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Date: 2/20/2024
To: Community Development Department, City of Camas
From: Michael Andreotti, RLA
Project Name: Camas Meadows
AKS Job No.: 9030
Project Site: 4525 / 4555 / 4615 / 4711 NW Camas Meadows Drive, Unit A/B, Camas, WA 98607
Subject: Type III Major Modification and Variance Request

This narrative is written to address the request for a Type III Variance to modify the setbacks of the residential side yards for the Camas Meadows Hole 9 Mixed Use project.

I. Executive Summary

Through this application, Romano Development (Applicant), requests approval from the City of Camas (City) for a Type III Variance, through a Major Modification, to reduce the required side yard setback for the residential lots in the approved Camas Meadows Hole 9 Mixed Use (CUP23-01). The subject site consists of seven parcels addressed as 4525 / 4555 / 4615 / 4711 NW Camas Meadows Drive, Unit A/B, Camas, WA 98607. The subject site is identified at 172970-000, 986035-733, 986035-734, 172963-000, 172973-000, 175980-000, 986026-906 of the Northeast Quarter of Section 29, Township 2 North, Range 3 East, Northwest Quarter of Section 28, Township 2 North, Range 3 East, and Southwest Quarter of Section 28, Township 2 North, Range 3 East Willamette Meridian. The subject site is ±13.81 acres (±601,725 square feet) in size and is zoned Mixed Use (MX) with no zoning overlays. The properties to the north, east, and west are zoned Light Industrial / Business Park (LI/BP), and the properties to the south, across NW Camas Meadows Drive, are zoned Multifamily Residential-18 (R-18) and LI/BP. The site is currently vacant. The surrounding properties to the north, east, and west are developed as Camas Meadows Golf Course, the properties to the south are developed as a business park, and the properties to the southeast are developed as the driving range for the Camas Meadows Golf Course.

The Applicant is requesting a Type III Variance to reduce the required residential side yard setbacks. Per Camas Municipal Code (CMC), 18.09.030 – Table 1, a minimum of 10-foot side yard setback is required in the MX zoning district. The Applicant is requesting to reduce the residential side yard setbacks from 10 feet to 5 feet for all lots, except the west side of Lots 48 and 77 where they abut the commercial lot. The west side of Lots 48 and 77 will maintain the 10-foot side setback. This variance is requested to align with typical side setbacks for single-family residential lots.

This application package includes the materials necessary for the City to review and approve this submittal, including this narrative and proposed development plans. The written narrative includes findings of fact demonstrating that the application complies with all applicable approval criteria. This application package provides substantial evidence to support the findings and allow the City to approve the application.

II. Applicable Review Criteria

CITY OF CAMAS MUNICIPAL CODE

Title 18 – Zoning

Chapter 18.09 Density and Dimensions

18.09.030 Density and Dimensions – Commercial and Industrial Zones

Table 1 – Density and Dimensions for Commercial and Industrial Zones

Table 1 – Density and Dimensions for Commercial and Industrial Zones	
	MX
Bulk Regulations	
Maximum Density (dwelling units/net acre)	24
Minimum lot area (square feet)	1,800
Minimum lot width (feet)	None
Minimum lot depth (feet)	None
Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.	
Minimum front yard (feet)	Note 3
Minimum side yard (feet)	10'
Minimum rear yard (feet)	25'
Lot Coverage	
Lot coverage (percentage)	1 story (60%) 2 stories or more (50%)
Minimum Usable Open Space ⁵	N/A
Building Height	
Maximum building height (feet)	None

Notes:

3. Maximum setback at front building line is ten feet.
4. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.
5. Areas that provide opportunities for active and passive uses and encourage community interaction. These spaces are accessible to the general public or to residents, employees, or customers and can include, but are not limited to plazas, courtyards, sports courts, and viewpoints (see 18.03.040 "Definitions for development terms").

Response: This application is requesting a variance to reduce the required side yard setback for the approved Camas Meadows Subdivision (CUP23-01) in the MX zoning district. The Applicant is proposing detached and attached single-family lots ranging from 2,000 square feet to 10,915 square feet.

According to CMC Section 18.09.030, Table 2, the minimum side yard setback required is 10 feet for the proposed lots. According to CMC Section 18.09.040, Table 2, the minimum side yard setback for single-family lots up to 11,999 square feet is 5 feet. To provide additional housing opportunities for future residents and to keep the side yard setbacks for the residential lots consistent with the existing single-family lots in the neighborhood to the east and elsewhere in the City, the Applicant is proposing to reduce the 10-foot side yard setback to 5 feet. Refer to the Proposed Development Plans included with this application for more information.

Chapter 18.45 Variances

18.45.020 Approval process.

- A. **Minor Variance.** A minor variance is one that results in the modification of up to ten percent of a numerical development standard (other than lot area or density) that shall be subject to Type I procedure, pursuant to CMC Chapter 18.55 Administration and Procedures, and subject to the approval criteria contained in CMC Section 18.45.030(A).

- B. **Major Variance.** A major variance is one that results in the modification of a numerical development standard by more than ten percent. The board of adjustment is generally the decision maker regarding major variances. Where a variance is consolidated with an application for a Type III decision, the decision maker shall be the same as that for the Type III application. A major variance shall not be approved unless findings are made by the approval authority that all of the approval criteria under CMC Section 18.45.030 are satisfied.

Response: The Applicant is proposing to reduce the side yard setback from 10 feet to 5 feet, which is more than a ten percent reduction to the setback; therefore, a Major Variance is required per CMC 18.45.020.B.

18.09.040 Major variance.

- B. **Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:**
1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;

Response: As previously discussed, the Applicant is requesting a variance to reduce the required side yard setback for the approved detached and attached single-family lots in the approved Camas Meadows Subdivision (CUP23-01). To keep the side yard setbacks for the residential lots consistent with other similarly sized single-family lots, the Applicant is proposing to reduce the side yard setback from 10 feet to 5 feet for all lots, except the west side of Lots 48 and 77 where they abut the commercial lot. The proposed 5-foot setback is consistent with the requirements of CMC Section 18.09.040, Table 2, and similarly sized single-family lots just east of the site. The surrounding property is zoned for light industrial and multifamily uses, so there will not be any additional single-family lots in the immediate vicinity. Therefore, the proposed variance will not grant special privileges inconsistent with the vicinity and zone in which the subject property is located.

2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

Response: The Applicant is requesting a variance to reduce the required side yard setback for the approved detached and attached single-family lots in the approved Camas Meadows Subdivision (CUP23-01) to 5 feet, consistent with other single-family zones in the City and the existing single-family subdivision to the east.

Special circumstances exist relating to the size and shape of the subject property in relation to its surroundings. The subject property consists of a narrow strip of MX-zoned land surrounded entirely by light industrial (on three sides) and multifamily zoning (to the southeast). There is also an existing neighborhood further to the east, with existing five-foot side yard setbacks. Given the configuration of this narrow strip of MX-zoned land surrounded by light industrial and multifamily zoning, there is no need for 10-foot side yard setbacks for the individual residential lots.

The required 10-foot setback for the MX zoning district is consistent with commercial lots and is not typical for residential lots similarly sized to the approved with the original application. To increase housing opportunities for future residents and to keep the side yard setbacks for the residential lots consistent with other similarly sized single-family lots to the east and elsewhere in the City, the Applicant is proposing to reduce the side yard setback from 10 feet to 5 feet for all lots, except the west side of Lots 48 and 77 where they abut the commercial lot. Therefore, the proposed variance will provide the approved development with the necessary variance to provide it with the same use, rights, and privileges permitted to similar residential lots in the vicinity and zone in which the property is located.

3. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.**

Response: As previously discussed, the proposed variance will provide setbacks consistent with the requirements of CMC Section 18.09.040, Table 2 for lots up to 11,999 square feet. The proposed 5-foot setback will also be consistent with the setbacks of similarly sized single-family lots to the east and elsewhere in the City. The immediately surrounding properties are all zoned light industrial or multifamily and will not benefit from increased side yard setbacks on individual single-family residential lots. Thus, the reduced setbacks will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity and in the zone in which the subject property is located.

Chapter 18.55 Administration and Procedures
18.55.290 Minor Amendments or Modifications

Response: The Applicant is proposing to reduce the side yard setback from 10 feet to 5 feet for a project with preliminary plat approval under CUP23-01. The variance request is more than a ten percent reduction to the setback; therefore, a Major Variance is required. Since the Major Variance requires a Type III process and the site has preliminary plat approval, a Major Modification application is also required.

III. Conclusion

The Applicant is requesting a Type III Major Modification and Major Variance for the approved Camas Meadows Subdivision (CUP23-01) to reduce the required residential side yard setback the side yard setback from 10 feet to 5 feet for all lots, except the west side of Lots 48 and 77 where they abut the commercial lot. The requested variance is consistent with setbacks required for residential lots in CMC Section 18.09.040, Table 2, and will not grant the lots special privileges and will not be detrimental to public welfare or injurious to the site or other properties in the vicinity.

The submittal requirements have been met and the required findings made for all applicable approval criteria. These findings serve as the basis for the City to approve the application and are supported by substantial evidence in the application materials. Therefore, the Applicant respectfully requests approval of the requested variance.