



2. Conditional Use Permit

Narrative for Proposed Duplex for Tax Accounts: 986060366

The proposed duplex meets the standards identified for the conditional use permit under the CMC 18.43.050 Criteria:

- A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;**

The proposed duplex will fit in with other residential uses within the neighborhood. The proposed use will provide needed housing for the City of Camas and fits in with the surrounding housing stock. There are multiple plexes currently existing in and around the subject property. Providing rentable housing within neighborhoods of owner-occupied housing, creates a social connection with surrounding homeowners and a realization that these renters one day own their own homes. It also places renters close to the public facilities, parks and the walkability that this neighborhood offers.

- B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is located;**

The proposed duplex meets all setbacks (5' on the sides, 20' on the front and 25' on the rear). The duplex will be connected to all public utility services such as water and sewer. The height standards are met approx. 28' and will allow for four off street parking spots, two in the garage and two in the driveways.

- C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;**

The proposed duplex is compatible with the surrounding uses. It will have vehicular access to NW Couch St by driveway approach that meets all city development standards. The building proposed is a residential use which is in accordance with other residential uses within the neighborhood. The landscape design meets all site design requirements which will improve upon the current use.

- D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;**

The proposed duplex will have no adverse impacts on the neighborhood or surrounding homes. Though many of the existing plexes did not incorporate any of the architectural details of the existing homes in their design or construction, this proposed duplex has. It has incorporated turn of the century detail and a mix of material textures creating its construction an



improvement to the neighborhood and allow the owners to be good stewards and good neighbors.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

The proposed use is consistent with the goals of having a wide variety and range of housing for all ages and income levels. It is creating the availability of another variety of residential density and housing type while preserving existing housing stock. In addition, it is development within an urban area of the city where adequate public facilities and services exist or can be provided in an efficient manner.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

No other special conditions or criteria were established at the time of the preparation of this application other than presented in pre-application notes.



3. Design Review

“Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.”

The garages of the new duplex face the street and meet the above standards. Windows are included in the garage doors and the front porches are forward of the garage face with posts overlapping the inside corner of the garage. This is an added element that softens the garage face.

a. Applicable setbacks, building footprint and elevations for the R-7.5 Single-Family Residential Zone. New construction must meet the following setbacks (based on lot sized between 5,000-11,999 square feet):

FRONT YARD: 20-feet

SIDE YARDS: 5-feet

REAR YARD: 25-feet

ACTUAL REAR YARD: 33'-1"

MAXIMUM BUILDING COVERAGE: 40%

ACTUAL BUILDING COVERAGE: 34.6%

b. All existing conditions shall be delineated on the site plan per CMC Section 17.11.030.B.6(a-p).

c. Off-street parking for four vehicles, or two spaces per unit per CMC Chapter 18.11 Parking.

d. Landscaping plan per CMC Chapter 18.13 Landscaping.

e. Parking areas must include 5-feet of landscaping between adjacent lot line (screening bushes and trees, and

f. Street trees must be installed in the planter strip of the frontage. One tree per unit.

Development sign. The applicant must install a 4'x8' sign on the property that provides details about the project, site plan, contact information, and includes space for public hearing information to be filled in when a date is scheduled. Staff can provide a handout if requested.

Landscaping Regulations. A Landscape, Tree, and Vegetation plans must be submitted pursuant to CMC 18.13.040.A. If trees are proposed for removal, a Tree Survey is required and must be prepared by a certified arborist or professional forester. A minimum 20-unit tree density per net acre is required to be incorporated into the overall landscape plan per CMC 18.13.051.A.



PA22-30

1241 NW Couch Street (CUP22-04 & DR22-11)

2. Conditional Use Permit

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Existing Site Conditions:

The existing site conditions for the proposed duplex at 1241 NW Couch Street has an existing concrete slab where a pole barn used to be located. The pole barn was removed in the past and the slab will be removed during the duplex construction. There is overgrown brush along the north side of the lot that will be cleaned up for future landscaping. There is one large Douglas Fir Tree at the northwest corner of the lot and approximately four smaller Douglas Fir Trees that will remain in place. The lot has a gravel driveway and the rest of the lot is covered in grass.

There are existing public storm, sanitary and water lines on Couch Street that will be utilized for future connections. The road is asphalt paved and has no sidewalks.