



Planning Commission Meeting Agenda Wednesday, January 19, 2022, 7:00 PM Remote Participation

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

To Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 92080114862
2. Or, from any device click <https://zoom.us/j/92080114862>

OPTION 2 - Join by phone (audio only):

1. Dial 877-853-5257 and enter meeting ID# 92080114862

For Public Comment:

1. Click the raise hand icon in the app or by phone, hit *9 to "raise your hand"
2. Or, email to communitydevelopment@cityofcamas.us (400 word limit)

These will be entered into the meeting record. Emails received by one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time. During the meeting, the clerk will read aloud the submitter's name, the subject, and the date/time it was received. Emails will be accepted until 1 hour received after the meeting and will be emailed to the Meeting Body no later than the end of the next business day.

CALL TO ORDER

ROLL CALL

MINUTES

1. Minutes from the November 16, 2021 Planning Commission Meeting.
2. Minutes from the December 21, 2021 Planning Commission Meeting.

MEETING ITEMS

3. Election of Chair and Vice Chair

Recommended Action: That the Commissioners nominate and approve a chair and vice chair for the 2022 Planning Commission.

4. New Planning Commission Member Protocol

Presenter: David Schultz, City Attorney

5. Public Hearing for the Annual Code Amendments (File No. MC21-01)

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Presenter: Madeline Sutherland, Planner

MISCELLANEOUS UPDATES

NEXT MEETING DATE

The next meeting is scheduled for February 15, 2022, at 7 p.m.

ADJOURNMENT



**Planning Commission Meeting Minutes
Tuesday, November 16, 2021, 7:00 PM
REMOTE PARTICIPATION**

CALL TO ORDER

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

ROLL CALL

Planning Commissioners Present: Tim Hein, Troy Hull, Mahsa Eshghi, Warren Montgomery, Geoerl Niles and Joe Walsh.

Excused: Shawn High

Staff Present: Robert Maul, David Schultz and Madeline Sutherland

Council Liaison: Shannon Roberts

MINUTES

1. Approval of Minutes from the September 21, 2021 meeting.

It was moved by Commissioner Niles and seconded by Commissioner Montgomery, to approve the minutes of the September 21, 2021, Planning Commission Meeting. The motion passed unanimously.

MEETING ITEMS

2. Annual Amendments to the Camas Municipal Code (File No. MC21-01)
Presenter: Madeline Sutherland, Planner

Madeline Sutherland reviewed the Annual Amendments to the Camas Municipal Code and responded to the Commissioners questions.

MISCELLANEOUS UPDATES

Robert Maul reviewed the changes to the Planning Commission and City Council due to the recent election.

NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for December 21, 2021.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.



Planning Commission Meeting Minutes
Tuesday, December 21, 2021, 7:00 PM
REMOTE PARTICIPATION

CALL TO ORDER

Robert Maul, Interim Community Development Director called the meeting to order at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Mahsa Eshghi, Warren Montgomery, Geoerl Niles, Shawn High, Marlo Maroon and Joe Walsh.

Excused: Troy Hull

Staff Present: Robert Maul, Curleigh Carothers, Anita Ashton, David Schultz and Madeline Sutherland

Council Liaison: Shannon Roberts

MINUTES

1. Minutes from the November 16, 2021 Planning Commission Meeting

This agenda item has been moved to the January 18, 2022 Planning Commission Meeting due to the Chair and Vice Chair's absence.

MEETING ITEMS

2. Annual Code Amendments to the Camas Municipal Code (File No. MC21-01)

Presenter: Madeline Sutherland, Planner

Madeline Sutherland reviewed the Annual Amendments to the Camas Municipal Code and responded to the Commissioner's questions.

MISCELLANEOUS UPDATES

NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for January 18, 2022 at 7 p.m.

ADJOURNMENT

The meeting adjourned at 8:06 p.m.

STAFF REPORT

Annual Amendments to Camas Municipal Code (CMC)

File No. MC21-01

TO	Troy Hull, Vice Chair Planning Commission
FROM	Madeline Sutherland, Planner
DATE	January 12, 2022

Summary

As part of the city's annual code improvement project, the staff amendments include corrections to typos, citations or punctuation, and to clarify sections of the Camas Municipal Code (CMC) that were challenging to administer over the past review cycle. Staff's proposed amendments are captured in Exhibit 1 and are discussed further in this report.

This public hearing will present staffs annual amendments to Camas Municipal Code (MC21-01). This report includes an evaluation in accordance with the review criteria at CMC Section 18.51.030.

Annual Code Amendments (File #MC21-01)

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

- CMC 17.09.030.B.5- Preliminary short plat approval. & CMC 17.11.030.B.6 - Preliminary subdivision plat approval.
 - The proposed amendment clarifies that both existing and proposed sidewalks need to be shown on the plat, not only the proposed.
 - The amendment will also require the submittal of retaining wall cross sections for walls over four feet in height. Many times, the height of retaining walls is not shown until after plat approval, where later, staff finds the retaining walls exceed the maximum height permitted. By providing retaining wall information at the time of preliminary plat submittal, staff can review for compliance and avoid future conflicts.
- CMC 17.19.030.D.5. - Tract, block and lot standards.
 - The section relates to protecting the character of the neighborhood. By adding language to include pedestrian connectivity it emphasizes that pedestrian connectivity is important to neighborhood character.
- CMC 17.19.040.B.10.b. - Infrastructure standards.
 - Block lengths over 600 feet are not currently required to have a pedestrian connection midway. The nearest pedestrian connection would be located at the end of each block, requiring a pedestrian to travel to one of the ends to cross safely. Staff is proposing to require a midway pedestrian connection, to allow for pedestrians to cross safely if block lengths are over 600 feet.

- The second proposed amendment in this section is to remove the second sentence in subsection ii and place it in a separate subsection (iii) for clarification. The language has been updated to reference design requirements for the pedestrian connection.
- CMC 17.19.040.C.2. – Infrastructure standards.
 - Staff is proposing to update this section to clarify that each unit in a townhome development must have an individual sewer lateral unless otherwise approved by the Public Works Director or designee. Other sections of code require individual sewer laterals; therefore, the update will be consistent with other code sections.
- CMC 18.03.030- Definitions for land uses
 - Staff is proposing to include a new definition for substance abuse treatment facilities. The definition proposed is similar to the current definition in the City of Ferndale, WA municipal code and will include drug and alcohol detox facilities and similar uses. The new definition allows staff to regulate these types of uses.
- CMC 18.07 - Table 1—Commercial and industrial land uses.
 - A new use for Substance Abuse Treatment Facilities is proposed to be added to the Commercial and Industrial Land Use Table to regulate the zones this use is permitted in. The proposed amendment will prohibit the use in Neighborhood Commercial, Downtown Commercial, and Mixed-Use zones. The use will require a Conditional Use Permit in the Community Commercial, Regional Commercial, Business Park, Light Industrial/Business Park, Light Industrial, and Heavy Industrial zones. There is a footnote proposed to prohibit this use from being located within 1,000 feet of schools, parks, libraries, and other treatment facilities.
- CMC 18.07 Table 2—Residential and multifamily land uses.
 - A new use for Substance Abuse Treatment Facilities is proposed to be added to the Single-Family and Multi-Family Residential Land Use Table to regulate the zones this use is permitted in. The proposed amendment will prohibit the use in Single-Family Residential zones and Multi-Family Residential zones. There is a footnote proposed prohibiting this use to be located within 1,000 feet of schools, parks, libraries, and other treatment facilities.
- CMC 18.15.100.A – Temporary signs
 - The proposed language will prohibit temporary signs within roundabouts due to safety reasons. The proposed amendment complies with the AASHTO’s regulations by prohibiting signs within the sight distance of roundabouts. The amendment will increase vehicle, bicycle, and pedestrian safety.
- CMC 18.43.070 - Expiration and renewal.
 - The current language in the conditional use permit code section contradicts CMC 18.55.260 - Expiration, Renewals, and Extensions. Staff is proposing to remove the language in the conditional use permit section that relates to permit expiration and renewals, and instead add language to reference CMC 18.55.260 to provide clarity and consistency.
- CMC 18.55.110 - Application—Required information.
 - The code section currently requires all Type III and short plat applications to post a 4 foot by 8-foot development sign on site. There are several Type III applications that are smaller in scale and a 4 foot by 8-foot sign are too substantial for these smaller sized applications. Staff is proposing to allow for a smaller development sign size subject to the director’s approval.
- CMC 18.55.355 - Code conflicts.
 - The code section was added last year during the 2020 Annual Code Amendments. A code interpretation application requires a discretionary decision. The section currently requires a Type I process, which is generally for applications that do not require a discretionary decision. A Type II

process is required for discretionary decisions; therefore, staff is proposing to require a code interpretation application to be a Type II process instead of a Type I process.

CRITERIA OF APPROVAL – CMC 18.51.030	Finding
A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposed changes consist of edits to typos or adding clarity to the zoning code. No substantive changes are proposed at this time.
B. Impact upon surrounding properties, if applicable;	The proposed changes will have minor impacts on future development citywide.
C. Alternatives to the proposed amendment; and	No alternatives are proposed at this time.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	No citations or documents will be affected beyond what has been provided within Exhibit 1.

Recommendation

Staff recommends that the Commission discuss the proposed amendments, conduct a public hearing, and forward a recommendation to City Council.

Annual Code Amendments (MC21-01)

CMC 17.09.030.B.5- Preliminary short plat approval.

- f. Location of existing and proposed sidewalks, street lighting, and street trees,
- q. Show location and height of proposed retaining walls. Provide cross sections for retaining walls over 4-feet in height.

CMC 17.11.030.B.6 - Preliminary subdivision plat approval.

- e. Location of existing and proposed sidewalks, street lighting and street trees,
- p. Show location and height of proposed retaining walls. Provide cross sections for retaining walls over 4-feet in height.

CMC 17.19.030.D.5. - Tract, block and lot standards.

- d. 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;

CMC 17.19.040.B.10.b. - Infrastructure standards.

- 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 600-feet are approved pursuant to CMC 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. ~~When cul-de-sacs or dead-end streets are permitted, a direct pedestrian or bicycle connection shall be provided to the nearest available street or pedestrian oriented use.~~
- iii. When cul-de-sacs or dead-end streets are permitted that are over 300 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.

CMC 17.19.040.C.2. – Infrastructure standards.

- b. Duplex, tri-plex, and townhome units ~~may have up to two sewer services at the discretion of the engineering and public works departments.~~ shall each have a dedicated sewer lateral, unless otherwise approved by the Public Works Director or designee.

CMC 18.03.030- Definitions for land uses

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

“Substance abuse treatment facility (SATF)” means a facility meeting applicable state and federal standards that provides support services including, but not limited to, counseling, rehabilitation and medical supervision for the need of drug or alcohol treatment. An SATF may function as a residence, day-treatment facility, or a combination thereof. A SATF may be staffed by resident or nonresident staff. A SATF shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other SATF, or similar uses.

CMC 18.07 - Table 1—Commercial and industrial land uses.

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
<u>Substance Abuse Treatment Facility¹²</u>	X	X	C	C	X	C	C	C	C

Footnote 12: A substance abuse facility (SATF) shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other SATF, or similar uses.

CMC 18.07 Table 2—Residential and multifamily land uses.

Zoning Districts	R	MF
<u>Substance Abuse Treatment Facility⁵</u>	X	X

Footnote 5: A substance abuse facility (SATF) shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other SATF, or similar uses.

CMC 18.15.100.A – Temporary signs

4. Location. Temporary signs are prohibited from being placed within the center islands of roundabouts and within 150 feet of the outer curb of the circulatory travel lanes that are within the public right-of-way.

CMC 18.43.070 - Expiration and renewal.

~~A conditional use permit shall automatically expire one year after the date it was granted, unless a building permit conforming to the plans for which the CUP was granted is obtained within that period of time. A CUP shall automatically expire unless substantial construction of the proposed development is completed within two years from the date the CUP is granted. The hearing examiner may authorize longer periods for a CUP, if appropriate for the project. The hearing examiner may grant a single renewal of the CUP, if the party seeking the renewal can demonstrate extraordinary circumstances or conditions not known or foreseeable at the time the original application for a CUP was granted, which would warrant such a renewal of a CUP. See CMC 18.55.260 for expiration, renewals and extensions.~~

CMC 18.55.110 - Application—Required information.

- H. Signage for Type III applications and short subdivisions: Prior to an application being deemed complete and Type III applications are scheduled for public hearing, the applicant shall post one four-foot by eight-foot sign per road frontage, unless a different size is approved by the 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 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.

CMC 18.55.355 - Code conflicts.

1) Code Interpretation:

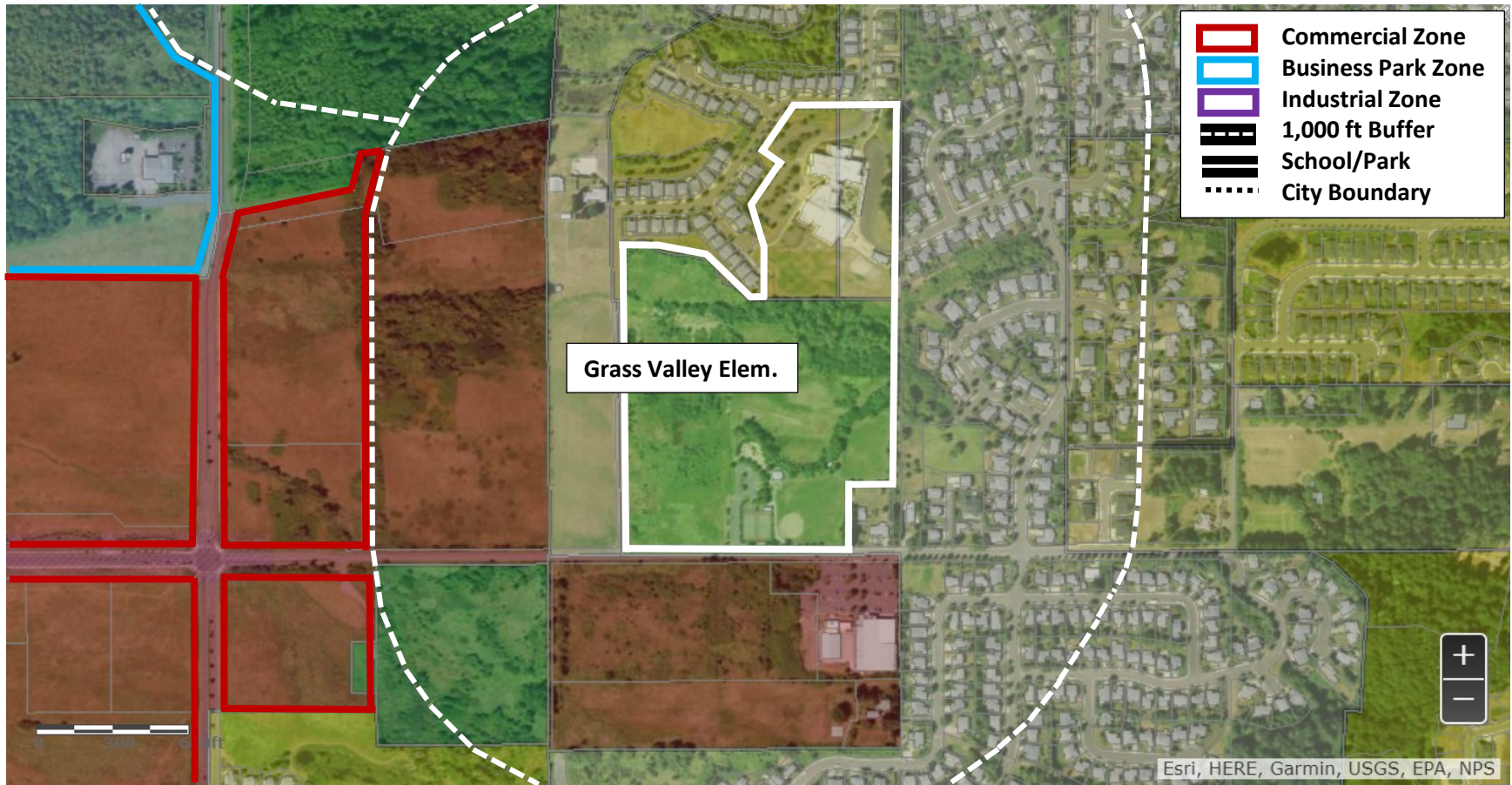
- A. Purpose. The purpose of this chapter to provide a process for interpreting and applying the provisions of Title 16, 17 and 18.
- B. Responsibility. It shall be the responsibility of the Director to review and resolve any questions regarding the proper interpretation or application of the provisions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

2) Procedure:

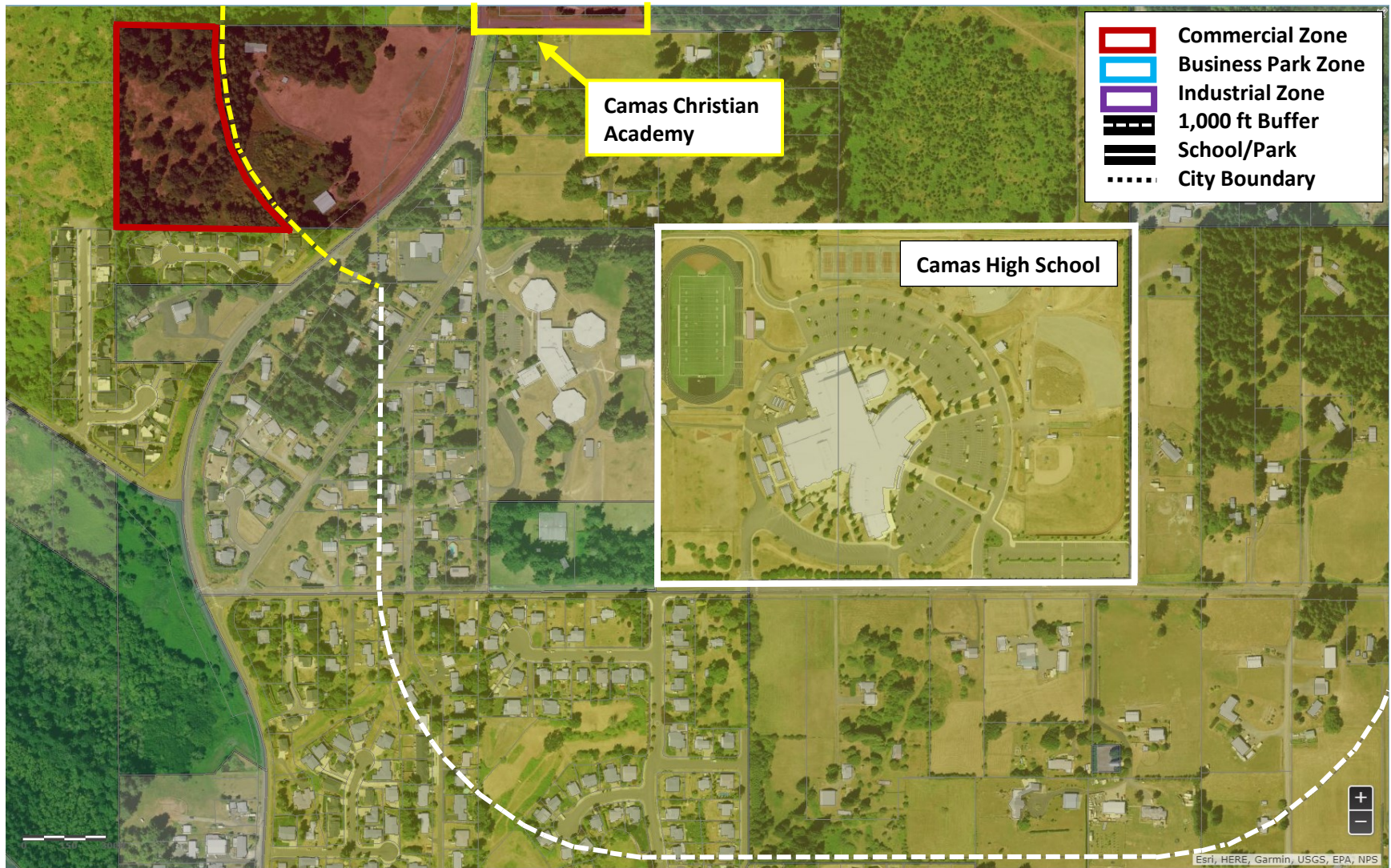
- A. Application. ~~Any person with authorization of the property owner may request in writing the director's interpretation of a code provision of Title 16, 17 or 18 when it pertains to a specific property by means of a Type II Type I application pursuant to Section 18.55.030.~~ An application may be submitted in writing for a Director's interpretation of a code provision of Title 16, 17 or 18 when it pertains to a specific property by means of a Type II application pursuant to Section 18.55.030. The Director may independently initiate an interpretation of any conflicting or unclear provisions of this Title.
- B. Multiple Applications. If an application for an interpretation is associated with any pending land use application(s) subject to Title 16, 17, or 18, then the application for the interpretation may be submitted by any person whose property, residence or business is or will likely be impacted by a project and shall be combined with the associated application(s) and is subject to the highest level of procedure that applies to any of the applications; provided that a code interpretation under this subsection that is requested by a person other than the project applicant or property owner shall not be considered unless it is requested within 60-days after an application has been determined to be complete or prior to the conclusion of the public comment period, if any, whichever is later.

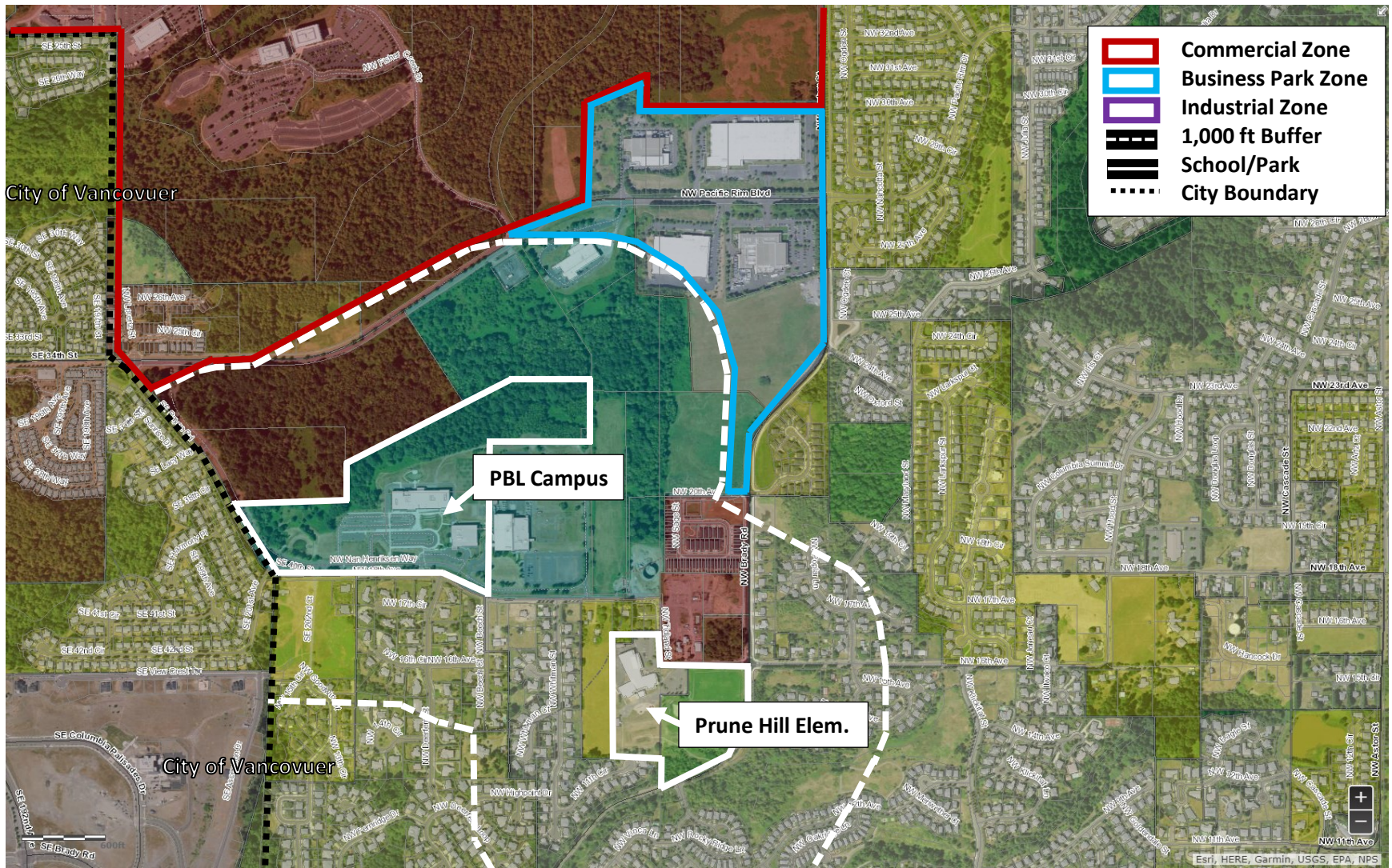
~~and shall may be combined with the associated application(s) and is subject to the highest level of procedure that applies to any of the applications, Section 18.55.030.~~

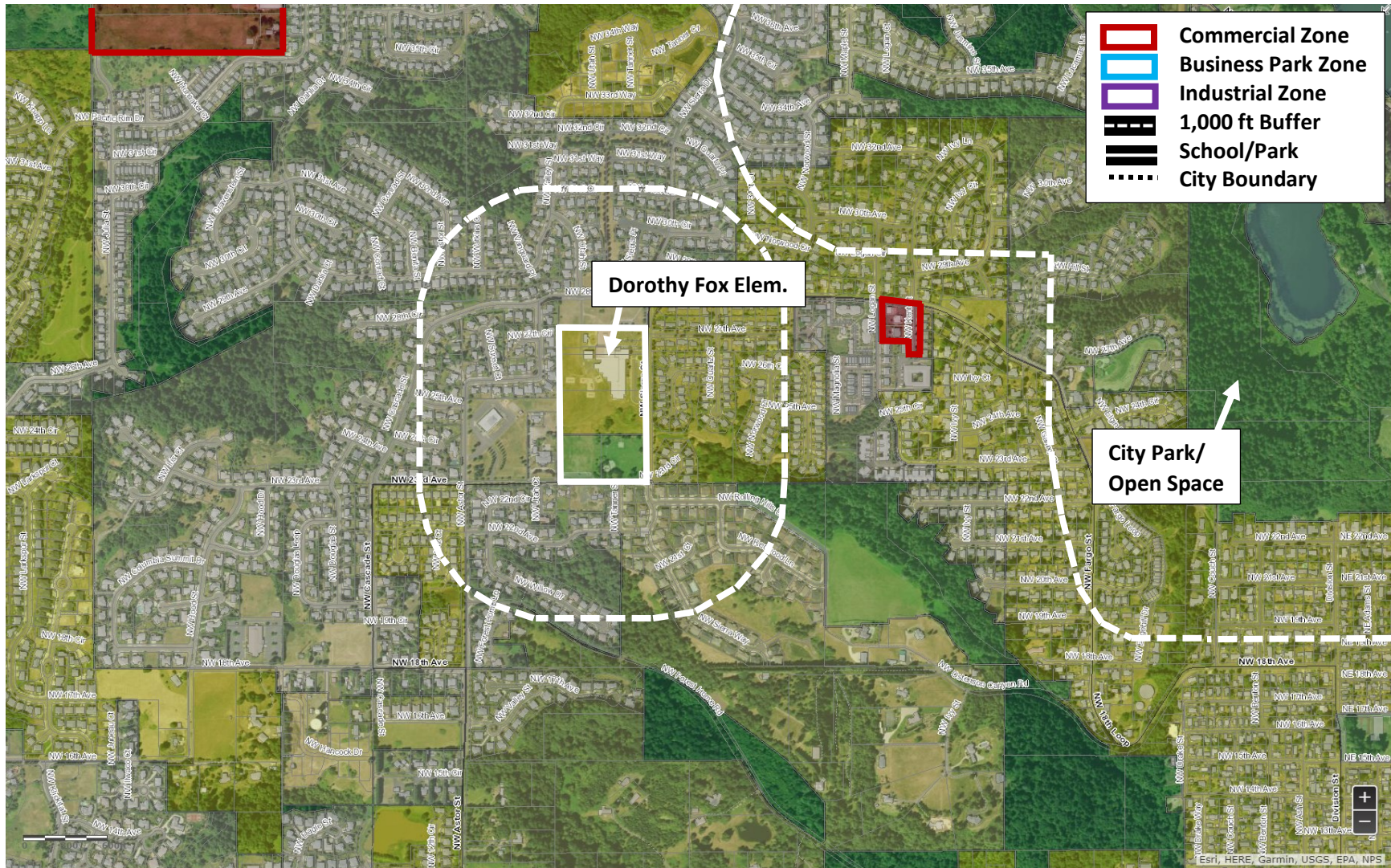
- C. Codification. To ensure that the director's interpretations are applied consistently over time, the director shall on an annual basis initiate a Type IV text amendment to this code for the purpose of codifying interpretations pursuant to Chapter 18.55. The codified interpretations shall be located in Chapter 18.55.355—Code Conflicts, or in the chapter of the code governing the subject matter of the interpretation, whichever may be more appropriate.
- D. Appeals. Any official interpretation of the provisions of Title 16, 17, and 18 may be appealed by any aggrieved party, pursuant to the appeal procedures set forth in Chapter 18.55.

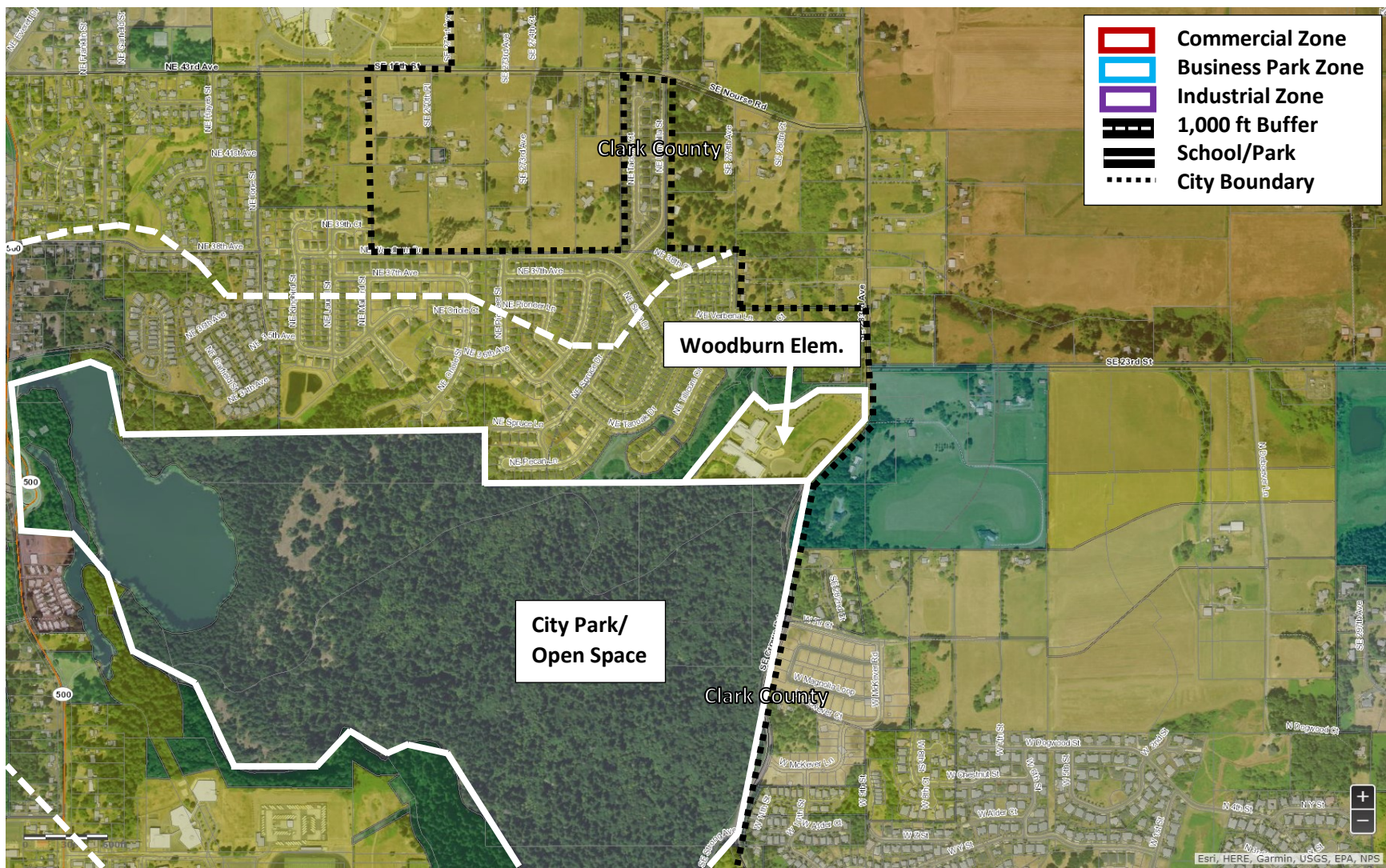


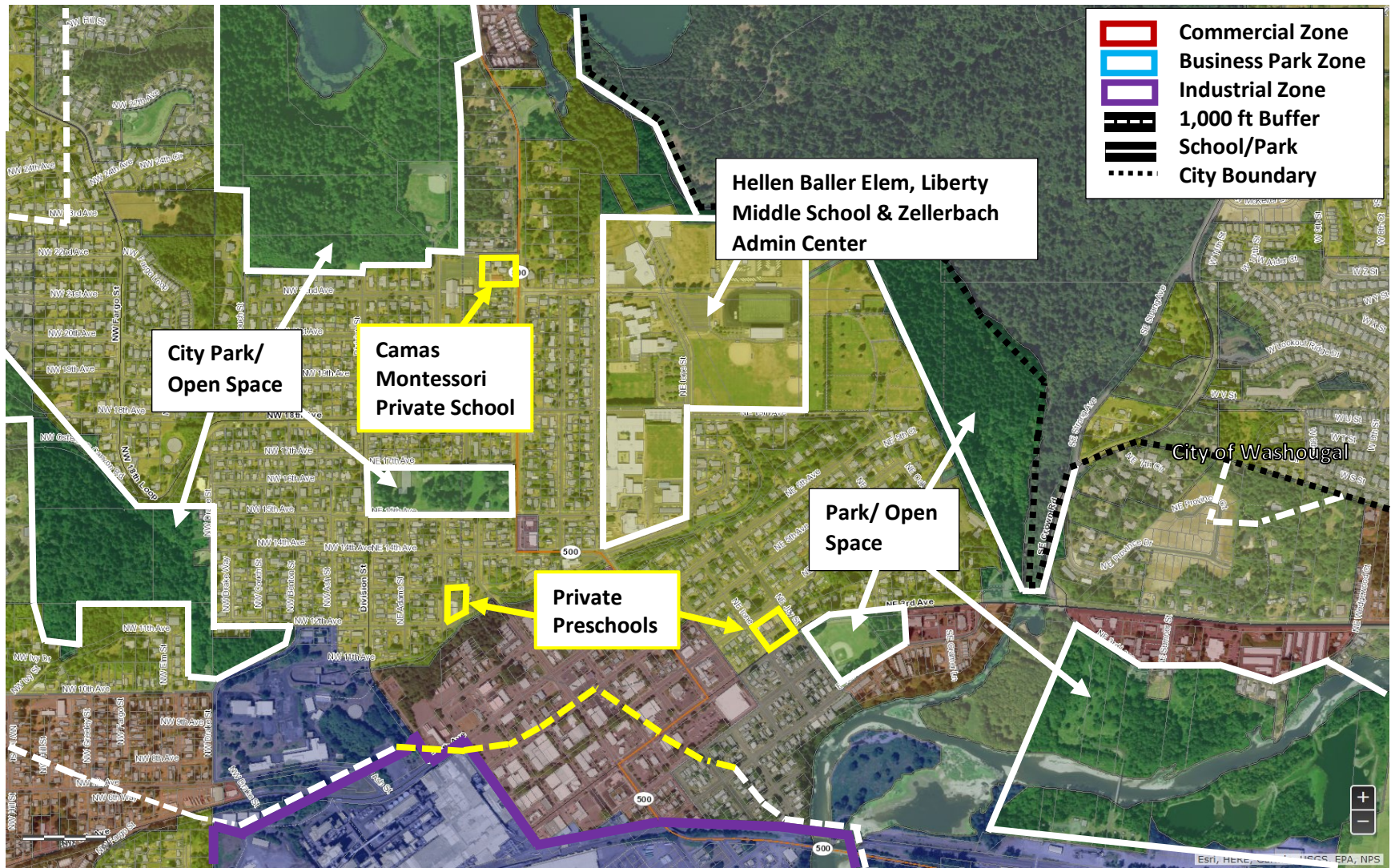












Camas Code Amendments Concerns- BIA Input

- **CMC 17.19.030.D.5. - Tract, block and lot standards.**
 - 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;
 1. BIA concerns: “pedestrian connectivity” seems too broad and may allude to improvements that would normally be left to a traditional development agreement. Connections to other developments or parks should be a development agreement discussion. Possible substitute language?: neighborhood walkability or walkability. This would narrow the scope to internal pedestrian movement within the development

- **CMC 17.19.040.B.10.b. - Infrastructure standards.**
 - 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 600-feet are approved pursuant to CMC 17.19.040.B.10.b.iii., a midway pedestrian connection shall be provided.
 2. Our members are not adverse to providing these mid-way connections ADA connections are vital to a fair and caring community, but we believe the block length provision is too short, a Manhattan block is 900 ft in length. No, Camas is not Manhattan but a length of 750-800+ ft. would be a good compromise. Generally, able-bodied people will cross the street in their neighborhood at any point regardless of designated cross-walks. Moreover, “shall be provided” leaves little room for flexibility. We understand there is a deviation provision, but that is extra time and money incurred for both parties. Additional language like “where feasible” would provide greater flexibility given site constraints. It also goes without saying this will increase costs, and depending on requirements each connection may cost \$2,200-\$4,500.

- **CMC 17.19.040.B.10.b. - Infrastructure standards.**
 - iii. When cul-de-sacs or dead-end streets are permitted that are over 300 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.

3. Cul-de-sacs and dead-end streets are the least trafficked areas within a PUD. The over 300 ft. requirement seems very short. We suggest at least a 600 + ft. length to trigger this requirement. In addition, the language “and bicycle connection” should be removed, and doesn’t match the original intent of pedestrian connectivity. Residents don’t need bike lanes on least traffic, slow speed streets.
 4. “connection shall be provided to the nearest available street or pedestrian oriented use.” The nearest available street language is great, the addition of “pedestrian oriented use” is far too ambiguous and we would like to see that language taken out.
- **CMC 17.19.040.C.2. – Infrastructure standards.**
Duplex, tri-plex, and townhome units may have up to two sewer services at the discretion of the engineering and public works departments. shall each have a dedicated sewer lateral, unless otherwise approved by Operations Utility Manager.
 5. We appreciate the flexibility of this provision and agree that townhomes should have their own lateral. However, a duplex or triplex should be treated like an apartment building, so we believe sticking with one sewer lateral would keep this middle housing option more affordable, and a product type that Camas sorely needs. However, this is not a paramount issue for our members. We understand if maintenance of sewer facilities is a concern.
 - **CMC 18.55.355 - Code conflicts.**
 - A. Application. Any person with property owner consent may request in writing the director's interpretation of a code provision of Title 16, 17 or 18 when it pertains to a specific property or project by means of a Type II Type I application pursuant to Section 18.55.030. The Director may independently initiate an interpretation of any conflicting or unclear provisions of this Title.
 6. “Any application pursuant to section 18.55.030 may request in writing the director’s interpretation.” We believe that should be the substitute language implemented. Open governance and servant leadership should be the tenets of most public entities. While interpretation does take time and money, Camas is growing and should foster transparency between the building industry, the community, elected officials, and staff.

Madeline Sutherland

From: Robert Maul
Sent: Monday, December 20, 2021 3:01 PM
To: Madeline Sutherland
Subject: FW: Zoning code meeting

From: Stuart Maxwell [mailto:smaxwell@agentisenergy.com]
Sent: Tuesday, November 16, 2021 7:41 PM
To: Robert Maul <RMaul@cityofcamas.us>
Subject: Zoning code meeting

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Robert,

I was hoping to ask a question / propose an idea tonight r.e. rehab zoning.

Sounds like 2 cities have been consulted on what they decided to do. Have we made more effort to reach out to other cities where these type of facilities are in place?

Also, if there is significant concern about the legal ramifications / unintended consequences of wording, wouldn't it make sense to consult with some commercial / outside land use attorneys with experience in this area?

It is also very bizarre that you are conducting a public meeting of this nature whilst the City is defending a lawsuit against this very thing.

Stuart

Madeline Sutherland

From: Robert Maul
Sent: Monday, December 20, 2021 3:00 PM
To: Madeline Sutherland
Subject: FW: tonight's Planning Commission Meeting
Attachments: Camas_Code_Revisions_Edits.pdf

From: Cindy McKee [mailto:cindymckee123@gmail.com]
Sent: Wednesday, December 15, 2021 8:36 PM
To: Robert Maul <RMaul@cityofcamas.us>
Subject: Re: tonight's Planning Commission Meeting

Hello Mr. Maul - I saw that the new agenda is up for the upcoming Planning meeting and typos are still in the draft document. Perhaps those should be updated before the meeting to expedite the process? As I understand, typos are part of the reason for the updates, correct? I'm sure that the city already has a style guide, so some of the items might not be applicable (i.e. capitalizing job titles, oxford commas, etc.). As I have some rudimentary experience with proofreading, I have re-attached a document from a quick glance for mistakes.

I also wanted to follow-up with

1. the map that was going to be provided for Planning Commission members,
2. the research dossier on any unintended consequences your team has found.

I looked through the agenda materials online and did not see these items.

On Wed, Nov 17, 2021 at 3:32 PM Robert Maul <RMaul@cityofcamas.us> wrote:

Thanks for the additional comments, Cindy.

The City Attorney's office has represented the City well and both Mr. Schutlz and Mr. MacPherson are aptly qualified and well versed in land use law.

I meant no offence with my referral to vocal opponents. I was simply trying to illustrate that with any issue you will generally have folks on two sides of it. That's all.

To reiterate, the request of council to staff was for us to look at making sure that future detox facilities don't go next to schools or parks. Even the Dorothy Fox Safety Alliance has recognized that such support facilities are needed locally, just not next to a school or park. I trust that the Planning Commission will have a lengthy discussion at the December meeting to try and vet potential impacts and possible consequences. After the December workshop the PC will also have a public hearing and take all testimony to help render and formal recommendation to the City Council. That's how this process works. The good news is you are involved early in this process so your voice will be heard as part of

it. We have a thoughtful and experienced Planning Commission and City Council, so they will be taking into account of these factors.

For what it's worth I do want to point out that we all live here too. All planning staff lives in Camas and have been raising our families here as well. I myself have been here with my family for almost 12 years. I have coached youth sports, volunteered at Grass Valley, Skyridge and CHS, and still have boys in school here. Both city attorneys also live here. They have also coached, and volunteered, and are fully vested into this community. I say this because I want to make it clear that we also care about what happens in Camas. You are a neighbor. The other DFSA parents and families are our neighbors. We do not take this lightly.

I'm happy to meet in person if that helps. Again, thank you for your comments and I will share them with the PC.

Regards,

Robert

From: Cindy McKee [mailto:cindymckee123@gmail.com]

Sent: Wednesday, November 17, 2021 2:33 PM

To: Robert Maul <RMaul@cityofcamas.us>; Ellen Burton <EBurton@cityofcamas.us>

Subject: Re: tonight's Planning Commission Meeting

Thank you for your response Robert. I have a few follow-ups that I would like your thoughts on.

1. I saw that Mr. Schultz was on the call. But in looking at his bio I see no mention of specified experience with Land Use. Perhaps with an issue as contentious as this, a consultation with a specific Land Use attorney would be prudent? I would not have heart surgery with my general practitioner.

2. My children go to Dorothy Fox. I have talked with many, many parents/neighbors about this issue, as have many of my other neighbors. While I might occasionally find a neighbor who is neutral about this location, I have never met even one that thinks this location is a great idea, other than the out-of-state owners who stand

to make millions. Dismissively calling people against this as "vocal opponents" is testament to calling 90 residents up here that label.

3. Unintended consequences doesn't imply good or bad. It's just outcomes of a purposeful action that are not intended or foreseen. It might be that restricting RTFs too much puts a greater concentration in historically disadvantaged neighborhoods. Or it might be that putting in restrictions vets out some of the high-profit, low-result operators. Both consequences, one bad, other good.

On Wed, Nov 17, 2021 at 10:28 AM Robert Maul <RMaul@cityofcamas.us> wrote:

Good morning, Cindy.

Thank you for reaching out and sharing your thoughts. One item of housekeeping is that I am not going to copy all of council because that creates an Open Public Meetings conflict, but I have copied Mayor Burton.

- 1) Like with most all code updates staff does research using a variety of tools available including Municipal Research Services Center (MRSC). Municipal Research is funded by cities across Washington to provide legal and planning services to all jurisdictions. We do also consult with the City Attorney's office. David Schultz, who was present last night, is one of our attorneys.
- 2) The draft presented last night was just that, a draft. As you may recall staff proposed eliminating single family zoning from the table, but it was entirely possible that the Planning Commission could have recommended further changes to the allowed use table for each zone, which would further impact where future facilities can go. The map prepared for last night was for illustration purposes only to show what a 1,000' buffer would look like.
- 3) If you heard Commissioner Hein, he specifically posed that question to the planning commission. Using the term "unintended consequences" can be a bit of a loaded term given that not everyone will agree on what those "consequences" may be. Staff looks for legal issues, statutory elements, design and compatibility, and impacts of capital facilities for proposed changes, but in terms of the perception of "negative" impacts that can be in the eye of the beholder. Even with Discovery Recovery there were citizens supporting the project regardless of the vocal opponents. Staff takes a neutral stance on policy proposals which is where the legislatures come in.

Again, thank you for your time and consideration.

Regards,

Robert

From: Cindy McKee [mailto:cindymckee123@gmail.com]
Sent: Tuesday, November 16, 2021 8:19 PM
To: Robert Maul <RMaul@cityofcamas.us>; City Council Members (GRP) <CityCouncilGRP@cityofcamas.us>
Subject: tonight's Planning Commission Meeting

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Good evening Mr. Maul. I have a couple questions about the meeting tonight that I would like answered concerning new zoning around Residential Treatment Facilities.

1. Was a specific Land Use Attorney consulted at all for these zoning changes? Or did we just look into a couple different cities? If Ferndale has never had even an application, how do we know that this zoning is effective?
2. Why did your department not think ahead to provide a map of where the new zoning *would* allow an RTF? It seems that would be an obvious question, and now we have to wait another month for this.
3. Why did your department not put together a dossier on possible unintended consequences? This seems like another very obvious question that could have been prepared for in advance? You have known about this issue since DR approached you all a year and a half ago. And, you were directed by City Council 5 months ago. That is plenty of time for research. This is also where a quick consultation with a Land Use Attorney would be valuable, correct?

I'm just a regular citizen with no background in Planning, but the questions that the Commissioners came up with in this meeting were the exact ones that even I thought of ahead of time. No doubt a professional should have foreseen and planned for these?

When I go into a meeting for my work, it is my job to research and anticipate questions and prepare for those questions. It is the minimum.

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STAFF REPORT

Annual Amendments to Camas Municipal Code (CMC)

File No. MC21-01

TO	Tim Hein, Chair Planning Commission
FROM	Madeline Sutherland, Planner
DATE	November 10, 2021

Summary

As part of the city's annual code improvement project, the staff amendments include corrections to typos, citations or punctuation, and to clarify sections of the Camas Municipal Code (CMC) that were challenging to administer over the past review cycle. Staff's proposed amendments are captured in Exhibit 1 and are discussed further in this report.

This workshop will present staffs annual amendments to Camas Municipal Code (MC21-01). This report includes an evaluation in accordance with the review criteria at CMC Section 18.51.030.

Annual Code Amendments (File #MC21-01)

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

- CMC 17.09.030.B.5- Preliminary short plat approval. & CMC 17.11.030.B.6 - Preliminary subdivision plat approval.
 - The proposed amendment clarifies that both existing and proposed sidewalks need to be shown on the plat, not just the proposed.
 - The amendment will also require the submittal of retaining wall cross sections for walls over four feet in the height. Many times, the height of a retaining walls is not shown until after plat approval where later, staff finds the retaining walls exceed the maximum height permitted. By providing retaining wall information at the time of preliminary plat submittal, staff can review for compliance with height requirements.
- CMC 17.19.030.D.5. - Tract, block and lot standards.
 - This section relates to protecting the character of the neighborhood. By adding language to include pedestrian connectivity, it emphasizes that pedestrian connectivity, along with the other characteristics, are important to neighborhood character.
- CMC 17.19.040.B.10.b. - Infrastructure standards.
 - Block lengths over 600 feet are not required to have a pedestrian connection midway. The nearest pedestrian connection would be located at the end of each block, requiring a pedestrian to travel to one of the ends to cross safely. Staff is proposing to require a midway pedestrian connection, to allow for pedestrians to cross safely if block lengths are over 600 feet.

- The second proposed amendment in this section is to remove the second sentence in subsection ii and place it in a separate bullet point for clarification. The language has been updated to reference design requirements for the pedestrian connection.
- CMC 17.19.040.C.2. – Infrastructure standards.
 - Staff is proposing to update this section to clarify that each unit in a townhome development must have an individual sewer lateral, unless otherwise approved by the Operations Utility Manger. Other sections of code require individual sewer laterals; therefore, the update will be consistent with other code sections.
- CMC 18.03.030- Definitions for land uses capitalize Substance Abuse Treatment Facilities
 - Staff is proposing to include a new definition for **substance abuse treatment facilities**. The definition proposed is similar to the current definition in the **City of Ferndale, WA** municipal code and will include drug and alcohol detox facilities, and similar uses. The new definition allows staff to regulate these types of uses. lowercase city of
- CMC 18.07 - Table 1—Commercial and industrial land uses. capitalize Commercial and Industrial Use Table
 - A new use for **substance abuse treatment facilities** is proposed to be added to the **commercial and industrial use table** to regulate the zones this use is permitted in. The proposed amendment will prohibit the use in Neighborhood Commercial, Downtown Commercial and Mixed-Use zones. The use will require a **conditional use permit** in the Community Commercial, Regional Commercial, Business Park, Light Industrial/Business Park, Light Industrial and Heavy Industrial zones. There is a footnote proposed prohibiting this use to be located within 1,000 feet of schools, parks, **libraires** and other treatment facilities. caps
- CMC 18.07 Table 2—Residential and multifamily land uses. capitalize Single and Multi-Family Residential Use Table
 - A new use for **substance abuse treatment facilities** is proposed to be added to the **single and multi-family residential use table** to regulate the zones this use is permitted in. The proposed amendment will prohibit the use in Single-Family Residential zones and require a **conditional use permit** in Multi-Family Residential zones. There is a footnote proposed prohibiting this use to be located within 1,000 feet of schools, parks, **libraires** and other treatment facilities.
- CMC 18.15.100.A – Temporary signs
 - The proposed language will prohibit temporary signs within certain areas of the right-of-way for safety reasons. In the past, temporary signs have caused sight distance issues. The language will regulate placement of temporary signs.
- CMC 18.43.070 - Expiration and renewal.
 - The current language in the **conditional use permit** code section contradicts CMC 18.55.260 - Expiration, Renewals and Extensions. Staff is proposing to remove the language in the **conditional use permit** section that relates to permit **expiration and renewals**, and instead add language to reference CMC 18.55.260. This will provide clarity and consistency.
- CMC 18.55.110 - Application—Required information. does this refer to general permit expiration and renewals (lowercase) or the Expiration and Renewal section (caps) in the code?
 - This code section currently requires all Type III and short plat applications to post a 4 foot by 8-foot development sign on site. There are several Type III applications that are smaller in scale and a 4 foot by 8-foot sign are too substantial for these smaller sized applications. Staff is proposing to allow for a smaller development sign size subject to the directors approval. No hyphen needed
- CMC 18.55.355 - Code conflicts.
 - This code section was added last year during the annual code updates. A code interpretation application requires a discretionary decision. The section currently requires a Type I process, which is generally for applications that do not require a discretionary decision. A Type II process is required for discretionary decisions; therefore, staff is proposing to require code interpretations to be a Type II process instead of a Type I process.

Annual Code Amendments (MC21-01)

CMC 17.09.030.B.5- Preliminary short plat approval.

Oxford comma? What is the city style guide for this?

- f. Location of existing and proposed sidewalks, street lighting, and street trees,
- q. Show location and height of proposed retaining walls. Provide cross sections for retaining walls over 4-feet in height.

CMC 17.11.030.B.6 - Preliminary subdivision plat approval.

- e. Location of existing and proposed sidewalks, street lighting and street trees,
- p. Show location and height of proposed retaining walls. Provide cross sections for retaining walls over 4-feet in height.

CMC 17.19.030.D.5. - Tract, block and lot standards.

- d. 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;

CMC 17.19.040.B.10.b. - Infrastructure standards.

- 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 600-feet are approved pursuant to CMC 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. ~~When cul-de-sacs or dead-end streets are permitted, a direct pedestrian or bicycle connection shall be provided to the nearest available street or pedestrian-oriented use.~~

- iii. When cul-de-sacs or dead-end streets are permitted that are over 300 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.

extra space

- 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.

consistency in capitalizing city employee titles

Oxford comma? What is the city style guide for this?

CMC 17.19.040.C.2. – Infrastructure standards.

- b. Duplex, tri-plex, and townhome units ~~may have up to two sewer services at the discretion of the engineering and public works departments.~~ shall each have a dedicated sewer lateral, unless otherwise approved by Operations Utility Manager.

caps?

CMC 18.03.030- Definitions for land uses

"Nursing, rest or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, drug or alcohol treatment services, ~~or~~ obstetrical or acute illness services. This does not include substance abuse treatment facilities. See substance abuse treatment facility definition.

delete

"Substance abuse treatment facility (SATF)" means a facility meeting applicable state and federal standards that provides support services including, but not limited to, counseling, rehabilitation and

medical supervision for the need of drug or alcohol treatment. An SATF may function as a residence, day-treatment facility, or a combination thereof. A SATF may be staffed by resident or nonresident staff. A SATF shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other SATF, or similar uses.

CMC 18.07 - Table 1—Commercial and industrial land uses.

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
<u>Substance Abuse Treatment Facility¹²</u>	X	X	C	C	X	C	C	C	C

Footnote 12: A substance abuse facility (SATF) shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other SATF, or similar uses.

CMC 18.07 Table 2—Residential and multifamily land uses.

Zoning Districts	R	MF
<u>Substance Abuse Treatment Facility⁵</u>	X	C

Footnote 5: A substance abuse facility (SATF) shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other SATF, or similar uses.

CMC 18.15.100.A – Temporary signs

4. Location. Temporary signs are prohibited from being placed within bulb-outs, landscape islands, medians and central islands of roundabouts that are within the public right-of-way and not accessible by a sidewalk or pedestrian walking path or which are placed within the Stopping Sight Distance of any intersection connecting to any roundabout or median as calculated by AASHTO's "A Policy on Geometric Design of Highways and Streets (Latest Edition)."

CMC 18.43.070 - Expiration and renewal.

A conditional use permit shall automatically expire one year after the date it was granted, unless a building permit conforming to the plans for which the CUP was granted is obtained within that period of time. A CUP shall automatically expire unless substantial construction of the proposed development is completed within two years from the date the CUP is granted. The hearing examiner may authorize longer periods for a CUP, if appropriate for the project. The hearing examiner may grant a single renewal of the CUP, if the party seeking the renewal can demonstrate extraordinary circumstances or conditions not known or foreseeable at the time the original application for a CUP was granted, which would warrant such a renewal of a CUP. See CMC 18.55.260 for expiration, renewals and extensions.

CMC 18.55.110 - Application—Required information.

- H. Signage for Type III applications and short subdivisions: Prior to an application being deemed complete and Type III applications are scheduled for public hearing, the applicant shall post one ^{4 foot} four-foot by ^{8 foot} eight-foot sign per road frontage, unless a different size is approved by the Director. The sign shall be attached to the ground with a minimum of two ^{4 inch} four-inch by ^{4 inch} 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 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, ^{delete} 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.

CMC 18.55.355 - Code conflicts.

Code Interpretation:

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

Procedure:

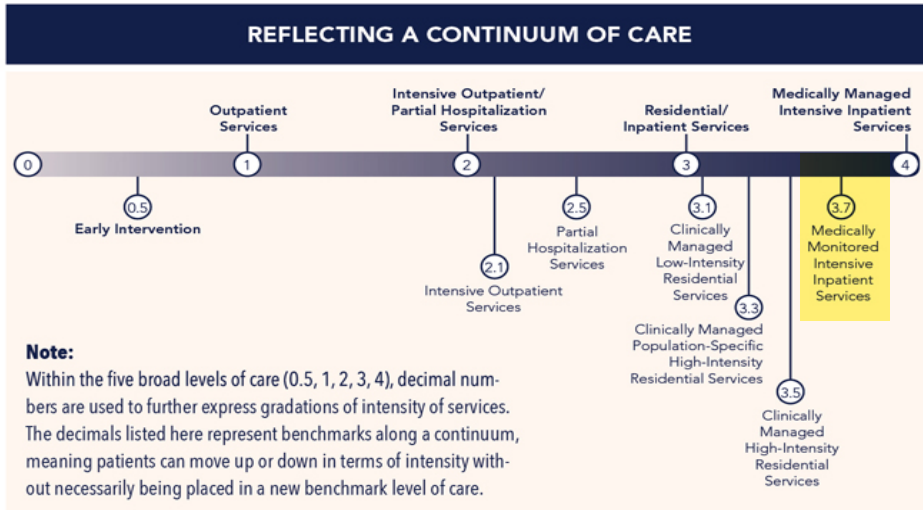
- A. Application. Any person with property owner consent may request in writing the ^{di}director's interpretation of a code provision of Title 16, 17 or 18 when it pertains to a specific property or project by means of a Type II ~~Type I~~ application pursuant to Section 18.55.030. The Director may independently initiate an interpretation of any conflicting or unclear provisions of this Title.
- B. Multiple Applications. If an application for an interpretation is associated with any land use application(s) subject to Title 16, 17, or 18, then the application for the interpretation may be combined with the associated application(s) and is subject to the highest level of procedure that applies to any of the applications, Section 18.55.030.
- C. Codification. To ensure that the director's interpretations are applied consistently over time, the director shall on an annual basis initiate a Type IV text amendment to this code for the purpose of codifying interpretations pursuant to Chapter 18.55. The codified interpretations shall be located in Chapter 18.55.355—Code Conflicts, or in the chapter of the code governing the subject matter of the interpretation, whichever may be more appropriate.
- D. Appeals. Any official interpretation of the provisions of Title 16, 17, and 18 may be appealed by any aggrieved party, pursuant to the appeal procedures set forth in Chapter 18.55.

Planning Commission,

I wanted to write to give you more background into Residential Treatment Facilities (RTF) and the American Society of Addiction Medicine’s (ASAM) Levels of Care. I wanted to share this information in the hope that we can do some good work for the city of Camas - while recognizing the seriousness of this issue and the background I believe it deserves.

The American Society of Addiction Medicine <https://www.asam.org/> is the largest leading professional society in addiction medicine. The ASAM *Criteria* and ASAM CONTINUUM are companion text and application that provides counselors, clinicians, and other treatment team members with a computer-guided, structured interview for assessing and caring for patients with addictive, substance-related, and co-occurring conditions.

As you are considering RTF zoning I would encourage you to take a look at their materials. There is a broad range of diagnosis criteria relating to different types of facilities - from Sober Living Homes to full hospital resources.



To give context - Discover Recovery, despite a PR piece in the [Camas-Washougal Post Record](#) in which the owners align themselves more as a day spa with resources like “yoga, acupuncture, nutritional therapies and EMDR, or eye movement desensitization and reprocessing,” - is applying for a **Level 3.7** license (the highest level directly underneath full hospital Level 4.0). *Please review the chart on page 2 for more information on the dimensions and Levels of Care.*

Level 3.7 includes patients with:

- a high risk of withdrawal
- low interest in treatment and impulse control is poor,
- Unable to control use, with imminently dangerous consequences despite active participation at less intensive levels of care.
- consumer lacks skills to cope outside of a highly structured 24-hour setting
- Surpasses even Level 3.5 which includes “demonstrates repeated inability to control impulses, or unstable and dangerous signs”

This chart is the reason that many of us are so concerned about this facility and getting our zoning correct. I absolutely feel that our community needs appropriate resources, but I also cannot ignore the fact that out-of-state Level 3.7 individuals detoxing from methamphetamine, with poor impulse control, can now be admitted to a facility sharing a fence with six-year-olds playing, and can leave at any time.

Obviously we need locations for these facilities, at all ends of the continuum. What levels would be allowed at what locations?

Please, let’s give this the deep-dive that it deserves. I would also consider you all to read this [NPR piece](#) that came out last year about this industry.

Thank you for your time.

Adult ASAM Placement Criteria Crosswalk

Adult ASAM Worksheet	Level 0.5: Early Intervention	OTP Level 1: Opioid Treatment Program	Level 1: Outpatient Services	Level 2.1: Intensive Outpatient Treatment	Level 2.5: Partial Hospitalization	Level 3.1: Clinically Managed Low-Intensity Residential Services	Level 3.3: Clinically-Managed Population Specific High-Intensity Residential Services	Level 3.5: Clinically Managed High Intensity Residential Services	Level 3.7: Medically Monitored Intensive Inpatient Services	Level 4: Medically Managed Intensive Inpatient Services
Dimension 1: Acute Intoxication and/or Withdrawal Potential	No withdrawal risk	Physiologically dependent on opioids and requires OTP to prevent withdrawal	Manageable at Level 1-WM	Manageable at Level 2-WM	Manageable at Level 2-WM	Concurrently receiving Level 1-WM or Level 2-WM services	If withdrawal is present, manageable at Level 3.2-WM	If withdrawal is present, manageable at Level 3.2-WM	At high risk of withdrawal, but manageable at Level 3.7-WM and does not require the full resources of a licensed hospital	At high risk of withdrawal and requires Level 4-WM and the full resources of a licensed hospital
Dimension 2: Biomedical Conditions and Complications	None or very stable	None or manageable with outpatient medical monitoring	None or very stable, or is receiving concurrent medical monitoring	None or not a distraction from treatment	None or not sufficient to distract from treatment	None or stable, or receiving concurrent medical monitoring	None or stable, or receiving concurrent medical monitoring	None or stable, or receiving concurrent medical monitoring	Requires 24 hours medical monitoring but not intensive treatment	Requires 24 hour medical and nursing care and the full resources of a licensed hospital
Dimension 3: Emotional, Behavioral or Cognitive Conditions and Complications	None or very stable	None or manageable in an outpatient structured environment	None or very stable, or is receiving concurrent medical monitoring	Mild severity with the potential to distract from recovery; needs monitoring	Mild to Moderate severity with the potential to distract from recovery; needs stabilization	None or minimal; not distracting to recovery. If stable, a co-occurring capable program is appropriate. If not, a co-occurring enhanced program is required	Mild to moderate severity; needs structure to focus on recovery. Tx should be designed to address significant cognitive deficits. If stable, a co-occurring capable program is appropriate. If not, a co-occurring enhanced program is required	Demonstrates repeated inability to control impulses, or unstable and dangerous signs/sx require stabilization. Other functional deficits need stabilization and 24-hour setting to prepare for community integration and continuing care. A co-occurring enhanced setting required for those with severe and chronic MI	Moderate severity; needs a 24-hour structured setting. If the consumer has a co-occurring mental disorder, requires concurrent MH services in a medically monitored setting	Because of severe and unstable problems, requires 24 hour psychiatric care with concomitant addiction tx (co-occurring enhanced)
Dimension 4: Readiness to Change	Consumer is willing to explore how tobacco, alcohol, or medication use and/or high risk behaviors may affect personal goals	Ready to change the negative effects of opioid use, but is not ready for total abstinence from illicit prescription or non-prescription drug use	Ready for recovery but needs motivating and monitoring strategies to strengthen readiness, or needs ongoing monitoring and disease management. Or high severity in this dimension but not in other dimensions. Needs Level 1 motivational enhancement strategies.	Has variable engagement in treatment, ambivalence, or a lack of awareness of the substance use or MH problem, and requires a structured program to promote progress through the stages of change	Has poor engagement in tx, significant ambivalence or a lack of awareness of the substance use or MH problem, requiring a near-daily structured program or intensive engagement service to promote progress through the stages of change	Open to recovery, but needs a structured environment to maintain therapeutic gains	Has little awareness and needs interventions available only at Level 3.3 to engage and stay in tx. If there is high severity in Dimension 4 but not in any other dimension, motivational enhancement strategies should be provided in Level 1	Has marked difficulty with, or oppositional to, tx, with dangerous consequences. If there is high severity in Dimension 4 but not in any other dimension, motivation enhancement strategies should be provided in Level 1	Low interest in tx and impulse control is poor, despite negative consequences; needs motivating strategies only safely available in a 24-hour structured setting. If there is high severity in other dimension, motivational enhancement strategies should be provided in Level 1	Problems in this dimension do not qualify the consumer for Level 4 services. If the consumer's only severity is in Dimension 4.5 and/or 6 without high severity in Dimensions 1,2, and/or 3, then the consumer does not qualify for Level 4
Dimension 5: Relapse, Continued Use or Problem Potential	Needs an understanding of, or skills to change, current alcohol, tobacco, other drug, or medication use patterns and/or high risk behavior	At high risk of relapse or continued use without OTP and structured therapy to promote tx progress	able to maintain abstinence or control use and/or addictive behaviors and pursue goals with minimal support	Intensification of addition or MH sx, despite active participation in a Level 1 or 2.1 program; indicates a high likelihood of relapse or continued use or continued problems without near daily monitoring and support several times a week	Intensification of addiction or MH sx, despite active participation in a Level 1 or 2.1 program; indicates a high likelihood of relapse or continued use or continued problems without near daily monitoring and support	Understands relapse, but needs structure to maintain therapeutic gains	Has little awareness and needs interventions available only at Level 3.3 to prevent continued use, with imminent dangerous consequences, because of cognitive deficits or comparable dysfunction	Has no recognition of the skills needed to prevent continued use, with imminent dangerous consequences	Unable to control use, with imminently dangerous consequences despite active participation at less intensive levels of care	Problems in this dimension do not qualify the consumer for Level 4 services. See further explanation in Dimension 4
Dimension 6: Recovery Environment	Social support system or significant others increase the risk of personal conflict about alcohol, tobacco, and/or other drug use	Recovery environment is supportive and/or consumer has the skills to cope	Recovery environment is supportive and/or the consumer has skills to cope	Recovery environment is not supportive, but with structure and support the consumer can cope	Recovery environment is not supportive, but with structure and support and relief from the home environment, the consumer can cope	Environment is dangerous, but consumer needs 24-hour structure to learn to cope	Environment is dangerous and the consumer lacks skills to cope outside of a highly structured 24-hour setting	Environment is dangerous and the consumer lacks skills to cope outside of a highly structured 24-hour setting	Environment is dangerous and the consumer lacks skills to cope outside of a highly structured 24-hour setting	Problems in this dimension do not qualify the consumer for Level 4 services. See further explanation in Dimension 4

To select the correct level of care, choose the highest level of care that has two or more criteria met. Review admission criteria for chosen level of care to ensure proper clinical fit.

Item 5.



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January 18th, 2021

Camas Planning Commission
616 NE 4th Ave.
Camas, WA 98607

RE: Annual Code Amendments

Camas Planning Commission and Community Development Staff,

I am writing to you on behalf of the Building Industry Association of Clark County to provide input on the recently proposed annual code amendments for the City of Camas. Some of the amendments outlined within the document are a cause for concern for the industry. Although we agree with the motives behind the amendments, we would like to see more flexibility in implementation.

1. Pedestrian connectivity and pedestrian mid-way connections:

A major goal within Camas’ comprehensive plan is to create livable, connected neighborhoods. This is an important goal, but the current amendments place an unreasonable burden on private development without public investment, which will undoubtedly increase the cost of housing in the City of Camas. Moreover, the code contradicts itself by only requiring pedestrian connectivity in CMC 17.19.030.D.5- Tract, block, and lot standards. However, the addition of bicycle connection is added in CMC 17.19.040.B.10.b.iii- infrastructure standards, which states, “a direct pedestrian **and** bicycle connection shall be provided to the nearest available street or pedestrian oriented use.” These are labeled as mid-way pedestrian connections throughout the document, and we believe the additional requirement of bicycle connection should be eliminated. Bicycle and pedestrian collisions can be serious, and City Staff relayed there would be no bike lane requirements. Bicycle connection is referenced in cul-de-sac connections but not block connections. Implementing some consistency here would be an improvement unless the cul-de-sac connection has different design standards.

Through researching the Camas municipal code, the 300-foot length limit on cul-de-sacs and dead-end streets is clearly defined, but the 600-foot block standard is less clear. “Block lengths shall not exceed the maximum access spacing for the roadway class per the city’s design standards manual.” We would like clarity from City Staff on where the 600-foot block length standard is within code. Right of way and pavement width were in the design manual, but length was more elusive.

Also, within 17.19.040.B.10.b.ii - Infrastructure standards there is flexibility on cul-de-sac standards: “may be denied unless topographic or other physical constraints prohibit achieving this standard.” As an industry we would like to see the same language applied to both midway pedestrian connection standards which state, CMC 17.19.040.B.10.b.i. “if block lengths greater than 600-feet are approved pursuant to CMC 17.19.040.B.10.b.iii., a midway pedestrian connection shall be provided **unless topographic or other physical constraints prohibit achieving this standard.**” And CMC 17.19.040.B.10.b.iii “When cul-de-sacs or dead-end streets are permitted that are over 300 feet, a direct pedestrian and bicycle connection shall be provided to the nearest available street or pedestrian oriented use. **unless topographic or other physical constraints prohibit achieving this standard.**” The code should be consistent in the flexibility afforded to cul-de-sacs, permanent dead-end streets, and blocks whether that be length standards or pedestrian connection standards.

The deviation process costs both City Staff and private construction professionals time and money. Keeping the code consistent is important, and the City of Camas will still retain control of the process and our members will adhere to design standards. If our members exceed the 600-foot block length and provide a pedestrian connection, will no other road modifications be required? The two key questions are this: at what block length should a pedestrian connection be required? And how wide should said connection be? The goal of this letter is to start the conversation and provide industry perspective on the costs and processes associated with these annual code amendments.

Moreover, there are existing examples of pedestrian connections throughout the City of Camas that make more sense for pedestrian use. The Parker Estates pedestrian connection is functional and doesn’t take nearly as much space as the proposed connections within the code. The Parker Estates pedestrian connection is a little over 5ft wide while the proposed pedestrian connections within the code are 10 ½ ft wide with the Kate’s Cove connection being cited as an example. Will this 10 ½ ft width be required for both cul-de-sac and block pedestrian connections? Dedicating double the space for these connections will increase the cost of housing. Developers will pass on the additional cost of connections onto the cost of the lots, which builders purchase and pass on that cost to their clients. The commission should consider changing the standard to something like the Parker Estates example because it achieves the intent of the code, decreases costs, and provides ample opportunity for neighborhood connectivity.

2. Sewer lateral requirements - infrastructure standards:

CMC 17.19.040.C.2.- Infrastructure standards state, “Duplex, tri-plex, and townhome units shall each have a dedicated sewer lateral, unless otherwise approved by Operations Utility Manager.” As an industry, we agree with the requirement for townhomes given that product type. However, the Camas housing options study clearly underlined the importance of duplexes, triplexes, and other middle housing options in addressing housing affordability in the City of Camas. Requiring a dedicated lateral for each unit would profoundly increase the cost of construction. If a technician can read the sub-meter and access is granted, there is no reason for such a requirement. This could be achieved through a written agreement at point of sale or as a condition of permit issuance. Controlling the cost of middle housing options i.e., duplexes, triplexes, ADUS, etc. is imperative if the City of Camas is going to provide more affordable housing options for a diverse and growing population.

3. Code conflicts:

The elimination of code interpretation for Type 1 land use applications is concerning. While Type 1 applications are administrative in nature, we believe that code interpretation is a vital tool for communication and a public service to folks who don't know the process just as much as those who do. If this is a matter of staff time, how many requests for type 1 interpretation came through Camas Community Development in 2021? The industry wants to be assured that this won't represent a breakdown in communication going forward.

We applaud the efforts of the Planning Commission and staff in considering these annual amendments. Our association and its members want to build livable communities so people can achieve the American dream and build generational wealth. Communication with our local jurisdictions is vital and our industry appreciates the opportunity to provide input.

Sincerely,



Justin Wood
Government Affairs Manager









