

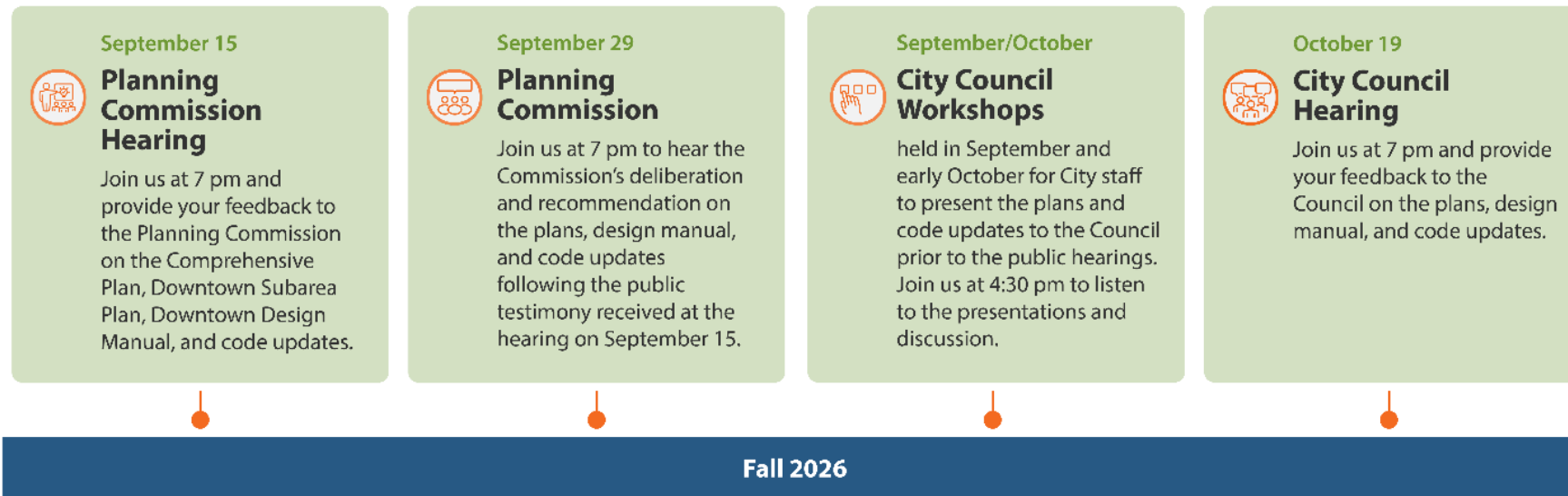


Our Camas 2045 Code Amendments

SEPTEMBER 8, 2026

CITY COUNCIL WORKSHOP

Project Schedule



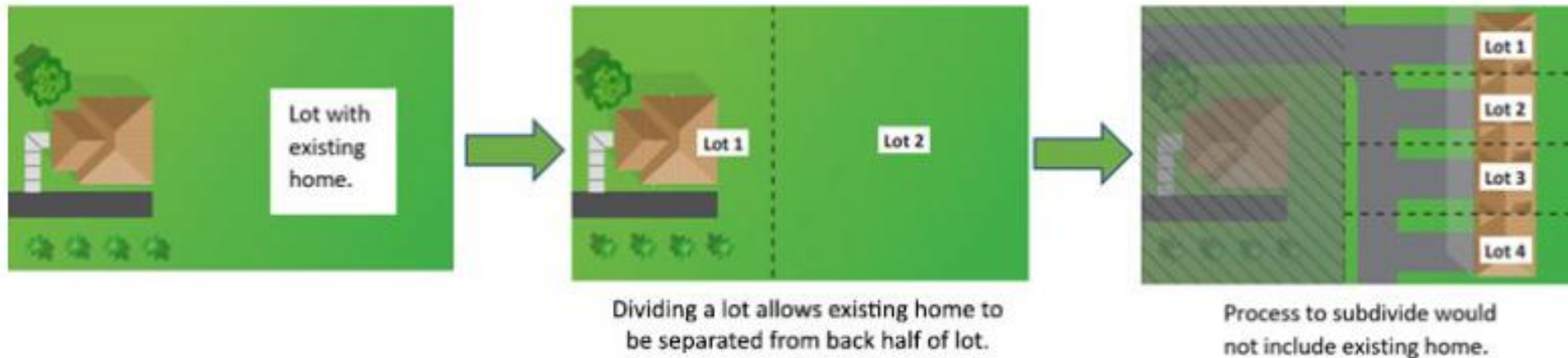
Proposed Code Amendments

- As part of Our Camas 2045, the City has been reviewing and proposing updates to portions of the zoning code to ensure that development regulations are aligned with the updated plan's goals, policies, and growth objectives.
- Today's discussion of updates include proposed amendments to:
 - **Chapter 17.09 – Short Subdivisions**
 - Chapter 18.03 – Definitions
 - **Chapter 18.13 – Landscaping**
 - **Chapter 18.15 – Signs**
 - Chapter 18.18 – Site Plan Review
 - Chapter 18.23 – Planned Residential Development (PRD)
 - Chapter 18.26 – Flexible Development
 - Chapter 18.32 – Park and Open Space Zoning
 - Chapter 18.43 – Conditional Use Permits
 - Chapter 18.45 – Variances
 - **Chapter 18.51 – Comprehensive Plan and Zoning Amendments**

Chapter 17.09 – Short Subdivisions

Administrative Lot Splits

HB 1096, adopted by the Washington Legislature in 2025, requires cities to establish an administrative lot split process allowing an existing residential lot to be divided into two lots through an administrative decision.



Lot Splitting Process Diagram. Credit: Kimley-Horn

New lots created through this process cannot be further divided through another lot split (though they may be subdivided through other processes).

Section 17.09.080

Administrative Lot Split

- The proposed amendments establish a new Section 17.09.080, Administrative Lot Split.
- Pursuant to RCW 58.17.145, this section would allow an existing lot in a residential zone to be divided into two lots through a streamlined process.
 - The new standards establish that such lot splits are allowed only in residential zones and may be used only to create one additional lot.
 - Lots that were created as a result of a lot split cannot be split again by a lot split. Future divisions are allowable through the subdivision or short plat process.
 - While lot splits do not require immediate construction of subdivision improvements, they must demonstrate that access and utility easements have been provided to serve the newly created lot.
 - Different from a subdivision or short plat which requires improvements.
 - The code allows the City to condition approval on right-of-way dedications and frontage improvements when the newly created lot is developed.
 - Either when a single-family home is built or a subdivision is developed.

CMC Chapter 18.03 – Definitions

This chapter includes definitions for various terms used throughout Title 18. Currently, definitions are separated into three sections: 18.03.030, Definitions for Land Uses; 18.03.040, Definitions for Development Terms; and 18.03.050, Environmental Definitions.

- For ease of use, all terms will be listed alphabetically in one section.
- The chapter will also be updated to incorporate several new terms added to Title 18 through various proposed code amendments.

- Affordable housing
- Approval authority
- Data Center
- Fulfillment centers
- Mass timber construction
- Modular construction

- Non-residential use
- Passive house requirements
- Principal use
- Retail, active
- Retail, passive

CMC Chapter 18.13 – Landscaping

- Section 18.13.051 establishes the minimum tree density requirements for development.
 - When first established, the required minimum tree density was set at 20 tree units per acre.
 - In 2023, when adopting North Shore zoning, the City established a standard of 30 tree units per acre in the North Shore subarea. Additionally, the 2023 changes required that at least 50 percent of the tree density be achieved with existing trees in most cases and that replacement trees be native or coniferous.
- The proposed amendments to this section increase the citywide tree standards by increasing the minimum tree density from 20 to 30 tree units per net acre and eliminating the separate North Shore tree density standard.



18.13.051 Minimum tree density requirement.

- A. Tree Density. A minimum tree density per net acre is required and must be incorporated within the overall landscape plan. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 18.13.052. At least fifty percent of minimum tree density shall be achieved through retention of existing trees where the existing tree coverage on the site would allow for this standard to be met. If this standard cannot be met, an arborist report is required to demonstrate that it cannot be met. Replacement trees must be native and/or coniferous species.

18.13.051 Table 1: Required Tree Density

Proposed Activity	Required Minimum Tree Density per Net Acre	Required Tree Replacement	~~North Shore Subarea~~ Required Minimum Tree Density per Net Acre [±]
New Development	~~20~~ <u>30</u> Tree Units	~~20~~ <u>30</u> Tree Units per acre	~~30 Tree Units~~
Residential	~~20~~ <u>30</u> Tree Units	~~20~~ <u>30</u> Tree Units per acre	~~30 Tree Units~~
Developed commercial and industrial properties	~~20~~ <u>30</u> Tree Units	3 Tree Units for every 1 tree unit removed up to the minimum tree density per acre.	~~30 Tree Units~~

CMC Chapter 18.15 – Signs

- Section 18.15.040(D)(3) has been updated to provide a separate height standard for signs affixed to awnings over pedestrian areas and to resolve a conflict between the sign code and building code requirements for awnings.
- A minor change to Section 18.15.100 would prohibit the placement of temporary signs within center roadway medians.
- A change to Section 18.15.070 would clarify that a Master Sign Permit does not authorize the placement of signs within the public right-of-way beyond the sizes already authorized by Chapter 18.15.

Awning Signs

3. Placement. All signs, unless attached to a building, must be set back from the property line by a minimum of five feet, unless otherwise stated in this chapter. Setbacks may be increased or decreased during plan review if there are concerns for vision clearance or other public safety concerns. Signs must provide a minimum clearance of fourteen feet over any vehicular use area, and ten feet over any pedestrian area. Where a sign is affixed to an awning over a pedestrian area, the minimum pedestrian clearance may be reduced to 7 feet six inches.



Temporary Signs in Medians

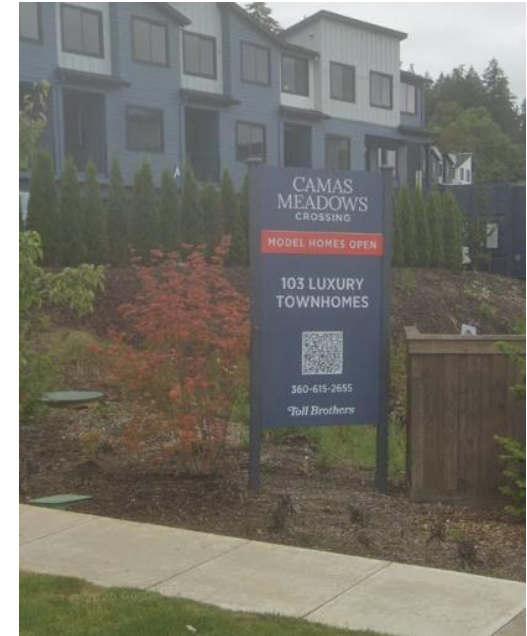
4. Location. Temporary signs are prohibited from being placed within the center island of roundabouts, any splitter islands adjacent to any roundabout, and within ten feet of the outer curb of all circulatory travel lanes that are within the public right-of-way of any roundabout, and within the center median of any public right-of-way.



Master Sign Permits

18.15.070 Master sign permit requirements.

- B. Application Requirements. Applications for a Master Sign Permit shall contain the following materials in addition to the requirements for a General Sign Permit:
1. Application form and payment of current fee as determined by resolution.
 2. Site Plan. Site plan shall include the proposed placement of all signs, both on-premises and off-premises.
 3. Consent of property owner for placement of signs within privately-maintained right-of-way or on private lots. The provisions of this section shall not apply to allow placement of any signs within the public right-of-way.



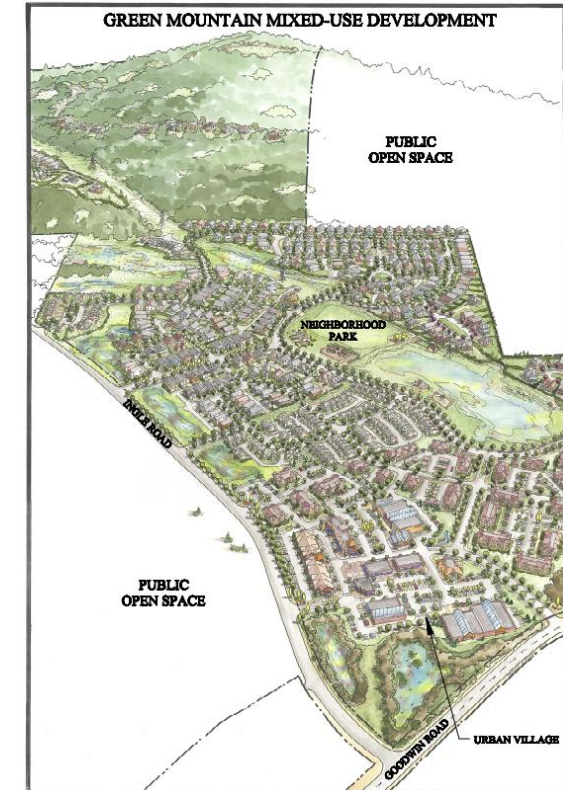
CMC Chapter 18.18 – Site Plan Review

Proposed changes include:

- Refine applicability and exemptions, including:
 - Clarify that middle housing and ADUs are exempt when located on a single residential lot.
 - Remove referenced to outdated zones.
- 2. Any multifamily development in which more than two dwelling units would be contained, not including any middle housing or accessory dwelling unit development on a single residential lot;

CMC Chapter 18.23 – Planned Residential Development

- Draft of Our Camas 2045 Plan, Policy LU-1.4 says 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 – Planned Residential Development (PRD). The following proposed changes would ensure more consistent and predictable application of this chapter:
 - Require all PRDs to provide minimum of 15% open space.
 - Provides a 15% density bonus.
 - Reduce minimum project site to 5 acres from 10 acres.
 - Change to hearing examiner review.



CMC Chapter 18.26 – Flexible Development

- The Flexible Development code is similar to the PRD code.
 - Both provide development flexibility. PRD code is more oriented towards innovative residential development.
 - Flexible Development code is oriented towards sustainable/green design in any zone.
- Minor amendments to this chapter expand the purpose of the flexible development program to more explicitly support climate and sustainability goals, including renewable energy, EV infrastructure, low-impact development, and tree retention.

18.26.010 Purpose and intent.

This chapter is optional in all zoning districts ~~except the LI/BP zone~~. The purpose and intent 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; and

- A. To provide for greater flexibility in the development of properties;
- B. To foster the development of land that is arranged, scaled, and designed to be compatible with existing and potential densities;
- C. To promote a growth pattern to efficiently use land;
- D. To promote construction and redevelopment that implements ~~the most current~~ sustainable features;
- E. Retain historical building or other structures to the greatest extent possible; and
- F. To allow for the modification of certain regulations when it can be demonstrated that such modification meets the minimum points for development under this chapter.
- G. To encourage site and building design that supports renewable energy, electric vehicle charging infrastructure, low-impact development, tree retention and planting, and other features that advance Comprehensive Plan climate and resiliency goals and policies.
- G. To provide for an alternative to CMC Chapter 18.23 - Planned Residential Development (PRD). The city shall review a proposal for either a PRD or a flexible development, not a combination.

CMC Chapter 18.32 Park and Open Space Zoning

- There are currently four different parks/open spaces zones:
 - Neighborhood Park, Special Use, Open Space, and North Shore – Parks/Open Space
 - Zones mostly consist of city property but there are a few privately-owned parcels included

Proposed changes include:

- Consolidate Parks and Open Space zone to:
 - Recognize the privately-owned properties within the zone.
 - Better accommodate parks projects by allowing projects within the PROS plan to be reviewed by the Parks Director rather than Community Development.

Chapter 18.32 PARK AND OPEN SPACE ~~ZONING~~¹ZONE

18.32.030 Development standards.

- A. Lot Area. There is no minimum or maximum lot size ~~in the Park zoning districts.~~
- B. Setbacks. The minimum building setbacks are twenty feet from any property line.
- C. Building lot coverage. The maximum building lot coverage shall not exceed thirty-five percent of lot area, with the exception of community or recreation centers, where lot coverage shall not exceed sixty percent.
- D. Landscaping. All required yard setbacks shall be landscaped. Any storage areas visible to the right-of-way shall be screened. Parking area landscaping shall be consistent with CMC Chapter 18.13 Landscaping.
- E. Parking. The number and location of off-street parking shall be consistent with CMC Chapter 18.11 Parking. For public park facilities that are outdoor such as playgrounds, sports courts, and similar amenities, available on-street parking may count towards or satisfy parking requirements.
- F. Signs. Signs shall be permitted according to the provisions of Chapter 18.15 Signs, under the commercial zoning standards.

CMC Chapter 18.43 – Conditional Use Permits

- Increase the amount of performance bonds.
 - Increase to 150% of the cost of proposed improvements
- Grant authority to the hearing examiner to require a bond when deemed necessary.
 - The current code places this responsibility with the City Council, however Council does not have a role in reviewing conditional uses currently.

18.43.090 Performance bond or security.

A performance bond or other adequate and appropriate security may be required by the hearing examiner for any elements of the proposed project which the ~~city council~~ hearing examiner determines are crucial to the protection of the public welfare. Such bond shall be in an amount equal to one hundred fifty percent of the cost of the installation or construction of the applicable improvements.

Updates to CMC Chapter 18.45 – Variances

- Variances are separated into minor and major categories which differ based on the amount of variation requested and the approval process and authority.
 - Minor variances up to 10% of a numerical standard are Type I reviews, meaning they can be approved administratively by City staff.
 - Any variance request over 10% is considered a Major variance which requires a Type III review including a public hearing for approval.

Proposed changes include:

- Clarify that the hearing examiner, not the defunct board of adjustment, is the approval authority for major variances.
 - This is consistent with prior changes in the municipal code granting this authority to the hearing examiner.
- Allow for variances of 10% or 1 foot of setback to be approved as a minor variance.
 - This would allow for a lower threshold of approval for a 1-foot reduction of setbacks, even when this would amount to a reduction of greater than 10%.
- Major variances would now be limited to a maximum variance of 40%.

Updates to CMC Chapter 18.51 – Comprehensive Plan and Zoning Amendments

- Chapter provides for comprehensive plan and zoning map/text amendments which can be requested by any party.
- Updates include adding application requirements for requests for zoning text changes and provide for concomitant rezones.
 - A concomitant rezone is a zoning map change that is approved together with specific and binding conditions for how the property must be developed.
 - This is a useful tool that would allow the City to impose site-specific conditions when approving a zone change request such as use limitations, density requirements, design standards, phasing, and public improvements.

Updates to CMC Chapter 18.51 – Inclusion of Concomitant Rezoning

- Concomitant rezoning is a useful tool that would allow the City to impose site-specific conditions when approving a zone change request such as use limitations, density requirements, design standards, phasing, and public improvements.
 - New updates allow concomitant rezones, impose conditions on rezoning, and require applicants to provide plans for intended development.
- B. Conditions imposed through a concomitant rezone may include, but are not limited to:
1. Limitations on permitted or conditional uses, including the prohibition of specific uses or the requirement to include specific uses or a mix of uses (e.g., minimum percentages of residential, commercial, or mixed-use development, or required active ground floor uses);
 2. Additional development standards, including but not limited to minimum or maximum densities, floor area ratios, building height, setbacks, lot coverage, site layout, and design requirements;
 3. Phasing or timing of development, including sequencing of uses or required improvements;
 4. Infrastructure or public facility improvements, including transportation, utilities, open space, or other public amenities;
 5. Environmental protection measures, including enhanced critical area protections, tree retention, or low impact development requirements; and
 6. Other requirements necessary to ensure consistency with the Comprehensive Plan and compatibility with surrounding development.

Thank you!

- September 21
 - **Downtown Design Manual**
 - **Design Review**
- October 5
 - **Downtown Subarea Plan**
 - **Comprehensive Plan**
- October 19
 - **City Council Public Hearing**