



General Application Form

Case Number: **ZC 20-01**

**Applicant Information**

Applicant/Contact: Harb Engineering, Inc. Phone: ( 360 ) 695-6520

Address: 701 Columbia Street, Suite 111 gunnar@harbengineering.com

<i>Street Address</i>	<i>E-mail Address</i>
<u>Vancouver</u>	<u>WA</u> <u>98660</u>
<i>City</i>	<i>State</i> <i>ZIP Code</i>

**Property Information**

Property Address: No site address - Tract C Village at Camas Meadows 986046-759

<i>Street Address</i>	<i>County Assessor # / Parcel #</i>
<u>Camas</u>	<u>WA</u> <u>98607</u>
<i>City</i>	<i>State</i> <i>ZIP Code</i>

Zoning District Multi-Family Residential (MFR-18) Site Size 6.903 acres

**Description of Project**

Brief description: Request a code correction to CMC 18.09.050 for attached townhome lots, to reduce from 26' to 20' minimum lot width and reduce from 2,100 sf to 1,800 sf minimum lot area.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO

Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

**Property Owner or Contract Purchaser**

Owner's Name: Chloe Investment, LLC Phone: ( 360 ) 695-6520

<i>Last</i>	<i>First</i>
<u>701 Columbia Street, Suite 111</u>	
<i>Street Address</i>	<i>Apartment/Unit #</i>
<u>Vancouver</u>	<u>WA</u> <u>98660</u>
<i>City</i>	<i>State</i> <i>Zip</i>

E mail Address: gunnar@harbengineering.com

**Signature**

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature:  Date: 9-29-2020

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: <u>09/30/2020</u>	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted	Validation of Fees <u>\$ 3,212.00 ✓ pd.</u>
Staff:	Related Cases #		

**Application Checklist and Fees [January 1, 2019]**

◊ Annexation	\$829 - 10% petition; \$3,523. - 60% petition	001-00-345-890-00	\$
◊ Appeal Fee		001-00-345-810-00	\$383.00 \$
◊ Archaeological Review		001-00-345-810-00	\$132.00 \$
◊ Binding Site Plan	\$1,805. + \$23 per unit	001-00-345-810-00	\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$99.00 \$
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,595.00 \$
◊ Conditional Use Permit			
Residential	\$3,281 + \$101 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,156.00 \$
◊ Continuance of Public Hearing		001-00-345-810-00	\$503.00 \$
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$744.00 \$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)		
◊ Design Review			
Minor		001-00-345-810-00	\$416.00 \$
Committee		001-00-345-810-00	\$2,280.00 \$
◊ Development Agreement	\$842 first hearing; \$518 ea. add'l hearing/continuance	001-00-345-810-00	\$
◊ Engineering Department Review			
Plan Review & Inspection Fee	(3% of estimated construction costs)	001.00.345.830.20	\$
Modification to Approved Construction Plans		001.00.345.830.20	\$405.00 \$
Single Family Residence (SFR) - Stormwater Review Fee		419-00-345-830-00	\$200.00 \$
Gates/Barrier on Private Street Review Fee		001.00.345.890.00	\$1,000.00 \$
◊ Fire Department Review			
Short Plat or other Development Review		115-09-345-830-10	\$137.00 \$
Short Plat or other Development Inspection		115-09-345-830-10	\$137.00 \$
Subdivision or PRD Review		115-09-345-830-10	\$170.00 \$
Subdivision or PRD Inspection		115-09-345-830-10	\$170.00 \$
Site Plan Review (commercial)		115-09-345-830-10	\$203.00 \$
Site Plan Inspection (commercial)		115-09-345-830-10	\$203.00 \$
◊ Home Occupation			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$66.00 \$
◊ LI/BP Development	\$4,156+ \$39.00 per 1000 sf of GFA	001-00-345-810-00	\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$332.00 \$
◊ Planned Residential Development	\$33 per unit + subdivision fees	001-00-345-810-00	\$
◊ Plat, Preliminary			
Short Plat	4 lots or less: \$1,859 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$6,890 + \$240 per lot	001-00-345-810-00	\$
Subdivision	\$6,890 + \$240 per lot	001-00-345-810-00	\$
◊ Plat, Final:			
Short Plat		001-00-345-810-00	\$192.00 \$
Subdivision		001-00-345-810-00	\$2,280.00 \$
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,148.00 \$
◊ Pre-Application (Type III or IV Permits)			
	No fee for Type I or II		
General		001-00-345-810-00	\$340.00 \$
Subdivision		001-00-345-810-00	\$875.00 \$
◊ SEPA		001-00-345-890-00	\$777.00 \$
◊ Shoreline Permit		001-00-345-890-00	\$1,148.00 \$
◊ Sign Permit			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$39.00 \$
Master Sign Permit		001.00.322.400.00	\$121.00 \$
◊ Site Plan Review			
Residential	\$1,105 + \$32 per unit	001-00-345-810-00	\$
Non-Residential	\$2,762 + \$65 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
	\$3,894 + \$32 per res unit + \$65 per 1000 sf of GFA		
◊ Temporary Use Permit		001-00-321-990-00	\$77.00 \$
◊ Variance (Minor)		001-00-345-810-00	\$667.00 \$
◊ Variance (Major)		001-00-345-810-00	\$1,243.00 \$
◊ Zone Change (single tract)		001-00-345-810-00	\$3,212.00 \$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;

Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;

Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018

For office use only

Total Fees Due: \$ 3,212.00

✓ 9/30/2020



LAND  
DEVELOPMENT

PLANNING

ENGINEERING

CONSTRUCTION  
MANAGEMENT

MANAGEMENT

September 29, 2020

City of Camas  
Community Development  
Attn: Robert Maul  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

**Re: "The Village at Camas Meadows" Phase III  
MF-18 Code Modification**

Dear Mr. Maul,

The purpose of this letter is to request the following:

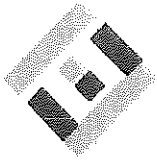
1. A modification in the *Camas Municipal Code 18.09.050 Table 1: Density and Dimensions for Multifamily Residential Zones* to reduce the minimum lot width in The MF-18 Zoning District from 26' to 20' for single-family attached townhome lots and to reduce the minimum lot area from 2,100 sf to 1,800 sf for single-family attached townhome lots. We are not requesting any changes to single-family detached lots. This can be done with a footnote, hence the minimum lot width and minimum lot area for single-family detached under *CMC 18.09.050 Table 1* are not affected.

As per the code criteria listed in *CMC 18.51.025*, we are hereby submitting a formal request for code modification.

**CMC 18.51.025 Zoning Text and Map Amendments Type III**

- A. *The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;*

We are not requesting an amendment to the Comprehensive Plan. Phase III of "The Village at Camas Meadows" known as parcel 986046-759, is designated as Multi-Family High in the City's Comprehensive Plan, which includes the Multi-Family Residential (MF-18). Single-family attached dwellings are allowed uses in the MF Residential zone under *CMC.18.07.040. Table 2*. The proposed development is consistent with the policies and provisions of the comprehensive plan, including the comprehensive plan map.



B. *The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;*

“The Village at Camas Meadows” Phase III is the last phase of a Multi-phase Master Plan which has been pre-approved as part of SUB 15-04. It is consistent with the zoning of the surrounding properties, “The Village at Camas Meadows” Phases I & II. The zoning is MF-18 and we are proposing to build single-family attached townhomes in adherence to the zoning code. The request for the code modification does not change any uses. Townhomes are allowed in the MF-18 zoning district.

C. *The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;*

The amendment we are seeking is due to the need in the code to address attached townhome units, which is an allowable use in the Multi-Family Code. We are requesting a reduction in the minimum lot width from 26’ to 20’ feet for attached townhome unit lots.

The City of Camas passed *Ordinance no. 17-013*, on October 2, 2017 that increased the minimum lot width for MF-18 zoning from 20’ to 26’. The new 26’ width requirement addresses single-family detached homes. There is still a need to address single-family attached units, which do not require 3’ setbacks on each side. Please note that exterior lots would be 23’ wide because the 3’ wide setback still applies to them.

Exhibit 1  
MC17-02  
October 2, 2017

**18.09.050 – Table 3-1 Density and dimensions for multifamily residential zones.**

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per gross net acre)	10	18	24	1824
Minimum density (dwelling units per net gross acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	<del>30-36</del>	<del>20-26</del>	20	0-None
Minimum lot depth (feet)	70	60	60	0-None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 <sup>Notes 4</sup>
Setbacks				
Minimum front yard/at garage front (feet)	<del>15/2018</del>	<del>10/2018</del>	<del>10/2018</del>	<del>0/2018</del>
Minimum side yard (feet)	3 <sup>Note 1</sup>	3 <sup>Note 1</sup>	3 <sup>Note 1</sup>	0 / If abutting R-zone than setback is 10'
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0 / If abutting R-zone than setback is 10'
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.



MF-18 zoning allows for apartments, attached single-family and detached single-family. The current code for single-family lots is 26' which accounts for a 20' building envelope with 3' side setbacks on each side. The code does not specifically address lots that would have zero-lot line (attached units) such as townhomes.

We are requesting this change to be a footnote in the code under *18.09.050 Table 1*, that single-family attached townhome lots can have a minimum 20' width. In addition, we are requesting the minimum lot area be reduced from 2,100 sf to 1,800 sf. With a revised minimum lot width of 20' this would result in a single-family attached townhome lot of 20' width x 90' depth, hence equaling a minimum lot area of 1,800 sf.

Please note that we are not requesting any changes to any other dimensions or setbacks. We have designed our development to meet or exceed all required minimum dimensions and setbacks.

*D. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;*

As designed, "The Village at Camas Meadows" Phase III is suitable for development in conformance with zoning standards in the MF-18 district. The MF-18 district encourages new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage. The MF-18 district also supports increasing opportunities for housing diversity and promotes the creative and innovative use of land designated to residential use. We are designing a variety of single-family attached townhome units that reflect the City of Camas' plan to support product design flexibility and affordability.

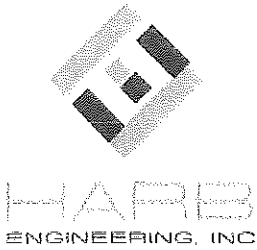
*E. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;*

As part of "The Village at Camas Meadows" Master Plan, we built all the necessary infrastructure for water, sewer, drainage and utilities and stubbed them to the Phase III site. For Phase III, we are proposing stormwater treatment onsite which is consistent with the approved Master Plan.

In addition, we have previously submitted all the required reports such as Geotech, Archaeological and other required technical reports. We have designed and built all necessary frontage improvements along NW Payne Street and NW Camas Meadows Drive, which are now improved with full-width road, sidewalks and landscaping within a fully dedicated right-of-way.

*F. Specific information about the intended use and development of the property.*

The intended use for Phase III is single-family attached townhome units, similar to Phase I, which was also single-family attached. When we developed Phase I in 2014, the minimum required width was 20'. A minimum width of 26' is too wide for attached townhomes,



specifically if we are building a variety of townhome units that are affordable at different price points.

As designed in our Pre-Application submittal, we propose that access to the majority of our townhomes will be alley-loaded. A 20' width on an alley-loaded townhome lot can still provide a 2-car garage. The alley-loaded lots will offer curb-appeal in that they will face the existing arterial public streets NW Payne Street and NW Camas Meadows Drive, in addition to NW McMaster Drive which is a public street. The remaining alley-loaded lots will face the landscaped open-space area that includes a pedestrian loop with connection to public streets.

The front facing lots that access proposed NW Village Street (Public) would have a one-car garage (allowing 2 tandem parking spaces), which would create a different price point and allow a variety of incomes to reside there. Attached, please find sample architectural renderings of both 2-car garage alley-loaded townhomes as well as front facing lots with a one car garage that will have plenty of curb appeal.

Our proposed "The Village at Camas Meadows" Phase III will help accommodate the projected growth through utilization of existing land as per the City of Camas Comprehensive Plan. The proposed townhomes, when built, will provide housing opportunities to meet the needs of the community in accordance with Housing element of the Comprehensive Plan.

In summary, we are requesting the following modifications to *Camas Municipal Code 18.09.050*, with application specifically to single-family attached units in the MF-18 zoning district:

1. To change the minimum lot width from 26' to 20' for single-family attached lots, added as a footnote in *CMC 18.09.050 Table 1- Density & Dimensions for Multi-Family Residential Zones*.
2. To change the minimum lot area from 2,100 sf to 1,800 sf for single-family attached lots, added as a footnote in *CMC 18.09.050 Table 1 – Density & Dimensions for Multifamily Residential Zones*.

We greatly appreciate your efforts and attention to this matter. We are eager to apply this code to our new proposed development "The Village at Camas Meadows" Phase III.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gus Harb', written over a horizontal line.

Gus Harb, PE

CITY OF CAMAS-LIC/PERM  
616 NE 4TH AVE  
CAMAS, WA 98607

09/30/2020

10:50:15

CREDIT CARD  
VISA SALE

Card # XXXXXXXXXXXX6124  
SEQ #: 2  
Batch #: 1240  
INVOICE 09  
Approval Code: 80186G  
Entry Method: Manual  
Mode: Online  
Tax Amount: \$0.00

SALE AMOUNT \$3212.00

CUSTOMER COPY

City of Camas  
616 NE 4th Avenue  
Camas, WA 98607  
360-834-2462

Finance Office Hours:  
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 09/30/2020 10:52 AM  
Receipt No. 00580683  
Receipt Date 09/30/2020  
CR plan 3,212.00  
zoning  
zoning change 3,212.00

Cash: 0.00  
Other: 3,212.00  
0.00  
Check: 0.00

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Total: 3,212.00  
Change: 0.00

Check No: Village at Camas Meadows Ph3

Harb Engineering  
Customer #: 000000

Cashier: abaldwin  
Station: IS01931