.

2.15.080 Powers.

The examiner shall receive and examine available information, conduct public hearings and prepare a record thereof, and enter final decisions, subject to application, notice, public hearing and appeal procedures of Chapter 18.55 of this code on the following matters:

- A. Conditional use permits, light industrial/business park applications, preliminary subdivision plat applications, and site specific rezone requests;
- B. Appeals of SEPA threshold determinations on the land use applications subsection A of this section; and
- C. Appeals of a [Type I or](#) Type II decision.

All other Type III land use applications, including but not limited to comprehensive plan amendments; development agreements, with a companion master plan; mixed use developments; planned developments; and area-wide rezones shall follow the procedures as provided in Chapter 18.55 of this code.

- D. [Appeals of interpretations of technical codes adopted under Title 15 by the building official or fire marshal.](#)
- E. [Such other quasi-judicial and administrative determinations as may be delegated by ordinance to the board of adjustment or to the hearing examiner.](#)

(Ord. 2423 § 1 (part), 2005)

8.06.040 Public nuisances—Public health, safety and welfare nuisances.

The following provisions are declared public nuisances due to presence of a threat to public health, safety and welfare. These nuisances also have been found to adversely affect property values in the city.

...

- H. Maintenance of Swimming and Landscape Pools. All swimming pools, landscape pools/ponds and spas shall be properly maintained so as not to create a safety hazard or harbor insect infestation, or create visibly deteriorated or blighted appearance. All landscape pools/ponds shall be maintained at a depth not to exceed two feet. All landscape pools/ponds of a depth greater than two feet shall be secured by a barrier as provided in this subsection. All swimming pools and spas shall provide protection against potential drownings and near drownings by restricting access in compliance with the ~~2006 International Residential Code, Appendix G~~[International Building Code \(WAC 51-50\) or International Residential Code \(51-51\) as applicable](#), as adopted pursuant to CMC Section 15.04.010, as amended. Failure to properly maintain or provide appropriate barriers of any swimming pool, landscape pool/pond subject to the provisions of this subsection, and/or spa, is declared to be a public nuisance.

All water utilized in any landscape pool/pond shall be confined on site and barriers shall be erected sufficient to prevent any off site flow to present substantial damage to adjoining properties.

Chapter 12.36 GATES AND OTHER BARRIERS¹

12.36.010 Purpose of provisions.

The city council makes the following findings:

- A. From time to time the owners of real property served by private streets, driveways or commercial property desire to erect gates or other barriers restricting vehicular access on such private streets and driveways.
- B. Such gates or barriers will delay response of police, fire, medical and other public services.
- C. Gates or other traffic barriers may be permitted only when adequate provisions are made for access by fire, police, medical emergency and other public services.

(Ord. 2476 § 1 (part), 2006)

(Ord. No. 21-005, § I(Exh. A), 3-15-2021)

12.36.020 Definitions.

Unless otherwise specifically defined, the terms used in this chapter shall have the following meanings:

"City" means the City of Camas.

"Fire chief" means the fire chief of the Camas Washougal Fire Department ~~fire department of the City of Camas~~ or ~~his~~ authorized designee.

"Gate" means a movable barrier designed and constructed to prohibit or limit motor vehicle access from private property to a public street.

"Public works director" means the director of the public works department of the City of Camas or ~~his~~ authorized designee.

(Ord. 2476 § 1 (part), 2006)

12.36.030 Applicability of provisions.

The provisions of this chapter shall apply to all gates which are designed and constructed on private property and are intended to limit or restrict motor vehicular access to a public street, ~~or~~ thoroughfare, or commercial property, and shall meet the applicable gate design standards for category A or B, except the following:

- ~~A. —Gates restricting access to where there are no structures or improvements located thereon;~~
- ~~B. —Gates providing access to private property used solely for agricultural or farming purposes;~~
- ~~C. —Gates on private streets or driveways serving less than three residential dwellings;~~
- ~~D. —Gates attended by an operator at all times when the gate is in a closed position;~~

¹Note(s)—Prior ordinance history: Ord. 1907.

~~E. —Gates where there is an alternative and unobstructed access satisfactory to the city.~~

(Ord. 2476 § 1 (part), 2006)

(Ord. No. 16-027, § I, 12-5-2016)

12.36.040 Category A & B Design standards.

Gate Installation Category A means commercial properties.

All gate installations under category A must satisfy the following design standards:

- A. Electric gates shall be equipped with a Knox Key Switch.
- B. Non-electric or non-automatic opening gates shall have a Knox lock box containing gate access key, or utilize an approved padlock.
- C. Other Life Safety automatic adjuncts may be required as life safety needs are identified by the Fire Chief or designee.

Gate Installation Category B means 3 or more residential structures.

- A. A turnaround shall be provided adjacent to the gate. The turnaround shall allow passenger and delivery vehicles to exit the site without backing. The minimum turning radius for the turnaround shall be twenty-five feet.
- B. A sign shall be located at a point visible from the public roadway indicating "locked gate ahead."
- C. All gates shall be equipped with, but not limited to, the following gate opening components:
Strobe activation, ~~key pad~~keypad system, an approved Knox Box key switch, house activation by residents through phone, intercom, magnetic card or other approved system. When the gate is accessed by emergency services using strobe activation, the gate timer shall be set to remain open for a minimum of five minutes.
- D. All gates shall include an activation system for use by private property owners. This system shall operate independently of the emergency access ~~system, and~~system and may utilize ~~key pads~~keypads, magnetic cards, radio transmitters, cameras or other mechanisms approved by the Fire Chief or designee~~city~~.
- E. All gates shall include an auxiliary power supply which shall automatically lock the gate open in the event of a power outage. The date including month and year of battery manufacture date~~installation~~ shall be written on the battery with black permanent marker or other permanent means.
- F. There shall be an unlocked pedestrian access for all residential development gates.
- G. Gate construction shall be of wrought iron or other material approved by the city. The gate and related equipment shall be coated in a manner to prevent corrosion.
- H. The gate shall be constructed in a manner so as to allow viewing of obstructions located within the swing path of the gate.
- I. Pass codes or any other necessary access items shall be furnished at the expense of the homeowner's association as needed by local fire, police and public works departments. An approved ~~four digit~~four-digit pass code shall be provided for police and fire and a separate approved pass code shall be provided for public works. Access using ~~key pad~~keypad pass codes shall not be required to lock the gate open. Required pass codes shall not expire or "Time-Out" from non-use in the gate software program. Protocol Access requirements (#, * etc.) shall be noted/displayed on the access pad with the

use of an engraved metal sign plate or shall be included on a keypad display screen clearly seen and easily read.

Protocol Access (#, *) shall be noted/displayed on the access pad.

- J. All dwellings or structures accessed behind gates shall have residential fire sprinklers installed per NFPA 13, 13R or 13D.
- K. Tire puncture devices shall be prohibited.
- L. Gate width for each travel lane shall not be less than twelve feet clear opening. A single operating gate covering both travel lanes shall not be less than twenty feet clear opening.
- M. Gate design shall typically conform to the Camas engineering design drawing showing placement of activation key pad~~keypad~~ and dimensions for travel and pull out~~pull-out~~ lanes. Alternate means and methods may be submitted for possible approval.

(Ord. 2476 § 1 (part), 2006)

12.36.050 Permit—Required when—Application.

- A. Any person desiring to install a gate shall obtain~~submit~~ an application form from~~to~~ the public works department and a separate application form from~~to~~ the fire marshal's office. The applications shall contain the following information:
 - 1. A vicinity and site map of the proposed location for the gate~~gate~~.
 - 2. A plan view and elevation of the gate installation illustrating gate dimensions and the direction of the swing path for the gate~~gate~~.
 - 3. A plan view of the gate turnaround~~turnaround~~.
 - 4. The location of the access-control panel~~panel~~.
 - 5. Control systems information, spec sheets etc.~~etc.~~
 - 6. The names and addresses of all property owners affected by the restricted access.
 - 7. The name, address and phone number of the applicant~~applicant~~.
 - 8. The written consent of all property owners affected by the restricted access is required for retro gate installations not included in the original approved recorded plat. A homeowner's association owning and maintaining private roads within a development may consent for its membership. In all other instances, consent must be given individually by each property owner affected by the restricted access~~access~~.
 - 9. Such other information as may be required by the public works department or the fire marshal's office to help facilitate a permit review.
- ~~B. The applications shall be signed and dated by the applicant.~~
- ~~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.~~

(Ord. 2476 § 1 (part), 2006)

(Ord. No. 21-005, § I(Exh. A), 3-15-2021)

12.36.060 Permit—Fees.

Any person submitting an application for a gate shall pay a fire permit fee and a public works permit fee. These fees shall be in addition to any other permit, development or construction fees for the subject property.

(Ord. 2476 § 1 (part), 2006)

12.36.070 Permit—Issuance conditions.

~~Upon receipt of properly completed applications for a gate installation conforming to the standards of this chapter together with the application fees, the public works director and the fire chief or their designees shall issue permits authorizing the installation, construction and acceptance of the gate.~~ Construction or installation of a gate shall not commence until ~~the~~ public works director and the fire ~~chief~~chief, or their designees have completed reviews, ~~collected fees,~~ and issued permits.

(Ord. 2476 § 1 (part), 2006)

12.36.080 Liability limitations.

The city shall have no liability for any damage to the gate resulting from city vehicles or personnel accessing the property, whether responding to actual or false emergencies. Any damage sustained by city vehicles due to the gate installation shall be the responsibility of the party responsible for maintenance and repair of the gate.

(Ord. 2476 § 1 (part), 2006)

12.36.090 Inspection authority.

The city shall have the right to access the property ~~of Category B gates~~ to inspect the gate on a periodic basis without being liable for trespass. ~~Access to Category A gates will be coordinated with the property or business owner of the commercial property ahead of time in advance.~~

(Ord. 2476 § 1 (part), 2006)

12.36.100 Notification requirements.

- A. Provide plat statement that reads "Privacy gates will cause delays to emergency response agencies (police, fire, medical) increasing their response times to your emergency."
- B. Provide statement in the CC&R's that reads "Privacy gates will cause delays to emergency response agencies (police, fire, medical) increasing their response times to your emergency."
- C. Add addendum in escrow instructions to be signed by all homeowners prior to close of escrow that homeowners are aware that privacy gates will increase response times of emergency service providers such as police, fire and EMS resources and homeowners accept this reduced level of service as part of living in a closed community.
- D. Provide a statement to the plat and to the CC&R's that a yearly gate confidence test is required by a licensed ~~contractor~~ and approved company to ensure that all gate code requirements as noted in the City of Camas gate code are in compliance and in good working order with a copy of the testing results including any repairs to be provided to the fire marshal's office. Any gate that is past due for confidence testing shall be

locked in the open position until confidence testing is ~~completed~~completed, and a copy provided to the fire marshal's office.

(Ord. 2476 § 1 (part), 2006)

12.36.110 Maintenance and repair—Responsibility.

Maintenance and repair of the gate and related equipment shall be the responsibility of the applicant. The applicant may, with the consent of the city, assign the obligation for maintenance and repair of the gate and related equipment to another person or entity, including a homeowner's association.

(Ord. 2476 § 1 (part), 2006)

12.36.120 Maintenance and repair—Time limit.

Upon notification by the city of any defects in the gate installation, the party responsible for maintenance and repair shall affect necessary repairs within ~~30 days~~seven days. Repairs shall not take more than ~~30 days~~seven days to complete without prior approval from the fire marshal's office. Failure to make repairs within the specified period shall constitute a violation of the terms of the gate permit, and in such event the city may require removal of the gate and related equipment.

Gates that are malfunctioning will be reported to the fire department within seventy-two hours. Notification can be made by the homeowner's association, responsible agency or licensed repair company. Notification shall include time period gate will be inoperable, person or company performing the repair work, contact number, type of work being performed. Gates shall remain locked open until repairs or maintenance is completed. Failure to make repairs shall constitute a violation of the terms of the gate permit, and in such event the city may require removal of the gate and related equipment. A request for inspection by the fire marshal's office shall occur prior to gate returning to normal operation.

Gates, turnarounds, gate keys, cards, remotes, pass codes or any other gate function or activating device, shall not be changed or altered without prior approval of the fire marshal's office.

(Ord. 2476 § 1 (part), 2006)

12.36.130 Confidence testing required for Category B gates

Gate confidence testing shall be required to be performed on an annual basis by a Washington State licensed gate contractor, ~~certified and approved~~approved by the fire marshal. ~~Washington licensed installer~~. Confidence testing shall confirm that all requirements outlined in this code are present, functioning and in good working order. Results of the confidence testing including any repairs shall be forwarded to the fire marshal's office for review/documentation. Any gate past due for confidence testing shall be locked in the open position until confidence testing is completed and a copy provided to the fire marshal's office.

(Ord. 2476 § 1 (part), 2006)

Title 15 BUILDINGS AND CONSTRUCTION

Chapter 15.04 BUILDING CODE

15.04.010 Adoption of referenced codes.

For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, the City of Camas adopts the most current edition of building codes adopted by the Washington State Building Code Council, as amended, pursuant to RCW 19.27.074 and as set forth in WAC 51-50 IBC/IEBC; WAC 51-51 IRC; WAC 51-52 IMC/IFGC; WAC 51-54 IFC; WAC 51-56 ~~and 57~~ UPC; and WAC 51-11 energy code as amended in Section 15.04.030 of this Chapter.

- A. **The International Building Code (IBC)** published by the International Code Council, Inc. WAC 51-50 IBC/IEBC. The following Appendices are specifically adopted:
 - 1. Appendix H, Signs;
 - 2. ~~Appendix J, Grading.~~
- B. **The International Residential Code (IRC)** published by the International Code Council, Inc. WAC 51-51 IRC. The following Appendices are specifically adopted:
 - 1. Appendix ~~AJ~~, Existing Buildings and Structures;
 - 2. ~~Appendix G, Swimming Pools, Spas and Hot Tubs;~~
 - 3. Appendix ~~AH~~, Patio Covers;
 - 4. Appendix ~~AF~~, Radon Control Methods.
 - 5. ~~Appendix AQ, Tiny Homes~~
 - ~~56.~~ Appendix ~~QAWU~~, Dwelling Unit Fire Sprinkler Systems;
 - ~~67.~~ Appendix ~~AWV~~, Fire Sprinklers.
- C. **The International Mechanical Code (IMC)** published by the International Code Council, Inc. except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code). WAC 51-52 IMC/IFGC
- D. **The International Fire Code (IFC)** published by the International Code Council, Inc. WAC 51-54 IFC. The following Appendices are specifically adopted:
 - 1. Appendix A, Board of Appeals;
 - 2. Appendix B, Fire Flow;
 - 3. Appendix C, Hydrants;
 - 4. Appendix E, Hazard Categories;
 - 5. Appendix F, Hazard Ranking.
- E. **The Uniform Plumbing Code (UPC)** and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials: Except as provided in RCW 19.27.170, and provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted. WAC 51-56 ~~& 57~~ ~~UPC~~.

- F. **The International Fuel Gas Code** (IFGC) as published by the International Code Council, Inc. WAC 51-52 IMC/IFGC [WAC 51-52-21000](#)
- G. **The Washington State Energy Code (WSEC)** ~~Chapter WAC 51-11C & 51-11R-WAC~~
- H. **The ~~Edition of the~~ International Existing Building Code (IEBC)** WAC 51-50-~~480000-IBC/IEBC~~

(Ord. 2492 § 1 (Exh. A (part)), 2007: Ord. 2415 § 2, 2005)

(Ord. No. 2595, § I, 8-2-2010; Ord. No. 16-002, §§ I, II, 4-18-2016; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

15.04.020 Heavy industrial district—Applicability.

Structures and buildings situated in the heavy industrial district as defined by Section 18.05.050 of this code shall be excluded from enforcement of **The International Codes** described in this chapter by the city upon satisfying the following conditions:

- A. The owner/manager or their designee of such structures must apply in writing to have such property excluded from enforcement of the ~~codes referenced in CMC 15.04.010 International Building Code, International Mechanical Code, International Fire Code, Uniform Plumbing Code, International Fuel Gas Code, Washington State Building Code and Washington State Ventilation and Indoor Air Quality Code by the city~~. Such application shall be made to the mayor or his duly authorized delegate.
- B. Any owner/manager or their designee requesting exclusion from enforcement of the codes described above must certify in their application that they will provide at their own expense such engineering, inspection, and other services to ensure compliance with the International Fire Code, and the National Fire Protection Association Standard No. 600 and the codes described in this chapter. The owner or their designee shall be responsible for ensuring compliance with all provisions of the Camas Municipal Code.
- C. Plans and documents for construction, alteration, renovation, or demolition within the limits specified in the building or fire codes for distances to public right-of-way or within fifty feet of a public right-of-way or public utility easement shall be submitted to and approved by the mayor or his designee prior to commencing any such work.
- D. Any owner or occupant requesting exclusion from application of the International Building Code, International Mechanical Code, International Fire Code, Uniform Plumbing Code, International Fuel Gas Code, Washington State Building Code and Washington State Ventilation and Indoor Air Quality Code that is aggrieved by the decision of the city may appeal such decision to the board of adjustment by filing a written notice of appeal within twenty days of the mayor's decision.
- E. Any owner who has successfully received exclusion from enforcement of any portion of the International Fire Code shall annually provide the city of Camas a letter of indemnification, holding the city of Camas and all of its employees harmless for any failure to meet and follow the requirements of the International Building Code, International Mechanical Code, International Fire Code, Uniform Plumbing Code, International Fuel Gas Code, Washington State Building Code, Washington State Ventilation and Indoor Air Quality Code, International Fire Code, or the Camas Municipal Code. The owner or occupant shall agree to be responsible for any and all legal and civil issues resulting from any lack of compliance with these codes.

(Ord. 2492 § 1 (Exh. A (part)), 2007: Ord. 2415 § 3, 2005)

(Ord. No. 2595, § I, 8-2-2010)

15.04.030 Amendments to the referenced codes.

The adopted codes are amended as follows:

- A. **International Building Code.**
 - 1. Amend Section 103.1 by replacing The Department of Building Safety with The Building Division. The Building Division is a division of the City of Camas Community Development Department.

2. Delete Section 105.1.1 Annual Permit and Section 105.1.2 Annual Permit Records.
3. Amend Section R105.2 Work Exempt from Permits, to include the following.
 - a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m2).

4. ~~Emergency lighting shall be required for accessible restrooms and dressing rooms (See IBC 1006.3).~~

5. Amend Section ~~108~~109.2 Schedule of permit fees by substituting the section with:

- a. Permit Fees.

The fee for each permit shall be set as per the fee schedule established by the City Council per Resolution.

~~The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating air conditioning, elevators, fire extinguishing systems and any other permanent equipment. Residential construction values shall be as per the fee schedule established by the City Council per Resolution.~~

- b. Plan Review Fees.

When submittal documents are required, plan review fees shall be paid at the time of submitting submittal documents for plan review. Said plan review fee shall be sixty-five percent of the building permit fee as per the fee schedule established by the ~~City~~ City Council per ~~R~~ Resolution.

The plan review fees specified in this section are separate fees from the permit fees specified above and are in addition to the permit fees.

Plan review fees for "same as" residential plans will be at fifty percent of the plan review fee. The "same as" fee is conditioned on identical and complete set of plans being submitted for review. (The first set of plans pays one hundred percent of the plan review fees and subsequent "same as" submittals at fifty percent of the first set of plans.)

When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall ~~as be charged~~ per the fee schedule established by the City Council per Resolution.

- c. Expiration of Plan Review.

~~Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation. Plans and other data submitted for review may thereafter be returned to the applicant or disposed of in accordance with the applicable Washington State Records Retention Schedule by the Building Official.~~

Extensions.

~~The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days, provided that the applicant submits a written request demonstrating that circumstances beyond the applicant's control have prevented the action from being taken.~~

Renewal of expired applications.

~~a. **Same code cycle.** If the application has expired but remains under the same code cycle established pursuant to RCW 19.27, the applicant shall be billed on an hourly basis for administrative work performed in accordance with the City of Camas adopted fee schedule to complete permit issuance.~~

~~b. **New code cycle.** If the application has expired and a new code cycle established pursuant to RCW 19.27 is in effect, the applicant shall submit a new permit application, resubmit plans, and pay a new plan review fee.~~

~~Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the~~

~~applicant or destroyed by the Building Official. The Building Official may extend the time for the action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented the action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.~~

6. Amend Section ~~108~~109.4 Work commencing before permit issuance, by substituting the section with:

Investigation Fees:

- a. Without a Permit.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee as per the fee schedule established by the City Council per Resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the building codes and any penalty prescribed by law.

- b. Work not included in a permit:

A building permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed an investigation fee. The investigation fee shall be equal to the amount of the difference between the permit fees for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

7. Amend Section ~~108~~109.6 Refunds by substituting the section with:

The Building Official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.

The Building Official may authorize refunding or not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

8. New Section J103.3 Grading permit fee: Plan review and grading permit fees shall be as per the fee schedule established by the City Council per Resolution.

B. International Residential Code.

1. Amend Section R103 by replacing The Department of Building Safety with The Building Division. The Building Division is a division of the City of Camas Community Development Department.
2. Amend Section R105.2 Work Exempt from Permits, to include the following.
 - a. ~~Other than storm shelters, one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses,~~ Other than storm shelters, one-story detached accessory structures, not used for sleeping purposes, provided the floor area does not exceed 120 square feet.
3. Amend Section R108.2 Schedule of permit fees by substituting the section with:
 - a. Permit Fees.

The fee for each permit shall be as per the fee schedule established by the City Council per Resolution.

~~The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating air conditioning, elevators, fire extinguishing systems and any other permanent equipment. Residential construction values shall be as per the fee schedule established by the City Council per Resolution.~~

b. Plan Review Fees.

When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be as per the fee schedule established by the City Council per Resolution.

The plan review fees specified in this section are separate fees from the permit fees specified above and are in addition to the permit fees.

Plan review fees for "same as" residential plans will be at fifty percent of the plan review fee. The "same as" fee is conditioned on identical and complete set of plans being submitted for review. (The first set of plans pays one hundred percent of the plan review fees and subsequent "same as" submittals at fifty percent of the first set of plans.)

When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate as per the fee schedule established by the City Council per Resolution.

c. Expiration of Plan Review.

~~Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation. Plans and other data submitted for review may thereafter be returned to the applicant or disposed of in accordance with the applicable Washington State Records Retention Schedule by the Building Official.~~

Extensions.

~~The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days, provided that the applicant submits a written request demonstrating that circumstances beyond the applicant's control have prevented the action from being taken.~~

Renewal of expired applications.

~~a. **Same code cycle.** If the application has expired but remains under the same code cycle established pursuant to RCW 19.27, the applicant shall be billed on an hourly basis for administrative work performed in accordance with the City of Camas adopted fee schedule to complete permit issuance.~~

~~b. **New code cycle.** If the application has expired and a new code cycle established pursuant to RCW 19.27 is in effect, the applicant shall submit a new permit application, resubmit plans, and pay a new plan review fee.~~

~~Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for the action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented the action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.~~

d. Investigation Fees.

1. Work Without a Permit.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee as per the fee schedule established by the City Council per Resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the Building Codes and any penalty prescribed by law.

2. Work Not Included in a Permit.

A building permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed an investigation fee. The investigation fee shall be equal to the amount of the difference between the permit fees for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

4. Amend Section R108.5 Refunds by substituting the section with:

Fee Refunds:

The Building Official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.

The Building Official may authorize refunding or not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than 180 days after the date of fee payment.

5. New Section R108.67 Other inspection fees:

The Building Official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws, which are enforced by the city of Camas. Fees for such inspections shall be as per the fee schedule established by the City Council per Resolution.

a. Re-inspection Fee.

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as required re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practicing of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain re-inspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay the re-inspection fee as per the fee schedule established by the City Council per Resolution. In instances where re-inspection fees have been assessed, no additional inspection of work will be performed until the required fees have been paid.

b. ~~Lost or Damaged Permits and Approved Plans.~~

~~The fee for reissue of lost permits shall be as set forth as per the fee schedule established by the City Council per Resolution. Replacement and copies of the approved set of plans and supporting~~

~~documents lost or damaged to a point of being illegible shall be as per the fee schedule established by the City Council per Resolution.~~

C. International Mechanical Code.

1. Amend Section ~~109.46.5.1~~ Work commencing before permit issuance by adding:

Work not included in a permit.

A mechanical permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed a fee that shall be equal to the amount of the difference between the permit fee for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

2. Amend Section ~~109.26.5~~ Fee by substituting the section with:

- a. Permit Fees. The fee for each permit shall be as per the fee schedule established by the City Council per Resolution.

- b. Plan Review Fees.

When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review.

- c. Separate Fees for Plan Review.

The plan review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees.

- d. Incomplete or Changed Plans. When plans are incomplete or changes so as to require additional plan review, an additional plan review fee shall be charged as per the fee schedule established by the City Council per Resolution.

- e. Expiration of Plan Review.

~~Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation. Plans and other data submitted for review may thereafter be returned to the applicant or disposed of in accordance with the applicable Washington State Records Retention Schedule by the Building Official.~~

Extensions.

~~The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days, provided that the applicant submits a written request demonstrating that circumstances beyond the applicant's control have prevented the action from being taken.~~

Renewal of expired applications.

~~a. **Same code cycle.** If the application has expired but remains under the same code cycle established pursuant to RCW 19.27, the applicant shall be billed on an hourly basis for administrative work performed in accordance with the City of Camas adopted fee schedule to complete permit issuance.~~

~~b. **New code cycle.** If the application has expired and a new code cycle established pursuant to RCW 19.27 is in effect, the applicant shall submit a new permit application, resubmit plans, and pay a new plan review fee.~~

~~Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for the action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented the action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.~~

- f. Investigation Fees.

1. Work without a Permit.

When work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. The payment of an investigation fee shall not exempt a person from compliance with all other provisions of this code nor from a penalty prescribed by law.

2. Work not included in a permit.

A mechanical permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed an investigation fee. The investigation fee shall be equal to the amount of the difference between the permit fee for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

3. Amend Section 106.5.3 Fee refund by replacing subsections 2 and 3 to read:

- a. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
- b. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fees has been paid is withdrawn or canceled before any plan review effort has been expended.

D. International Fire Code.

1. A new subsection is added to Section 907.1.1 to provide as follows:

~~907.1.3.~~ System Design. Persons experienced in the proper design and application of fire alarm systems shall develop fire alarm system plans and specifications in accordance with this code. Such individuals must be registered fire protection engineers or certified to National Institute for Certification and Engineering Technologies (NICET) Fire Protection—Fire Alarm Level III.

2. A new subsection is added to Section 907.1.1 to provide as follows:

~~907.1.4.~~ System Installation, Maintenance, and Testing. Fire alarm systems shall be installed by an electrician properly certified by the State of Washington or under the direct supervision of individuals that have factory training and certification on the system being installed or NICET Fire Protection-Fire Alarm Level II certification. Fire alarm systems shall be maintained and tested in accordance with this code by persons under the direct supervision of individuals that have factory training and certification on the system being maintained or NICET Fire Protection-Fire Alarm Level II certification.

3. A new subsection is added to Section 907.1.1 of the International Fire Code to provide as follows:

~~907.1.4.~~ Door hold-open device. Classroom doors that open into rated corridors in E occupancies shall be provided with an approved hold-open device connected to the fire alarm system. Upon activation of the fire system, the door shall automatically close.

4. Section 304.1.2 of the International Fire Code is amended to provide as follows:

Cut or uncut weeds, grass, vines, and other vegetation shall be removed when determined by the chief to be a fire hazard. When the chief determines that total removal of growth is impractical due to size or environmental factors, approved fuel breaks shall be established. Designated areas shall be cleared of combustible vegetation to establish fuel breaks. The City may provide for removal, at no cost to the City, if the owner does not comply with time limits stipulated in the Notice of Violation issued in accordance with this code.

5. Section 109.2.12 of the International Fire Code is amended to provide as follows:

Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the order or notice

pertains. In cases of extreme danger to persons or property, immediate compliance is required. In the event of noncompliance, the chief may provide for correction of the condition or violation and the cost to the City shall become a charge against the owner.

6. Section 5604.1 of the International Fire Code is amended to provide as follows:

General. Storage, use, handling, permitting, sale, manufacture, display, and transportation of fireworks shall be in accordance with this Code, RCW 70.77, and Camas Municipal Code Chapter 8.58. In the event of any conflict between the provisions of this Code, RCW 70.77 and Camas Municipal Code Chapter 8.58 relating to the sale and discharge of fireworks, the provisions of Camas Municipal Code Chapter 8.58 shall govern.

7. A new subsection is added to Section 5601.2 of the International Fire Code to provide as follows:

5601.2 Permits for Retail Sale of Fireworks. Local permits required by RCW 70.77.270 shall be in accordance with Section 105 of the International Fire Code.

8. When used in the International Fire Code, the following words or terms shall, unless the context otherwise indicates, have the following respective meanings:

- A. Whenever the words "~~chief of the bureau of fire prevention~~Fire Code Official" are used, they shall be held to mean fire marshal or designee.
- B. "City" means the city of Camas.
- C. "Corporation counsel" means the attorney employed by the city of Camas.
- D. "Fire department" means the fire department of the city of Camas.
- E. "Jurisdiction" means the city of Camas.

9. The following sections of the International Fire Code are adopted by reference. The limits referred to shall include all territory within the limits of the city except as hereinafter provided:

- a. 5701.1 The limits referred to in Section 5704.2 of the International Fire Code, in which storage of flammable liquids in outside aboveground tanks is prohibited, are established as follows:

It is unlawful to store any Class 1 flammable liquids in aboveground tanks outside buildings within the city (unless approved by the Fire Marshal). In those approved areas the storage of Class 1 flammable liquids in aboveground tanks outside of buildings shall be not less than 10 feet from buildings.

- b. 6104.2 Storage of Liquefied Petroleum Gases in quantities greater than 2,000 gallons is prohibited.
- c. 5604.1 Explosive storage.

The storage, handling, sale, use, and possession of explosives other than fireworks and blasting agents are prohibited.

The manufacturing, storage, handling, sale, use, and possession of fireworks and blasting agents shall be governed by Section 70.77 RCW, Section 212-12 WAC, and Sections 8.58 CMC

Exceptions:

- (1) The Armed Forces of the United States, Coast Guard or National Guard.
- (2) Explosives in forms prescribed by the official United States Pharmacopoeia.
- (3) The possession, storage and use of small arms ammunition when packaged in accordance with DOT packaging requirements.
- (4) The possession, storage and use of not more than one pound (0.454 kilograms) of commercially manufactured sporting black powder, 20 pounds (nine kilograms) of smokeless powder and 10,000 small arms primers for hand loading of small arms ammunition for personal consumption.

- (5) The use of explosive materials by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.
 - (6) Special industrial explosive devices which in the aggregate contain less than 50 pounds (23 kilograms) of explosive materials.
 - (7) The possession, storage and use of blank industrial-power load cartridges when packaged in accordance with DOT packaging regulations.
 - (8) Transportation in accordance with DOT 49 CFR Parts 100 through 178.
 - (9) Items preempted by federal regulations.
- d. 5504.1 Storage of Flammable Cryogenic Fluids shall comply with IFC.
 - e. 5005.1 Storage of Hazardous Materials shall comply with the IFC.
- 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:
- (a) Electronically monitored by an approved central proprietary or remote station service or, when approved by the fire marshal, by a local alarm which will give an audible signal at a constantly attended location.
 - (b) Provided with a security key box in accordance with Section 506.1 and commonly keyed as approved by the city of Camas. Such security key boxes shall contain keys to the building and the fire alarm control panel and shall have the cover of the box connected to a separate zone on the fire alarm panel such that the alarm is activated at any time the cover of the key box is opened
- 9.2. Sky Lantern Defined. As used in this section, the term "sky lantern" shall mean an airborne lantern made of paper or other thin material with a frame that contains a candle or other fuel source which creates an open flame or a heat source designed to heat the air inside the lantern, causing the lantern to lift into the air. The sky lanterns defined herein are also commonly known as sky candles, fire balloons, and airborne paper lanterns.
- Sale and Use of Sky Lanterns Prohibited. It is unlawful for any person or entity to sell, transfer, use, discharge, or ignite a sky lantern within the city limits. Any person or entity that violates this section shall be subject to a ~~five hundred dollar~~five-hundred-dollar civil infraction per violation.
10. The storage regulations adopted in subsection A shall not apply to areas classified and designated as the Heavy Industrial District by the zoning code and maps of the city, nor to those areas for which specific approval for outside storage is given by the city council in the granting of an application for a development in the light industrial/business park zone, provided that such approval be limited to materials necessary in the applicant's manufacturing process.
11. In the event of any conflict between the standards for manufactured/mobile homes set forth in the International Fire Code and the standards set forth in the National Manufactured Homes Construction and Safety Act of 1974, as amended, the latter standard shall prevail.
12. Permits shall be obtained from the fire department as follows:
- a. Except for one and two-family dwellings and as specified in Section 105 of the building code and Section ~~R105R~~ in the International Residential Code no building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the fire department.

- b. A permit shall be obtained from the fire department prior to engaging in activities, operations, practices, or functions as specified in Section 105 of the fire code.
13. To obtain a fire permit the applicant shall first submit-file an online application. ~~in writing on a form to be furnished by the fire department.~~
14. Fees.
 - a. Permit fees for fire code compliance, set by the City Council per resolution, cover plan review and inspections and are determined by the type of occupancy, fire protection system, or hazard involved. The fee for each permit, as per the fee schedule established by the City Council per Resolution, including plan review and inspections, for fire code compliance are flat fees based on the type occupancy, fire protection system or hazard.
 - b. Revision Fees for revision of plans submitted for review will be calculated at twenty five percent of the original fee- shall be as per the fee schedule established by the City Council per Resolution.
 - c. Investigation fees (work without a permit) shall be double the fees as per the fee schedule established by the City Council per Resolution.
 - d. Re-inspection fees shall be at the flat rate set forth as per the fee schedule established by the City Council per Resolution.
 - e. Technical assistance in accordance with Section 104-~~7.2~~ of the fire code shall be charged at actual cost as per the fee schedule established by the City Council per Resolution.
 - f. Fire hazard mitigation shall be charged at actual cost, as per the fee schedule established by the City Council per Resolution.
15. There is established within the fire department the fire prevention bureau which shall be under the direction of the chief. The fire marshal or designee, subject to the supervision of the chief is authorized and directed to enforce all the provisions of this chapter. The fire marshal shall perform the following duties:
 - a. Inspect, as often as may be necessary, buildings and premises, including such other hazards or appliances as the chief may designate for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this chapter and any other law or standard affecting fire safety;
 - b. Require submission of, examine and check plans and specifications, drawings, descriptions and/or diagrams necessary to show clearly the character, kind and extent of work covered by an application for a permit regarding fire and life safety items covered by this chapter, and upon approval thereof notify the building department that such items meet the requirements of this chapter.
 - c. Inspect all work authorized by any permit to assure compliance with provisions of this chapter or amendments thereto, approving or condemning the work in whole or in part as conditions require;
 - d. To investigate promptly the cause, origin and circumstances of each and every fire occurring within the city involving loss of life or injury to person or destruction or damage to property and, if it appears that such fire is of suspicious origin, take charge of all physical evidence relating to the cause of the fire and to pursue the investigation to its conclusion.
16. Should any section, paragraph, sentence or word of this chapter or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the city council that it would have passed all other provisions of this chapter independent of the elimination here from of any such portion as may be declared invalid.
17. Any person, firm or corporation who violates any of the provisions of the code hereby adopted or who fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the board of adjustment or by a court of competent jurisdiction within the time fixed by this chapter, shall, severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than five thousand dollars or by imprisonment for not more than one year or by both such fine and imprisonment.

The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time. When not otherwise specified, each ten days that prohibited conditions are maintained constitutes a new and separate offense.

The application of the penalty specified in this chapter shall not be held to prevent the enforced removal of prohibited conditions.

E. Uniform Plumbing Code.

1. Amend Section ~~103.4.1~~ 104.5 Fees by substituting the section with:

The fee for each permit shall be set forth as per the fee schedule established by the City Council per Resolution.

2. Amend Section ~~103.4.2~~ 104.3.2 Plan Review Fees by substituting the section with:

When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for plumbing work shall be equal to sixty-five percent of the total permit fee as per the fee schedule established by the City Council per Resolution. When plans are incomplete or changes so as to require additional review, a fee shall be charged as per the fee schedule established by the City Council per Resolution.

3. Amend Section ~~103.4.5~~ 104.5.3 Fee Refunds, Subsection ~~103.4.5.2~~ 104.5.3(2) by substituting:

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid for an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan review effort has been expended.

4. Amend Section ~~103.4.5~~ 104.5.3 Fee Refunds, Add Subsection ~~103.4.5.3~~ 104.5.3(3) by substituting:

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

5. ~~Amend Section 103.4.5 Fee Refunds, Subsection 103.4.5.3 by adding: The Building Official shall not authorize the refunding of any fee paid except upon a written application filed by the original permittee not later than one hundred and eighty (180) days after the date of fee payment.~~

F. International Fuel Gas Code.

1. Amend Section ~~106.5.2~~ 109.2 Fee schedule by substituting the section with:

The fee schedule for the fuel gas code is as per the fee schedule established by the City Council per Resolution.

2. Amend Section ~~106.5.3~~ 109.6 Fee refund ~~by replacing subsection 2 and 3 to read:~~

12. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

23. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fees has been paid is withdrawn or canceled before any plan review effort has been expended.

G. International Existing Building Code.

1. Amend Section 108 Fees by substituting the section and subsections with:

The fee schedule for the permit obtained shall be based on the work for which the permit is issued, such as building permit, plumbing permit, mechanical permit, etc. The fee is determined as described for each type of permit and the fee is determined by the appropriate per the fee schedule established by the City Council per Resolution.

(Ord. 2492 § 1 (Exh. A (part)), 2007; Ord. 2415 § 4, 2005)

(Ord. No. 2595, § I, 8-2-2010; Ord. No. 2623, § I, 5-2-2011; Ord. No. 2714, § XV, 12-1-2014; Ord. No. 15-004, § I, 2-17-2015; Ord. No. 16-030, §§ I—V, 12-5-2016; Ord. No. 17-008, § I, 6-5-2017; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

15.04.040 General requirements for all referenced codes.

- A. Conflict Between Codes. Whenever there is a conflict between a referenced code in Section 15.04.020 of this chapter, the codes enumerated in Section 15.04.010(A)—(F), the first named code shall govern over those following. [\(RCW 19.27.031\(2\)\)](#)
- B. Professional Preparation of Plans. The ~~city~~ City of Camas shall require a Washington licensed design professional ~~to prepare plans for permit submittal in accordance with RCW 18.08 and RCW 18.43, licensed under the provisions of RCW 18.08, WAC 308-12, or RCW 18.43 to prepare or oversee the preparation of plans for any building or structure containing five or more residential dwelling units or doing design work including preparing construction contract documents and administering the contract for construction, erection, enlargement, alteration, or repairs of or to the building of any occupancy over four thousand square feet of construction. Exception: Tenant improvement work less than four thousand square feet in area and that does not include any structural changes, exit modifications, or change in occupancy, when approved by the building official.~~

(Ord. 2492 § 1 (Exh. A (part)), 2007; Ord. 2415 § 5, 2005)

...

15.04.070 Appeals

- A. Pursuant to Chapter 2.15, the hearing examiner shall hear and decide appeals of interpretations of the technical codes made by the building official or fire marshal.
- B. Section 113 of the IBC, Section R112 of the IRC, Section 113 and 114 of the IMC, Section 111 of the IFC, and Section 107 of the UPC are replaced with this section.

(Ord. No. 2595, § I, 8-2-2010; Ord. No. 2713, § I, 10-20-2014)

...

Title 15 BUILDINGS AND CONSTRUCTION

Chapter 15.17 AUTOMATIC FIRE SPRINKLERS

15.17.010 Definitions.

As used in this chapter:

"Automatic fire sprinkler systems" means automatic fire sprinkler systems installed in ~~single family and duplex one and two family dwellings, and townhomes residences~~ that comply with National Fire Protection Association Standard 13D.

"Substantial Remodel" means, an addition or improvement of a building or structure, the cost of which equals or exceeds fifty percent of the market value of the structure. (Per Current Clark County Property Tax Assessment.)

"Home sales office" means a new single family duplex residential structure that is temporarily used as an office to market residences within a development.

"Model home" means a new single family or duplex residential structure used as an example for the purpose of marketing similarly constructed homes. A model home will be open for public display, may be advertised as a model home, may be furnished, and may also be used as a home sales office.

(Ord. 2454 § 1, 2006; Ord. 2382 § 1, 2004)

15.17.050 Automatic fire sprinkler system required.

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 QAWU, Dwelling Unit Fire Sprinkler Systems (WAC 51-51-6010~~15~~);
2. Appendix AWV, 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.

(Ord. 2382 § 5, 2004)

(Ord. No. 21-005, § I(Exh. A), 3-15-2021)

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Chapter 16.55 CRITICAL AQUIFER RECHARGE AREAS

16.55.010 Purpose

The purpose of this chapter is to protect the public health and welfare by safeguarding critical aquifer recharge areas (CARA) and vital groundwater resources which provide drinking water. This chapter balances protection of groundwater resources with reasonable use of property by establishing performance standards, best management practices, and review procedures for development activities within CARAs.

16.55.010-020 Critical aquifer recharge areas designation.

- A. Critical aquifer recharge areas (CARA) are those areas with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). CARA have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water. These areas include the following:
- A1. Wellhead Protection Areas. Wellhead protection areas shall be defined by the boundaries of the ten-year time of ground water travel, or boundaries established using alternate criteria approved by the Department of Health in those settings where ground water time of travel is not a reasonable delineation criterion, in accordance with WAC 246-290-135.
 - B2. Sole Source Aquifers. Sole source aquifers are areas that have been designated by the U.S. Environmental Protection Agency pursuant to the Federal Safe Drinking Water Act.
 - C3. Susceptible Ground Water Management Areas. Susceptible ground water management areas are areas that have been designated as moderately or highly vulnerable or susceptible in an adopted ground water management program developed pursuant to Chapter 173-100 WAC.
 - D4. Special Protection Areas. Special protection areas are those areas defined by WAC 173-200-090.
 - E5. Moderately or Highly Vulnerable Aquifer Recharge Areas. Aquifer recharge areas that are moderately or highly vulnerable to degradation or depletion because of hydrogeologic characteristics are those areas delineated by a hydrogeologic study prepared in accordance with the state Department of Ecology guidelines.
 - F6. Moderately or Highly Susceptible Aquifer Recharge Areas. Aquifer recharge areas moderately or highly susceptible to degradation or depletion because of hydrogeologic characteristics are those areas meeting the criteria established by the state Department of Ecology.
 - 7. Areas underlain by the unconsolidated alluvial sand and gravel aquifer along the Columbia River, as identified in the United States Geological Survey (USGS) Geology and Ground-water Conditions of Clark County, Water Supply Paper 1600.
- B. The city adopts the following maps showing the approximate location and extent of critical aquifer recharge areas. These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.
- 1. Wellhead Protection Areas (WHPAs): the Washington State Department of Health Source Water Assessment Program (SWAP) Map for areas located within the 10-year or less time of travel;

2. [The United States Environmental Protection Agency Map of Sole Source Aquifer Locations; and](#)
3. [The United States Geological Survey \(USGS\) Geology and Ground-water Conditions of Clark County, Geologic Map of Western part of Clark County, Washington.](#)

(Ord. 2517 § 1 (Exh. A (part)), 2008)

16.55.020-030 Aquifer recharge area susceptibility ratings.

Aquifer recharge areas shall be rated as having high, moderate, or low susceptibility based on soil permeability, geologic matrix, infiltration, and depth to water as determined by the criteria established by the state Department of Ecology.

(Ord. 2517 § 1 (Exh. A (part)), 2008)

~~16.55.030 Mapping of critical aquifer recharge areas.~~

- ~~A. The approximate location and extent of critical aquifer recharge areas are shown on the adopted critical area maps.~~
- ~~B. These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.~~

~~(Ord. 2517 § 1 (Exh. A (part)), 2008)~~

16.55.040 Exempt, prohibited, and permitted activities in ~~Activities allowed in~~ critical aquifer recharge areas.

A. The following activities are allowed in critical aquifer recharge areas in addition to those pursuant to allowed activities (Section 16.51.120), and do not require submission of a critical area report; and are exempt from the standards of this chapter:

- A1. Construction of structures and improvements, including additions, resulting in less than five percent or two thousand five hundred square feet (whichever is greater) total site impervious surface area that do not result in a change of use or increase the use of a hazardous substance.
- B2. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than five percent total site impervious surface area and that does not increase the use of a hazardous substance.
- ~~C. Development within CARA's shall not result in the loss of more than forty percent of the total pervious surface of the site.~~
3. All residential uses and activities, provided that any residential use of pesticides and nutrients comply with Section 16.55.070(C).
4. Other uses not listed as prohibited or permitted uses in subsections B and C below.

B. The following activities and uses are prohibited in critical aquifer recharge areas:

1. Landfills. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, wood waste, and inert and demolition waste landfills;
2. Underground Injection Wells.

3. Surface mining operations.
 - A. Metals and hard rock mining, and
 - B. Sand and gravel mining;
4. Wood Treatment Facilities. Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and man-made);
5. Storage, Processing, or Disposal of Radioactive Substances. Facilities that store, process, or dispose of radioactive substances;
6. Agricultural drainage wells;
7. Cesspools;
8. Industrial process water and disposal wells;
9. Other.
 - A. Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source,
 - B. Activities that would significantly reduce the recharge to aquifers that are a source of significant baseflow to a regulated stream, and
 - C. Activities that are not connected to an available sanitary sewer system are prohibited from critical aquifer recharge areas associated with sole source aquifers.
- C. The following activities are allowed in critical aquifer recharge areas subject to critical areas review and approval:
 1. Above- and below-ground storage tanks;
 2. Facilities that conduct biological research;
 3. Boat repair shops;
 4. Chemical research facilities;
 5. Dry cleaners;
 6. Fuel and/or gasoline stations;
 7. Pipelines;
 8. Printing and publishing shops (that use printing liquids);
 9. Below-ground transformers and capacitors;
 10. Sawmills (producing over ten thousand board feet per day);
 11. Solid waste handling and processing;
 12. Vehicle repair, recycling, and auto wrecking;
 13. Funeral services;
 14. Furniture stripping;
 15. Motor vehicle service garages (both private and government);
 16. Photographic processing;
 17. Chemical manufacture and reprocessing;

- 18. Creosote and asphalt manufacture and treatment;
- 19. Electroplating activities;
- 20. Petroleum and petroleum products refining, including reprocessing;
- 21. Wood products preserving;
- 22. Golf course;
- 23. Regulated waste treatment, storage, and disposal facilities that handle hazardous material;
- 24. Medium quantity generators (dangerous, acutely hazardous, and toxic extremely hazardous waste); and
- 25. Large quantity generators (dangerous, acutely hazardous, and toxic extremely hazardous waste)

(Ord. 2517 § 1 (Exh. A (part)), 2008)

16.55.050 Critical area report—Requirements for permitted activities in critical aquifer recharge areas.

- A. Prepared by a Qualified Professional. ~~An aquifer recharge area~~ A CARA critical area report shall be prepared by a qualified professional who is a hydrogeologist, geologist, or engineer, who is licensed in the state of Washington, and has experience in preparing hydrogeologic assessments.
- B. Hydrogeologic Assessment Required. For all ~~proposed~~ permitted activities to be located in a critical aquifer recharge area, a critical area report shall contain a level one ~~or level two~~ hydrogeological assessment. A Level ~~One Two~~ hydrogeologic assessment shall be required for any of the following proposed activities:
 - ~~1. Activities that result in five percent or more, or two thousand five hundred square feet of impervious site area;~~
 - ~~2. Activities that divert, alter, or reduce the flow of surface or ground waters, or otherwise reduce the recharging of the aquifer;~~
 - ~~3. The use of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;~~
 - ~~4. The use of injection wells; or~~
 - ~~5. Any other activity determined by the director likely to have an adverse impact on ground water quality or quantity, or on the recharge of the aquifer.~~
 - 1. Any use in a designated wellhead protection area or the unconsolidated sand and gravel aquifer pursuant to 16.55.020(A)(7);
 - 2. Chemical manufacture and reprocessing;
 - 3. Creosote and asphalt manufacture and treatment;
 - 4. Petroleum and petroleum products refining, including reprocessing;
 - 5. Pipelines;
 - 6. Regulated waste treatment, storage, and disposal facilities that handle hazardous material;
 - 7. To establish that a use or activity is located outside of a CARA, or in a different classification, although mapped within it according to available sources;

8. For any uses which deviate from minimum performance standards specific to the use as described in CMC 16.55.060; or
9. Any other activity determined by the director likely to have an adverse impact on ground water quality or quantity, or on the recharge of the aquifer.

C. **Level One Hydrogeologic Assessment.** A Level One hydrogeologic assessment shall include the following ~~site- and proposal-related information at a minimum:~~

1. ~~Available information regarding geologic and hydrogeologic characteristics of the site, including the surface location of all critical aquifer recharge areas located on site or immediately adjacent to the site, and permeability of the unsaturated zone;~~
2. ~~Ground water depth, flow direction and gradient based on available information;~~
3. ~~Currently available data on wells and springs within one thousand three hundred feet of the project area;~~
4. ~~Location of other critical areas, including surface waters, within one thousand three hundred feet of the project area;~~
5. ~~Available historic water quality data for the area to be affected by the proposed activity; and~~
6. ~~Best management practices proposed to be utilized.~~
1. A description of the site, including location and existing and proposed land use;
2. A summary of the local hydrogeologic setting, including soil types, depth to groundwater, and aquifer type (confined or unconfined);
3. Identification of known wells, water supply sources, and any documented contamination sites located on or near the site;
4. A description of potential contaminant sources and estimated volumes associated with the proposed use;
5. A description of proposed best management practices (BMPs) related to stormwater management, chemical storage and handling, and spill containment;
6. A description of how the proposal meets or exceeds any performance standards specific to the use as described in Section 16.55.06; and
7. A justification demonstrating that a Level One hydrogeologic assessment provides adequate protection of groundwater resources given the nature and scale of the proposed activity.

D. **Level Two Hydrogeologic Assessment.** A Level Two hydrogeologic assessment shall include the following ~~site- and proposal-related information at a minimum,~~ in addition to the requirements for a Level One hydrogeological assessment:

1. ~~Historic water quality data for the area to be affected by the proposed activity compiled for at least the previous five-year period;~~
2. ~~Ground water monitoring plan provisions;~~
3. ~~Discussion of the effects of the proposed project on the ground water quality and quantity, including:~~
 - a. ~~Predictive evaluation of ground water withdrawal effects; and~~
 - b. ~~Predictive evaluation of contaminant transport based on potential releases to ground water; and~~

4. ~~A spill plan that identifies equipment and/or structures that could fail, resulting in an impact. Spill plans shall include provisions for regular inspection, repair, and replacement of structures and equipment that could fail.~~
- 1. A site-specific, technically defensible hydrogeologic analysis demonstrating that the proposed activity will not contaminate or otherwise adversely affect the underlying aquifer.
2. A detailed geologic and hydrogeologic characterization of the site;
3. Determination of groundwater flow direction and gradients;
4. Identification and characterization of aquifer properties, including transmissivity and permeability;
5. A fate and transport analysis for potential contaminants associated with the proposed use;
6. Modeling or calculations of potential contaminant travel time to the nearest receptor or downgradient boundary;
7. An assessment of any cumulative impacts; and
8. A monitoring and/or mitigation plan, if necessary, to ensure protection of groundwater quality and aquifer recharge functions.

(Ord. 2517 § 1 (Exh. A (part)), 2008)

16.55.060 Performance standards—General requirements.

- A. Activities may only be permitted in a critical aquifer recharge area if the applicant can show that the proposed activity will not cause contaminants to enter the aquifer, and that the proposed activity will not adversely effect the recharging of the aquifer.
- B. The critical areas report shall identify and demonstrate that measures will be taken to prevent aquifer contamination from vehicular repair, residential use of pesticides and nutrients, spreading or injection of reclaimed water, and storage tanks.
- C. The proposed activity must comply with the water source protection requirements and recommendations of the Federal Environmental Protection Agency, State Department of Health, and the local health district.
- D. The proposed activity must be designed and constructed in accordance with the city of Camas Design Standards Manual.

(Ord. 2517 § 1 (Exh. A (part)), 2008)

16.55.070 Performance standards—Specific uses.

- A. Storage Tanks. All storage tanks proposed to be located in a critical aquifer recharge area must comply with local building and fire code requirements, with Chapters 173-303 WAC and 173-360 WAC, and must conform to the following requirements:
 1. Underground Tanks. All new underground storage facilities proposed for use shall be designed and constructed so as to:
 - a. Prevent releases to the ground, ground water, and surface water due to corrosion or structural failure, or seismic activity for the operational life of the tank;

- b. Be protected against corrosion, constructed of noncorrosive material, or steel clad with a noncorrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substances; ~~and~~
 - c. Use material in the construction or lining of the tank that is compatible with the substance to be stored;
 - d. Prevent releases to the ground, ground water, and surface water due to spillage or overfilling. The opening for filling the tank shall be surrounded with impermeable material designed and sized to prevent spilled hazardous material from reaching the soil, groundwater, or surface water;
 - e. Provide a secondary containment system to protect against spills from the storage vessel and any associated piping and transfer equipment; and
 - f. Provide for leak detection.
- 2. Aboveground Tanks. All new aboveground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:
 - a. Not allow the release of a hazardous substance to the ground, ground waters, or surface waters;
 - ~~b. Have a primary containment area enclosing or underlying the tank or part thereof; and~~
 - ~~c. A secondary containment system either built into the tank structure, or a dike system built outside the tank. This applies to all tanks.~~
 - b. Secondary Containment. New above ground tanks and distribution systems that will contain a hazardous material shall either be double walled or have a separate, impervious secondary containment system constructed around and under the tank/distribution system. The containment system shall be covered or otherwise designed so it does not collect precipitation or stormwater runoff. Secondary containment systems shall be sized to hold at least one hundred ten percent of the largest tank's capacity and shall be designed and constructed with materials that are compatible with the substance to be stored in the tank;
 - c. Leak Detection. Leak detection devices shall be required for all double walled tanks and, when possible, for other tanks; and
 - d. Waiver. The approval authority may grant a waiver from one or more of the above requirements upon finding that the proposed above ground storage facility would not create a risk to ground water quality.
- B. No Dry Wells Shall be Allowed in Critical Aquifer Recharge Areas. Dry wells existing on the site prior to facility establishment must be abandoned using techniques approved by the state Department of Ecology prior to commencement of the proposed activity.
- C. Residential Use of Pesticides and Nutrients. Application of household pesticides, herbicides, and fertilizers shall not exceed times and rates specified on the packaging.
- D. Spreading or Injection of Reclaimed Water. Water reuse projects for reclaimed water must be in accordance with the adopted water or sewer comprehensive plans that have been approved by the departments of Ecology and Health.
 - 1. Surface spreading must meet the ground water recharge criteria given in Chapter 90.46.080 RCW and Chapter 90.46.010(9); and
 - 2. Direct injection must be in accordance with the standards developed by authority of Chapter 90.46.042 RCW.

E. Cemeteries. Applicants for a cemetery shall submit a hydrogeological report evaluating the risk the proposed cemetery poses to groundwater and surface water. The approval authority may condition the project as necessary to protect ground water quality. The approval authority shall deny the proposed cemetery if it is determined that it would likely contaminate potable ground water supplies.

F. Agricultural, commercial and industrial uses.

1. Where floor drains are allowed, any floor drains in areas where hazardous materials are used, stored or otherwise present shall have a removable lip or barrier that will prevent spilled hazardous material from entering the drain. The approval authority may require that a sump or other device be used to ensure that hazardous material does not drain to the soil, sewage disposal system, or a water body.
2. Areas where hazardous materials are used or stored shall not drain to the soil, a stormwater system, water body, or a sewage disposal system. The approval authority may require that a sump or other device, as appropriate to address the contaminants of concern, be used to ensure protection of ground water quality.
3. All vehicle and equipment washing must be done in a self-contained area (e.g., with recycling system) designed to ensure that hazardous materials do not reach the soil, a water body or a sewage disposal system. This does not apply to discharges to a sewer that were approved by the sewer utility. Water used in wash down areas shall be treated to remove contaminants prior to discharge.
4. An integrated pest management plan shall be drafted to be consistent with the integrated pest management policies approved by the health officer. The plan shall be implemented upon approval by the department. The county may periodically verify compliance with the approved plan.
5. All new agricultural, commercial and industrial land uses that involve the use, handling, storage, disposal, or transportation of hazardous materials or dangerous/extremely dangerous wastes, as defined in Chapter 173-303 WAC, shall be required to prevent contact between the aforementioned materials and stormwater. This may not apply to materials applied in an outdoor setting as part of an approved activity's landscaping maintenance plan. This includes, but is not limited to, gas stations, fuel distributors, car/truck washes, trucking companies, asphalt plants and paint shops. The generation of hazardous materials or dangerous waste is separated into two categories:
 - a. A small quantity generator can generate up to two hundred twenty pounds of dangerous waste, or up to 2.2 pounds of certain pesticides or poisons, each month. Small quantity generators can accumulate up to two thousand two hundred pounds of dangerous waste, or 2.2 pounds of certain pesticides or poisons, at their site before sending the waste off-site for proper disposal or recycling.
 - b. Businesses that generate more than two hundred twenty pounds of hazardous wastes during any month must comply with the Washington State Dangerous Waste Regulations, Chapter 173-303 WAC.
6. The applicant shall demonstrate that the proposed use or activity will not cause degradation of ground water quality exceeding the standards described in Chapter 173-200 WAC (Water Quality Standards of the State of Washington) and comply with all other applicable local, state, and federal regulations.
7. The approval authority may require that the applicant install monitoring wells, to the extent necessary to determine if pollution is occurring, periodic monitoring at specified intervals, and remedial action if the monitoring reveals that ground water contamination is occurring.
8. The approval authority may require additional protective measures if necessary to protect surface and ground water quality, including, but not limited to, BMPs, devices or methods to provide a high level of nutrient removal from stormwater.

- G. Dry cleaner facilities. Dry cleaner facilities shall follow best management practices and control technologies for pollution prevention as described by the Washington State Department of Ecology, the U.S. Environmental Protection Agency, or as otherwise required by state or federal law. Any new dry-cleaning operation shall be prohibited from using perchloroethylene.
- H. Fuel dispensing. Sites where fuel is dispensed shall be designed to contain fuel spills on site without contaminating stormwater systems, sewage disposal systems, soil or water. This can be accomplished, for example, by installing a roof structure that shields the fueling area from precipitation and sloping the area surrounding the fuel pumps toward a sump with capacity for at least one hundred gallons of fuel or by surrounding the covered fueling area with a shallow curb that provides capacity for at least one hundred gallons of fuel. The storage capacity for the containment method may be adjusted by the approval authority, depending on the scale of the fuel dispensing facility. Compliance with the performance standards for storage tanks is also required.
- I. Greenhouse/nursery. Any fertilizers shall be applied at an agronomic rate in accordance with the timing and amount of crop demand for nitrate, unless the approval authority determines that a lower rate of application is appropriate to protect surface and groundwater quality.
- J. Hazardous materials.
1. Hazardous materials shall be used, handled, stored, and disposed of in accordance with the standards contained in this section, Title 15, and applicable state law (see RCW 70.105, Chapter 173-303 WAC).
 2. Operators of new and existing uses and activities that involve the use, handling, storage or generation of hazardous materials exceeding thresholds specified in the International Fire Code, as amended, shall submit for review and approval a hazardous materials management plan that demonstrates that the use or activity will not have an adverse impact on ground water quality. Notwithstanding the requirements of the International Fire Code, if the approval authority determines that the proposed use or activity poses a risk to ground water, they shall require submission of a hazardous materials management plan to protect ground water quality. Approved hazardous materials management plans shall be implemented.
 3. Persons that possess liquid, soluble, or leachable hazardous materials shall contain such materials and the entire distribution system in a secondary containment device or system that will effectively prevent discharge on-site. Secondary containment may be achieved in a variety of ways, including, but not limited to, use of sloping floors that provide capacity to contain spills or installation of a curb around the perimeter of the structure.
- K. Metal plating. Metal plating operations shall follow best management practices and control technologies for pollution prevention as described by the Washington State Department of Ecology, the U.S. Environmental Protection Agency, or as otherwise required by state or federal law.
- L. Vehicle repair and service/body shops.
1. Vehicle repair/servicing shall be performed over an impermeable surface under cover from the weather.
 2. Dry wells shall not be permitted in conjunction with such uses.
 3. Use and storage of hazardous materials shall be consistent with standards established in Section 16.55.070(J).
 4. The approval authority shall require that new hydraulic hoists be located in a vault to ensure that any leaks from such equipment are contained.
- ME. State and Federal Regulations. The uses listed below shall be conditioned as necessary to protect critical aquifer recharge areas in accordance with the applicable state and federal regulations.

Statutes, Regulations and Guidance Pertaining to Ground Water Impacting Activities

Activity	Statute—Regulation—Guidance*
Aboveground storage tanks	Chapter 173-303-640 WAC
Animal feedlots	Chapter 173-216 -240 WAC, Chapter 173-220 (NPDES) WAC
Automobile washers	Chapter 173-216 WAC, Best Management Practices for Vehicle and Equipment Discharges (WDOE WQ-R-95-56)
Below ground storage tanks	Chapter 173-360 WAC
Chemical treatment storage and disposal facilities	Chapter 173-303 WAC
Hazardous waste generator (boat repair shops, biological research facility, dry cleaners, furniture stripping, motor vehicle service garages, photographic processing, printing and publishing shops, etc.)	Chapter 173-303 WAC
Injection wells	Federal 40 CFR Parts 144 and 146, Chapter 173-218 WAC
Junk yards and salvage yards	Chapter 173-304 WAC, Best Management Practices to Prevent Stormwater Pollution at Vehicles Recycler Facilities (WDOE 94-146)
Oil and gas drilling	Chapter 332-12-450 WAC, Chapter 344-12 WAC
On-site sewage systems (large scale)	Chapter 173-240 WAC
On-site sewage systems (<14,500 gal/day)	Chapter 246-272 WAC, Local Health Ordinances
Pesticide storage and use	Chapter 15.54 RCW, Chapter 17.21 RCW
Sawmills	Chapter 173-303 WAC, 173-304 WAC, Best Management Practices to Prevent Stormwater Pollution at Log Yards (WDOE 95-53)
Solid waste handling and recycling facilities	Chapter 173-304 WAC
Surface mining	Chapter 332-18 WAC
Waste water application to land surface	Chapter 173-216 WAC, Chapter 173-200 WAC, WDOE Land Application Guidelines, Best Management Practices for Irrigated Agriculture

* as amended.

(Ord. 2517 § 1 (Exh. A (part)), 2008)

~~16.55.080 Uses prohibited from critical aquifer recharge areas.~~

~~The following activities and uses are prohibited in critical aquifer recharge areas:*~~

- ~~A. Landfills. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, wood waste, and inert and demolition waste landfills;~~
- ~~B. Underground Injection Wells. Classes I, III, and IV wells and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells;~~
- ~~C. Mining.~~
 - ~~1. Metals and hard rock mining, and~~
 - ~~2. Sand and gravel mining;~~

~~D. — Wood Treatment Facilities. Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and man-made);~~

~~E. — Storage, Processing, or Disposal of Radioactive Substances. Facilities that store, process, or dispose of radioactive substances;~~

~~F. — Fuel and/or gas stations;~~

~~G. — Vehicle repair and servicing;~~

~~H. — Oil and lubricant centers; and~~

~~I. — Other.~~

~~1. — Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source;~~

~~2. — Activities that would significantly reduce the recharge to aquifers that are a source of significant baseflow to a regulated stream;~~

~~3. — Activities that are not connected to an available sanitary sewer system are prohibited from critical aquifer recharge areas associated with sole source aquifers, and~~

~~4. — Underground storage tanks for the use and storage of hazardous substances or hazardous materials.~~

~~(Ord. 2517 § 1 (Exh. A (part)), 2008)~~

~~* Prohibited uses are based on "Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances," by Ecology, July 2000, publication #97-30, and local concerns.~~

Chapter 17.09 SHORT SUBDIVISIONS¹

17.09.010 Scope.

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

(Ord. 2483 § 1 (Exh. A (part)), 2007)

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17.09.070 Unit Lot Subdivisions.

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

- A. [Applicability. A lot to be developed with middle housing \(including accessory dwelling units\) or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.](#)
- B. [Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.](#)
- C. [Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.](#)
- D. [Subsequent platting actions and additions or modifications to structure\(s\) may not create or increase any nonconformity of the parent lot.](#)
- E. [Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions \(CC&Rs\) identifying the rights and responsibilities of property owners and/or the homeowners’ association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.](#)
- F. [Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners’ association comprised of the owners of the individual unit lots.](#)
- G. [Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:](#)

¹Prior ordinance history: Ords. 2443 and 2455.

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. Approval of the development (design and layout) on each unit lot was granted by the review of the development, as a whole, on the parent lot under file # _____.
3. Subsequent subdivision actions, additions, or modifications to the unit lot housing development, including all structures, may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards.
4. If a structure or portion of a structure within the unit lot housing development project has been damaged or destroyed, any repair, reconstruction, or replacement of any structure shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time the proposed repair, reconstruction, or replacement project's permit application becomes vested.
5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

Chapter 17.19 DESIGN AND IMPROVEMENT STANDARDS

17.19.010 Applicability.

The standards set forth within this chapter are minimum standards applicable to land development. Based on the complexity or circumstances of the project or site conditions location (e.g., critical areas), the decision maker may require a land development to be designed to exceed the minimum standards or impose conditions deemed in the public interest.

(Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006)

17.19.020 Improvements, supervision, inspections and permits required.

A. Required Improvements.

1. Every developer shall be required to grade and pave streets and alleys, install curbs and gutters, sidewalks, monuments, sanitary and storm sewers, water mains, fire hydrants, street lights and street name signs, underground transmission lines, provide and install [a centralized location for mail delivery boxes in coordination with the as determined by the](#) U.S. Postal Service, together with all appurtenances in accordance with [this chapter](#), specifications and standards in the Camas Design Standards Manual, the six-year street plan, and other state and local adopted standards and plans as may be applicable.
2. Other improvements installed at the option of the developer shall conform to city requirements.
3. Existing wells, septic tanks and septic drain fields shall be ~~abandoned~~[decommissioned](#), in accordance with state and county guidelines regardless of lots or properties served by such utility unless otherwise approved by public works director. [Documentation of said decommissioning is to be provided to the city. Upon decommissioning of existing wells, the water rights shall be granted to the city.](#)

B. Supervision and Inspection. The city engineering ~~department~~[division](#) shall be responsible for the supervision and inspection of all improvements required as a condition of a land use. All improvements shall be certified in writing as completed in accordance with plans and specifications.

C. Permits. Prior to proceeding with any improvements, the applicant shall obtain those permits from the city as are necessary. The applicant is also responsible for complying with all applicable permit requirements of other federal, state and local agencies.

(Ord. 2517 § 2, 2008; Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006)

(Ord. No. 2582, § II, 2-1-2010; Ord. No. 17-005, § I(Exh. A), 5-15-2017)

17.19.030 Tract, block and lot standards.

A. Environmental Considerations.

1. Critical Areas. Land that contains a critical area or its buffer as defined in Title 16 of this code, or is subject to the flood hazard regulations, shall be platted to show the standards and requirements of the critical areas.

2. Vegetation. In addition to meeting the requirements of CMC Section 18.13.045, Tree Regulations, every reasonable effort shall be made to preserve existing significant trees and ~~vegetation, and vegetation~~ and integrate them into the land use design.
 3. Density transfers may be applicable if developer preserves critical areas. See Chapter 18.09 of this code.
- B. Blocks. Blocks shall be wide enough to allow two tiers of lots, except where abutting a major street or prevented by topographical conditions or size of the property, in which case the approval authority may approve a single tier.
- C. Compatibility with Existing Land Use and Plans.
1. Buffer Between Uses. Where single-family residential lots are to be adjacent to multiple-family, commercial or industrial land use districts, and where natural separation does not exist, adequate landscape buffer strips and/or solid fences for purposes of buffering sound, restricting access, pedestrian safety and privacy shall be provided.
 2. Conformity with Existing Plans. The location of all streets shall conform to any adopted plans for streets in the city. The proposed land use shall respond to and complement city ordinances, resolutions and comprehensive plans.
 3. Other City Regulations. All land use shall comply with all adopted city regulations. In the event of a conflict, the more restrictive regulation shall apply.
 4. Accessory Structures. If land development would result in an accessory structure remaining alone on a lot, the structure must be demolished before final plat approval.
- D. Lots. The lot size, width, shape and orientation shall conform to zoning provisions and the following:
1. Each lot must have frontage and access onto a public street, except as may otherwise be provided (e.g., approved private roads, access tracts);
 2. Side Lot Lines. The side lines of lots should generally run at right angles to the street upon which the lots face as far as practical, or on curved streets they shall be radial to the curve;
 3. Building Envelopes. No lot shall be created without a building envelope of a size and configuration suitable for the type of development anticipated:
 - a. For single-family residential zones, a suitable size and configuration generally includes a building envelope capable of siting a forty-foot by forty-foot square dwelling within the building envelope,
 - b. For multi-family zones, a suitable size and configuration generally includes a building envelope of twenty feet by forty feet.
 - c. Other factors in considering the suitability of the size and configuration of any residential lot include the presence of, or proximity to critical areas, adjoining uses or zones, egress and ingress, and necessary cuts and fills;
 4. Where property is zoned and planned for commercial or industrial use, in conformance to the intent of the comprehensive plan, other lot dimensions and areas may be permitted at the discretion of the approval authority;
 5. Flag lots, access tracts, and private roads may be permitted only when the community development director or designee finds the applicant meets the criteria listed hereinafter:
 - a. The pole of a flag lot must be a minimum of twenty feet wide with a minimum of twelve feet of pavement and shall serve no more than one lot;

- b. The structure(s) accessed by a flag lot, access tract, or private road will be required to furnish a minimum of two off-street parking spaces per residential unit. Under no circumstances will required parking be allowed along the flag pole lot;
 - c. An approved address sign, in accordance with the Camas Municipal Code [and as approved by the Fire Marshal's Office](#), must be posted for each residence where the flag lot leaves the public road or access tract; and
 - d. To protect the character of the immediate neighborhood, the city may impose special conditions, where feasible, including access configuration and separation, pedestrian connectivity, setbacks, fencing and landscaping;
6. Double Frontage Lots. Residential lots which have street frontage along two opposite lot lines shall be avoided, except for double frontage lots adjacent to an arterial or collector, which must comply with the following design standards:
- a. Landscaping. A ten-foot landscaped tract is provided along the real property line to visually buffer the rear yards from public view and prevent vehicular access. The ten-foot landscaped tract shall include a minimum two-inch caliper trees every thirty feet on center, three-foot tall shrubs that form a continuous screen, groundcover plants that fully cover the remainder of the landscaped area, and maintained in perpetuity by the homeowners' association [or the abutting property owner](#);
 - i. If the front of the structure faces a collector or arterial street, the ten-foot landscape tract is not required; and
 - ii. The lot must provide pedestrian access to the arterial or collector, and include a rear-loaded garage;
 - b. Fencing and Walls. A sight-obscuring fence or masonry wall shall be located at the line that separates the lot from the ten-foot landscape tract (see Figure 17.19-1). The design must include:
 - i. The height of the fence or wall shall be a minimum of four feet tall along a collector and six feet tall along an arterial;
 - ii. The fence shall include columns 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 ninety-six lineal feet.
 - iii. [Fences and walls located along the city's Gateway Corridor and the North Shore's Ridgeline Road and North Shore Boulevard](#) shall be constructed in accordance with the city's 'Gateway Standards' [and the city's 'North Shore Standards'](#), per the Design Standards Manual.
 - c. Architectural Design. Side and rear building facades visible from an arterial or collector shall maintain the architectural design, horizontal and vertical articulation, level of detail, and materials and colors consistent with the front building facade. Avoid large blank walls on side and rear building facades;
 - d. Setbacks. Minimum of twenty-foot setback will be provided from the property line separating the lot from the tract that is adjacent to the arterial or collector;
7. Corner Lots. Corner lots may be required to be platted with additional width to allow for the additional side yard requirements;
8. Restricted Corner Lots. Corner lots restricted from access on side yard flanking street shall be treated as interior lots and conform to front, side and rear yard interior setbacks of CMC Chapter 18.09; and

9. Redivision. In dividing tracts into large lots which at some future time are likely to be redivided, the location of lot lines and other details of the layout shall be such that redivision may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of building locations in relationship to future street right-of-way shall be made a matter of record if the approval authority considers it necessary.

E. Tracts and Trails.

1. If land division is located in the area of an officially designated trail, in accordance with the current version of the parks, recreation and open space comprehensive plan, provisions shall be made for reservation of the right-of-way or for easements to the city for trail purposes including the construction of the trail. Trail standards for each trail type shall be as specified in ~~appendix B~~ [the most current version](#) of the parks, recreation and open space [\(PROS\)](#) comprehensive plan or as amended.
2. Trails shall be shown as a separate layer in an electronic format submitted with "as-builts" prior to final acceptance.
3. Trails, which are dedicated to the city and part of the regional trail system, shall be surveyed and dedicated by the developer prior to final acceptance.
4. Tracts and trails that are not dedicated to the city and are located within the subdivision, short plat or planned development are the responsibility of the homeowners' association to maintain. Provisions must be in writing, such as in CC&Rs, [and shown on final plats](#), informing the homeowners of the responsibility and outlining the maintenance procedures in accordance with city standards.

F. Landscaping.

1. Each dwelling unit within a new development shall be landscaped with at least one tree in the planting strip of the right-of-way, or similar location in the front yard of each dwelling unit, with the exception of flag lots and lots accessed by tracts. Required trees shall be a minimum two-inch diameter at breast height (dbh) to create a uniform streetscape (dbh is four and one-half feet above the ground as measured from upside of tree).
2. The city council finds that the existing mature landscaping of trees, and shrubs provide oxygen, filter the air, contribute to soil conservation and control erosion, as well as provide the residents with aesthetic and historic benefits. For these reasons, the city encourages the retention of existing trees that are not already protected as significant trees under the Camas Municipal Code. Generally, the city may allow the tree requirements under subsection (F)(1) of this section to be reduced at the request of the developer, by a ratio of two new trees in favor of one existing tree, provided such trees have been identified on approved construction plans.
3. Prior to final acceptance of any land development, the land developer shall install trees adjacent to or within all common areas and landscape tracts as specified in the Camas Design Standards Manual.
4. Street trees adjacent to individual lots must be installed prior to final occupancy or secured or bonded, and installed prior to expiration of the two-year warranty period, whichever comes first.
5. ~~All~~ [Landscaping](#) shall conform to plant criteria in the Camas Design Standards Manual. Any planting of trees or shrubs within the right-of-way or vision clearance area must be shown on the construction drawings for approval.
6. Storm drainage facilities, pump stations and other visible facilities shall be required to include a ten foot L2 landscaped buffering in accordance with criteria in the Camas Design Standards Manual if within thirty feet of any street or accessory structure.

- G. Non-City [Public Utility Easements \(PUEs\)](#). Easements for electric lines, [gas lines](#), [communication lines](#), or other public utilities ~~may~~ [shall](#) be required. Easements for [public](#) utilities shall be a minimum of six feet in

width, located adjacent to the city right-of-way on public streets, behind sidewalks on private streets, and centered on front or side lot lines.

- H. Watercourse Easements. Where a development is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for the purpose. Streets parallel to major watercourses may be required.
- I. Street Signs. The developer shall be responsible for the initial cost of any street name or number signs, or street markings, including installation thereof, that public works finds necessary for the development.
- J. Lighting. Street lighting shall conform to the Clark public utility standards and approved by the city. The developer shall bear the cost of the design and installation of the lighting system.
- K. All residential streets shall conform to the guidelines and standards of the city neighborhood traffic management plan.

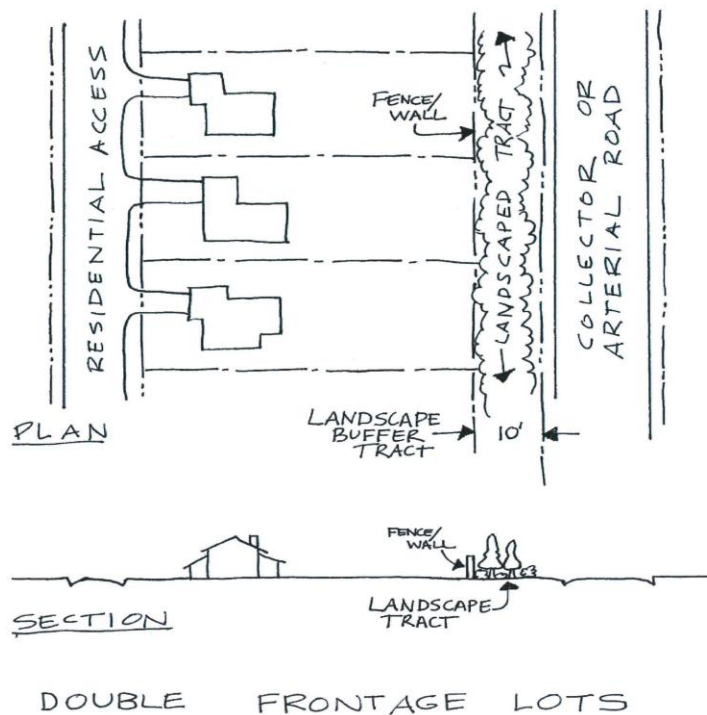


Figure 17.19-1: Double Frontage Lots

(Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-005, §§ I(Exh. A), II, IV, 5-15-2017; Ord. No. 18-014, § IX, 9-4-2018; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022)

17.19.040 Infrastructure standards.

Note: For the purposes of this title, the terms "street" and "road" are synonymous in meaning.

- A. Private Street. Private street(s) may be authorized when all of the following occur:

1. Allowing private streets in the area being developed will not adversely affect future circulation in neighboring lots of property or conflict with an existing adopted street plan;
2. Adequate and reasonable provisions are made for the ownership, maintenance, and repair of all utilities and the proposed private streets;
3. The proposed private streets can accommodate potential full (future) development on the lots or area being developed;
4. Connect to no more than one public street, unless it is an alley;
5. Conform to the Camas Design Standard Manual ([CDSM](#));
6. Alleys shall be privately owned and maintained;
7. Access requirements for recycle service, garbage service, and emergency vehicles are provided;
8. Provisions for adequate parking enforcement are recorded within a private covenant to ensure emergency vehicle access. [Street signs to this effect shall be installed.](#) These provisions shall be noted on the final plat, e.g. Towing service.

B. Streets.

1. Half Width Improvement. Half width improvements, when determined appropriate by the City Engineer, shall include [a full-depth road section to the existing centerline, public and private](#) utility easements, [water and sewer mains](#), pedestrian pathways, storm water drainage, street lighting and signage, environmental permits, provisions for mitigation improvements and mitigation areas as necessary, bike lanes, and improvements to the centerline of the right-of-way as necessary to provide the minimum structural street section per the Camas Design Standard Manual.
2. Streets abutting the perimeter of a development shall be provided in accordance with CMC 17.19.040(B)(1) above, and the Design Standard Manual. [A minimum of 24-feet of paved surface shall](#) ~~Additional paving may~~ be required to [provide two-way vehicular movements and to](#) ensure safe and efficient roads ~~to~~ exist to serve the land development. [Where applicable, a total of twenty-nine feet of paved surface may be required to](#) ~~and~~ provide bike lanes.
3. The city engineer may approve a delay of frontage street improvements for development proposals under any of the following conditions:
 - a. If the future grade or alignment of the adjacent public street is unknown and it is not feasible to establish the grade in a reasonable period;
 - b. The immediate improvement of the street would result in a short, isolated segment of improved street;
 - c. The frontage is part of an impending or imminent city street improvement project;
 - d. Street improvements in the vicinity are unlikely to occur within six years.
4. In the event the frontage improvement is delayed, the owner must provide an approved form ~~or of~~ financial surety in lieu of said improvements.
5. Dedication of additional right-of-way may be required for a development when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.

6. Extension. Proposed street systems shall extend existing streets at the same or greater width unless otherwise approved by the ~~public works department~~city engineer, ~~and authorized by city council in approval of the plat.~~
- Streets and pedestrian/bicycle paths shall be extended to the boundaries of the plat to ensure access to neighboring properties, unless the presence of critical areas or existing development render such extension infeasible. The design shall contribute to an integrated system of vehicular and pedestrian circulation.
 - Grading of steep topography may be necessary to achieve this objective.
7. Names. All street names, street numbers, and building numbers shall be assigned in accordance with CMC 12.24.
8. Right-of-way, tract and pavement widths for private and public streets shall be based on the Camas Design Standards Manual (CDSM), Engineering Design Standards and Submittal Requirements, Design Standards, Table 1-Guidelines for Geometry of Private Roadways and Table 2- Guidelines for Geometry of Public Roadways. Table 17.19.040-1 and Table 17.19.040-2.

Table 17.19.040-1 Minimum Private Street Standards

Private Road/Street	Tract Width	Pavement Width	Sidewalk
A. Access to four or less dwelling units ²	20'	12'	Sidewalk optional, no parking on both sides.
B. Access to five or more dwelling units less than or equal to 100' in length ³	30'	20'	Five foot detached sidewalk on one side, with planter strip, no parking on both sides.
C. Access to five or more dwelling units greater than 100' and not over 300' in length ³	42'	28'	Five foot detached sidewalk on one side, with planter strip, no parking on one side.
D. Access to five or more dwelling units, greater than 300 feet in length ³	48'	28'	Five foot detached sidewalks required on both sides of the street, with planter strip. No parking on one side.
E. Alley	20'	18'	No parking on both sides.
F. Commercial/Industrial ³	40'	24'	Five foot detached sidewalk on one side, with planter strip, no parking both sides.

Table 17.19.040-2 Minimum Public Street Standards

Public Street	Right-of-Way	Pavement Width	Sidewalk
A. Street (by approval of City Engineer) ³	52'	28'	Five foot detached sidewalk on both sides, with

			planter strip, no parking on one side.
B-Street (two lane)	60'	36'	Five foot detached sidewalks required on both sides of the street, with planter strip. Bike lanes required on collectors and arterials, no on-street parking.
C-Street (three lane)	74'	46' to include 12' median	Six foot detached sidewalks required on both sides of the street, with planter strip, bike lanes, no on-street parking.
D-Street (five lane)/Arterial	100'	74' to include 14' median	Six foot detached sidewalks required on both sides of the street, with planter strip, bike lanes, no on-street parking.

Notes to tables above:

¹ - All buildings abutting a street designed and constructed with less than 36 feet of pavement width shall have automatic fire sprinkler systems installed that comply with NFPA 13D or 13R.

² - Access to two lots or less may be designed and established as an easement rather than a tract. Garbage and recycling containers shall be placed at the public right-of-way. If roadway is less than 150 feet in length, the minimum structural road section is exempt.

³ - Road/street lengths are calculated to include the cumulative network.

9. Intersections. Any intersection of streets that connect to a public street, whatever the classification, shall be at right angles as nearly as possible, shall not exceed fifteen degrees, and not be offset insofar as practical. All right-of-way lines at intersections with arterial and collector streets shall have a corner radius of not less than twelve feet.
10. Street Layout. Street layout shall provide for the most advantageous development of the land development, adjoining area, and the entire neighborhood. Evaluation of street layout shall take into consideration potential circulation solutions for vehicle, bicycle and pedestrian traffic, and, where feasible, street segments shall be interconnected.
 - a. Circulation Plan. Applicants shall submit a circulation plan at application which includes the subject site and properties within six hundred feet of the proposed development site. The plan shall incorporate the following features both on-site and off-site:
 - i. The circulation plan shall be to an engineering scale at one inch = one hundred feet or the scale may be increased or decreased at a scale approved by the director/city engineer;
 - ii. Existing and proposed topography for slopes of ten percent or greater, with contour intervals not more than ten feet;
 - iii. Environmental sensitive lands (geologic hazards, wetlands, floodplain, shoreline, etc.);

- iv. Existing and proposed streets, bicycle/pedestrian pathways, trails, transit routes; and
 - v. Site access points for vehicles, pedestrians, bicycles, and transit.
- b. Cross-circulation shall be provided that meets the following:
- i. Block lengths shall not exceed the maximum access spacing standards for the roadway class per the city's design standards manual. If block lengths greater than six hundred feet are approved pursuant to CMC Section 17.19.040.B.10.b.iii., a midway pedestrian connection shall be provided.
 - ii. Cul-de-sacs and permanent dead-end streets over three hundred feet in length may be denied unless topographic or other physical constraints prohibit achieving this standard.
 - iii. When cul-de-sacs or dead-end streets are permitted that are over three-hundred feet, a direct pedestrian and bicycle connection shall be provided to the nearest available street or pedestrian oriented use. Pedestrian connections need to meet Design Standards Manual for ADA accessibility in accordance with PROWAG and ADAAG.
 - iv. The city engineer may recommend approval of a deviation to the design standards of this section based on findings that the deviation is the minimum necessary to address the constraint and the application of the standard if impracticable due to topography, environmental sensitive lands, or existing adjacent development patterns.
- c. While it is important to minimize the impact to the topography from creating an integrated road system, improved site development and circulation solutions shall not be sacrificed to minimize the amount of cut and fill requirements of the proposal.
- d. Where critical areas are impacted, the standards and procedures for rights-of-way in the critical areas overlay zone shall be followed.
- e. When the proposed development's average lot size is seven thousand four hundred square feet or less, one additional off-street parking space shall be required for every five units, notwithstanding the requirements of CMC Chapter 18.11. These spaces are intended to be located within a common tract.
- f. When, on the basis of topography, projected traffic usage or other relevant facts, it is unfeasible to comply with the foregoing right-of-way, tract and street width standards, the approval authority, upon recommendation from the city engineer, may permit a deviation from the standards of [Table 17.19.040-1 and Table 17.19.040-2 CDSM, Engineering Design Standards Table 1 and Table 2](#).
- g. The city engineer or designee may determine a wider width is necessary due to site circumstances, including but not limited to topography, traffic volume, street patterns, on-street parking, lot patterns, land use and bike and transit facilities that justify an increase in width.
- h. When existing streets adjacent to or within land to be developed are of inadequate width, additional right-of-way shall be provided at the time of land development.
11. Access Management.
- a. Access to all marginal access streets shall be restricted ~~so as to~~ minimize congestion and interference with the traffic carrying capacity of such street, and to provide separation of through and local traffic in accordance with CMC 17.19.030.D.6. The restrictions imposed shall be in accordance with the Camas Design Standards Manual.
 - b. The city engineer may grant exceptions to the access restriction policies and standards when no other feasible access alternative exists.

12. Street Design. When interior to a development, publicly owned streets shall be designed and installed to full width improvement as a means of insuring the public health, safety, and general welfare in accordance with the city comprehensive plans. Full width improvements shall include utility easements, sidewalks, bike lanes as necessary, and control of stormwater runoff, street lighting, and signage, ~~as provided below~~ [in accordance with the Camas Design Standards Manual \(CDSM\)](#).
- a. Shall be graded as necessary to conform to Camas Design Standard Manual.
 - b. Grades shall not exceed six percent on major and secondary arterials, ten percent on collector streets, or twelve percent on any other street. However, provided there are no vehicular access points, grades may be allowed up to fifteen percent when:
 - i. Exceeding the grades would facilitate a through street and connection with a larger neighborhood;
 - ii. The greater grade would minimize disturbance of critical slopes;
 - iii. Automatic fire sprinklers are installed in all structures where the fire department response to the structure requires travel on the grade;
 - iv. Tangents, horizontal curves, vertical curves, and right-of-way improvements conform to public works department standards;
 - v. Full width improvement is required as a condition of the land use approval in accordance with city standards; and
 - vi. In flat areas allowance shall be made for finished street grades having a minimum slope of one-half percent.
 - c. Centerline radii of curves shall be not less than three hundred feet on primary arterials, two hundred feet on secondary arterials, or seventy feet on other streets.
 - d. Shall be of asphaltic concrete according to Camas Design Standard Manual.
 - e. Shall have concrete curbs and gutters. Curb return radii shall be no less than thirty-five feet on arterial and collector streets, and no less than twenty-five feet on all other streets. Larger radii may be required at the direction of the city engineer.
 - f. Shall have storm drains in accordance with the Camas Design Standard Manual.
13. Sidewalks shall be constructed as specified in Camas Design Standard Manual. See ~~Table 17.19.040-1 and Table 17.19.040-2~~ [CDSM Engineering Design Standards Table 1 and Table 2](#) for dimensions.
- a. Prior to final acceptance of any land development, the developer shall install sidewalks, when required under ~~Table 17.19.040-1 and Table 17.19.040-2~~ [CDSM Engineering Design Standards Table 1 and Table 2](#), adjacent to or within all public or common areas or tracts, and at all curb returns. Sidewalks along individual lots may be deferred at the discretion of the city engineer until occupancy of the primary structure. Further, any trail or trails, including but not limited to the T-5 and T-1 trails, identified in the most recent Camas Parks and Open Space Plan shall be constructed prior to final acceptance;
 - b. All sidewalk areas shall be brought to sub grade by the developer at the time of improving streets.
14. Cul-de-sacs. A cul-de-sac greater than four hundred feet from the centerline-to-centerline intersections shall require special considerations to assure that garbage, recycle, and emergency vehicles have adequate access. Buildings on all lots located more than four hundred feet from the centerline-to-centerline intersections shall have automatic fire sprinklers.

15. Turn-arounds. Adequate provisions for ~~turn-around~~turnarounds shall be provided and shall be designed and installed in a manner acceptable to the city engineer, or in accordance with the Camas Design Standard Manual, if applicable.

C. Utilities.

1. Generally. All utilities designed to serve the development shall be placed underground and, if located within a critical area, shall be designed to meet the standards of the critical areas ordinance.
 - a. Those utilities to be located beneath paved surfaces shall be installed, including all service connections, as approved by the ~~public works department~~city engineer; such installation shall be completed and approved prior to application of any surface materials.
 - b. Easements may be required for the maintenance and operation of utilities as specified by the public works department.
2. Sanitary sewers shall be provided to each lot at no cost to the city and designed in accordance with the Camas Design Standards Manual (CDSM)~~city standards~~.
 - a. Detached units shall have their own sewer service and STEP or STEF or conventional gravity system as required.
 - b. Duplex, tri-plex, and townhome units shall each have a dedicated sewer lateral, unless otherwise approved by the public works director or designee.
 - c. Multifamily units shall have one sewer lateral per building.
 - d. Commercial or industrial units shall have privately owned and maintained sewer systems acceptable to the city.
 - e. Capacity, grade and materials shall be as required by the city engineer. Design shall take into account the capacity and grade to allow for desirable extension beyond the development. The city will not require the developer to pay the extra cost of required oversize sewer mains or excessive depth of mains necessary to provide for extension beyond the development.
 - f. If sewer facilities mandated by this section will, without additional sewer construction, directly serve property outside the development, equitable distribution of the costs thereof shall be made as follows:
 - i. If the property outside the development is in a stage of development wherein the installation of sewer facilities may occur, then the city may require construction as an assessment project, with appropriate arrangements to be established with the developer to insure financing their proportional share of the construction.
 - ii. In the event the sewer facility installation is not constructed as an assessment project, then the city shall reimburse the developer an amount estimated to be equal to the proportionate share of the cost for each connection made to the sewer facilities by property owners outside of the development, limited to a period of fifteen years from the time of installation. At the time of the approval of the plat, the city shall establish the actual amount of reimbursement, considering current construction costs.
 - g. Developments that require a sanitary sewer pumping station that will be conveyed to the city for future operation and maintenance shall be shown on a separate ~~tract, and~~tract and be dedicated to the city at the time the plat is recorded.
3. Storm Drainage. The storm drainage collection system shall meet the requirements of the Camas Design Standards Manual (CDSM) and city's officially adopted storm water standards~~CMC 14.02 Stormwater Control~~.

- a. Storm drainage facilities shall be placed on their own tract or within an open space tract and are to be maintained by the homeowners within the development in accordance with city standards. Alternatively, the city may allow, on a case by case basis, a development to connect to an off-site storm drainage facility provided such facility will be adequately sized and appropriate agreements are in place for maintenance of said facility. Provisions must be in writing informing the homeowners of the responsibility and outlining the maintenance procedures in accordance with adopted city standards.
 - b. Drainage facilities shall be provided within the development. When available and required by the [public works department engineering division](#), drainage facilities shall connect to storm sewers outside of the development.
 - c. Capacity, grade and materials shall be as [provided by the city engineer noted in the Camas Design Standards Manual](#). Design of drainage within the development shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the development and to allow extension of the system to serve such areas.
 - d. All stormwater generated by projects shall be treated, detained, and disposed of in accordance with the [Ecology's current Stormwater Management Manual for Western Washington \(SWMMWW\)](#) and the applicable standards set forth in CMC 14.02. Any deviations from the aforementioned standards shall be submitted in writing to the [director of public works engineering division](#) for ~~his~~ review and approval.
 - e. All lots shall provide drainage for stormwater runoff from roof and footing drains to an approved drainage system. Rear yard low point area drains and/or storm drain lateral stubs connected to an approved drainage system shall be provided to each lot as necessary to prevent stormwater runoff impacts to adjoining parcels as determined by the city.
4. Water System.
- a. Each lot within a proposed development shall be served by a water distribution system designed and installed in accordance with city design standards. Locations of fire hydrants and flow rates shall be in accordance with city standards and the International Fire Code. The distance between fire hydrants, as indicated in the fire code, is allowed to be doubled when automatic fire sprinklers are installed throughout the development.
 - b. Each unit of a duplex and townhome unit shall have its own water service.
 - c. Multifamily units shall have one service for each building.
 - d. Landscaping in open space tracts must have a service for an irrigation meter. The owner of the tract is responsible for payment for all fees associated with the installation of the meter and the water usage.

5. [Clearing and Grading.](#)

- a. [Clearing and grading that are a result of a land-use application shall be submitted with the land-use application and shall be a component of the civil construction application.](#)
- b. [Clearing and grading permits that are not part of a land-use application shall be prepared in accordance with CMC 15.50 Clearing and Grading.](#)
- c. [Quantities of fill and excavation are to be separately calculated and then added together, even if excavated material is used as fill in the same site.](#)
- d. [Erosion prevention and sediment control plans and details are to be submitted as a component of the clearing and grading plans.](#)

e. Clearing and grading that results in an acre or greater land-disturbing activities require a National Pollutant Discharge Elimination System (NPDES) Permit, which is issued by the Washington Department of Ecology, prior to start of any land-disturbing activities.

(Ord. 2491 § 1 (Exh. A), 2007; Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2450 § 1, 2006; Ord. 2443 § 2 (Exh. A (part)), 2006)

(Ord. No. 2545, § II, 5-4-2009; Ord. No. 2582, § III, 2-1-2010; Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-005, §§ I(Exh. A), II, 5-15-2017; Ord. No. 19-001, § I(Att. A), 1-22-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022)

18.03.030 Definitions for land uses.

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

...

"Adult family home" means a [A dwelling, licensed by the State of Washington Department of Social and Health Services, in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An existing *adult family home* may provide services to up to eight adults upon approval from the Department of Social and Health Services in accordance with RCW 70.128.066.](#) ~~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 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.

18.03.040 Definitions for development terms.

Dwelling Unit, Accessory. "Accessory dwelling unit" means ~~an additional, smaller, subordinate dwelling unit on a lot or attached to an existing or new house, a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.~~ Refer to Chapter 18.27 Accessory Dwelling Units.

...

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

Dwelling, Duplex or Two-Family. "Duplex or two-family dwelling" means a ~~structure residential building containing with~~ two ~~attached~~ dwelling units ~~on one lot~~.

...

Dwelling, Single-Family Attached (~~Row House~~). "Single-family attached dwelling" means a single household dwelling attached to another single household dwelling by a common vertical wall, and each dwelling is owned individually and located on a separate lot. ~~These are more commonly referred to as townhouses or rowhouses~~ See also "townhouses".

...

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

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

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

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

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

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

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

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

~~Lot, parent. "Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process.~~

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

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

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

18.05.030 Boundary determination.

Unless otherwise specified or shown on the zoning map, district boundaries are lot lines or the centerlines of streets, alleys, railroad, and other rights-of-way:

- A. Where boundaries are other than lot lines or centerlines of streets, alleys, railroad, and other rights-of-way, they shall be determined by dimensions shown on the zoning map;
- B. Where actual streets or other features on the ground vary from those shown on the zoning map, interpretations or adjustments shall be made by the planning commission;
- C. Where a district boundary line, as shown on the zoning map, divides a lot in single ownership at the time of passage of the code, the property owner may elect to apply the zoning district classification that has been applied to greater than fifty percent of such lot ~~shall apply to the entire lot or to utilize the zoning district classifications as they apply to each portion of the lot, consistent with the zoning map.~~

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

18.07.030 Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI	C- NS	MX- NS	ME- NS
Commercial Uses												
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P	C	X/ <u>P¹³</u>	P

Notes:

...

[13. Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.](#)

18.07.040 Table 2—Residential and multifamily land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	R	MF
Residential Uses		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled ¹	P	P
Apartments	P ²	P
Assisted living ¹ , retirement home ¹	C	P
Cottage style homes housing	X/P ²	P ⁸
Designated manufactured homes	P	P
Duplex or two-family dwelling	P ² C	P ² P
Fourplex	P ²	P ²
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent home ¹	C	P
Permanent Supportive Housing	C/P ²	P
Residential attached housing for three or more units (e.g., rowhouses)	X/P ²	P
Residential Treatment Facility ⁵	X	C
Single-family dwelling (detached)	P	P
Sober Living Homes	P	P
Stacked flat	P ²	P ²
Townhouses	P ²	P ²
Transitional Housing	P	P
Triplex	P ²	P ²
Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center ¹	C	P
Day care, family home	P	P
Day care, minicenter ¹	C	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast ¹	C	C
Recreation/Religious/Cultural		
Church ¹	C	C
Community clubs, private or public ¹	C	C
Library ¹	C	C
Museum ¹	C	C
Open space ¹	P	P
Public or semi-public building ¹	C	C

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(Supp. No. 50)

Park or playground	P	P
Sports fields ¹	C	C
Trails	P	P
Event center ⁶	C	C
Educational Uses		
Private, public or parochial school ¹	P	C
Trade, technical, business college ¹	X	C
College/university ¹	X	X
Communication and Utilities		
Wireless communication facility	Refer to Chapter 18.35	
Facilities, minor public	C	C
Public utilities, minor	C	C
Pumping station ¹	C	C
Railroad tracks and facilities 1	C	C
Temporary Uses		
Sales office for a development in a dwelling ^{1, 4}	T	T
Sales office for a development in a trailer ^{3, 4}	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted pursuant to Chapter 18.25, Middle Housing and in the LD-NS zone. ~~Permitted in all other R-zones as part of a planned development only.~~
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.
5. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.
6. Permitted in the LD-NS and HD-NS zones only.
7. ~~Cottages are only permitted in the LD-NS zone.~~
8. ~~Cottages are permitted in the HD-NS zone. In other multi-family zones, cottages are permitted with the MF-C overlay only.~~

(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. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 21-004, § II(Exh. A), 3-15-2021; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 23-010, Exh. A, 8-7-2023)

18.09.040 Density and dimensions—Single-family residential zones.

Table 2—Building Setbacks for Single-Family Residential Zones¹

Lot Area	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 or more sq. ft.	LD-NS
Minimum front yard (feet)	20 ²	20 ²	25 ²	30 ²	10-25 ³
Minimum side yard (feet)	5	5	10	15	5
Minimum side yard flanking a street and corner lot rear yard (feet)	10	10	15	15	10
Minimum rear yard (feet)	20	25	30	35	10-20 ⁴
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40	25

Notes:

- Setbacks may be reduced to be consistent with the lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable. In the LD-NS zone, cottage-style development setbacks are identified in the North Shore Design Manual.
- ~~Garage setback is five feet behind the front of the dwelling. The minimum front yard setback may be reduced by up to five (5) feet for the non-garage portions of a dwelling when any garage is set back the full minimum front yard distance required in the underlying zone. This allowance is intended to promote varied building facades and reduce the visual prominence of garages along the street.~~
- LD-NS subarea developments are encouraged to vary the front yard building setbacks to provide visual interest along a residential block. Garage faces shall maintain a minimum setback of twenty feet. Lots with alley-access garages may have a minimum front yard building setback of ten feet.
- LD-NS subarea developments with street-access garages may have a minimum rear yard setback of ten feet. LD-NS developments with alley-access garages must maintain a twenty foot rear-yard building setback from the alley.

(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. 15-010, § I, 8-17-2015; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 23-010, Exh. A, 8-7-2023)

18.09.050 Density and dimensions—Multifamily residential zones.**Table 1—Density and Dimensions for Multifamily Residential Zones**

	MF-10	MF-18	MF-C Overlay	HD-NS
Density				
Maximum density (dwelling units per net acre)	10	18 ^{Note 10}	24	18 ^{Notes 6, 10}
Minimum density (dwelling units per net acre)	6.0	6.0	6.0	10
Standard lots				
Minimum lot area (square feet)	3,000	2,100	None	1800
Minimum lot width (feet)	36	26	None	20
Minimum lot depth (feet)	70	60	None	60
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	1,000 ^{Note 4}	No max
Setbacks				
Minimum front yard/at garage front (feet)	15/20	10/20	0/20	10/20
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	0 / If abutting R-zone than setback is 10'	3 ^{Note 1}
Minimum side yard, flanking a street (feet)	15	15	15	15 ^{Note 8}
Minimum rear yard	10	10	0 / If abutting R-zone than setback is 10'	10
Lot coverage				
Maximum building lot coverage	55%	65%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.	65%
Building height				
Maximum building height (feet)	35 ^{Note 2}	50 ^{Note 5}	18 ^{Note 3}	50 ^{Notes 5, 9, 10}

Table Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum three stories and a basement but not to exceed height listed.
3. Maximum one story and a basement but not to exceed height listed.
4. Gross floor area (GFA) in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
5. Maximum four stories but not to exceed height listed.
6. Does not apply to cottage-style development.
7. In the HD-NS zone, cottage-style development [setbacks-setbacks](#) are identified in the North Shore Design Manual.
8. Minimum side yard flanking street shall be 10 feet for cottage-style and rowhouse developments.
9. Building heights shall "step-down" and provide compatible scale and privacy between developments. Building height transitions shall be applied to new and vertically expanded buildings in the HD-NS zone within 20 feet ([measure-measured](#) horizontally) of an existing

single detached residential building 30 feet or less in height. The building-height-transition standard is met when the height of the taller building does not exceed 1 foot of height for every 1 foot separating the ~~ne building~~new building from the existing single ~~detached~~detached residential structure.

10. ~~Maximum building height for cottage style development shall be 25 feet.~~ To encourage apartment development on larger sites, properties that are five acres or larger and developed exclusively with apartment buildings may be developed at up to double the maximum allowed density for the zone.

(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. 2694, § III, 2-3-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 23-010, Exh. A, 8-7-2023)

18.17.040 Accessory structures.

In an R or MF zone, accessory structures on each lot shall conform to the following requirements:

...

- G. Fire Protection. ~~Accessory structures placed less than six feet away from an existing building require fire protection of exterior walls according to the International Building Code~~Fire protection of accessory structures placed adjacent to an existing buildings shall be regulated based on WAC 51-51, the International Residential Code as adopted by the State of Washington.

18.17.050 Fences and walls.

...

- B. Permits. If a fence or wall is over six-seven feet high then a building permit will be required, ~~and the fencing/wall must meet required setbacks.~~
- C. Heights and Location.
 - 1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.
 - 2. A fence/wall shall not exceed forty-two inches high in the front yard. The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title.
 - 3. Fences or walls greater than six feet in height must meet required setbacks.

Chapter 18.25 Middle Housing

18.25.010 Purpose.

To provide opportunities for middle housing throughout Camas's residential zoning districts that is compatible in scale, form, and character with single-family dwellings. Middle housing includes buildings that contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

18.25.020 Applicability.

The provisions of this chapter shall apply to the development of middle housing in all residential and multifamily zones.

18.25.030 Unit Density.

The following unit densities apply all lots at least 1,000 square feet in size, unless located in a zone permitting higher densities or intensities:

- A. Two units per lot.
- B. Four units per lot on all lots within one-quarter mile walking distance of a major transit stop.
- C. Four units per lot if at least one unit on the lot is affordable housing meeting the following requirements:
 1. The applicant shall commit to renting or selling at least one unit as affordable housing. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, Clark County, as reported by the United States Department of Housing and Urban Development:
 - a. Rental housing: 60 percent.
 - b. Owner-occupied housing: 80 percent.
 2. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
 3. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.
 4. The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
 5. The units dedicated as affordable housing shall:
 - a. Be provided in a range of sizes comparable to other units in the development.
 - b. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.
 - c. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.
- D. Duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing can be used to achieve the allowed unit densities in this section.
- E. Accessory dwelling units are counted towards the unit densities allowed under this section.

18.25.040 Development and Design Standards.

A. The density and dimensional standards of Chapter 18.09 apply to middle housing except where this chapter includes standards that are less restrictive.

B. Cottage Housing.

1. Cottage size. Cottages shall each have no more than 1,600 square feet of net floor area, excluding attached garages.
2. Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.
3. Common open space. At least one outdoor common open space is required.
 - a. Common open space shall be provided equal to a minimum of 200 square feet per cottage. Each common open space shall have a minimum dimension of 15 ft on any side.
 - b. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
 - c. Critical areas and their buffers, parking areas and vehicular areas shall not qualify as common open space.
4. Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.
5. Community building. A cottage housing development may include only one community building. A community building shall have no more than 2,400 square feet of net floor area.

C. Courtyard Apartments.

1. Common open space. At least one outdoor common open space is required.
 - a. Common open space shall be bordered by dwelling units on two or three sides.
 - b. Common open space shall be a minimum dimension of 15 feet on any side.
 - c. Parking areas and vehicular areas do not qualify as a common open space.
2. Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or common open space.

D. Townhouses. No more than six attached dwellings are permitted in a row or single group of structures.

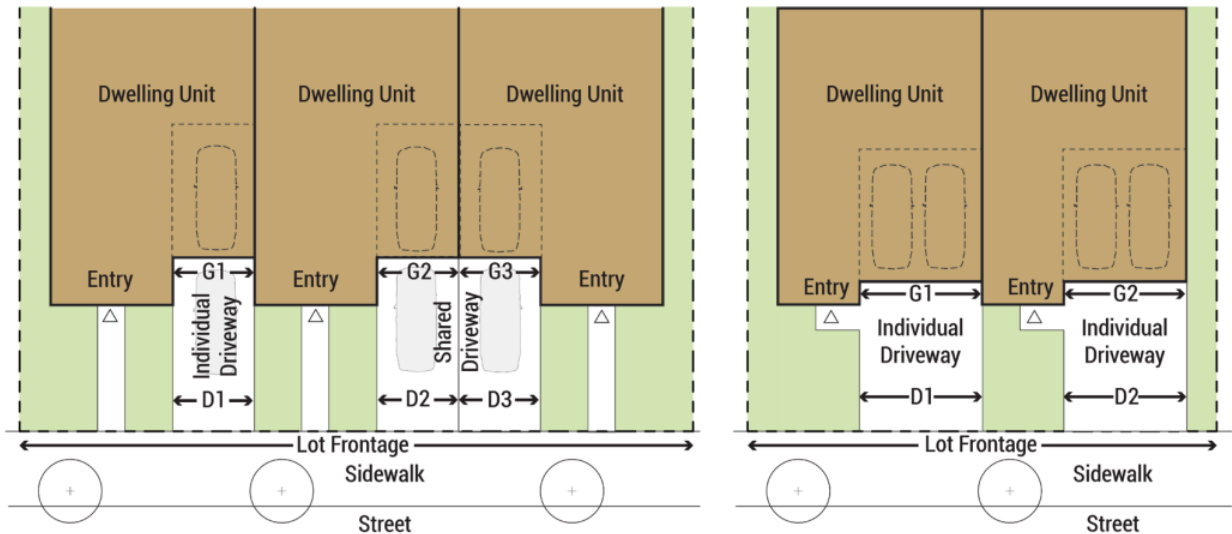
E. Unit articulation. Each attached unit featuring a separate ground level entrance in a multi-unit building facing the street shall include at least one of the following articulation options. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.

1. Roofline change or a roof dormer with a minimum of four feet in width.
2. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room.
3. A bay window that extends from the façade a minimum of two feet.
4. An offset of the façade of a minimum of two feet in depth from the neighboring unit.
5. A roofed porch at least 50 square feet in size.

F. Vehicle access, carports, garages, and driveways.

1. For lots abutting an improved alley that meets the city's standard for width, vehicular access shall be taken from the alley. Lots without access to an improved alley and taking vehicular access from a street shall meet the following standards.
2. Garages, driveways, and off-street parking areas shall not be located between a building and a street, except when either of the following conditions are met:

- a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or
 - b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or
 - c. The garage, driveway, or off-street parking is located more than 100 feet from a street.
3. All detached garages and carports shall not protrude beyond the front building façade.
 4. The total width of all driveways shall not exceed 64 feet per frontage, as measured at the property line. Individual driveways and shared driveways shall not exceed 20 feet in width.



$(G1+G2+G3)/\text{Lot Frontage}$ must be no more than 60%

$(D1+D2+D3)$ must not exceed 64 feet per frontage

Individual driveway width (D1) and shared driveway widths (D2+D3) shall not exceed 20 feet

18.25.050 Parking Standards.

- A. One off-street parking space per unit is required on lots smaller than 6,000 square feet, before any zero lot line subdivisions or lot splits.
- B. Two off-street parking spaces per unit is required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.
- C. No off-street is required within one-half mile walking distance of a major transit stop.

DRAFT

Chapter 18.27 ACCESSORY DWELLING UNITS

18.27.010 Purpose.

Accessory dwelling units (ADUs) are intended to:

- A. Provide for a range of ~~choices of~~ housing ~~choices~~ in the city, ~~including rental and ownership options~~;
- B. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;
- C. Allow individuals and smaller households to retain large houses as residences; ~~and~~
- D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy; ~~and~~;
- E. Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.

18.27.020 Scope.

~~Accessory dwelling units~~ADUs shall meet the requirement of this chapter, and may be allowed in all zones where residential uses are permitted.

~~18.27.030 Definition.~~

~~An "accessory dwelling unit (ADU)" means an additional smaller, subordinate dwelling unit on a lot with or in an existing or new house. These secondary units contain a private bath and kitchen facilities comprising an independent, self-contained dwelling unit. An ADU is not a duplex because the intensity of use is less due to the limitations of size.~~

~~18.27.040-030 Establishing an accessory dwelling unit.~~Configurations.

~~An accessory dwelling unit may be created through:~~

- ~~A. Internal conversion within an existing dwelling;~~
- ~~B. The addition of new square footage to the existing house, or to a garage;~~
- ~~C. Conversion of an existing garage provided it is not larger than the primary residence.~~
- ~~D. Inclusion in the development plans for, or as part of, the construction of a new single-family detached dwelling unit; or~~
- ~~A. E. A separate detached dwelling unit on the same lot as the primary dwelling unit. ADUs are~~
allowed in the following configurations and conditions:

- A. Attached ADUs, such as in a basement, attic, or garage; or
- B. Detached ADUs, which may be comprised of either one or two detached structures; or
- C. A combination of one attached ADU and one detached ADU.

D. ADUs may be converted from existing legal accessory structures.

E. Individual ADUs can be conveyed separately as condominium units per Chapter 64.34 RCW or can be divided into unit lots.

18.27.050-040 Development standards.

- A. Number. ~~No more than one accessory dwelling unit per legal lot is permitted, and it must be accessory to a single family residence. A lot of record lawfully occupied by two or more single family residences shall not be permitted to have an accessory dwelling unit, unless the lot is short platted under Title 17 of this code. If a short plat is approved, an accessory dwelling unit for each dwelling unit is permitted only if all dimensional standards of the underlying zone, and all other provisions of this chapter are met. No more than two ADUs in any configuration shall be allowed in residential zoning districts with a principal unit. ADUs count towards the unit densities of Chapter 18.25 Middle Housing, so that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.~~
- B. Building Permit. The applicant must apply for a building permit for an accessory dwelling unit ADU. An ADU shall comply with applicable building, fire, health, and safety codes. Addressing of the ADU shall be assigned by the building department, ~~with approval by the fire department~~. An ADU cannot be occupied until a certificate of occupancy is issued by the building department.
- C. Conformance to Zoning. The addition of an accessory dwelling unit ADU shall not make any lot, structure or use nonconforming within the development site. An accessory dwelling unit ADU shall conform to existing requirements for the primary residence, unless stated otherwise in this chapter. ADUs converted from existing accessory structures may be nonconforming to current setback and lot coverage requirements.
- D. Height. Building height is limited to ~~twenty-four~~twenty-four feet for a detached ADU. Building height requirements of the underlying zone apply to the ADU for internal conversion, or structural addition to the existing primary dwelling.
- ~~DE.~~ Placement Setbacks. An accessory dwelling ADU unit shall ~~not project beyond the front building line comply with the front yard setback.~~ A detached ADU shall not be located closer than five feet to a side or rear lot line, or not closer than ~~twenty-ten~~ feet to a side lot line along a flanking street of a corner lot. A detached ADU does not require a setback from any rear lot line that abuts a public alley.
- ~~EF.~~ Total Floor Area. The total gross floor area of an accessory dwelling unit ADU shall not exceed ~~forty percent of the primary unit, up to a maximum of one thousand square feet. The living area of the primary unit excludes uninhabitable floor area and garage or other outbuilding square footage whether attached or detached. The~~ Director may allow an increase in floor area when an ADU is completely located on a single floor within the footprint of an existing residential unit or accessory structure in order to allow for efficient use of existing floor area.
- ~~FG.~~ Parking. An accessory dwelling unit ADU shall have a minimum of one ~~on-site~~off-street parking space, in addition to ~~the primary dwelling unit's designated parking spaces if there is not on street parking allowed, the~~ off-street parking required for the other residential units on the same lot. This requirement does not apply to ADUs located within one-half mile of a major transit stop.
- ~~G.~~ Architectural Design. The exterior appearance of an addition or detached accessory dwelling unit shall be architecturally compatible with the primary residence. Compatibility includes coordination of architectural style, exterior building materials and color, roof material, form and pitch, window style and placement, other architectural features, and landscaping.
- ~~H.~~ Entrances. For an accessory dwelling unit created by internal conversion or by an addition to an existing primary dwelling, only one entrance may be located on the front of the house, unless the house contained

~~additional front doors before the conversion. Secondary entrances should be located on the side or rear of the primary residence to the extent possible.~~

- ~~I. Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:~~
 - ~~a. Stagger windows and doors to not align with such features on abutting properties.~~
 - ~~b. Avoid upper level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.~~
 - ~~c. Install landscaping as necessary to provide for the privacy and screening of abutting property.~~
- ~~J.H. Utilities. An accessory dwelling unit ADU shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an accessory dwelling unit ADU, shall connect to public sewer and water.~~
- ~~K. Nonconformity. A home or lot which has an accessory dwelling unit which was established prior to adoption of this chapter may be approved for a building permit, subject to the provisions of Chapter 18.41 "Nonconforming Lots, Structures and Uses."~~
- ~~L. Owner Occupancy. Prior to the issuance of a building permit establishing an accessory dwelling unit, the applicant shall record the ADU as a deed restriction with the Clark County auditor's office. Forms shall be provided by the city stating that one of the dwelling units is and will continue to be occupied by the owner of the property as the owner's principal and permanent residence for as long as the other unit is being rented or otherwise occupied. The owner shall show proof of ownership, and shall maintain residency for at least six months out of the year, and at no time receive rent for the owner occupied unit. Falsely certifying owner occupancy shall be considered a violation of the zoning ordinance, and is subject to the enforcement actions.~~

18.27.060-050 Design guidelinesstandards.

- ~~A. Exterior Finish Materials. Exterior finish materials must duplicate or reflect the exterior finish material on the primary dwelling unit.~~
- ~~B. Roof Slopes. For buildings over fifteen feet in height, the slope of the accessory dwelling unit roof must be the same as that of the predominate slope of the primary dwelling structure.~~
- ~~C. Historic Structures. If an accessory dwelling unit is on the same lot as, or within an historic structure which has been designated on the national, state, or local historic register, the following design guidelines are applicable:~~
 - ~~1. Exterior materials shall be of the same type, size, and placement as those of the primary dwelling structure.~~
 - ~~2. Trim on edges of elements of an ADU shall be the same as those of the primary structure in type, size, and placement.~~
 - ~~3. Windows in any elevation which faces a street shall match those in the primary structure in proportion, i.e., same height, width, and orientation (horizontal or vertical).~~
 - ~~4. Pediment and Dormers. Each accessory dwelling unit over twenty feet in height shall have either a roof pediment or dormer, if one or the other of these architectural features are present on the primary dwelling.~~
- A. Architectural Design. Detached ADUs must incorporate at least two of the following elements found on the principal dwelling unit(s):
 - 1. Roof overhang of the same depth

-
- [2. Same roof pitch](#)
 - [3. Trim of the same dimension and style](#)
 - [4. Matching window proportions, grille patterns, and color](#)
 - [5. Same primary paint color](#)
 - [6. Same roofing material and color](#)
 - [7. Similar porch or entryway detailing](#)
 - [8. Same primary siding material](#)
- B. [Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:](#)
- [1. Stagger windows and doors to not align with such features on abutting properties.](#)
 - [2. Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.](#)
 - [3. Install landscaping as necessary to provide for the privacy and screening of abutting property.](#)
- C. [Any and all design requirements, limits, or restriction that apply to the principal unit shall also apply to ADUs.](#)

Chapter 18.55 ADMINISTRATION AND PROCEDURES¹

Article I. General Procedures

~~18.55.010 Procedures for processing development permits.~~

~~For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, BOA, SEPA, Shoreline or Type IV.~~

18.55.010 Purpose.

This chapter establishes standard procedures for review of development permit applications and appeals. These procedures are intended to promote timely review and informed public participation, eliminate redundancy, minimize delay and expense, and result in approvals that further the goals and policies of the Comprehensive Plan. This chapter provides for an integrated and consolidated development review process consistent with RCW Chapter 36.70B.

18.55.020 Determination of proper procedure type.

- A. Development permit applications will be reviewed under a Type I, Type II, Type III, or Type IV review process, pursuant to Section 18.55.050. The types of review are generally organized in ascending order of significance, amount of public process, and level of discretion exercised by the decisionmaker. Exclusions from the requirements of development permit processions are contained in Section 18.55.050.
- AB. Determination by Director. The Community Development Director (Director) ~~community development director or designee (hereinafter the "director")~~ shall determine the proper procedure for all development applications. If there is a question as to the appropriate type of procedure, the determination shall be at the ~~d~~Director's discretion.
- BC. Optional Consolidated Permit Processing. An application that involves two or more project permits may be submitted concurrently and processed with no more than one open record hearing and one closed record appeal. If an applicant elects this process upon submittal and in writing, the determination of completeness, notice of application, and notice of decision or final decision shall include all project permits reviewed through the consolidated permit process.

~~18.55.030 Summary of decision making processes.~~

~~The following decision making process table provides guidelines for the city's review of the indicated permits:~~

Table 1— Summary of decision making processes

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Archaeological		X	X				

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Binding site plans		X					
Boundary line adjustment	X						
Building permits	X						
Certificate of occupancy	X						
Conditional use			X ⁽⁵⁾				
Critical areas/OS		X	X				
Design review	X Minor	X Major					
Final plats ⁽²⁾	X						
Home occupations	X Minor	X Major					
LI/BP		X ⁽⁴⁾	X ⁽⁴⁾				
Minor modifications	X						
Plan/zone change							X
Planned development final master plan ⁽³⁾	X						
Planned development preliminary master plan			X ⁽⁴⁾				
Preliminary subdivision plat			X ⁵				
Sensitive areas/OS		X	X				
SEPA threshold determination					X		
Shorelines permit				X			
Short plat		X					
Sign permits	X						
Site plan review		X					
Temporary uses	X						
Variance (minor)	X						
Variances (major)						X	
Zone change/single tract			X ⁽⁵⁾				
Zone code text changes							X

Notes:

⁽¹⁾—For development proposals subsequently submitted as part of an approved master plan, subarea plan, or binding site plan.

⁽²⁾—Section 17.21.060 for final plat approval.

⁽³⁾—Section 18.23.130 for final master plan approval.

⁽⁴⁾—Planning commission hearing and city council decision.

⁽⁵⁾—Hearing and final decision by hearings examiner.

Permit Types:

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- A. ~~Type I Decisions. The community development director or designee shall render all Type I decisions. Type I decisions do not require interpretation or the exercise of policy or legal judgment in evaluating approval standards. The process requires no public notice. The approval authority's decision is generally the final decision of the city. Type I decisions by the building division may be appealed to the board of adjustment.~~
- B. ~~Type II Decisions. The community development director or designee shall render the initial decision on all Type II permit applications. Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. City review typically focuses on what form the use will take, where it will be located in relation to other uses, natural features and resources, and how it will look. However, an application shall not be approved unless it is or can be made to be consistent, through conditions, with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application the director determines completeness, issues a notice of application (consolidated review only), reviews and renders a notice of decision. The director's decision shall become final at the close of business on the fourteenth day after the date on the decision unless an appeal is filed. If an appeal is received the hearings examiner will review the decision based on the record and render the city's final decision.~~
- C. ~~Type III Decisions. Type III decisions involve the greatest amount of discretion and/or evaluation of approval criteria. Applications evaluated through this process commonly involve conditional uses, subdivisions, and development within the city's light industrial/business park. Upon receipt of a complete application, notice of public hearing is mailed to the owners of record of the subject property, the applicant, and owners of real property within three hundred feet of the subject tract, based upon Clark County assessment records. The notice of public hearing is issued at least fourteen days prior to the hearing, and the staff report is generally made available five days prior to the hearing. If a SEPA threshold determination is required, the notice of hearing shall be made at least fifteen days prior to the hearing and indicate the threshold determination made, as well as the timeframe for filing an appeal. Type III hearings are subject to either a hearing and city final decision by the hearings examiner, or subject to a hearing and recommendation from the planning commission to the city council who, in a closed record meeting, makes the final city decision.~~
- D. ~~Shoreline (SMP, Shore). The community development director acts as the "administrator." A shoreline management review committee reviews a proposal and either determines to issue a permit, or forward the application to the planning commission or hearings examiner, as appropriate. Shoreline regulations are found at Section 18.55.330 and the Camas Shoreline Master Program (2012, or as amended).~~
- E. ~~SEPA (State Environmental Policy Act). When the City of Camas is the lead agency, the community development director shall be the responsible official. The procedures for SEPA are generally provided for under Title 16 of this code, as well as Sections 18.55.110 and 18.55.165 of this chapter.~~
- F. ~~Board of adjustment decisions are the final decision of the city, except as provided in Section 18.45.020 Approval process of this title.~~
- G. ~~Type IV Decisions. Type IV decisions are legislative actions which involve the adoption or amendment of the city's land use regulations, comprehensive plan, map inventories, and other policy documents that affect the entire city, large areas, or multiple properties. These applications involve the greatest amount of discretion and evaluation of subjective approval criteria, and must be referred by majority vote of the entire planning commission onto the city council for final action prior to adoption by the city. The city council's decision is the city's final decision.~~

18.55.030 Review type framework.

Table 1 – Review Type

<u>Review Type</u>	<u>Type I</u>	<u>Type II</u>	<u>Type III</u>	<u>Type IV</u>
<u>Archaeological</u>		<u>X</u>	<u>X</u>	
<u>Binding site plan</u>		<u>X</u>		
<u>Boundary line adjustment</u>	<u>X</u>			
<u>Civil construction and grading permits</u>	<u>X</u>			
<u>Comprehensive plan map/text amendment</u>				<u>X</u>
<u>Conditional use</u>			<u>X</u>	
<u>Critical areas</u>		<u>X</u>	<u>X</u>	
<u>Design review</u>	<u>X</u> <u>Minor</u>	<u>X</u> <u>Major</u>		
<u>Final plat⁽²⁾</u>	<u>X</u>			
<u>Home occupation</u>	<u>X</u> <u>Minor</u>	<u>X</u> <u>Major</u>		
<u>LI/BP</u>		<u>X⁽¹⁾</u>	<u>X⁽⁴⁾</u>	
<u>Modification (major)</u>		<u>X</u>		
<u>Modification (minor)</u>	<u>X</u>			
<u>Planned development final master plan⁽³⁾</u>	<u>X</u>			
<u>Planned development preliminary master plan</u>			<u>X⁽⁴⁾</u>	
<u>Preliminary subdivision plat</u>			<u>X</u>	
<u>Shoreline exemption</u>	<u>X</u>			
<u>Shoreline permit</u>			<u>X</u>	
<u>Short plat</u>		<u>X</u>		
<u>Sign permit</u>	<u>X</u>			
<u>Site plan review</u>		<u>X</u>		
<u>Temporary use</u>	<u>X</u>			
<u>Unit lot subdivision</u>		<u>X</u>		
<u>Variance (minor)</u>	<u>X</u>			
<u>Variances (major)</u>			<u>X</u>	
<u>Zoning map amendment (Site-specific, consistent with Comprehensive Plan)</u>			<u>X</u>	
<u>Zoning map amendment (requires a Comprehensive Plan amendment)</u>				<u>X</u>
<u>Zoning code text amendment</u>				<u>X</u>

⁽¹⁾ For development proposals subsequently submitted as part of an approved master plan, subarea plan, or binding site plan.

⁽²⁾ Section 17.21.060 for final plat approval.

⁽³⁾ Section 18.23.130 for final master plan approval.

⁽⁴⁾ Planning commission hearing and city council decision.

Table 2 – Review Type Approval Process

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	<u>Type I</u>	<u>Type II</u>	<u>Type III</u>	<u>Type IV</u>
<u>Recommendation made by:</u>	<u>N/A</u>	<u>N/A</u>	<u>Director</u>	<u>Planning Commission</u>
<u>Final decision made by:</u>	<u>Director</u>	<u>Director</u>	<u>Hearing Examiner</u>	<u>City Council</u>
<u>Notice of application:</u>	<u>No</u>	<u>Yes, when consolidated review</u>	<u>Yes</u>	<u>Yes</u>
<u>Open record public hearing or open record appeal of a final decision:</u>	<u>No</u>	<u>Only if appealed, open record hearing before Hearing Examiner</u>	<u>Yes, before Hearing Examiner to render final decision</u>	<u>Yes, before Planning Commission</u>
<u>Closed record appeal/final decision:</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes, or City Council may hold its own hearing</u>
<u>Judicial appeal:</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Review Time Period</u>	<u>65 days</u>	<u>100 days</u>	<u>170 days</u>	<u>170 days</u>

- A. Type I Review. The Director shall render all decisions on Type I reviews. Type I reviews do not require interpretation or the exercise of policy or legal judgment in evaluating approval standards. The process requires no public notice. The Director's decision is generally the final decision of the city. Appeals of Type I decisions are made to the Hearing Examiner in an open record hearing.
- B. Type II Review. The Director shall render the decision on all Type II reviews. Type II reviews involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. The Director's review typically focuses on what form the use will take, where it will be located in relation to other uses, natural features and resources, and how it will look. However, an application shall not be approved unless it is or can be made to be consistent, through conditions, with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, the Director determines completeness, issues a notice of application (for consolidated reviews only), reviews and renders a notice of decision. The Director's decision shall become final at the close of business on the fourteenth day after the date on the decision unless an appeal is filed. Appeals of Type II decisions are made to the Hearing Examiner in an open record hearing.
- C. Type III Review. Type III reviews involve the greatest amount of discretion and/or evaluation of approval criteria. Decisions on Type III reviews are made by the Hearing Examiner following a recommendation by the Director and an open record predecision hearing. After receipt of a complete application, notice of public hearing is mailed to the owners of record of the subject property, the applicant, and owners of real property within three hundred feet of the subject tract, based upon Clark County assessment records. The notice of public hearing is issued at least fourteen days prior to the hearing, and the staff report is generally made available five days prior to the hearing. If a SEPA threshold determination is required, the notice of hearing

shall be made at least fifteen days prior to the hearing and indicate the threshold determination made, as well as the timeframe for filing an appeal.

- D. Type IV Review. Type IV review decisions are legislative actions which involve the adoption or amendment of the city's land use regulations, comprehensive plan, maps, and other policy documents that affect the entire city, large areas, or multiple properties. These applications involve the greatest amount of discretion and evaluation of subjective approval criteria and must be referred by majority vote of the entire Planning Commission onto the City Council for final action prior to adoption by the city. The City Council's decision is the city's final decision.
- E. Shorelines. Shoreline exemptions and permits are processed pursuant to this chapter except where Section 18.55.330 or the Shoreline Master Program (SMP) requires different procedures.
- F. SEPA (State Environmental Policy Act). When the City of Camas is the lead agency, the Director shall be the responsible official. The procedures for SEPA are generally provided for under Title 16 of this code, as well as Sections 18.55.100 and 18.55.165 of this chapter.

18.55.040 Time Frames for Review.

- A. The Director must issue a notice of final decision on a project permit application as follows:
 - 1. Decisions on Type I applications must be issued within 65 days of the determination of completeness.
 - 2. Decisions on Type II applications must be issued within 100 days of the determination of completeness.
 - 3. Decisions on Type III or IV applications must be issued within 170 days of the determination of completeness.
- B. In calculating the time period for decision for issuance of a final decision, the following periods shall be excluded:
 - 1. Any period between the day that the city has notified the applicant, in writing, that additional information is required to further process the application and the day when responsive information is resubmitted by the applicant.
 - 2. Any period after an applicant informs the department, in writing, that they would like to temporarily suspend review of the project permit application until the time that the applicant notifies the department, in writing, that they would like to resume the application, up to 12 months.
 - 3. Any period after an administrative appeal is filed until the administrative appeal is resolved and any additional time period provided by the administrative appeal has expired.
 - 4. Any reasonable period of additional time that the Director and applicant mutually agree to add to the review time period.
- C. The time periods to process a permit shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of procedural completeness for the new use.
- D. If an applicant informs the Director, in writing, that the applicant would like to temporarily suspend the review of the project for more than 60 days, or if an applicant is not responsive for more than 60 consecutive days after the Director notified the applicant, in writing, that additional information is required to further process the application, an additional 30 days may be added to the time periods for the Director to issue a final decision. Any written notice to the applicant that additional information is required to further process the application must include a notice that nonresponsiveness for 60 consecutive days may result in 30 days

being added to the time for review. "Nonresponsiveness" means that an applicant is not making demonstrable progress on providing additional requested information, or that there is no ongoing communication from the applicant on the applicant's ability or willingness to provide the additional information.

18.55.050 Exemptions from Review.

A. Whenever a permit or approval has been designated as a Type I, II, III or IV permit, the procedures in this title shall be followed in project permit processing. The following permits or approvals are specifically excluded from the procedures and timelines set forth in this title:

1. ROW and street vacations;
2. Encroachment permits;
3. Annexations;
4. Civil construction and grading permits;

Article II. Pre-Filing Requirements

18.55.0650 Initiation of action.

Except as otherwise provided, Type I, II, or III, or BOA development permit applications may only be initiated by written consent of the owner(s) of record or contract purchaser(s). Legislative actions may be initiated at the request of an application citizens, ~~the~~ City Council, Planning Commission, or department director or division manager.

18.55.060-070 Preapplication conference meeting—Type II, Type III.

- A. ~~Prior to submitting an application for a Type II or Type III application, the applicant shall schedule and attend a preapplication conference with city staff to discuss the proposal. The preapplication conference shall follow the procedure set forth by the director.~~
- BA. ~~To schedule a preapplication conference the applicant shall contact the planning department.~~ The purpose of ~~the a~~ preapplication conference is for the applicant to provide a summary of the applicant's development proposal to city and other agency staff and in return, for staff to provide feedback to an applicant on likely impacts, limitations, requirements, approval standards, fees, and other information that may affect the proposal. ~~The director may provide the applicant with a written summary of the preapplication conference within ten days after the preapplication conference. Preapplication conferences are required for Type II and III review applications in order to address any issues or concerns early in the process and facilitate a streamlined application submittal and review.~~
- B. To request a preapplication conference, the applicant must submit a request to the Department. The Director will schedule a conference and may invite affected city staff and other jurisdiction or agency staff to participate. Preapplication meetings will generally be scheduled within 45 days of the request.
- C. The Director will provide the applicant with a written summary of the preapplication conference within ten days after the conference. Notwithstanding any representations by city staff at a pre-application conference, staff is not authorized to waive any requirements of the city code. Any omission or failure by staff to recite to

an applicant all relevant applicable code requirements shall not constitute a waiver by the city of any standard or requirement.

- D. ~~A preapplication conference shall be valid for a period of one hundred eighty days from the date it is held. If no application is filed within one hundred eighty days of the conference or meeting the applicant must schedule and attend another conference before the city will accept a permit application. Preapplication conferences should not be requested more than six months prior to the anticipated submittal date of a formal development application. If more than six months has passed since the preapplication conference has been held, the applicant is encouraged to request another preapplication conference before application submittal.~~ Any changes to the code or other applicable laws which take effect between the preapplication conference and submittal of an application shall be applicable.
- E. The ~~d~~Director may waive the preapplication requirements if, in the ~~d~~Director's opinion, the development does not warrant these steps.

Article III. Application Requirements

~~18.55.100~~ Application requirements for Type II or Type III applications.

~~All Type II, or Type III applications must be submitted at the planning department office on the most current forms provided by the city, along with the appropriate fee and all necessary supporting documentation and information sufficient to demonstrate compliance with all applicable approval criteria. The applicant has the burden of demonstrating, with evidence, that all applicable approval criteria are or can be met.~~

~~18.55.110-100~~ Application—Required information.

~~Type II or Type III~~Review applications shall include all the materials listed in this subsection. The ~~director~~Director may waive the submission of any of these materials if not deemed to be applicable to the specific review sought. Likewise, the ~~director~~Director may require additional information beyond that listed in this subsection or elsewhere in the city code, such as a traffic study or other report prepared by an appropriate expert where needed to address relevant approval criteria. In any event, the applicant is responsible for the completeness and accuracy of the application and all of the supporting documentation. The applicant has the burden of demonstrating, with evidence, that all applicable approval criteria are or can be met. Unless specifically waived by the ~~director~~Director, the following must be submitted at the time of application:

- A. Applicable application form, including signature by the property owner, or person having authorization to sign on behalf of the property owner~~A copy of a completed city application form(s) and required fee(s);~~
- B. A complete list of the permits or approvals sought by the applicant and required fees for each permit or approval requested;
- C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;
- D. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall also explain how the criteria are or can be met, and address any other information indicated by staff at the preapplication conference as being required;
- E. Necessary drawings in the quantity specified by the director~~A site plan and any other necessary plans or drawings specified by the Director~~;

- F. Copy of ~~the~~ preapplication meeting notes ~~(Type II and Type III)~~;
- G. SEPA checklist, if required;
- H. Signage for Type III applications and short subdivisions: Prior to an application being deemed complete and Type III applications are scheduled for public bearing, the applicant shall post one four-foot by eight-foot sign ~~per road frontage~~, unless a different size (not to be less than six square feet) is approved by the ~~De~~director. The sign shall be attached to the ground with a minimum of two four-inch by four-inch posts or better. The development sign shall remain posted and in reasonable condition until a final decision of the city is issued, and then shall be removed by the applicant within fourteen days of the notice of decision by the city. The sign shall be clearly visible from ~~the~~ adjoining rights-of-way and generally include the following:
 - 1. Description of proposal,
 - 2. Types of permit applications on file and being considered by the City of Camas,
 - 3. Site plan,
 - 4. Name and phone number of applicant, and City of Camas contact for additional information,
 - 5. If a Type III application, then a statement that a public hearing is required and scheduled. Adequate space shall be provided for the date and location of the hearing to be added upon scheduling by the city.
- I. A copy of a full title report.

~~18.55.130 Letter of completeness Type II, Type III or SMP.~~

- ~~A. Upon submission of a Type II, Type III, or SMP application, the director should date stamp the application form, and verify that the appropriate application fee has been submitted. The director will then review the application and evaluate whether the application is complete. Within twenty-eight days of receipt of the application, the director shall complete this initial review and issue a letter to the applicant indicating whether or not the application is complete. If not complete, the director shall advise the applicant what information must be submitted to make the application complete.~~
- ~~B. If the director does not issue a letter of completeness or incompleteness within twenty-eight days, the application will be presumed complete on the twenty-eighth day after submittal.~~
- ~~C. Upon receipt of a letter indicating the application is incomplete, the applicant has one hundred eighty days from the original application submittal date within which to submit the missing information or the application shall be rejected and all materials returned to the applicant. If the applicant submits the requested information within the one hundred eighty day period, the director shall again verify whether the application, as augmented, is complete. Each such review and verification should generally be completed within fourteen days.~~
- ~~D. Once the director determines the application is complete, or the applicant refuses in writing to submit any additional information, the city shall declare the application complete and generally take final action on the application within one hundred twenty days of the date of the completeness letter. The timeframe for a final decision may vary due to requests by the city to correct plans, perform required studies, provide additional required information, extensions of time agreed to by the applicant and the city, or delays related to simultaneous processing of shoreline or SEPA reviews.~~
- ~~E. The approval criteria and standards which control the city's review and decision on a complete application are those which were in effect on the date the application was first submitted, or as prescribed by a development agreement.~~

18.55.110 Review for completeness.

- A. Applications must be deemed procedurally complete only when all materials are provided in accordance with the applicable application submittal requirements established by the Director.
- B. Within 28 days after receiving an application, the Director shall provide a written determination to the applicant stating the application is complete or that the application is incomplete and that the procedural submission requirements of the local government have not been met. The determination shall outline what is necessary to make the application procedurally complete.
- C. The written determination will also state that if the applicant is not responsive, pursuant to RCW 36.70B.080, for more than 60 days after the City has notified the applicant that additional information is required to further process the application, an additional 30 days may be added to the time periods for the City's action to issue a final decision.
- D. Whenever the applicant receives a determination that an application is not complete, the applicant shall have 120 days to submit the necessary information. Within 14 days after an applicant has submitted the requested additional information, the Director shall make a determination of completeness and notify the applicant. If the applicant does not submit the additional information requested within the 120-day period or has not notified the Director that more than 120 days is required to provide the additional information, the Director shall close the application for lack of information necessary to complete the review.
- E. If the Director does not issue a determination of completeness or incompleteness within 28 days, the application will be deemed procedurally complete on the 29th day after submittal.
- F. The determination of completeness shall not preclude the Director from requesting additional information or studies either at the time of the determination of completeness or subsequently, if the information is required to complete review of the application or substantial changes in the permit application are proposed.
- G. The approval criteria and standards which control the city's review and decision on a complete application are those which were in effect on the date the application was first submitted, or as prescribed by a development agreement.

18.55.120 Requests for additional information or corrections.

- A. If the Director twice requests additional information or corrections during application review and items remain unresolved after a second submittal by the applicant, the Department must offer the applicant a meeting with Department staff to resolve outstanding issues. The meeting must be scheduled within 14 days of the second request for corrections.
- B. If the meeting cannot resolve the issues and the Director requests additional information or corrections a third time, upon receiving the additional information or corrections the Director must approve or deny the application or forward the application to the approval authority for a decision on Type III or IV reviews.

18.55.140-130 Expiration of complete land use applications.

- A. ~~Any land use application type described in Camas Municipal Code Section 18.55.130(D) that has been inactive, and a decision has not been made, shall become null and void one hundred twenty days after a certified notice is mailed to the applicant and property owner.~~
- B. ~~A one time, one year extension may be granted if a written extension request is submitted prior to the expiration date identified in this certified notice, and the applicant or property owner(s) has demonstrated~~

~~due diligence and reasonable reliance towards the project completion. In consideration of due diligence, the director may consider the following:~~

- ~~1. Date of initial application;~~
 - ~~2. Time period the applicant had to submit required studies;~~
 - ~~3. That there have been no major modifications to the application or to the site condition;~~
 - ~~4. That there has not been significant changes in applicable regulations;~~
 - ~~5. Potential to provide necessary information within one year; and~~
 - ~~6. Applicant's rationale or purpose for delay.~~
- A. Whenever an applicant receives a determination from the Director that additional information is needed to review a complete application or that revisions are necessary, the applicant shall have 90 days to submit the necessary information or revisions, or request a decision on the application. If the applicant responds in writing and indicates that more than 90 days is required to provide the additional information or revisions, the Director may accept a reasonable timeline for submittal of all information requested or revisions.
 - B. If the applicant does not submit the information requested or revisions within the 90-day period, request a decision on the application or provide a submittal timeline acceptable to the Director, the Director shall send a certified letter to the applicant requesting the applicant to submit the information or revisions within 30 days or as otherwise determined by the Director.
 - C. If the applicant does not submit the information requested or revisions within the 30-day period, the application shall become null and void.