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Date: 4/25/2024
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 front and side yard setbacks for the residential lots and for the lot coverage for two-story buildings for the attached townhome lots for the Camas Meadows Hole 9 Mixed Use project (CUP23-01).

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 and increase the required front yard setback for the residential lots. The applicant also wishes to increase the lot coverage for two-story buildings for the attached townhome lots (Lots 1-19 and 57-77). 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.

Per Camas Municipal Code (CMC), 18.09.030 – Table 1, a minimum 10-foot side yard setback, maximum 10-foot front yard setback, and maximum lot coverage of 50 percent are required in the underlying 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, identified as lot 78 on the preliminary plat. The west side of Lots 48 and 77 will maintain the 10-foot side setback. The applicant is requesting to increase the maximum front yard setback from 10 feet to 15 feet for the residential lots. Additionally, they wish to increase the lot coverage for two-story buildings from 50 percent to 60 percent for Lots 1-19 and 57-77. This variance is requested to align with typical side setbacks for single-family residential lots and typical lot coverage standards for townhome 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			
	MX	Proposed	Status
Bulk Regulations			
Maximum Density (dwelling units/net acre)	24	6.5	Approved (CUP23-01)
Minimum lot area (square feet)	1,800	2,000 SF	Approved (CUP23-01)
Minimum lot width (feet)	None	20'	Approved (CUP23-01)
Minimum lot depth (feet)	None	100'	Approved (CUP23-01)
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	<u>15' Maximum</u>	Requested 5' increase
Minimum side yard (feet)	10'	<u>5'</u>	Requested 5' decrease
Minimum rear yard (feet)	25'	25'	Approved (CUP23-01)
Lot Coverage			
Lot coverage (percentage)	1 story (60%) 2 stories or more (50%)	1 story (60%) <u>Attached Townhomes (60%)</u> 2 Stories or more (50%)	10% increase for attached townhomes that are 2 story
Minimum Usable Open Space ⁵	N/A	33,503 square feet	Approved (CUP23-01)
Building Height			
Maximum building height (feet)	None	-	Approved (CUP23-01)

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 and increase the required front yard setback for the residential lots and increase the lot coverage for two-story buildings for Lots 1-19 and 57-77 for the approved Camas Meadows Subdivision (CUP23-01) in the MX zoning district. The original approval is for 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.

According to CMC Section 18.09.030, Table 2, the minimum front yard setback for single-family lots up to 11,999 square feet is 20 feet, with the garage set back five feet from the front of the home. In standard residential zoning in City of Camas, townhomes are permitted in planned residential development only for single-family residential zoning districts and permitted outright in the multifamily residential districts. According to CMC Section 18.09.050, Table 1, the minimum front yard setback is 15 feet in the MF-10 zoning district and 10 feet in the MF-18 zoning district. It is important to note that the front setbacks in all residential zoning districts are minimums. The maximum 10-foot front yard setback in the MX zone appears aimed more at commercial uses where buildings should be located closer to the street for a pedestrian oriented development. This is not as much of an issue for townhomes, where traditionally townhomes are set back a little further than commercial buildings in a pedestrian oriented setting.

The townhomes recently constructed east of the site fronting Camas Meadows drive and east of McMaster Drive in the MF-18 zoning district, appear to have been constructed with 15–20-foot setbacks. The proposed maximum front yard setback increase from 10 feet to 15 feet will keep the front yard setbacks consistent with the existing detached and attached single-family lots to the east and elsewhere in the City. In addition, a utility easement is required in the front yards of Lots 1-19 and 57-77, which extends between 12 feet and 14.5 feet into the lots. The increased minimum front yard setback would help to ensure no structures are within the utility easement.

According to CMC Section 18.09.050, Table 1, the maximum lot coverage is 55 percent in the MF-10 zoning district and 65 percent in the MF-18 zoning district. The proposed increase from 50 percent to 60 percent for two-story buildings for Lots 1-19 and 57-77 (townhome lots) is the average of the MF zoning districts where townhomes are permitted outright, and does not go above the lot coverage allowed for single-story structures in the MX zoning district, and will be more consistent with the neighboring MF-18 zoning district to the east and other townhome lots elsewhere in the City.

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, increase the maximum front yard setback from 10 feet to 15 feet, and increase the lot coverage for two-story buildings from 50 percent to 60 percent, which are all more than a ten percent modification to the standard; 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 and increase the required front yard setback for the approved detached and attached single-family lots and increase the lot coverage for two-story buildings on Lots 1-19 and 57-77 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 residential 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 and other areas in the City.

The proposed 15-foot maximum front yard setback is more consistent with the requirement of CMC Section 18.09.040, Table 2, and CMC Section 18.09.050, Table 1, the MF-18 zone to the east, and similarly sized detached and attached single-family lots just east of the site.

The proposed 60 percent lot coverage is more consistent with CMC Section 18.09.050, Table 1, and the MF-18 zoning district and recently constructed townhomes 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 with standards differing from the proposed variance. Therefore, the proposed variance will not grant special privileges inconsistent with other properties in 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 and increase the required front yard setback for the approved detached and attached single-family lots and increase the lot coverage for two-story buildings for Lots 1-19 and 57-77. The request will reduce the side setbacks to 5 feet, increase the maximum front yard setback to 15 feet, and increase the lot coverage to 60 percent, consistent with other

residential and multifamily zoning districts in the City and the existing subdivisions to the east.

Special circumstances exist relating to the size and shape of the subject site 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 are also existing neighborhoods further to the east, with existing five-foot side yard setbacks, no required maximum front yard setbacks, and existing townhome lots with an allowed lot coverage of 65 percent. As previously noted, the existing townhomes constructed to the east in the MF-18 zoning district are actually set back 15-20 feet from the front property line as the required setback is a minimum and not a maximum requirement. 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 minimum side yard setbacks and 10-foot maximum front yard setbacks for the individual residential lots. The proposed lot coverage increase will also better align the townhome lots with the recently constructed to the east and the neighboring MF-18 zoning district where townhomes are permitted outright.

The required 10-foot minimum side-yard setback and maximum 10-foot front yard setback for the MX zoning district is consistent with commercial lots and is not typical for residential lots similarly sized to those approved with the original application. To increase housing opportunities for future residents and to keep the side and front 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. The Applicant is also requesting the lot coverage for two-story buildings for Lots 1-19 and 57-77 be increased from 50 percent to 60 percent for two-story buildings to be more consistent with neighboring MF-18 zoning district and MF zoning districts elsewhere in the City. 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 and setbacks and lot coverage consistent with CMC Section 18.09.050, Table 1. The proposed 5-foot minimum side setback and maximum 15-foot front setback will also be consistent with the setbacks of similarly sized single-family lots to the east and elsewhere in the City. The proposed 60 percent lot coverage will be consistent with the neighboring MF-18 zoning district and the lot coverage for MF zoning districts and other townhome lots elsewhere in the City. The immediately surrounding properties are all zoned light industrial or multifamily and will not benefit from increased side yard setbacks, reduced maximum front yard setbacks, or reduced lot coverage on individual attached and

detached single-family residential lots. Thus, the modified 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, increase the maximum front yard setback, and increase the lot coverage for a project with preliminary plat approval under CUP23-01. The variances requested are more than a 10 percent modification to the standards; 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 from 10 feet to 5 feet for all lots, except the west side of Lots 48 and 77 where they abut the commercial lot, identified as lot 78. Increase the maximum front yard setback from 10 feet to 15 feet for all residential lots; and increase the lot coverage for two-story buildings from 50 percent to 60 percent for Lots 1-19 and 57-77. The requested variance is consistent with setbacks and lot coverage required for residential lots in CMC Section 18.09.040, Table 2, and CMC Section 18.09.050, Table 1. The requested variances 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.