



## STAFF REPORT

Amendments to Camas Municipal Code (CMC)

File No. MC20-01, MC20-03, MC20-04

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TO	Tim Hein, Chair Planning Commission	
FROM	Madeline Sutherland, Assistant Planner Sarah Fox, Senior Planner	
DATE	October 14, 2020	
Compliance with State Agencies	Commerce 60-day notice of intent to adopt was sent on October 13, 2020.	The city anticipates issuing a State Environmental Policy Act (SEPA) determination of Non-Significance Non-Project Action on or before November 19, 2020.

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### Summary

As part of the city's annual code improvement project, the staff amendments include corrections to typos, citations or punctuation, and to clarify sections of the Camas Municipal Code (CMC) that were challenging to administer over the past review cycle. Staff's proposed amendments are captured in Exhibit 1. There were also two individual zoning amendments proposed during this cycle (Files MC20-02 and MC20-04), which are included as Exhibits 2 and 4 and discussed in this report.

This workshop will present both the staff proposals and the individual amendments to Camas Municipal Code. This report includes an evaluation of each proposal in accordance with the review criteria at CMC Section 18.51.030.

### Staff Code Amendments (File #MC20-01)

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The following is a list of proposed amendments to sections of the CMC in numerical order and includes a brief description of the changes.

- 3.86.020 – Definitions for multi-family housing tax exemption  
Required by state law, E2SHB 1923. Update to the affordable housing definition.

- 12.32.020.D.9.1

Becomes illegal to use fireworks at city parks. We have had fires at city parks and this amendment will make it illegal without a permit from the Fire Marshal's Office.

- 12.36.010.A – Purpose of provisions

During an emergency every second is critical and the delay caused by accessing a home or building with a locked security gate may be costly, not only to property but to lives as well.

- 12.36.050 – Permit-Required when-Application

Adds commercial property to the provision.

- Title 14 Offenses and Miscellaneous Provisions

The current title description does not reflect or accurately describe the contents of the chapters included in this title; e.g. 14.02 Stormwater Control; 14.04 Illicit Discharges, Dumping and Illicit Connections; 14.06 Erosion and Sediment Control. The proposed update to the title will coordinate with the chapters within the title.

- 15.04.010 – Adoption of referenced codes

Adoption of Appendices, Washington State renamed the fire sprinkler appendices.

- 15.04.030.D.9 – International Fire Code

Provides clarification on the number of alarm devices required in buildings with fire alarm systems that over 5000 square feet and without a fire sprinkler system.

- 15.17.050 – Automatic for sprinkler system required

Requires fire sprinklers in detached ADU's. ADU's are residential units and should be sprinklered. The reason for only detached and not attached is the difficulty in installing fire sprinklers in an existing structure.

- 17.01.050 – Survey content

Currently this section is only applicable to preliminary plats, when it should be applicable to both preliminary and final plats.

- 17.09.030(B)(5)(p) – Preliminary short plat approval

Changed to reference correct section.

- 17.09.030(B)(7&10) – Preliminary short plat approval

Additional clarification about the preliminary stormwater plan and report.

- 17.11.030(B)(8&14) – Preliminary subdivision plat approval

Additional clarification about the preliminary stormwater plan and report.

- 17.15.030(B)(8) – Preliminary binding site plan approval

Additional clarification about the preliminary stormwater plan and report.

- 17.19.030(D)(6)(b) – Design and improvement standards

As currently written this allows for either the 'indent' or the 'column', which is contrary to our Gateway Standards for Collector and Arterial Fence and CMU Column Detail within the Camas Design Standards Manual at STS4.

- 17.19.040.C.2.b.

Clarification on the number of sewer services for duplexes and townhomes

- 18.03.030 – Definitions for land uses

Updates are required by 2019 state law, E2SHB 1923 and amended in 2020 by SHB 2343, and by ESHB 1023 in effect June 2020.

Cities must include a definition for "tiny house"; "tiny house with wheels"; and "tiny house communities", and not prohibit them per state law, ESSB 5383.

- 18.03.040 – Definitions for development terms

There are multiple interpretations of what specific areas count towards developable net acreage. The proposed definition adds clarification.

- 18.07.040 Table 2 – Residential and multi-family land uses  
Required by state law, E2SHB 1923 to include a definition for permanent supportive housing. Staff included a change to the classification of “Retirement home”. It is recommended that it be combined with “assisted living” for consistency with the definition. The table combines “retirement home” with nursing, rest and convalescent, yet the definition of assisted living includes retirement residences.
- 18.09.040 Table 1 - Density and dimensions – Single-family residential zones  
Minimum lot depth and width should calculate to the minimum lot size permitted in the zone. The proposed changes fixes this.
- 18.09.060(C&D) – Density transfers  
Clarification to the process for “negotiated flexibility”.
- 18.09.080– Lot sizes  
Required by state law SHB 1377, cities must provide a bonus density for affordable housing on property owned or controlled by a religious organization.
- 18.13.050 – Standards for landscape, tree and vegetation plans.  
Clarification to the clearance height for pruned trees over right-of-ways.
- 18.17.030 – Vision Clearance Area  
Clarification to the code language and Figure 18.17.030-1.
- 18.17.060 – Retaining Walls  
The intent behind these updates are to prevent retaining walls over six feet. If walls are proposed to be higher, then there may be multiple retaining walls setback with landscaping. The proposal will eliminate the need for variances as the standard will be to provide tiers.
- 18.18.040 - Submittal and contents of a complete application  
F. Need to clarify that a preliminary stormwater report (TIR) is to be submitted along with the preliminary drainage and stormwater plan.  
J. Remove the required submittal at time of application, since they'll need to resubmit later based on the approved plans.
- 18.26.060 – Application requirements for flexible developments  
Clarification regarding the preliminary stormwater plan and report.
- 18.29.070 – Manufactured home and space standards  
Deleted definition for trailers and RV's as there are new definitions for tiny homes.
- 18.55.030 Table 1 – Summary of decision making process  
Sensitive areas are the same as critical areas. The term critical area is used instead of sensitive areas; therefore it is proposed to be deleted.
- 18.55.110 – Application – Required Information  
Require a title report as a Technically Complete item. Staff has found that there have been unknown easements, etc. that can interfere with a land use decision.
- 18.55.200 – Appeals – Generally  
Change to use proper pronoun.
- 18.55.355 – Code Conflicts  
Add language for code interpretation process.

CRITERIA OF APPROVAL – CMC 18.51.030	Finding
A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposed changes are minor and consist of edits to typos or add clarity to the zoning code. No substantive changes are proposed at this time.
B. Impact upon surrounding properties, if applicable;	The proposed changes will have minor impacts to future development city wide.
C. Alternatives to the proposed amendment; and	No alternatives proposed at this time.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	No citations or documents will be affected beyond what has been provided within Exhibit 1.

### Session Code Amendments (File # MC20-03)

The applicant proposed an amendment to commercial zoning districts (RC, CC, and NC) to allow residential units for upper levels of a mixed use building where the ground floor is for commercial uses. This amendment would not apply to the Downtown Commercial (DC) and Mixed Use (MX) zones as they currently allow residential units as proposed. Refer to Exhibit 2 for the applicant's justification for the changes to CMC.

The city's comprehensive plan, Camas 2035, demonstrates that the city will meet the housing and employment needs for a projected population growth of 1.26 percent per year. Based on an analysis of the capacity of the city for redevelopment and new development, the plan confirmed that we could accommodate the projected population increase of 11,255 persons with 11,182 jobs and 3,868 residential units within our current urban growth limits by 2035. This projection assumes that commercially zoned lands provide at least 20 jobs per acre. The applicant should provide information on comparable development types in comparable cities, in order to demonstrate that 20 jobs per acre would still be achieved with this proposal.

The applicant accurately described that residential development such as apartments, live/work units, and residences associated with a business are allowed within several of the commercial zones with limitations. [CMC 18.07.030-Table 1](#), provides a list of allowed residential types in each of the five commercial zones, with some zones prohibiting a particular type where others allow it. The exception to this jumble of allowances is the MX Zone, which permits all residential development types, with only apartments/multifamily requiring conditional use approval. With that said, the mixed use zone is also the only commercial zone that limits residential density (refer to [CMC 18.09.030](#)). The applicant's proposal would not limit residential units per acre.

Prior to code amendments in 2017 (Ord. 17-013) residential development in commercial zones were largely limited to Mixed Use Planned Developments or in the Downtown Commercial zone. In 2017, Footnote 10 allowed mixed use development on properties over 10 acres with an approved development agreement. In most part, the city's commercial and industrial zones (employment areas) continue to limit residential uses in favor of protecting those lands for jobs. For that reason, a change to introduce more residential development in these areas would trigger a need to update associated comprehensive planning documents such as transportation, parks, and school districts. In sum, the potential effects to the 20 year plan of allowing unlimited residential density in the RC, CC and NC zones (845 acres) is unknown.

<b>CRITERIA OF APPROVAL – CMC 18.51.030</b>	<b>Finding</b>
A. Impact upon the city of Camas comprehensive plan and zoning code;	Residential development above the ground floor is allowed in the DC and MX zones (110 acres). The amendment would allow residential development on upper floors in the remaining commercial zones (RC, NC, CC) that comprise 845 acres.
B. Impact upon surrounding properties, if applicable;	The applicant should address the impacts to adjacent employment lands, as not all businesses are compatible with residential uses.
C. Alternatives to the proposed amendment; and	No alternatives discussed at this time.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	The proposal would change CMC 18.07.030 along with the following comprehensive plan documents: City of Camas Transportation Plan; Camas Park, Recreation and Open Space Plan; and the applicable School District Capital Facilities Plans.

### **Village at Camas Meadows Code Amendments (File #MC20-04)**

The applicant proposes amendments to the design standards for lot width and depth within multifamily zones at CMC Section 18.09.050. The proposal is to reduce the lot width and depth for attached residential units, otherwise known as rowhouses. Refer to Exhibit 4 for the applicant's justification for the amendments.

The city amended CMC Section 18.09.050 twice in the past six years. In 2014, the amendments included removing the term "attached" from the table, which was undefined, and adding a Multifamily Cottage standard.

In 2017, the development standards for all residential zones were updated. The amendments eliminated zones R-5, R-20 and MF-24. The dimensional standard tables

were amended to better achieve the design and aesthetic goals of the city's comprehensive plan (Camas 2035) and the Design Review Manual, along with better differentiating between zones.

In short, the amendments to the dimensional standards were intentional and intended to ensure consistency throughout the code in relation to multifamily developments. The justification for the lot width standard amendment in 2017 (excerpt from Staff Report, September 11, 2017) stated, *"The amendments to this table relate to those changes adopted with Title 17 in relation to building envelopes being a minimum size of 20 feet by 40 feet. There isn't a maximum lot size in this zone as multifamily developments include apartments and other such large structures."* CMC includes a description of each zone at Chapter 18.05. The description for the MF-18 zone states, *"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."*

It is important to highlight that the multifamily standards include minimum lot sizes that are based on minimum building envelope sizes, and minimum setbacks. A variety of housing sizes can be achieved by creating larger structures than the minimums, larger setbacks or a combination. When developing rowhouses, there is a limit to eight units in a row (Refer to [CMC Chapter 18.25](#)).

The Design Review Manual includes standards for multifamily developments at pages 15-18 that require (in part) that attached garages account for less than 50% of the front face of the structure, and the principle entrance must be visible from the street. Rowhouse development standards are more stringent, as garages are limited to 40% of the front face. Together, these elements contribute to a more inviting, safe and walkable street. Past council actions have confirmed the current design standards that discourage blank streetscapes of garages.

And finally, the city is working on creating the Camas Housing Action Plan. The plan will include an analysis of the current housing stock, review current development and zoning standards, and provide recommendations for changes to development standards or zoning to better achieve the city's comprehensive plan goals for more diversified housing to meet the needs of our citizens for the next 10 to 20 years. As an alternative to the proposal, staff recommends reviewing the multifamily lot standards through a more wholistic process, rather than singling out the lot widths and depths at this time.

CRITERIA OF APPROVAL – CMC 18.51.030	Finding
A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposal would amend the development standards for 256 acres that are zoned MF-18.

B. Impact upon surrounding properties, if applicable;	As discussed, the Design Review Manual provides mitigation considerations for new development adjacent to existing development.
C. Alternatives to the proposed amendment; and	Review multifamily development standards through the work of the Camas Housing Action Plan.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	This change could affect the development standards at CMC Chapters <a href="#">17.19</a> , 18.05, 18.09, 18.25 and the Design Review Manual.

## Recommendation

Staff recommends that the Commission discuss proposed amendments and provide direction on whether these modifications should be included, rejected or deferred.

- Staff Code Amendments
- Session Code Amendments
- Village at Camas Meadows Code Amendments

A public hearing on the proposed amendments will be scheduled in the coming months.