



Staff Report

October 21, 2025 Planning Commission Meeting

2025 Annual Municipal Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 45 minutes

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BACKGROUND: City staff annually review the Camas Municipal Code to ensure consistency with state law, respond to community needs, clarify or improve processes, and align with the comprehensive plan. The annual code amendment process serves as an important housekeeping tool, allowing staff to address clarifications, corrections, and technical updates that improve the usability and administration of the code. It also provides an opportunity to incorporate new or revised state requirements.

City staff have prepared draft code amendments that implement state requirements related to middle housing, accessory dwelling units (ADUs), and permit processing timelines. Also included are various improvements to Title 2, Title 8, Title 12, Title 15, Title 16, Title 17, and Title 18 that have been prepared by building, engineering, fire, and planning staff. These amendments will be presented by staff at workshops before the Planning Commission on October 21 and City Council on November 3.

SUMMARY: Staff proposes various updates to Title 2, Title 8, Title 12, Title 15, Title 16, Title 17, and Title 18 of the Camas Municipal Code, including substantive changes to the City's middle housing and ADU codes and changes to permit processing timelines in Title 18.

Following is a high-level summary of the proposed amendments in the current package. Full text of the proposed amendments are included in the meeting packet.

Title 2 – Administration and Personnel

Section 2.15.080 – Powers of the Hearing Examiner - Provide the Hearing Examiner the authority to include appeals of building and fire code interpretations under Title 15 and of any determinations delegated within the code to the Hearing Examiner or Board of Adjustment.

Title 8 – Health and Safety

Section 8.06.040 – Public Health, Safety, and Welfare Nuisances - Updates language referencing barrier requirements for swimming and landscape pools to align with current editions of the International Residential Code and state WAC references.

Title 12 – Streets, Sidewalks, and Public Places

Chapter 12.36 – Gates and Other Barriers – New or clarified requirements for private gates affecting emergency access. Revisions to the residential gate code (Now Type B) are less restrictive. A commercial provision (Type A) was included.

Title 15 – Buildings and Construction

Chapter 15.04 – Building Code - Adopts the latest state-adopted building, fire, mechanical, plumbing, energy, and specialty codes per RCW 19.27 and relevant WACs. Adds or revises administrative provisions, such as new definitions relating to the Building Division, updated permit expiration rules, and revised provisions for refunds or fee adjustments. Also provides for hearing examiner review of appeals.

Chapter 15.17 – Automatic Fire Sprinklers – Various minor updates to fire sprinkler code requirements.

Title 16 – Environment (Critical Areas)

Chapter 16.55 – Critical Aquifer Recharge Areas (CARA) – Clarifies what uses require critical areas review and Level One or Level Two hydrogeologic assessments and updated lists of allowed, prohibited, and conditionally permitted uses. Also adds performance standards for additional uses that may impact CARAs.

Title 17 – Land Development

Chapter 17.09 – Short Subdivisions – Provides for new unit lot subdivisions required by state law, allowing middle housing, ADUs, or multi-unit detached developments to be subdivided into individual unit lots under a parent lot.

Chapter 17.19 – Design and Improvement Standards - Updates infrastructure standards for curbs, sidewalks, utilities, and street improvements. Removes redundancies between the code and design standards manual.

Title 18 – Zoning

Chapter 18.03 – Definitions - Updates definitions for middle housing, ADUs, unit lot subdivisions, and adult family home to align with state law.

Chapter 18.05 – Zoning Boundaries - Clarifies treatment when zoning boundaries bisect a lot. Owners may apply for development under either zone or split zoning. This change particularly applies to the North Shore Subarea where the adopted zoning map splits parcels into various zones.

Chapter 18.07 – Use Tables – Various updates to accommodate middle housing with new reference to new Chapter 18.25 Middle Housing code. Also includes a change to allow automotive repair in the North Shore – Mixed Use zone in limited circumstances.

Chapter 18.09 – Density and Dimensions – Revises front yard setback standards to encourage façade depth variation and reduce the visual prominence of garages along a street by providing for a setback reduction for non-garage portions of dwellings.

Provides for a density bonus in the MF-18 and HD-NS zones to encourage apartment development on larger sites and discourage development of detached single-family dwellings in zones intended for multi-family.

Chapter 18.17 – Supplemental Development Standards – Revises accessory structure setback and fence height requirements to align with building code.

Chapter 18.25 – Middle Housing – New code chapter providing for middle housing and satisfying the requirements of HB 1110, including allowing two units per lot in residential zones.

Chapter 18.27 – Accessory Dwelling Units – Revised chapter allowing two ADUs per residential lot and complying with other requirements of HB 1337.

Chapter 18.55 – Administration and Procedures – Amendments to permit processing and review timelines to comply with SB 5290. Type I reviews would need to be completed in 65 days, Type II reviews in 100 days, and Type III reviews in 170 days.

SUMMARY: Staff recommends the Planning Commission review, discuss, and provide feedback on the proposed amendments. Following workshops with the Planning Commission and Council, staff will finalize the draft amendments and return with a recommendation for formal consideration at a public hearing.