

8th Avenue Apartment Complex Muit-family Project

Site Plan Application – Narrative

Existing Use / Site Conditions:

The proposed development site is located north side of SE 8th Ave and between SE Polk Street and SE Russell Street in the City of Camas, Washington. The parcel number is 88135-000. The site is approximately 0.44 acres in size. There are several existing buildings onsite that will be demolished. The site has approximately 97 feet of frontage along SE 8th Ave. The site is zoned MF-18. The neighboring two properties to the North are zoned MFH and to the East is zoned MFH and the west is zone MFH.

Proposal:

We are proposing a Type II site plan with a site plan in a one-phased residential project that will consist of 8 apartment units on a 0.44-acre parcel

The project proposes to construct a private driveway with sidewalks on one side.

Chapter 17.01 - GENERAL PROVISIONS

Sections:

17.01.010 - Title.

This code shall be known as the "City of Camas Land Development Code."
(Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006)

17.01.020 - Purpose.

The purpose of this code is to provide rules, regulations, requirements, and standards for development of land in the city, insuring that the public health, safety, general welfare, and design standards of the city are promoted and protected; that planned growth, development, and the conservation, protection and proper use of land are ensured; that proper provisions for all public facilities including circulation, utilities, open space, and services comply with adopted manuals and standards; and that the goals and policies of the City of Camas comprehensive plans are furthered through the development of land.
(Ord. 2483 § 1 (Exh. A (part)), 2007; Ord. 2443 § 2 (Exh. A (part)), 2006)

17.01.040 - Dedications.

No public right-of-way is required.

17.01.050 - Survey content.

See submitted plans for the existing condition plan of the project site.

Chapter 17.11 - SUBDIVISIONS*

Not Applicable. No Short Subdivisions are proposed.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

17.11.040 - Phasing.

The subdivider may develop and record the subdivision in phases. Any phasing proposal shall be submitted for review at preliminary plat. In addition to meeting criteria in CMC Chapter 18.23, approval of the phasing plan shall be based upon making the following findings:

The project doesn't propose phasing

Chapter 17.15 - BINDING SITE PLAN (BSP)

Not Applicable.

Chapter 17.19 - DESIGN AND IMPROVEMENT STANDARDS

A. Preapplication.

See PA 23-15

B. Application. In addition to those items listed in CMC 18.55.110, the following items are required, in quantities specified by community development department, for a complete application for preliminary subdivision approval. Items may be waived if, in the judgment of the community development director or designee, the items are not applicable to the particular proposal:

1. Completed general application form as prescribed by the community development director, with the applicable application fees;

Included in Submittal Packet.

2. A complete and signed SEPA checklist. The SEPA submittal should also include a legal description of the parcel(s) from deed(s);

Included in Submittal Packet.

3. Complete applications for other required land use approvals applicable to the proposal;

Preliminary plat approval

Preliminary Site Plan approval

Grading Permit

Engineering plan approval

Individual Building permit(s)

Please advise us of any other permits necessary for project approval.

4. A vicinity map showing location of the site;

Included in Submittal Packet.

5. A survey of existing significant trees as required under CMC Section 18.31.080;

Included in Submittal Packet.

6. All existing conditions shall be delineated. Site and development plans shall provide the following information:

- a. A plat map meeting the standards identified in CMC Section 17.01.050,
- b. Owners of adjacent land and the names of any adjacent subdivisions,
- c. Lines marking the boundaries of the existing lot(s) (any existing lot to be eliminated should be a dashed line and so noted),
- d. Names, locations, widths and dimensions of existing and proposed public street rights-of-way and easements and private access easements, parks and other open spaces, reservations and utilities,
- e. Location of sidewalks, street lighting and street trees,
- f. Location, footprint and setbacks of all existing structures on the site,

- g. Lot area and dimensions for each lot,
- h. Location of proposed new property lines and numbering of each lot,
- i. Location of the proposed building envelopes and sewer tanks,
- j. Location, dimension and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements,
- k. Location of any proposed dedications,
- l. Existing and proposed topography at two-foot contour intervals extending to five feet beyond project boundaries,
- m. Location of any critical areas and critical area buffers to indicate compliance with all applicable provisions of the critical areas legislation,
- n. Description, location and size of existing and proposed utilities, storm drainage facilities and roads to service the lots,
- o. Location of all existing fire hydrants within five hundred feet of the proposal;
- p. Show location and height of proposed retaining walls. Provide cross sections for retaining wall over four-feet in height.

Included in Submittal Packet.

7. For properties with slopes of ten percent or greater a preliminary grading plan will be required with the development application that shows:

The site is moderately sloped with an overall average slope of 8%.

- a. Two-foot contours,
- b. The proposed lots and existing topography,
- c. The proposed lots with proposed topography, and
- d. Total quantities of cut and fill;

8. Preliminary stormwater plan and report;

Included in Submittal Packet.

9. For properties with development proposed on slopes of ten percent or greater a preliminary geotechnical report will be consistent with CMC Chapter 16.59;

*The site is moderately sloped with an overall slope are less than 8%, However the site does small area that have slopes less than 12%. **A preliminary geotechnical report has been included within the Submittal Packet.***

10. Clark County assessor's maps which show the location of each property within three hundred feet of the subdivision;

Included in Submittal Packet.

11. Applicant shall furnish one set of mailing labels for all property owners as provided in CMC Section 18.55.110;

Included in Submittal Packet.

12. Complete and submit a transportation impact study to determine the adequacy of the transportation system to serve a proposed development and to mitigate impacts of the proposal on the surrounding transportation system; and

The project proposes less than 200 ADT, thus not required by code to submit a traffic study, however the project will submit a traffic profile. Included in Submittal Packet.

13. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria and standards of the Camas Municipal Code. It should also address any proposed building conditions or restrictions.

Included in Submittal Packet.

C. Review Procedures.

1. Referral to Other Departments. Upon receipt of a complete preliminary plat application, the community development department shall transmit one copy of the preliminary plat to any department or agency deemed necessary to review the proposal.
2. The review process shall follow the guidelines of CMC Chapter 18.55 for a Type III application.
3. Public Notice and Public Hearing. The process for public notice, hearings, decisions and appeals shall be as provided for Type III decisions as identified in CMC Chapter 18.55.

D. Criteria for Preliminary Plat Approval. The hearings examiner decision on an application for preliminary plat approval shall be based on the following criteria:

1. The proposed subdivision is in conformance with the Camas comprehensive plan, parks and open space comprehensive plan, neighborhood traffic management plan, and any other city adopted plans;

The proposed development is in conformance.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the subdivision that are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

See the proposed plans Included in Submittal Packet.

3. Provisions have been made for road, utilities, street lighting, street trees and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;

See the proposed plans Included in Submittal Packet.

4. Provisions have been made for dedications, easements and reservations;

See the proposed plans Included in Submittal Packet.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use;

See the proposed plans Included in Submittal Packet.

6. The subdivision complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations;

See the proposed plans Included in Submittal Packet.

7. Appropriate provisions are made to address all impacts identified by the transportation impact study;

See the proposed plans Included in Submittal Packet.

8. Appropriate provisions for maintenance of commonly owned private facilities have been made;

See the proposed plans Included in Submittal Packet.

9. Appropriate provisions, in accordance with RCW 58.17.110, are made for:

- a. The public health, safety, and general welfare and for such open spaces, drainage ways, streets, or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe conditions at schools bus shelter/stops, and for students who walk to and from school, and

- b. The public use and interest will be served by the platting of such subdivision and dedication;

See the proposed plans Included in Submittal Packet.

10. The application and plans shall be consistent with the applicable regulations of the adopted comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030.

See the proposed plans and SEPA Checklist Included in Submittal Packet.

17.19.030 - Tract, block and lot standards.

A. Environmental Considerations.

1. Critical Areas. Land that contains a critical area or its buffer as defined in Title 16 of this code, or is subject to the flood hazard regulations, shall be platted to show the standards and requirements of the critical areas.

Not Applicable.

2. Vegetation. In addition to meeting the requirements of CMC Chapter 18.31, Tree Regulations, every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design.

24" white oak tree will be preserved and identified at time of final engineering design.

3. Density transfers may be applicable if developer preserves critical areas. See Chapter 18.09 of this code.

Not Applicable.

- B. Blocks. Blocks shall be wide enough to allow two tiers of lots, except where abutting a major street or prevented by topographical conditions or size of the property, in which case the approval authority may approve a single tier.

The proposed plat allows for two tiers where possible.

C. Compatibility with Existing Land Use and Plans.

1. Buffer Between Uses. Where single-family residential lots are to be adjacent to multiple-family, commercial or industrial land use districts, and where natural separation does not exist, adequate landscape buffer strips and/or solid fences for purposes of buffering sound, restricting access, pedestrian safety and privacy shall be provided.

The proposed development provides adequate separation and landscaping for safety and privacy while maintaining a sense of community. See Submitted plans for landscape buffers.

2. Conformity with Existing Plans. The location of all streets shall conform to any adopted plans for streets in the city. The proposed land use shall respond to and complement city ordinances, resolutions and comprehensive plans.

The proposed development conforms to the City's adopted street circulation plans. The City's adopted street circulation plan doesn't include these parcels.

3. Other City Regulations. All land use shall comply with all adopted city regulations. In the event of a conflict, the more restrictive regulation shall apply.
4. Accessory Structures. If land development would result in an accessory structure remaining alone on a lot, the structure must be demolished before final plat approval.

No existing structures will remain.

- D. Lots. The lot size, width, shape and orientation shall conform to zoning provisions and the following:

1. Each lot must have frontage and access onto a public street, except as may otherwise be provided (e.g., approved private roads, access tracts);

The proposed apartment units will access a private driveway.

2. Side Lot Lines. The side lines of lots shall run at right angles to the street upon which the lots face as far as practical, or on curved streets they shall be radial to the curve;
3. Building Envelopes. No lot shall be created without a building envelope of a size and configuration suitable for the type of development anticipated:
 - a. For single-family detached housing, a suitable size and configuration generally includes a building envelope capable of siting a forty-foot by forty-foot square dwelling within the building envelope,

The proposed development provides adequate building envelopes per City Code, see the proposed site plan.

- b. Other factors in considering the suitability of the size and configuration of any residential lot include the presence of, or proximity to critical areas, adjoining uses or zones, egress and ingress, and necessary cuts and fills;

The proposed development provides adequate building envelopes per City Code, see the proposed site plan.

4. Where property is zoned and planned for commercial or industrial use, in conformance to the intent of the comprehensive plan, other lot dimensions and areas may be permitted at the discretion of the approval authority;

Not Applicable.

5. Flag lots, access tracts, and private roads may be permitted only when the community development director or designee finds the applicant meets the criteria listed hereinafter:

No Flag Lots are proposed for the development. Private Streets are proposed with a 30' easement and 20.5' wide paved roadway and sidewalk on one side.

- a. The pole of a flag lot must be a minimum of twenty feet wide with a minimum of twelve feet of pavement and shall serve no more than one lot;
- b. The structure(s) accessed by a flag lot, access tract, or private road will be required to furnish a minimum of two off-street parking spaces per residential unit. Under no circumstances will required parking be allowed along the flag pole lot;

The proposed houses will have a minimum 1 car garage as well as an 18'Lx20'W driveway apron for parking as well. No parking within the private streets are proposed.

- c. Primary structures accessed by flag lots, access tracts, or private roads are required to have automatic fire sprinklers;

All units may have automatic fire sprinklers.

- d. An approved address sign, in accordance with the Camas Municipal Code, must be posted for each residence where the flag lot leaves the public road or access tract; and

All units within the proposed development will have adequate address signage per City of Camas Code.

- e. To protect the character of the immediate neighborhood, the city may impose special conditions, where feasible, including access configuration and separation, setbacks, fencing and landscaping;

Perimeter fencing and landscaping is proposed with this development.

6. Double Frontage Lots. Residential lots which have street frontage along two opposite lot lines shall be avoided, except for lots which provide separation of a residential development from a traffic arterial or collector, in which case additional lot depth of at least twenty feet will be provided to act as a buffer strip, or ten-foot landscape tract with ten-foot additional lot depth, or a combination of both to achieve twenty-foot additional depth between the lot and the traffic arterial;

The only frontage arterial street is SE 8th Avenue.

7. Corner Lots. Corner lots may be required to be platted with additional width to allow for the additional side yard requirements;

The site is not a corner lot.

8. Restricted Corner Lots. Corner lots restricted from access on side yard flanking street shall be treated as interior lots and conform to front, side and rear yard interior setbacks of CMC Chapter 18.09; and

All interior corner lots conform to the setbacks within Chapter 18.09 Table 1.

9. Redivision. In dividing tracts into large lots which at some future time are likely to be redivided, the location of lot lines and other details of the layout shall be such that redivision may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of building locations in relationship to future street right-of-way shall be made a matter of record if the approval authority considers it necessary.

No large lots are proposed therefore redivision is not applicable.

A. Tracts and Trails.

The private street will be within a tract.

1. If land division is located in the area of an officially designated trail, in accordance with the parks and recreation comprehensive plan, provisions shall be made for reservation of the right-of-way or for easements to the city for trail purposes. A minimum fifteen-foot width shall be provided for the proposed trail.
2. Trails shall be shown as a separate layer on computer disk submitted with "as-builts" prior to final acceptance.
3. Trails, which are dedicated to the city and part of the regional trail system, shall be surveyed and dedicated by the developer prior to final acceptance.
4. Tracts and trails that are not dedicated to the city and are located within the subdivision, short plat or planned development are the responsibility of the homeowners to maintain. Provisions must be in writing informing the homeowners of the responsibility and outlining the maintenance procedures in accordance with city standards.

F. Landscaping.

1. Each dwelling unit within a new development shall be landscaped with at least one tree in the planting strip of the right-of-way, or similar location in the front yard of each dwelling unit, with the exception of flag lots and lots accessed by tracts. Required trees shall be a minimum two-inch diameter at breast height (dbh) to create a uniform streetscape (dbh is four and one-half feet above the ground as measured from upside of tree).

A final landscape plan will be prepared at time of final engineering review per City of Camas Code.

2. The city council finds that the existing mature landscaping of trees, and shrubs provide oxygen, filter the air, contribute to soil conservation and control erosion, as well as provide the residents with aesthetic and historic benefits. For these

reasons, the city encourages the retention of existing trees that are not already protected as significant trees under the Camas Municipal Code. Generally, the city may allow the tree requirements under subsection (F)(1) of this section to be reduced at the request of the developer, by a ratio of two new trees in favor of one existing tree, provided such trees have been identified on approved construction plans.

Some trees will be preserved and identified at time of final engineering design.

3. Tree planting, when required as a vegetative buffer, shall be of a species as approved by the city.

A final landscape plan will be prepared at time of final engineering review per City of Camas Code.

4. The tree planting shall be the responsibility of the land developer and shall be installed or bonded for prior to final plat approval, or as specified in the land use decision.

A final landscape plan will be prepared at time of final engineering review per City of Camas Code.

5. Landscaping shall conform to plant criteria in the Camas Design Standard Manual. Any planting of trees or shrubs within the right-of-way or vision clearance area must be shown on the construction drawings for approval.

A final landscape plan will be prepared at time of final engineering review per City of Camas Code.

6. Storm drainage facilities, pump stations and other visible facilities shall be setback a minimum of thirty feet from any street or accessory structure and be landscaped in accordance with criteria in the Camas Design Standard Manual.
- G. Non-City Utility Easements. Easements for electric lines or other public utilities may be required. Easements for utilities shall be a minimum of six feet in width and centered on front or side lot lines.

Easements will be provided where needed.

- H. Watercourse Easements. Where a development is traversed by a watercourse, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for the purpose. Streets parallel to major watercourses may be required.

Not Applicable.

- I. Street Signs. The developer shall be responsible for the initial cost of any street name or number signs, or street markings, including installation thereof, that public works finds necessary for the development.

A signage and striping plan will be done at final engineering review.

- J. Lighting. Street lighting shall conform to the Clark public utility standards and approved by the city. The developer shall bear the cost of the design and installation of the lighting system.

The street lighting and primary power design will be done at final engineering design.

- A. Private Street: Private street(s) may be authorized when all of the following occur:
1. Allowing private streets in the area being developed will not adversely affect future circulation in neighboring lots of property or conflict with an existing adopted street plan;

The proposed private streets do not adversely affect future circulation in neighboring lots or property nor do they conflict with any existing street plan.

2. Adequate and reasonable provisions are made for the ownership, maintenance, and repair of all utilities and the proposed private streets;

The proposed private streets will be maintained by their respective lot owners. Easements will be provided to the City for access, inspection and repair of any public utilities.

3. The proposed private streets can accommodate potential full (future) development on the lots or area being developed;

The proposed private streets will accommodate the potential full development.

4. Connect to no more than one public street, unless it is an alley;

The proposed private streets will only connect to one public street.

5. Conform to the Camas Design Standard Manual;

The proposed private streets will not conform to the City of Camas Std. Detail PVT1 within the design manual. The project is requesting a road modification to the private street standards. Table 17.19.040-1 requires 48' tract width and 28' width pavement with a sidewalk on both sides. The project is proposing 424 linear feet of a private road. If the project will dedicate a 48' wide tract at 424 linear feet would result in 20,352 square feet or 0.47 acres. This would result in 38% of the project area being dedicated to access. The project proposes to dedicate 9,570 sq. ft or 0.21 acres for the access tract. The difference between code requirements and the proposed project tract area is (20,352 sq ft – 9,570 sq ft) = 10,782 sq ft.

6. Alleys shall be privately owned and maintained;

There is no alley proposed.

7. Homes constructed to access from private roads shall have automatic fire sprinklers installed per NFPA 13D or 13R;

All residences will have automatic fire sprinklers.

8. Access requirements for recycle service, garbage service, and emergency vehicles are provided;

All services will have adequate access.

9. Provisions for adequate parking enforcement are recorded within a private covenant to ensure emergency vehicle access. These provisions shall be noted on the final plat, e.g. Towing service.

To be established at Final Plat.

B. Streets.

1. Half Width Improvement. Half width improvements, when determined appropriate by the City Engineer, shall include utility easements, pedestrian pathway, storm water drainage, street lighting and signage, environmental permits, provisions for mitigation improvements and mitigation areas as necessary, bike lanes, and improvements to the centerline of the right-of-way as necessary to provide the minimum structural street section per the Camas Design Standard Manual.
2. Streets abutting the perimeter of a development shall be provided in accordance with CMC 17.19.040(B)(1) above, and the Design Standard Manual. Additional paving may be required to ensure safe and efficient roads to exist to serve the land development and provide bike lanes.
3. The city engineer may approve a delay of frontage street improvements for development proposals under any of the following conditions:
 - a. If the future grade or alignment of the adjacent public street is unknown and it is not feasible to establish the grade in a reasonable period;
 - b. The immediate improvement of the street would result in a short, isolated segment of improved street;
 - c. The frontage is part of an impending or eminent city street improvement project;
 - d. Street improvements in the vicinity are unlikely to occur within six years.
4. In the event the frontage improvement is delayed, the owner must provide an approved form or financial surety in lieu of said improvements.
5. Dedication of additional right-of-way may be required for a development when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.
6. Extension. Proposed street systems shall extend existing streets at the same or greater width unless otherwise approved by the public works department and authorized by city council in approval of the plat.

- a. Where appropriate, streets shall be extended to the boundaries of the plat to ensure access to neighboring properties. The city's goal is to have an integrated system of local streets whenever practical. Where platted streets touch, they shall connect and show extension to adjoining streets.
- b. Grading of steep topography may be necessary to achieve this objective.
- 7. Names. All street names, street numbers, and building numbers shall be assigned in accordance with CMC 12.24
- 8. Right-of-way, tract and pavement widths for streets shall be based on Table 17.19.040-1 and Table 17.19.040-2.

Table 17.19.040-1 Minimum Private Street Standards

Private Road/Street	Tract Width	Pave-ment Width	Sidewalk
A. Access to four or less dwelling units ²	20'	12'	Sidewalk optional, no parking on both sides.
B. Access to five or more dwelling units less than or equal to 100' in length ³	30'	20'	Five-foot detached sidewalk on one side, with planter strip, no parking on both sides.
C. Access to five or more dwelling units greater than 100' and not over 300' in length ³	42' 26'	28' 21'	Five-foot detached sidewalk on one side, with planter strip, no parking on one side. Sidewalk on one side
D. Access to five or more dwelling units, greater than 300 feet in length ³	48'	28'	Five-foot detached sidewalks required on both sides of the street, with planter strip. No parking on one side.
E. Alley	18'	16'	No parking on both sides.
F. Commercial/Industrial ²	40'	24'	Five-foot detached sidewalk on one side, with planter strip, no parking both sides.

Table 17.19.040-2 Minimum Public Street Standards

Public Street	Right-of-Way	Pavement Width	Sidewalk

A. Street (by approval of City Engineer) ¹	52'	28'	Five foot detached sidewalk on both sides, with planter strip, no parking on one side.
B. Street (two lane)	60'	36'	Five foot detached sidewalks required on both sides of the street, with planter strip. Bike lanes required on collectors and arterials, no on-street parking.
C. Street (three lane)	74'	46' to include 12' median	Six foot detached sidewalks required on both sides of the street, with planter strip, bike lanes, no on-street parking.
D. Street (five lane)/Arterial	100'	74' to include 14' median	Six foot detached sidewalks required on both sides of the street, with planter strip, bike lanes, no on-street parking.

10. Street Layout. Street layout shall provide for the most advantageous development of the land development, adjoining area, and the entire neighborhood. Evaluation of street layout shall take into consideration potential circulation solutions for vehicle, bicycle and pedestrian traffic, and, where feasible, street segments shall be interconnected.

The proposed street layout is the most efficient and practical for the development and neighboring properties. See also the associated exception request submitted with this application package. The project is providing a sidewalk connection to SE 8th Avenue.

C. Utilities.

1. Generally. All utilities designed to serve the development shall be placed underground and, if located within a critical area, shall be designed to meet the standards of the critical areas ordinance.

All utilities shall be installed underground. Any utilities outside of the public right of way shall have easements dedicated to the City for access and maintenance.

- a. Those utilities to be located beneath paved surfaces shall be installed, including all service connections, as approved by the public works department; such installation shall be completed and approved prior to application of any surface materials.
- b. Easements may be required for the maintenance and operation of utilities as specified by the public works department.

2. Sanitary sewers shall be provided to each lot at no cost to the city and designed in accordance with city standards.

Sanitary Sewer will be connected to the apartment building

3. Storm Drainage. The storm drainage collection system shall meet the requirements of the city's officially adopted storm water standards.

A stormwater catch basin filtration is proposed to treat the dirty stormwater from the site. The storm filter will be located along private street and within an easement. After treatment the stormwater will be discharged into an infiltration trench and the overflow will discharge to the storm line in SE 8th Avenue to the south. A separate collection and conveyance system is proposed to collect the clean stormwater from the landscaping, roofs and crawlspaces. The clean water will be discharged directly to the storage tank under the private street. Any utilities outside of the public right of way shall have easements dedicated to the City for access and maintenance.

Commented [AG1]: Ask about stormwater

4. Water System.

The Water System will connect to the existing lines within SE 8th avenue, and be extended throughout the development. Each dwelling unit will have one water service per Camas Design Standards. Any utilities outside of the public right of way shall have easements dedicated to the City for access and maintenance.

18.05.020 - DISTRICTS DESIGNATED.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low

Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space

18.05.040 - RESIDENTIAL AND MULTIFAMILY ZONES.

I. MF-18 and MF-24 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.

) This project proposes 8 apartment units.

CHAPTER 18.09 - DENSITY AND DIMENSIONS

The project area is 0.44. The density calculation is $0.44 * 18 = 7.92$ units thus 8 units

18.09.020 - INTERPRETATION OF TABLES.

- A. The Camas Municipal Code Sections 18.09.030 through 18.09.050 (Tables) contain general density and dimension standards of the particular zone districts. Additional rules and exceptions are stated in Sections 18.09.060 through 18.09.180.
- B. The density and dimension tables are arranged in a matrix format on three separate tables, and are delineated into three general land use categories:
 - 1. Commercial and industrial;
 - 2. Single-family residential; and
 - 3. Multifamily residential.
- C. Development standards are listed down the left side of the tables, and the zones are listed across the top. Each cell contains the minimum or maximum requirement of the zone. Footnote numbers identify specific requirements found in the notes immediately following the table. Additional dimensional and density exceptions are included in Sections 18.09.060 through 18.09.180 of this chapter following the tables.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

18.09.050 - Table 3—Density and dimensions for multifamily residential zones.

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per gross acre)	10	18	24	18
Minimum density (dwelling units per 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)	30	20	20	0
Minimum lot depth (feet)	70	60	60	0
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/18	10/18	10/18	0/18
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	3 ^{Note 1}	0
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0
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.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45 ^{Note 2}	45 ^{Note 2}	18 ^{Note 3}

18.11.090 - LANDSCAPING.

Landscaping requirements for parking areas shall be provided under Chapter 18.13 "Landscaping."

18.11.100 - RESIDENTIAL PARKING.

The project proposes 14 parking stalls .

18.11.110 - PARKING FOR THE HANDICAPPED.

The project proposes to provide one ADA parking stall.

18.11.130 - STANDARDS.

The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-1, Off-Street Parking Standards. The city shall have the authority to request a parking study when deemed necessary.

Use	Required Number of Off-Street Parking Spaces
Residential	
Single-family dwelling, duplex, row-house	2 per unit
Studio apartment	1
Apartment 1 bedroom/ 2+ bedrooms	1.5/2
Housing for elderly (apartment/unassisted)	.33 per unit
Retirement dwellings	2 per unit
Residential care facility/assisted living	1 per 2 beds + 1 per day shift employee
Lodging	
Hotel or motel	1 space per unit plus additional for bars, restaurants, assembly rooms

Bed and breakfast	1 space per room
Recreation	
Marina	1 space per 2 slips
Miniature golf	1 per hole
Golf course	6 spaces per hole and 1 per employee
Golf driving range	1 space per 15 feet of driving line
Theater, auditorium	1 space per 4 seats maximum occupancy
Stadium, sports arena	1 space per 4 seats, or 1 for each 8 feet of benches, plus 1 space per 2 employees
Tennis, racquetball, handball, courts/club	3 spaces per court or lane, 1 space per 260 square feet of gross floor area (GFA) of related uses, and 1 space per employee
Basketball, volleyball court	9 spaces per court
Bowling, bocce ball center, billiard hall	5 spaces per alley/lane, and/or table
Dance hall, bingo hall, electronic game rooms, and assembly halls without fixed seats	1 space per 75 square feet of gross floor area (GFA)
Sports club, health, spa, karate club	1 space per 260 square feet of gross floor area, plus 1 space per employee
Roller rink, ice-skating rink	1 space per 100 square feet of gross floor area
Swimming club	1 space per 40 square feet of gross floor area
Private club, lodge hall	1 space per 75 square feet of gross floor area

Institutional	
Church/chapel/ synagogue/temple	1 space per 3 seats or 6 feet of pews
Elementary/middle/ junior high school	1 space per employee, teacher, staff, and 1 space per 15 students
Senior high school	1 space per employee, teacher, staff, and 1 space per 10 students
Technical college, trade school, business school	1 space per every 2 employees, staff, and 1 space per every full-time student, or 3 part-time students
University, college, seminary	1 per every 2 employees and staff members, and either 1 per every 3 full-time students not on campus, or 1 for every 3 part-time students, whichever is greater
Multi-use community centers	1 per 4 seats maximum occupancy
Museum, art gallery	1 space per 500 square feet of gross floor area
Library	1 per employee and 1 per 500 square feet of gross floor area
Post office	1 per 500 square feet of gross floor area, plus 1 space per each 2 employees
Medical care facilities	
Hospitals	1 per 2 beds
Veterinary clinic/hospital	1 space per 250 square feet of gross floor area
Medical/dental clinic/office	1 per employee plus 1 per 300 square feet of gross floor area
Office	

General offices	1 per employee, plus 1 per 400 square feet of gross floor area
General office (no customer service)	1 per 250 square feet of gross floor area
Office park	1 space per 400 square feet of gross floor area
Meeting rooms	1 per 4 person occupancy load, and 1 per 2 employees
Commercial/service	
Automobile sales new/used	1 per 400 square feet of gross floor area
Auto repair accessory to auto sales	2 spaces per auto service stall
Automobile repair shop, automobile service station, automobile specialty store, automobile body shop	4 per bay
Gas station	1 per 2 fuel pumps
Gas station with mini-market	1 per nozzle plus 1 per 250 square feet of gross floor area
Car wash or quick service lubrication facilities	2 spaces per stall, and 1 space per 2 employees
Beauty parlor, barber shop	1 per 300 square feet of gross floor area
Massage parlor	1 per 300 square feet of gross floor area
Exhibition halls, showrooms, contractor's shop	1 space per 900 square feet of gross floor area
Photographic studio	1 space per 800 square feet of gross floor area
Convenience market, supermarket	1 space per 250 square feet of gross floor area

Multi-use retail center	1 per 250 square feet of gross floor area
Finance, insurance, real estate office	1 per employee plus 1 per 400 square feet of gross floor area
Bank	1 per employee, plus 1 per 400 square feet of gross floor area
Drug store	First 5,000 square feet = 17 spaces plus 1 per additional 1,500 square feet
Furniture/appliance store	1 per 500 square feet of gross floor area
Clothing store	1 per 400 square feet of gross floor area
Lumber yard, building material center	1 space per 275 square feet of indoor sales area, plus 1 space per 5,000 square feet of warehouse/storage
Hardware/paint store	1 per 400 square feet of gross floor area
Restaurant	1 per 100 square feet of gross floor area
Restaurant, carry-out	1 space per 225 square feet of gross floor area
Fast food restaurant/coffee kiosk	1 space per 110 square feet of gross floor area, plus 6 stacking spaces for drive-through lane
Repair shop	1 per 400 square feet of gross floor area
Laundromats, coin-operated dry cleaners	1 space per every 3 washing or cleaning machines
Mortuary	1 space per 150 square feet of gross floor area
Express delivery service	1 space per 500 square feet of gross floor area, plus 1 space per employee

Retail stores in general	Less than 5,000 square feet: 1 per 300 square feet. Greater than 5,000 square feet: 17 plus 1 per 1,500 square feet
Industrial	
Industrial, manufacturing	1 per 500 square feet of gross floor area
Warehousing, storage	1 per 1,000 square feet of gross floor area
Public or private utility building	1 per 1,000 square feet of gross floor area
Wholesaling	2 plus 1 per 1,000 square feet of gross floor area
Research and development	1 per 500 square feet of gross floor area
LI/BP general office	1 per employee peak plus 15%
LI/BP research	1 per employee peak + 10%

CHAPTER 18.13 - LANDSCAPING

18.13.050 - LANDSCAPING STANDARDS.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.
- C. Plants that minimize upkeep and maintenance shall be selected.
- D. Plants shall complement or supplement surrounding natural vegetation.
- E. Plants chosen shall be in scale with building development.
- F. Minimum landscaping as a percent of gross site area shall be as follows:

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	10%
MX	10%
NC, MF	5% on lots less than 10,000 square feet; 10% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

18.17.030 - VISION CLEARANCE AREA.

No vision clearance is required.

18.17.060 - RETAINING WALLS.

No proposed retaining walls.

CHAPTER 18.18 - SITE PLAN REVIEW

The project has submitted site plans meeting City of Camas standards

18.18.040 - SUBMITTAL AND CONTENTS OF A COMPLETE APPLICATION.

The below information has been submitted with the site plan review application

- A. A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by impervious surfaces;
- B. A vicinity map showing site boundaries, and existing roads and accesses within and bounding the site;
- C. A topographic map based upon a site survey delineating contours, existing and proposed, at no less than five-foot intervals, and which locates existing streams, marshes, and other natural features;

- D. Site plans drawn to a scale no smaller than one inch equals fifty feet showing location and size of uses, buffer areas, proposed areas of disturbance or construction outside of the building footprint, yards, open spaces and landscaped areas, and any existing structures, easements and utilities;
- E. A circulation plan drawn to a scale acceptable to the community development director illustrating all access points for the site, the size and location of all driveways, streets, and roads, with proposed width and outside turning radius, the location, size, and design of parking and loading areas, and existing and proposed pedestrian circulation system. If a project would generate more than one hundred average daily trips either based on the latest edition of the International Transportation Engineer's (ITE) Trip Generation Manual or evidence substantiated by a professional engineer licensed in the state of Washington with expertise in traffic engineering, a traffic impact study shall be submitted;
- F. A preliminary drainage and stormwater runoff plan;
- G. A utility plan;
- H. A plot plan of all proposed landscaping including the treatment and materials used for open spaces, and the types of plants and screening to be used;
- I. Typical building elevation and architectural style; and
- J. An engineer estimate of costs for site improvements, both public and private.

18.19.030 - DESIGN REVIEW MANUAL ADOPTED.

The city's design standards are primarily contained in the design review manual, which was adopted by the city. The project proposes to submit building plans and the time of civil plan review.