



## Staff Report

April 21, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 90 minutes

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**BACKGROUND:** The City of Camas is currently updating its Comprehensive Plan. As part of this effort, the City will also be reviewing and updating portions of the zoning code to ensure that development regulations are aligned with the updated plan’s goals, policies, and growth objectives. The Planning Commission will be discussing several code sections during upcoming meetings as part of this implementation effort.

### **SUMMARY:**

#### CMC Chapter 18.05 – Zoning Map and Districts

This section revises the table in CMC 18.050.020 that lists each zoning district and the corresponding comprehensive plan designation. With the proposed comprehensive plan update, the City will be consolidating its comprehensive plan designations down from 14 to eight total designations: Residential Low, Medium, and High; Mixed Use; Commercial; Mixed Employment; Industrial; and Parks and Open Space.

The total number of zoning designations will be reduced from 26 to 25, however the code will consolidate some zones and create new ones. The Light Industrial, Business Park, and Light Industrial/Business Park zones will be consolidated into a new Mixed Employment zone. Four park zones will be consolidated into a new Parks and Open Space zone.

New zones will include a Residential High – 24 zone and four new downtown zones – Downtown Residential, Downtown Mixed Use – Low Rise, Downtown Mixed Use – Mid Rise, and Downtown Historic Main Street Core.

#### Chapter 18.18 – Site Plan Review

The amendments refine applicability and exemptions, notably clarifying that middle housing and ADUs are exempt when located on a single residential lot and removes referenced to outdated zones. The City recently adopted code changes to streamline development of middle housing and ADUs.

### CMC Chapter 18.23 – Planned Residential Development

Policy LU-1.4 of the draft Our Camas 2045 Plan is 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 of the Zoning Code, Planned Residential Development (PRD).

The proposed changes expand on what the Planning Commission reviewed at the March 2026 meeting which would make the PRD approval process more objective and shift the decision to a quasi-judicial review before the Hearings Examiner.

The most recent updates would require all PRDs to provide minimum of 15% open space. Areas set aside for retention of mature trees could be included as part of the open space. The code would also guarantee a 15% density bonus for all projects. This could be increased to 20% for projects that provide 20% or more open space.

### Chapter 18.26 – Flexible Development

The Flexible Development code is similar to PRDs in that they both provide development flexibility with the goal of promoting efficient land use, ensuring compatibility between developments, and preserving community resources. However, the PRD code is more oriented towards innovative residential development. Meanwhile the Flexible Development code is oriented towards sustainable/green design in any zone.

The City is considering amendments to 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.

### 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. These zones mostly consist of city property, but there are a few privately owned parcels included. The City is proposing a new consolidated Parks and Open Space zone that is intended to recognize the privately owned properties within the zone while also better accommodating parks projects.

The code also introduces a tiered development review framework, distinguishing between private parks projects which would be subject to standard development review and public projects which could be exempted if it has been approved in the City’s PROS plan.

### Chapter 18.43 – Conditional Use Permits

Proposed changes to the chapter clarify the authority of the hearing examiner to impose conditions of approval for conditional uses that increase requirements for projects above what is normally required in the code.

An additional change would increase the amount of performance bonds to 150% of the cost of proposed improvements and grants 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.

#### 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. Major variances are Type III reviews, requiring a public hearing for approval.

A proposed amendment to this chapter would 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%. The amendments also 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.

#### Chapter 18.51 – Comprehensive Plan and Zoning Amendments

This chapter provides for amendments to the comprehensive plan and zoning map or text which can be requested by any party. Proposed amendments would add 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, binding conditions on 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.