

ORDINANCE NO. 25-025

AN ORDINANCE adopting modifications to Titles 2, 8, 12, 15, 16, 17, and 18 of the Camas Municipal Code as part of the annual code amendment process.

WHEREAS, the City has conducted its annual review of Camas Municipal Code (CMC) Titles 2 (Administration), 8 (Health and Safety), 12 (Streets and Public Places), 15 (Buildings and Construction), 16 (Environment), 17 (Land Development), and 18 (Zoning) and has recommended modifications to clarify existing regulations, provide corrections, make technical updates that improve usability and administration of the code, incorporate updates to state law updates, and to make other revisions; and

WHEREAS, the Washington State Legislature (Legislature) adopted House Bill 1110 (HB 1110) in 2023, requiring cities to allow middle housing in all residential zones, including allowing unit densities of two or four units per lot; and

WHEREAS, the Legislature also adopted House Bill 1337 (HB 1337) in 2023, requiring cities to allow at least two accessory dwelling units (ADUs) per lot and imposing other requirements related to regulation of ADUs; and

WHEREAS, the Legislature further adopted Senate Bill 5290 (SB 5290) in 2023, establishing new permit processing timelines and requirements for cities with the intent to increase the timeliness and predictability of project reviews; and

WHEREAS, the Planning Commission and City Council reviewed the proposed revisions at public workshops on October 21, 2025, and November 3, 2025; and

WHEREAS, the City transmitted a copy of the proposed ordinance to the Washington State Department of Commerce on October 16, 2025, in accordance with RCW 36.70A.106; and

WHEREAS, the City issued a State Environmental Policy Act Determination of Nonsignificance on November 13, 2025, for these non-project legislative amendments; and

WHEREAS, the Planning Commission held a public hearing on November 18, 2025, to consider the proposed revisions; and

WHEREAS, the Planning Commission favorably recommended to forward the amendments to the City Council; and

WHEREAS, the proposed amendments to CMC Chapter 18.27 (Middle Housing), namely allowing unit densities of two or four units per lot in all residential zones and allowing for the development of various middle housing types as allowable uses in all residential zones, comply with HB 1110; and

WHEREAS, the proposed amendments to CMC Chapter 18.25 (Accessory Dwelling Units), which include the allowance of two ADUs per lot and revised development standards removing barriers to ADU development, comply with HB 1337; and

WHEREAS, the proposed amendments to CMC Chapter 18.55 (Administration and Procedures) implement the requirements of SB 5290 by revising permit timelines and, consistent with RCW 36.70B.140, clarify categories of permits that present special circumstances and warrant a review process or time periods which are different from those provided for in SB 5290, including civil construction permits; and

WHEREAS, the proposed amendments to CMC Chapter 16.55 (Critical Aquifer Recharge Areas) update protections for critical aquifer recharge areas by clarifying review requirements, imposing new performance standards, and updating mapping references to comply with the Growth Management Act, use best available science, and maintain appropriate protection of groundwater resources; and

WHEREAS, the City Council held a public hearing on December 1, 2025, to consider the proposed revisions and voted to direct the City Attorney to draft an ordinance approving the proposed Municipal Code amendments as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
CAMAS AS FOLLOWS:

Section I

Title 2 (Administration), Title 8 (Health and Safety), Title 12 (Streets and Public Places), Title 15 (Buildings and Construction), Title 16 (Environment), Title 17 (Land Development), and Title 18 (Zoning) of the Camas Municipal Code are amended as set forth in Exhibit “A” attached hereto and by this reference incorporated herein.

Section II

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 15th day of December.
2025.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney