



**Planning Commission Meeting Agenda
Tuesday, March 17, 2026, 7:00 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 Participate Remotely:

OPTION 1 -

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

OPTION 2 - Join by phone (audio only):

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

For Public Comment:

Click the raise hand icon in the app or by phone, hit *9 to "raise your hand", or email to communitydevelopment@cityofcamas.us

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

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

MINUTES

1. [December 16, 2025 Planning Commission Meeting Minutes](#)

MEETING ITEMS

2. Election of Chair and Vice Chair

Recommended Action: The Commissioners nominate and approve a Chair and Vice Chair for the 2026 Planning Commission.

3. [2026 Legislative Session Update](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 15 minutes](#)
4. [Our Camas 2045 – Zoning Code Amendments](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 45 minutes](#)

MISCELLANEOUS UPDATES

NEXT MEETING DATE

CLOSE OF MEETING



Planning Commission Meeting Minutes
Tuesday, December 16, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

CALL TO ORDER

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

ROLL CALL

Planning Commissioners Present: Troy Hull, Paul Anderson, Mahsa Eshghi and Joe Walsh
Planning Commissioners Remote: Shawn High

Commissioners Excused: Marlo Maroon and Geoerl Niles

Staff Present: Alan Peters and Carey Certo

PUBLIC COMMENT

Randall Friedman, Tyler Sanders and Rick Marshall offered public testimony

MINUTES

1. November 18, 2025 Planning Commission Meeting Minutes

It was moved by Commissioner Eshghi and seconded by Commissioner Walsh, to approve the minutes of the November 18, 2025, Planning Commission Meeting. The motion passed unanimously.

MEETING ITEMS

2. Our Downtown Camas 2045 – Update
Presenter: Alan Peters, Community Development Director

Alan Peters reviewed the Our Downtown Camas 2045 Draft Subarea Plan and responded to Commissioners questions.

MISCELLANEOUS UPDATES

Alan Peters informed the Commissioners city council adopted Ordinance 25-025 which adopts the annual code updates.

Alan thanked Mahsa Eshghi for her service on the planning commission as she is transitioning in January to her role as a city council member.

Alan informed the Commissioners city council approved the mayor's appointment of Joe Keller to planning commission.

NEXT MEETING DATE

The next meeting is scheduled for January 21, 2026.

CLOSE OF MEETING

The meeting closed at 8:22 p.m.



Staff Report

March 17, 2026 Planning Commission Meeting

2026 Legislative Session Update
Presenter: Alan Peters, Community Development Director
Time Estimate: 15 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: The 2026 Washington State legislative session began on January 12, 2026 and adjourned on March 12, 2026. As in recent years, housing supply and permitting remained major priorities.

SUMMARY: Two bills that passed the Legislature and are most relevant to land use planning and permitting are summarized below. These bills have not been signed into law as of the day of this report.

SB 6026 – Housing in Commercial Zones

This bill requires cities planning under the Growth Management Act with populations over 30,000 to allow residential uses in commercial and mixed-use zones. The purpose of this bill is to increase housing production by providing more land capacity for housing throughout the state and removing barriers to housing development in commercial and mixed-use zones.

Earlier versions of this bill would have prohibited cities from requiring any commercial development in conjunction with a residential project, even prohibiting a requirement for ground floor commercial. As passed, the bill would now allow a city to require commercials for up to 40% of its commercial and mixed-use zoned areas.

As of 2025, Camas has a population of 27,970 and is not subject to this bill. However, we anticipate reaching the population threshold in as soon as five years from now.

HB 2418 – Project Permit Process Reform

This bill follows up on permit processing reforms adopted in SB 5290 in 2023 and that were adopted into the Camas Municipal Code in 2025. The bill clarifies that completeness determinations are procedural and establishes clearer accountability for agencies that participate in permit review. The bill clarifies that a determination of completeness is not a substantive review of an application, clarifies when review shot clocks start and stop, and creates a new requirement for cities to designate a “permit responsible official” and a single point of contact for each residential project application.

ENGROSSED SECOND SUBSTITUTE SENATE BILL 6026

AS AMENDED BY THE HOUSE

Passed Legislature - 2026 Regular Session

State of Washington 69th Legislature 2026 Regular Session

By Senate Ways & Means (originally sponsored by Senators Alvarado, Bateman, Conway, Frame, Llias, Nobles, and Shewmake; by request of Governor Ferguson)

READ FIRST TIME 02/09/26.

1 AN ACT Relating to residential development in commercial and
2 mixed-use zones; adding a new section to chapter 36.70A RCW; and
3 creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. Sec. 1. The legislature finds that Washington
6 continues to experience a shortage of homes affordable to its
7 residents at all income levels. The legislature further finds that
8 zoning reforms can support an environment that expands opportunities
9 for housing development.

10 NEW SECTION. Sec. 2. A new section is added to chapter 36.70A
11 RCW to read as follows:

12 (1)(a) Except as provided in (b) of this subsection, any city
13 that is required or chooses to plan under RCW 36.70A.040 with a
14 population of 30,000 or more, as determined by the office of
15 financial management under RCW 43.62.030, or any county that is
16 required or chooses to plan under RCW 36.70A.040 that is not defined
17 as a rural county under RCW 43.160.020, is prohibited from excluding
18 residential uses in areas zoned for commercial or mixed-use
19 development.

1 (b) The requirements of (a) of this subsection do not apply
2 any portion of a lot that:

3 (i) Is located in an industrial zone area, including zones with
4 an employment overlay prohibiting all residential uses adopted prior
5 to the effective date of this section;

6 (ii) Is within 3,200 feet of an active oil or gas refinery;

7 (iii) Requires the demolition of a structure designated as a
8 historic landmark through a local preservation ordinance;

9 (iv) Is located outside the urban growth area or within any urban
10 growth area that is not contiguous with a city subject to the
11 limitations of (a) of this subsection;

12 (v) Is in an area where residential uses are prohibited to
13 implement RCW 36.70.547 or 36.70A.530;

14 (vi) Is located in a tax increment financing area under chapter
15 39.114 RCW that was established prior to the effective date of this
16 section;

17 (vii) Is adjacent to a shoreline environment where all
18 multifamily residential or mixed-use development is prohibited by a
19 shoreline master program; or

20 (viii) Is located in a critical area buffer or critical area
21 governed by a critical area ordinance, except for critical aquifer
22 recharge areas where a single-family detached house is an allowed use
23 provided that any requirements to maintain aquifer recharge are met.
24 However, where permissible under existing law, critical area buffers
25 and critical areas governed by a critical area ordinance may be
26 included when calculating the allowable density on a given lot.

27 (2)(a) Any city or county subject to the requirements of
28 subsection (1) of this section may not require mixed use or ground
29 floor commercial or retail as a condition of permitting development
30 of residential housing, or a conditional use permit, special use
31 permit, or departure from development regulations or design
32 guidelines related to the location, siting, orientation, or
33 architectural design features of residential or mixed-use development
34 in more than 40 percent of the total acreage in areas zoned for
35 commercial use or mixed use.

36 (b) For any publicly subsidized affordable housing project, a
37 city or county subject to the requirements of subsection (1) of this
38 section may not require mixed-use or ground floor commercial or
39 retail as a condition of permitting development of residential
40 housing, or a conditional use permit, special use permit, or

1 departure from development regulations or design guidelines rela
2 to the location, siting, orientation, or architectural design
3 features of residential or mixed-use development in areas zoned for
4 commercial use or mixed use.

5 (c) For the purposes of (a) of this subsection, the following
6 areas are not considered to be zoned for commercial or mixed use:

7 (i) Station areas;
8 (ii) Areas in which the city or county allows for development, or
9 provides a height incentive to allow for development, of up to at
10 least 85 feet;

11 (iii) Areas within an industrial zone area;

12 (iv) Areas within 3,200 feet of an active oil or gas refinery;

13 (v) Areas located outside the urban growth area or within any
14 urban growth area that is not contiguous with a city subject to the
15 limitations of subsection (1) of this section;

16 (vi) Areas where residential uses are prohibited to implement RCW
17 36.70.547 or 36.70A.530;

18 (vii) Areas within a tax increment financing area under chapter
19 39.114 RCW that was established prior to the effective date of this
20 section;

21 (viii) Areas adjacent to a shoreline environment where all
22 multifamily residential or mixed-use development is prohibited by a
23 shoreline master program; and

24 (ix) Areas within a critical area buffer or critical area
25 governed by a critical area ordinance, except for critical aquifer
26 recharge areas where a single-family detached house is an allowed use
27 provided that any requirements to maintain aquifer recharge are met.
28 However, where permissible under existing law, critical area buffers
29 and critical areas governed by a critical area ordinance may be
30 included when calculating the allowable density on a given lot.

31 (3) (a) Any city or county subject to the requirements of
32 subsection (1) of this section shall provide an administrative
33 process for applicants to request a reduction or waiver from the
34 ground floor commercial or retail use regulations applicable to a
35 property. The county's or city's review of such a request must
36 include consideration of the merits of the project and the increase
37 in the number of dwelling units that would result from the reduction
38 or waiver, and may also include consideration of other factors as the
39 county or city deems appropriate. The city or county may establish

1 criteria, timelines, and an application processes for a city's
2 county's review of the reduction or waiver request.

3 (b) A county or city that has established a process prior to the
4 effective date of this section for the review of requests for the
5 reduction or waiver of ground floor commercial or retail use
6 regulations is not required to adopt a new process under this
7 subsection.

8 (4) Nothing in this section requires a city to issue a building
9 permit if other federal, state, and local requirements for a building
10 permit are not met.

11 (5) Nothing in this section requires a city to update their
12 growth and development assumptions required under this chapter until
13 their next comprehensive plan update required after January 1, 2031,
14 under RCW 36.70A.130.

15 (6) Nothing in this section shall limit or otherwise impede a
16 local government's ability to work with developers, businesses,
17 community groups, and building owners to ensure adequate access to
18 grocery stores in a community including, but not limited to, allowing
19 commercial use of ground floor building spaces for this purpose.

20 (7) Nothing in this section requires or authorizes a local
21 government to invalidate or withdraw a development permit that was
22 issued under regulations that imposed ground floor commercial or
23 mixed use requirements as a condition of permitting the development
24 of residential housing, or a conditional use permit, special use
25 permit, or departure from development regulations or design
26 guidelines related to the location, siting, orientation, or
27 architectural design features of residential or mixed-use development
28 in areas zoned for commercial use or mixed use. If a lot subject to a
29 development permit issued under such regulations within 18 months of
30 the effective date of this act is sold more than 18 months after the
31 effective date of this act, the purchaser must be allowed to file a
32 new development permit application. Nothing in this act prohibits an
33 applicant from withdrawing an existing permit application and
34 submitting a new permit application after the jurisdiction adopts or
35 amends regulations in compliance with subsection (1) and (2) of this
36 section.

37 (8) Nothing in this section limits a local government's ability
38 to impose minimum density requirements within a commercial or mixed-
39 use zone.

1 (9) (a) The requirements of subsection (1) of this section ap
2 and take effect in any city or county that has not adopted or amended
3 ordinances, regulations, or other official controls as required under
4 this section by 18 months after the effective date of this section
5 and supersede, preempt, and invalidate any conflicting local
6 regulations.

7 (b) Any city or county that has not adopted or amended
8 ordinances, regulations, or other official controls in compliance
9 with subsection (2) of this section within 18 months of the effective
10 date of this section may not require mixed-use or ground floor
11 commercial or retail as a condition of permitting development of
12 residential housing, or a conditional use permit, special use permit,
13 or departure from development regulations or design guidelines
14 related to the location, siting, orientation, or architectural design
15 features of residential or mixed-use development in areas zoned for
16 commercial use or mixed use outside of areas listed under subsection
17 (2)(c) of this section until such time as the city or county has come
18 into compliance with the requirements of subsection (2) of this
19 section.

20 (10) For the purposes of this section, "publicly subsidized
21 affordable housing" means any housing that receives or otherwise
22 qualifies for an exemption from real and personal property taxes
23 under RCW 84.36.560.

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ENGROSSED SECOND SUBSTITUTE HOUSE BILL 2418

State of Washington 69th Legislature 2026 Regular Session

By House Appropriations (originally sponsored by Representatives Duerr, Zahn, Parshley, Peterson, and Reed)

READ FIRST TIME 02/09/26.

1 AN ACT Relating to permit review processes; amending RCW
2 36.70B.020, 36.70B.070, 36.70B.080, and 36.70B.060; reenacting and
3 amending RCW 36.70B.160; adding a new section to chapter 54.04 RCW;
4 adding a new section to chapter 43.21A RCW; adding a new section to
5 chapter 57.08 RCW; adding a new section to chapter 86.09 RCW; and
6 adding a new section to chapter 43.21C RCW.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

8 Sec. 1. RCW 36.70B.020 and 2025 c 102 s 1 are each amended to
9 read as follows:

10 Unless the context clearly requires otherwise, the definitions in
11 this section apply throughout this chapter.

12 (1) "Closed record appeal" means an administrative appeal on the
13 record to a local government body or officer, including the
14 legislative body, following an open record hearing on a project
15 permit application when the appeal is on the record with no or
16 limited new evidence or information allowed to be submitted and only
17 appeal argument allowed.

18 (2) "Development regulations" means the controls placed on
19 development or land use activities by a county or city including, but
20 not limited to, zoning ordinances, critical areas ordinances,
21 shoreline master programs, official controls, planned unit

1 development ordinances, subdivision ordinances, and binding site p
2 ordinances together with any amendments thereto. A development
3 regulation does not include a decision to approve a project permit
4 application, even though the decision may be expressed in a
5 resolution or ordinance of the legislative body of the county or
6 city.

7 (3) "Local government" means a county, city, or town.

8 ((+3)) (4) "Open record hearing" means a hearing, conducted by a
9 single hearing body or officer authorized by the local government to
10 conduct such hearings, that creates the local government's record
11 through testimony and submission of evidence and information, under
12 procedures prescribed by the local government by ordinance or
13 resolution. An open record hearing may be held prior to a local
14 government's decision on a project permit to be known as an "open
15 record predecision hearing." An open record hearing may be held on an
16 appeal, to be known as an "open record appeal hearing," if no open
17 record predecision hearing has been held on the project permit.

18 ((+4)) (5)(a) "Project permit" or "project permit application"
19 means any land use or environmental permit or license required from a
20 local government for a project action, including but not limited to
21 subdivisions, binding site plans, planned unit developments,
22 conditional uses, shoreline substantial development permits, site
23 plan review, permits or approvals required by critical area
24 ordinances, site-specific rezones which do not require a
25 comprehensive plan amendment, but excluding the adoption or amendment
26 of a comprehensive plan, subarea plan, or development regulations
27 except as otherwise specifically included in this subsection.

28 (b) "Project permit" or "project permit application" does not
29 include ((building)) permits issued based on compliance with state
30 and local building codes, or a special purpose district's or public
31 utility district's determination of service availability, system
32 capacity, infrastructure requirements, or review of proposed water,
33 sewer, or stormwater civil plans.

34 ((+5)) (6) "Public meeting" means an informal meeting, hearing,
35 workshop, or other public gathering of people to obtain comments from
36 the public or other agencies on a proposed project permit prior to
37 the local government's decision. A public meeting may include, but is
38 not limited to, a design review or architectural control board
39 meeting, a special review district or community council meeting, or a
40 scoping meeting on a draft environmental impact statement. A publi

1 meeting does not include an open record hearing. The proceedings a
2 public meeting may be recorded and a report or recommendation may be
3 included in the local government's project permit application file.

4 **Sec. 2.** RCW 36.70B.070 and 2023 c 338 s 6 are each amended to
5 read as follows:

6 (1)(a) Within 28 days after receiving a project permit
7 application, a local government planning pursuant to RCW 36.70A.040
8 shall provide a written determination to the applicant.

9 (b) The written determination must state either:

10 (i) That the application is procedurally complete; or

11 (ii) That the application is procedurally incomplete and that the
12 procedural submission requirements of the local government have not
13 been met. The determination shall outline what is necessary to make
14 the application procedurally complete.

15 (c) The number of days shall be calculated by counting every
16 calendar day.

17 (d) To the extent known by the local government, the local
18 government shall identify other agencies of local, state, or federal
19 governments that may have jurisdiction over some aspect of the
20 application.

21 (2) A project permit application is procedurally complete for
22 purposes of this section when it meets the procedural submission
23 requirements of the local government, as outlined on the project
24 permit application. A determination of procedural completeness is not
25 a substantive review of the application and shall not be conditioned
26 on the adequacy, accuracy, or sufficiency of the information
27 submitted. Additional information or studies may be required or
28 project modifications may be undertaken subsequent to the procedural
29 review of the application by the local government. The determination
30 of completeness shall not preclude the local government from
31 requesting additional information or studies either at the time of
32 the notice of completeness or subsequently if new information is
33 required or substantial changes in the proposed action occur.
34 However, if the procedural submission requirements, as outlined on
35 the project permit application have been provided, the need for
36 additional information or studies may not preclude a completeness
37 determination.

38 (3) The determination of completeness may include or be combined
39 with the following:

1 (a) A preliminary determination of those development regulati
2 that will be used for project mitigation;

3 (b) A preliminary determination of consistency, as provided under
4 RCW 36.70B.040;

5 (c) Other information the local government chooses to include; or

6 (d) The notice of application pursuant to the requirements in RCW
7 36.70B.110.

8 (4)(a) An application shall be deemed procedurally complete on
9 the 29th day after receiving a project permit application under this
10 section if the local government does not provide a written
11 determination to the applicant that the application is procedurally
12 incomplete as provided in subsection (1)(b)(ii) of this section. When
13 the local government does not provide a written determination, they
14 may still seek additional information or studies as provided for in
15 subsection (2) of this section.

16 (b) Within 14 days after an applicant has submitted to a local
17 government additional information identified by the local government
18 as being necessary for a complete application, the local government
19 shall notify the applicant whether the application is complete or
20 what additional information is necessary.

21 (c) The notice of application shall be provided within 14 days
22 after the determination of procedural completeness pursuant to RCW
23 36.70B.110.

24 **Sec. 3.** RCW 36.70B.080 and 2025 c 208 s 5 are each amended to
25 read as follows:

26 (1)(a) Development regulations adopted pursuant to RCW 36.70A.040
27 must establish and implement time periods for local government
28 actions for each type of project permit application and provide
29 timely and predictable procedures to determine whether a completed
30 project permit application meets the requirements of those
31 development regulations. Except for modifications by a jurisdiction
32 provided for in (e) of this subsection, the time periods for local
33 government actions for each type of complete project permit
34 application or project type may not exceed those specified in this
35 section.

36 (b) For project permits submitted after January 1, 2025, the
37 development regulations must, for each type of permit application,
38 specify the contents of a completed project permit application

1 necessary for the complete compliance with the time periods
2 procedures.

3 (c) A jurisdiction may exclude certain permit types and timelines
4 for processing project permit applications as provided for in RCW
5 36.70B.140.

6 (d) The time periods for local government action to issue a final
7 decision for each type of complete project permit application or
8 project type subject to this chapter should not exceed the following
9 time periods unless modified by the local government pursuant to this
10 section or RCW 36.70B.140:

11 (i) For project permits which do not require public notice under
12 RCW 36.70B.110, a local government must issue a final decision within
13 65 days of the determination of completeness under RCW 36.70B.070;

14 (ii) For project permits which require public notice under RCW
15 36.70B.110, a local government must issue a final decision within 100
16 days of the determination of completeness under RCW 36.70B.070; and

17 (iii) For project permits which require public notice under RCW
18 36.70B.110 and a public hearing, a local government must issue a
19 final decision within 170 days of the determination of completeness
20 under RCW 36.70B.070.

21 (e) A jurisdiction may modify the provisions in (d) of this
22 subsection to add permit types not identified, change the permit
23 names or types in each category, address how consolidated review time
24 periods may be different than permits submitted individually, and
25 provide for how projects of a certain size or type may be
26 differentiated, including by differentiating between permits that
27 include a residential land use as a principal use of the land and
28 permits that do not. Unless otherwise provided for the consolidated
29 review of more than one permit, the time period for a final decision
30 shall be the longest of the permit time periods identified in (d) of
31 this subsection or as amended by a local government.

32 (f) If a local government does not adopt an ordinance or
33 resolution modifying the provisions in (d) of this subsection, the
34 time periods in (d) of this subsection apply.

35 (g) The number of days an application is in review with the
36 county or city shall be calculated from the day completeness is
37 determined under RCW 36.70B.070 to the date a final decision is
38 issued on the project permit application. The number of days shall be
39 calculated by counting every calendar day and excluding the following
40 time periods:

1 (i) Any period between the day that the county or city notified the applicant, in writing, that additional information is required to further process the application, an applicable fee must be paid, or a required notice must be posted, and the day when responsive information is resubmitted by the applicant, the fee is paid, or the notice is posted;

7 (ii) Any period after an applicant informs the local government, in writing, that they would like to temporarily suspend review of the project permit application until the time that the applicant notifies the local government, in writing, that they would like to resume the application. A local government may set conditions for the temporary suspension of a permit application; (~~and~~)

13 (iii) Any period that the local government has completed all possible work on the application but must wait for necessary action by a government entity subject to subsection (2) or (3) of this section; and

17 (iv) 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.

20 (h) The time periods for a local government 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, as required by the local government under RCW 36.70B.070.

26 (i) If, at any time, an applicant informs the local government, 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 county or city has 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 local government action to issue a final decision for each type of project permit that is subject to this chapter. Any written notice from the local government 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. For the purposes of this subsection, "nonresponsiveness" means that an applicant is not making demonstrable progress on providing additional requested information.

1 to the local government, or that there is no ongoing communicat
2 from the applicant to the local government on the applicant's ability
3 or willingness to provide the additional information.

4 (j) Annual amendments to the comprehensive plan are not subject
5 to the requirements of this section.

6 (k) A county's or city's adoption of a resolution or ordinance to
7 implement this subsection shall not be subject to appeal under
8 chapter 36.70A RCW unless the resolution or ordinance modifies the
9 time periods provided in (d) of this subsection by providing for a
10 review period of more than 170 days for any project permit.

11 (l)(i) When permit time periods provided for in (d) of this
12 subsection, as may be amended by a local government, and as may be
13 extended as provided for in (i) of this subsection, are not met, a
14 portion of the permit fee must be refunded to the applicant as
15 provided in this subsection. A local government may provide for the
16 collection of only 80 percent of a permit fee initially, and for the
17 collection of the remaining balance if the permitting time periods
18 are met. The portion of the fee refunded for missing time periods
19 shall be:

20 (A) 10 percent if the final decision of the project permit
21 application was made after the applicable deadline but the period
22 from the passage of the deadline to the time of issuance of the final
23 decision did not exceed 20 percent of the original time period; or

24 (B) 20 percent if the period from the passage of the deadline to
25 the time of the issuance of the final decision exceeded 20 percent of
26 the original time period.

27 (ii) Except as provided in RCW 36.70B.160, the provisions in
28 (~~(1)(i)~~) (1)(i) of this subsection are not applicable to (~~cities~~
29 ~~and counties~~) a local government which (~~have~~) has implemented at
30 least three of the options in RCW 36.70B.160(1) (a) through (j) at
31 the time an application is deemed procedurally complete.

32 (2)(a) Any government entity other than a local government,
33 special purpose district, or public utility district, that imposes a
34 fee on an applicant for review of a project permit application, or a
35 portion thereof, related to a residential project must complete its
36 review of the project permit application within the time periods
37 established in subsection (1)(d) of this section, unless the
38 applicant agrees in writing to waive the application of the time
39 period for review. Such a waiver may occur at any time prior to the
40 denial of the project permit application or the exhaustion of th

1 time period for review. If an applicant has agreed to waive
2 application of the time period, then the provisions of this
3 subsection (2) do not apply to the review of the project permit
4 application.

5 (b) The time that a government entity has taken to review a
6 project permit application must be determined as provided for in
7 subsection (1)(g) of this section, and is exclusive of the time that
8 a local government or other entity has taken to conduct its review of
9 its portion of the project permit application.

10 (c) A government entity that does not complete its review within
11 the required time periods must refund or forgo 20 percent of the fee
12 that it collected or would have collected for its review. A
13 government entity that does not collect a fee for its review of a
14 portion of a project permit application is not required to provide
15 any refund under this section.

16 (3)(a) When a local government requires a special purpose
17 district's or public utility district's determination in order to
18 complete review of a residential project permit application including
19 approval of a preliminary plat or other land division, the review
20 must be conducted as provided for in this subsection (3).

21 (b)(i) A special purpose district's or public utility district's
22 review period begins when a local government provides a complete
23 referral to the district. A referral is complete if it provides civil
24 plans and supporting materials in substantial conformance with the
25 district's adopted engineering and design standards in effect on the
26 day of the referral, and the plans and materials contain sufficient
27 information to conduct technical review.

28 (ii) Within 15 calendar days of receipt of the referral, the
29 district must notify the local government and applicant in writing if
30 the referral is incomplete and identify the additional information
31 required. If a referral is deemed incomplete, a district has an
32 additional 15 calendar days from the receipt of the requested
33 information to notify the local government and applicant in writing
34 if the referral is still incomplete and identify the additional
35 information required. If the district does not provide notice within
36 15 calendar days of the initial referral or of the submission of
37 additional information, the referral is deemed complete for purposes
38 of this section.

39 (c)(i) For routine infrastructure extensions or connections that
40 do not require specialized engineering analysis or external

1 regulatory approval, the district shall issue its written techni
2 determination in the form of written comments within 50 calendar days
3 of its receipt of a complete referral. A written response may
4 include:

5 (A) Confirmation of consistency with adopted engineering or
6 design standards;

7 (B) Identification of revisions required to achieve compliance;

8 (C) Conditions of service or infrastructure improvements
9 authorized by law; or

10 (D) Identification of capacity, regulatory, or system limitations
11 that preclude approval.

12 (ii) When a proposal involves complex infrastructure or requires
13 specialized engineering review, regulatory coordination, or third-
14 party technical consultation, the time review period for completing
15 the review or issuing a decision may be extended by up to 70 calendar
16 days over the time period provided for in (c)(i) of this subsection.
17 If a time period is extended in this way, the district must provide
18 written notice to the local government and applicant identifying the
19 basis for extended review and an estimated time frame for completion.
20 No review period may exceed a total of more than 120 calendar days,
21 exclusive of any excluded periods provided for in (d) of this
22 subsection. Complex infrastructure includes, but is not limited to:

23 (A) Sewage lift stations or pump stations;

24 (B) Mechanical, electrical, hydraulic, or supervisory control and
25 data acquisition systems;

26 (C) Directional drilling, boring, or installation within state or
27 county rights-of-way;

28 (D) Construction of new off-site capital facilities that are not
29 existing or previously approved for construction and that are
30 required to provide system capacity beyond a direct connection to
31 existing infrastructure;

32 (E) System-wide hydraulic or capacity modeling;

33 (F) Projects requiring specialty engineering consultation; and

34 (G) Projects in critical aquifer protection areas, where
35 additional assessment is required.

36 (d)(i) The time periods that a district has been reviewing an
37 application under (c) of this subsection may not include any period
38 in which the district is awaiting:

39 (A) Approval or other authorization from a state or federal
40 agency;

1 (B) Right-of-way permits from the state or a local government;

2 (C) Franchise utility coordination or relocation approval;

3 (D) Final land use conditions, site layout decisions, or building
4 design necessary to complete engineering review; or

5 (E) Any other approvals required by state or federal law that are
6 outside the authority of the district.

7 (ii) The review period also does not include any period in which
8 the district is awaiting revisions from the applicant in response to
9 written review comments from the district. The period excluded under
10 this subsection begins on the date the written comments are
11 transmitted to the applicant and ends on the date the district
12 receives revised materials that are responsive to those comments.
13 After an initial period is excluded under this subsection, subsequent
14 excluded periods are limited to those related to review comments
15 arising from revised materials and may not reopen issues previously
16 resolved unless required for public health, safety, or regulatory
17 compliance.

18 (iii) Nothing in this subsection (3) limits the authority of a
19 district to issue additional comments if revised materials introduce
20 new deficiencies or design changes.

21 (e) (i) If a district does not provide written comments within the
22 time periods established in (c) of this subsection, exclusive of any
23 periods excluded under (d) of this subsection, the district must
24 refund or forgo 20 percent of the fee that it collected or would have
25 collected for its review of the application.

26 (ii) Only that portion of the fee attributable to civil plan or
27 infrastructure review under this section is subject to a refund.

28 (iii) A district's failure to complete review within the
29 applicable time period does not constitute approval of service.

30 (f) Nothing in this subsection (3):

31 (i) Expands or limits the substantive authority of a special
32 purpose district or public utility district;

33 (ii) Authorizes the imposition of requirements not otherwise
34 authorized by law;

35 (iii) Creates a cause of action for damages; or

36 (iv) Requires provision of service that cannot be safely or
37 legally delivered.

38 (g) Districts subject to this section shall provide review
39 performance information to a local government that referred the
40 residential project permit application to the district if the local

1 government is required to create a performance report un
2 subsection (4) of this section. The information must include:

- 3 (i) The date the referral was received;
- 4 (ii) The date the referral was deemed complete;
- 5 (iii) Whether the referral was for an application eligible for an
6 extension of the initial time period as provided for in (c)(ii) of
7 this subsection;
- 8 (iv) The date that written comments were issued; and
- 9 (v) Whether a refund was issued under (e) of this subsection.

10 (4)(a) Counties subject to the requirements of RCW 36.70A.215 and
11 the cities within those counties that have populations of at least
12 20,000 must, for each type of permit application, identify the total
13 number of project permit applications for which decisions are issued
14 according to the provisions of this chapter. For each type of project
15 permit application identified, these counties and cities must
16 establish and implement a deadline for issuing a notice of final
17 decision as required by subsection (1) of this section and minimum
18 requirements for applications to be deemed complete under RCW
19 36.70B.070 as required by subsection (1) of this section.

20 (b) Counties and cities subject to the requirements of this
21 subsection also must prepare an annual performance report that
22 includes information outlining time periods for certain permit types
23 associated with housing. The report must provide:

24 (i) Permit time periods for certain permit processes in the
25 county or city in relation to those established under this section,
26 including whether the county or city has established shorter time
27 periods than those provided in this section;

28 (ii) The total number of decisions issued during the year for the
29 following permit types: Preliminary subdivisions, final subdivisions,
30 binding site plans, permit processes associated with the approval of
31 multifamily housing, and construction plan review for each of these
32 permit types when submitted separately;

33 (iii) The total number of decisions for each permit type which
34 included consolidated project permit review, such as concurrent
35 review of a rezone or construction plans;

36 (iv) The average number of days from a submittal to a decision
37 being issued for the project permit types listed in ~~((subsection~~
38 ~~-(2)(b)(ii) of this section [(b)(ii) of this subsection])~~) (b)(ii) of
39 this subsection. This shall be calculated from the day completeness
40 is determined under RCW 36.70B.070 to the date a decision is issued

1 on the application. The number of days shall be calculated
2 counting every calendar day;

3 (v) The total number of days each project permit application of a
4 type listed in (~~subsection (2) (b) (ii) of this section [(b) (ii) of~~
5 ~~this subsection]~~) (b) (ii) of this subsection was in review with the
6 county or city. This shall be calculated from the day completeness is
7 determined under RCW 36.70B.070 to the date a final decision is
8 issued on the application. The number of days shall be calculated by
9 counting every calendar day. The days the application is in review
10 with the county or city does not include the time periods in
11 subsection (1) (g) (i) through (iii) of this section;

12 (vi) The total number of days that were excluded from the time
13 period calculation under subsection (1) (g) (i) through (iii) of this
14 section for each project permit application of a type listed in
15 (~~subsection (2) (b) (ii) of this section [(b) (ii) of this~~
16 ~~subsection]~~) (b) (ii) of this subsection; and

17 (vii) Any information received from a special purpose district or
18 public utility district under subsection (3) (g) of this section.

19 (c) Counties and cities subject to the requirements of this
20 subsection must:

21 (i) Post the annual performance report through the county's or
22 city's website; and

23 (ii) Submit the annual performance report to the department of
24 commerce by March 1st each year.

25 (d) No later than July 1st each year, the department of commerce
26 shall publish a report which includes the annual performance report
27 data for each county and city subject to the requirements of this
28 subsection and a list of those counties and cities whose time periods
29 are shorter than those provided for in this section.

30 The annual report must also include key metrics and findings from
31 the information collected.

32 (e) The initial annual report required under this subsection must
33 be submitted to the department of commerce by March 1, 2025, and must
34 include information from permitting in 2024.

35 (~~(3)~~) (5) Nothing in this section prohibits a county or city
36 from extending a deadline for issuing a decision for a specific
37 project permit application for any reasonable and certain period of
38 time specified and mutually agreed upon in writing by the applicant
39 and the local government. If an applicant has agreed to extend the
40 deadline for issuing a decision on a specific project permit

1 application, then the provisions of subsection (1) of this section
2 not apply to the review of the project permit application. Such an
3 extension may occur at any time prior to the denial of the project
4 permit application or the exhaustion of the time period for review.
5 No local government may require or request an extension of an
6 applicable deadline for issuance of a decision for a specific project
7 permit application as a condition or an option at initial submission
8 of a project permit application.

9 **Sec. 4.** RCW 36.70B.060 and 1995 c 347 s 407 are each amended to
10 read as follows:

11 Not later than (~~March 31, 1996~~) June 30, 2027, each local
12 government planning under RCW 36.70A.040 shall establish by ordinance
13 or resolution an integrated and consolidated project permit process
14 that may be included in its development regulations. In addition to
15 the elements required by RCW 36.70B.050, the process shall include
16 the following elements:

17 (1) A determination of completeness to the applicant as required
18 by RCW 36.70B.070;

19 (2) (a) The designation of a permit responsible official for
20 project permit applications related to a residential project. This
21 official has the authority to make all final administrative decisions
22 on approval of project permit applications related to residential
23 projects consistent with the procedural requirements of this chapter.
24 If a local government is also the lead agency responsible for the
25 environmental analysis and procedural requirements under chapter
26 43.21C RCW for the residential project, then the permit responsible
27 official must be designated as the responsible official under that
28 chapter.

29 (b) The local government shall designate a single point of
30 contact on each project permit application. Each project permit
31 application may have a different single point of contact. The single
32 point of contact must coordinate with the local government's other
33 departments and with other agencies or government entities with
34 permit review responsibilities as necessary to ensure that a final
35 decision on project permit applications can be issued within the
36 applicable timeline under RCW 36.70B.080;

37 (3) A notice of application to the public and agencies with
38 jurisdiction as required by RCW 36.70B.110;

1 ((3)) (4) Except as provided in RCW 36.70B.140, an optio
2 consolidated project permit review process as provided in RCW
3 36.70B.120. The review process shall provide for no more than one
4 consolidated open record hearing and one closed record appeal. If an
5 open record predecision hearing is provided prior to the decision on
6 a project permit, the process shall not allow a subsequent open
7 record appeal hearing;

8 ((4)) (5) Provision allowing for any public meeting or required
9 open record hearing to be combined with any public meeting or open
10 record hearing that may be held on the project by another local,
11 state, regional, federal, or other agency, in accordance with
12 provisions of RCW ((36.70B.090 and)) 36.70B.110;

13 ((5)) (6) A single report stating all the decisions made as of
14 the date of the report on all project permits included in the
15 consolidated permit process that do not require an open record
16 predecision hearing and any recommendations on project permits that
17 do not require an open record predecision hearing. The report shall
18 state any mitigation required or proposed under the development
19 regulations or the agency's authority under RCW 43.21C.060. The
20 report may be the local permit. If a threshold determination other
21 than a determination of significance has not been issued previously
22 by the local government, the report shall include or append this
23 determination;

24 ((6)) (7) Except for the appeal of a determination of
25 significance as provided in RCW 43.21C.075, if a local government
26 elects to provide an appeal of its threshold determinations or
27 project permit decisions, the local government shall provide for no
28 more than one consolidated open record hearing on such appeal. The
29 local government need not provide for any further appeal and may
30 provide an appeal for some but not all project permit decisions. If
31 an appeal is provided after the open record hearing, it shall be a
32 closed record appeal before a single decision-making body or officer;

33 ((7)) (8) A notice of decision as required by RCW 36.70B.130
34 and issued within the time period provided in RCW 36.70B.080 ((and
35 36.70B.090;

36 ~~(8) Completion of project review by the local government,~~
37 ~~including environmental review and public review and any appeals to~~
38 ~~the local government, within any applicable time periods under RCW~~
39 ~~36.70B.090)); and~~

1 (9) Any other provisions not inconsistent with the requireme
2 of this chapter or chapter 43.21C RCW.

3 **Sec. 5.** RCW 36.70B.160 and 2023 c 338 s 8 and 2023 c 333 s 2 are
4 each reenacted and amended to read as follows:

5 (1) Each local government is encouraged to adopt further project
6 review and code provisions to provide prompt, coordinated, and
7 objective review and ensure accountability to applicants and the
8 public by:

9 (a) Expediting review for project permit applications for
10 projects that are consistent with adopted development regulations or
11 that include dwelling units that are affordable to low-income or
12 moderate-income households;

13 (b) Imposing reasonable fees, consistent with RCW 82.02.020, on
14 applicants for permits or other governmental approvals to cover the
15 cost to the city, town, county, or other municipal corporation of
16 processing applications, inspecting and reviewing plans, or preparing
17 detailed statements required by chapter 43.21C RCW. The fees imposed
18 may not include a fee for the cost of processing administrative
19 appeals. Nothing in this subsection limits the ability of a county or
20 city to impose a fee for the processing of administrative appeals as
21 otherwise authorized by law;

22 (c) Entering into an interlocal agreement with another
23 jurisdiction to share permitting staff and resources;

24 (d) Maintaining and budgeting for on-call permitting assistance
25 for when permit volumes or staffing levels change rapidly;

26 (e) Having new positions budgeted that are contingent on
27 increased permit revenue;

28 (f) Adopting development regulations which only require public
29 hearings for permit applications that are required to have a public
30 hearing by statute;

31 (g) Adopting development regulations which make preapplication
32 meetings optional rather than a requirement of permit application
33 submittal;

34 (h) Adopting development regulations which make housing types an
35 outright permitted use in all zones where the housing type is
36 permitted;

37 (i) Adopting a program to allow for outside professionals with
38 appropriate professional licenses to certify components of
39 applications consistent with their license; or

(j) Meeting with the applicant to attempt to resolve outstanding issues during the review process. The meeting must be scheduled within 14 days of a second request for corrections during permit review. If the meeting cannot resolve the issues and a local government proceeds with a third request for additional information or corrections, the local government must approve or deny the application upon receiving the additional information or corrections.

(2)(a) After January 1, 2026, a county or city must adopt additional measures under subsection (1) of this section at the time of its next comprehensive plan update under RCW 36.70A.130 if it meets the following conditions:

(i) The county or city has adopted at least three project review and code provisions under subsection (1) of this section more than five years prior; and

(ii) The county or city is not meeting the permitting deadlines established in RCW 36.70B.080 at least half of the time over the period since its most recent comprehensive plan update under RCW 36.70A.130.

(b) A city or county that is required to adopt new measures under (a) of this subsection but fails to do so becomes subject to the provisions of RCW 36.70B.080(1)(1), notwithstanding RCW 36.70B.080(1)(1)(ii).

(3) Nothing in this chapter is intended or shall be construed to prevent a local government from requiring a preapplication conference or a public meeting by rule, ordinance, or resolution, where otherwise required by applicable state law.

(4) Each local government shall adopt procedures to monitor and enforce permit decisions and conditions.

(5) Nothing in this chapter modifies any independent statutory authority for a government agency to appeal a project permit issued by a local government.

(6) For the purposes of this section:

(a) A dwelling unit is affordable if it requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the family's income.

(b) "Dwelling unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation, and that is sold or rented separately from other dwelling units.

(c) "Low-income household" means a single person, family, unrelated persons living together whose adjusted income is less than 80 percent of the median family income, adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development, or less than 80 percent of the city's median income if the project is located in the city, the city has median income of more than 20 percent above the county median income, and the city has adopted an alternative local median income.

(d) "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 120 percent of the median household income, adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development, or less than 120 percent of the city's median income if the project is located in the city, the city has median income of more than 20 percent above the county median income, and the city has adopted an alternative local median income.

NEW SECTION. **Sec. 6.** A new section is added to chapter 54.04 RCW to read as follows:

(1) Whenever a public utility district imposes a fee on an applicant for the review of a project permit application related to a residential project, the district must complete its review within the time frames provided for in RCW 36.70B.080(3).

(2) If a public utility district does not complete its review within the required time frame, it must refund or forgo 20 percent of the fee that it charged, or would have charged, the applicant for the review. A district that does not collect a fee for its review of a portion of a project permit application is not required to provide any refund under this section.

(3) For the purposes of this section, "project permit" has the same meaning as in RCW 36.70B.020.

NEW SECTION. **Sec. 7.** A new section is added to chapter 43.21A RCW to read as follows:

(1) Whenever the department imposes a fee on an applicant for the review of a project permit application related to a residential project, the department must complete its review within the time frames provided for a local government to issue a final decision i

1 RCW 36.70B.080(1)(d). The time that a project permit application
2 been under review must be calculated from the date that the
3 department receives the information necessary for it to begin its
4 review until the department has issued its final decision, and
5 excludes any time period that would be excluded from the calculation
6 of the time that a local government has been reviewing an application
7 under RCW 36.70B.080(1)(g).

8 (2) If the department does not complete its review within the
9 required time frame, it must refund or forgo 20 percent of the fee
10 that it charged, or would have charged, the applicant for the review.
11 If the department does not collect a fee for its review of a portion
12 of a project permit application, it is not required to provide any
13 refund under this section.

14 (3) For the purposes of this section, "project permit" has the
15 same meaning as in RCW 36.70B.020.

16 NEW SECTION. **Sec. 8.** A new section is added to chapter 57.08
17 RCW to read as follows:

18 (1) Whenever a district imposes a fee on an applicant for the
19 review of a project permit application related to a residential
20 project, the district must complete its review within the time frames
21 provided for in RCW 36.70B.080(3).

22 (2) If a district does not complete its review within the
23 required time frame, it must refund or forgo 20 percent of the fee
24 that it charged, or would have charged, the applicant for the review.
25 A district that does not collect a fee for its review of a portion of
26 a project permit application is not required to provide any refund
27 under this section.

28 (3) For the purposes of this section, "project permit" has the
29 same meaning as in RCW 36.70B.020.

30 NEW SECTION. **Sec. 9.** A new section is added to chapter 86.09
31 RCW to read as follows:

32 (1) Whenever a district imposes a fee on an applicant for the
33 review of a project permit application related to a residential
34 project, the district must complete its review within the time frames
35 provided for in RCW 36.70B.080(3).

36 (2) If a district does not complete its review within the
37 required time frame, it must refund or forgo 20 percent of the fee
38 that it charged, or would have charged, the applicant for the review

1 A district that does not collect a fee for its review of a portion
2 a project permit application is not required to provide any refund
3 under this section.

4 (3) For the purposes of this section, "project permit" has the
5 same meaning as in RCW 36.70B.020.

6 NEW SECTION. **Sec. 10.** A new section is added to chapter 43.21C
7 RCW to read as follows:

8 If a county, city, or town has designated a permit responsible
9 official under RCW 36.70B.060 on a residential project permit
10 application, that official must also be designated as the responsible
11 official when the county, city, or town is the lead agency
12 responsible for complying with the requirements of this chapter
13 related to the application for the residential project.

--- END ---

Chapter 18.23 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

18.23.010 Purpose.

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

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

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

18.23.020 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

18.23.030 Scope.

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

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

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

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

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

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

18.23.040 Density standards.

- A. Density standards for a PRD shall be based on the gross area of the parcel being considered. Open space, greenways, sensitive areas, parks, and recreation areas set aside within the tract shall be used in the computation of the gross development area. The maximum number of dwelling units in the PRD shall be determined as follows:
 - Divide the gross land area (in square feet) by the minimum lot size (in square feet) of the underlying zoning district.
- B. The minimum lot size for a single-family dwelling within the single-family component of the PRD shall be four thousand square feet. The minimum lot width, depth and setback requirements, and maximum lot coverage requirement shall be established for each PRD as part of the approval process. The minimum lot size for the dwellings within the middle housing or multifamily component of the PRD shall be established as part of the master plan approval.
- C. If more than one zoning district is included within the PRD area, the number of dwelling units allowed in each zoning district shall be computed, and then combined to determine the total number of dwelling units within the entire development.

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

18.23.050 Density bonus.

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

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

18.23.060 Permitted uses.

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

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

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

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

8. A landscaping plan drawn to scale and demonstrating compliance with CMC Chapter 18.13 Landscaping of this title. Additionally, the landscape plan shall indicate the landscaping features such as screening, fences, lighting, and signage;
 9. A development schedule outlining the expected schedule and phases of development;
 10. ~~The calculation of all applicable impact fees. This shall be coordinated with the city prior to submission of the preliminary master plan.~~
- C. Effect of Approval. Approval by the ~~city council~~ Hearings Examiner of a ~~preliminary~~ master plan shall constitute provisional approval of the PRD. This approval is contingent upon the applicant submitting a final development plan ~~and development agreement, if required,~~ that complies with the provisions of this chapter.

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

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

18.23.080 Professional preparation.

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

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

18.23.100 Approval standards.

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

- A. The proposed PRD conforms to:
1. The City of Camas' comprehensive plan;
 2. All provisions of the Camas Zoning Code which are not proposed for modification;
 3. All engineering design standards; and
 4. Any other applicable city, state, federal regulations, policies, or plans, except those standards proposed for modification.
- B. Utilities and other public services necessary to serve the needs of the proposed development shall be made available, including open spaces, drainageways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, schools, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.

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

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

18.23.110 Relationship to adjacent areas.

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

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

18.23.120 Amendments.

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

~~with its reasons therefore, shall be submitted to the city council for its approval. Upon approval of such changes by the city council~~ Hearings Examiner, the final development plan shall be considered amended to that extent.

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

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

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

18.23.130 Procedure.

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

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

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

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Chapter 18.24 MIXED USE¹

18.24.010 Purpose.

- A. To encourage new development and business opportunities;
- B. To foster the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses;
- C. To promote a compact growth pattern to efficiently use the remaining developable land and to help sustain neighborhood businesses; and
- D. To promote new construction of multi-story structures with commercial uses on the ground floor and residential uses on the upper stories.
- E. To require design integration if the mixed use project is proposed and constructed in a horizontal, rather than vertical regime.
- F. To encourage vibrant, walkable neighborhoods that integrate a variety of land uses and foster economic vitality.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

18.24.020 Applicability.

- A. All new development within the Mixed Use (MX) zone shall submit a site plan review application in accordance with CMC Chapter 18.18 Site Plan Review of this title unless otherwise exempt per this title.
- B. All new developments and uses shall be required to submit a design review application in accordance with CMC Chapter 18.19 Design Review of this title prior to applying for a building permit.
- C. Landscaping requirements shall be the same as landscaping standards in community commercial zones.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

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

18.24.0XX Mix of Uses

To ensure projects within the Mixed Use District have a mix of commercial and residential uses, and no one use predominates the other, development proposals shall generally consist of 50% commercial uses and 50% residential uses. Mixed-use projects may be vertically oriented in one or more buildings, or geographically distributed on a development site.

- A. If a development proposal is designed as a horizontal regime, the project must be architecturally integrated or otherwise designed so that the commercial and residential components are cohesive and complementary with one another.

¹Editor's note(s)—Ord. No. 2547, § I, adopted May 18, 2009, amended Ch. 18.24, in its entirety, to read as herein set out. See also the Code Comparative Table and Disposition List.

- B. Development proposals consisting of more than 50% residential use must demonstrate, through a phasing plan with specific timelines, that the remaining commercial development will be realized within a 4-year window of the commencement of the final residential phase.
- C. Development proposals consisting of the maximum of 70% for residential uses must demonstrate that the 30% commercial balance will be realized concurrently with the residential development or within 2-years of the completion of the residential component.
- D. On lots smaller than 10,000 square feet, a development proposal may be allowed to be either 100% commercial or 100% residential.

18.24.0XX General Standards

- A. Building height: 60 feet (maximum) and 5 Stories for vertical mixed use and 45 feet (maximum) and 4 Stories for horizontal mixed use.
- B. Building Uses: See Section 18.07.030 for further details.
 - B1. Ground floor uses: All mixed use developments must have a minimum of fifty (50%) percent floor area and frontages committed to retail or office uses. Industrial uses are not allowed.
 - B2. Upper floor uses: -All other uses allowable within this zone pursuant to Section 18.07.030

18.24.0XX Development Standards

Applications shall be reviewed under the applicable development standards as described in Chapter 18.19 Design Review.

Lot Requirements.

- A. Lot size: 20,000 square feet (maximum).
- B. Lot width: 30 feet (minimum).
- C. Lot depth: 100 feet (minimum); 80 feet with provision of alley.
- D. Lot coverage: 80% (minimum, no maximum).
- E. Open or Common Spaces: Minimum square feet of usable, shared open or common space per dwelling unit: 50 SF/DU.

Setbacks.

- A. Primary Street Setback: Maximum distance of Ground Floor Facade from public ROW on Primary Street: 10' (maximum).
- B. Primary Street Upper-Level Setback: Not applicable.
- C. Side Street Setback: Maximum distance of Ground Floor Facade from public ROW on side street: 10' (maximum).
- D. Side Yard Setback (Lot Line): 5' maximum.
- E. Rear Yard (Lot Line) / Alley Setback: Not applicable.
- F. Parking Setback: 5' Minimum from primary street lot line; never in front of the primary street or side street facade line.

18.24.030 Incentives.

- A. Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to § 18.22.100 CMC.

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- B. Public Art. A five percent increase in lot coverage area may be granted upon design review committee approval for providing public art within proposed project.
 - C. Sustainability. Up to a ten percent reduction in building and/or engineering review fees may be authorized at the discretion of the director in proportion to a proposed low-impact development method.
 - D. To encourage vertical mixed use, up to 50% of the residential component of the development may qualify for the City's multifamily tax exemption (MFTE) program.
 - E. To encourage commercial development is constructed concurrent with the residential development within a vertical mixed use project, permit fees may be waived for up to the first \$100,000 value of the tenant improvements.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

18.24.040 Exemptions.

Newly created lots, via short plats or subdivisions or combined lots, that are adjacent to existing single-family lots shall not be required to bevel to existing platted lots (Refer to §18.09.080-B).

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

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Staff Report

March 17, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 45 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

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

SUMMARY: This report focuses on two sections of the zoning code: Planned Residential Development (PRD) regulations and the Mixed Use (MX) zone.

CMC Chapter 18.23 – Planned Residential Development

Policy LU-1.4 of the draft Our Camas 2045 Plan is to “Promote the use of flexible development options (e.g., planned residential developments and development agreements) to create a variety of accessible housing types within new developments.” This policy is implemented through Chapter 18.23 of the Zoning Code, Planned Residential Development (PRD).

A PRD provides flexibility in residential development and allows modifications to standard zoning regulations when a project provides community benefits such as open space, recreational amenities, or innovative site design. The current code relies on a discretionary approval process that requires hearings before the Planning Commission and City Council. Staff is evaluating changes that would make the process more objective and shift the decision to a quasi-judicial review before the Hearings Examiner. This change would support Goal H-4 of the draft plan to streamline permitting for housing, and Policy H-4.2 to “create regulations and procedures that balance clarity and objectivity with flexibility for design innovation.”

The proposed draft changes would maintain the flexibility intended by the PRD concept while making the review process clearer and more predictable and still requiring a minimum of 20% open space and mix of housing types.

CMC Chapter 18.24 - Mixed Use

As part of the Comprehensive Plan update, the City anticipates expanding the use of mixed use zoning in additional areas, implementing draft goal Goal LU-1 to “Foster economically and socially

diverse mixed-use neighborhoods that meet the multi-modal transportation, housing, employment, education, recreation, and health needs of the community.”

As the City considers expanding the MX zone, an important policy question is how strongly the code should require a mix of uses. Draft plan Policy LU-1.1 calls for Camas to “Create a mixed-use zone that requires developments to include a minimum percentage of commercial space in both vertical and horizontal mixed-use settings.” The current MX zone allows residential and commercial uses but does not require any minimum/maximum percentages of each use. The newer North Shore Mixed Use zone adopted in 2023 allows no more than 70% of the total acreage of a site to be committed to residential.

Staff has prepared an initial draft with new language that expects projects to include a mix of residential and commercial uses, with a typical target of approximately 50 percent residential and 50 percent commercial development, while allowing up to 70 percent residential in certain cases.

Requiring projects to include both residential and commercial components, such as requiring ground-floor commercial space, would provide balanced development of both jobs and housing and contribute to vibrant neighborhoods. Being more flexible could allow projects to develop as fully residential, fully commercial, or mixed depending on market conditions.