



**BOARD OF ADJUSTMENT MEETING AGENDA**  
**Thursday, January 28, 2016, 7:00 PM**  
**City Municipal Center, 616 NE 4th Avenue**


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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. MINUTES**

- A. Approval of the minutes from the October 29, 2015 Board of Adjustment Meeting

 [Minutes from the October 29, 2015 Board of Adjustment Meeting](#)

**IV. MEETING ITEMS**

- A. Introduction of Board of Adjustment Member Mark Swenson  
Presenter: Robert Maul, Planning Manager
- B. Anderson Major Variance Request (MajVar15-02)  
Details: The applicant is requesting a reduced side yard setback on his eastern property line from 15' to 5'.  
Presenter: Robert Maul, Planning Manager  
Recommended Action: Conduct a public hearing, take testimony and render a decision.

 [Staff Report \(MajVar15-02\)](#)

[Applicant's Application \(MajVar15-02\)](#)

[Vicinity Map \(MajVar15-02\)](#)

- C. Election of Chair and Vice Chair  
Details: The Board of Adjustment positions of chair and vice chair are one-year terms, which are generally elected by majority vote each January.  
Presenter: Robert Maul, Planning Manager  
Recommended Action: That the Board Members nominate and approve a chair and vice chair of the Board of Adjustment for 2016.

**V. ADJOURNMENT**

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call (360) 834-6864.



## BOARD OF ADJUSTMENT MEETING MINUTES - DRAFT

Thursday, October 29, 2015, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

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### SPECIAL MEETING

#### I. CALL TO ORDER

Chair McBride called the meeting to order at 7:01 p.m.

#### II. ROLL CALL

Present: Robert Guetter, Matthew Larvick and Matthew McBride

Excused: Jeff Groff

Staff Present: Jan Coppola, Lauren Hollenbeck and Robert Maul

#### III. MINUTES

- A. Approval of the Minutes from the April 30, 2015 Board of Adjustment Meeting

 [April 30, 2015 Board of Adjustment Minutes](#)

**It was moved by Board Member Larvick, seconded by Board Member Guetter to approve the minutes from the April 30, 2015 Special Board of Adjustment Meeting. The motion carried unanimously.**

#### IV. AGENDA ITEMS

- A. Public Hearing to Consider a Major Variance Request (File No. MajVar 15-01)  
Details: The applicant is seeking approval for a variance to reduce the front yard setback to 10 feet and the rear yard setback to 5 feet on parcel no. 084121-000. The subject property is located off of NW 6th Place, east of NW Sierra Street, in the R-15 single-family residential zone.  
Presenter: Lauren Hollenbeck, Senior Planner

 [FT Redevelopment Major Variance Staff Report \(MajVar15-01\)](#)

[Exhibit 1 - Application materials and proposed plot plan](#)

[Exhibit 2 - 2010 Staff Report and Decision \(MajVar10-03\)](#)

[Exhibit 3 - Buildable area without variance](#)

[Exhibit 4 - Vicinity map](#)

Scott Earl, Permit It.com, PO Box 998, Washougal, spoke in favor of the Board granting approval for the major variance application.

Mr. Earl and staff responded to clarifying questions from the Board Members.

The public testimony portion of the hearing was opened and closed, as there were no members of the public who wished to speak.

**After a brief discussion, it was moved by Board Member Larvick, seconded by Board Member McBride to approve the major variance application for parcel no. 084121-000 (File No. MajVar15-01). The motion carried unanimously.**

B. Open Public Meetings Act Training

Details: Members of a governing body of a public agency are subject to the Open Public Meetings Act (OPMA) and must receive open public meetings training. They include members of city councils, boards of county commissioners, school boards, fire district boards, state boards and commissions, and other public agency boards, councils and commissions.

Presenter: Robert Maul, Planning Manager

Robert Maul gave a brief overview of the training sponsored by the Washington Cities Insurance Authority (WCIA).

**V. ADJOURNMENT**

Chair McBride adjourned the meeting at 7:44 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call (360) 834-6864.



Community Development Department  
616 NE Fourth Avenue  
Camas, WA 98607  
(360) 817-1568

**STAFF REPORT  
MAJOR VARIANCE  
ANDERSON VARIANCE  
FILE NO. MAJVAR15-02**

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**PROPOSAL:** A variance request for one side yard setback to go from 15' to 5'.

**To:** Members of the Board of Adjustment

**FROM:** Robert Maul, Planning Manager

**HEARING DATE:** January 28<sup>th</sup>, 2016

**OWNER:** Dale Anderson

**APPLICANT:** Dale Anderson  
14707 SE Rivershore Drive  
Vancouver, WA 98683

**LOCATION:** Located west of 26109 SE 6<sup>th</sup> Cr.  
Camas, WA 98607  
Parcel Number 178115010

**ZONING:** Residential-7,500 (R-7.5)

**COMPREHENSIVE PLAN:** Single-Family Low

**ADJACENT USES:** North: R-7.5 zone, single-family residence  
South: R-10 zone, single-family residence  
East: R-7.5 zone, single-family residence  
West: R-7.5 zone, single-family residence

**BACKGROUND:**

The applicant owns the subject property in addition to 17.43 acres abutting the site to the west. It is his goal to build a residential subdivision on the two properties in the near future. The applicant also desires to build a single family home now of the subject site before he gets into the subdivision process.

Current zoning setbacks for residential districts are listed in Camas Municipal Code section 18.09.040 Table 2. The setbacks are based on lot size and zoning designation. Based on the current size of the existing 1.14 acre site the applicant will be required to use the setbacks listed in the table listed herein. The main conflict for the applicant right now is the side yard setback at the eastern property line, which is currently 15'. He would like to build one house now for his daughter which would be strategically

placed to fit on a future lot in the proposed subdivision. To do so he is requesting the eastern side yard setback be reduced to 5'. This reasoning is to make efficient use of the land consistent with GMA goals of maximizing density. The applicant has provided illustrations of a possible subdivision layout that would accommodate the proposed house lot 28 if the variance is granted (See exhibit 1).

**FINDINGS:**

**18.45.010 Purpose.** A variance to any development standard contained in this title, other than density and lot area, may be granted when practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of CMC Title 18, Zoning, would result from the literal enforcement of its requirements. The sole purpose of any variance shall be to prevent such difficulties, hardship, or results, and no variance shall be granted which would have the effect of granting a special privilege not shared by other property in the same vicinity and zone, except when necessary to avoid such difficulties, hardship, or results.

**18.45.020 Approval process.**

B. Major Variance. A major variance is one that results in the modification of a numerical development standard by more than ten percent. The board of adjustment is generally the decision maker regarding major variances. Where a variance is consolidated with an application for a Type III decision, the decision maker shall be the same as that for the Type III application. A major variance shall not be approved unless findings are made by the approval authority that all the approval criteria under CMC Section 18.45.030 are satisfied.

**Finding:** As per CMC 18.09.040 Table 2 Density and Dimensions for Single-Family residential zones, setbacks are based on average lot sizes. The subject property is 1.14 acres (49,658 square feet) and therefore subject to the setback requirements of lots sized 20,000 square feet or greater, which requires the following setbacks listed in the table below. The applicant is requesting the setbacks set for the R-7.5 zoning for lots sized between 7,500-9,999 square feet in area. The setback request is greater than the 10% standard and therefore requires a major variance.

<b>R-7.5 Setbacks (7,500 – 9,999 sq ft)</b>	<b>R-20 Setbacks (lot area 20,000 or more sq ft)</b>
Front – 20'	Front – 30'
Min side yard and corner lot rear yard – 5'	Min side yard and corner lot rear yard – 15'
Min rear yard flanking a street - 20	Min rear yard flanking a street - 30
Min rear yard – 25'	Min rear yard – 35'
Min lot frontage – 30'	Min lot frontage – 40'

**18.45.040 Major variance.**

B. Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:

1. The variance shall not constitute a grant of special privilege inconsistent with the

limitation upon uses of other properties in the vicinity and zone in which the subject property is located.

*Finding: The subject property and the adjacent surrounding properties are zoned R-7.5 Single Family Residential to the north, east and west and R-10 single family residential to the south. The applicant is proposing to build a home on an oversized lot that can be further developed now, or in the future. In an effort to plan accordingly, the requested setback would allow for one home to be built now so as not to conflict with a future subdivision layout. Other lots abutting the subject property are also able to further develop now or in the future.*

2. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

*Finding: The applicant does have the ability to construct a house elsewhere on the site. However, if a house is build using the 15' side yard setback then it could have ripple effects on a future layout thereby diminishing the density on site. Overall, the city has envisioned the area in question to develop into additional higher density residential, so this request would allow for consistency of comprehensive plan goals.*

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.

*Finding: There are a few neighboring houses out there that have closer building setbacks than 15'. All of the oversized properties have the ability to further develop into smaller lots in the R-7.5 zone. Once developed the other lots created will also have 5' side yard setbacks. As such, this request for the one variance shouldn't have a detrimental impact to the public welfare or be injurious to property or improvements in the vicinity.*

**RECOMMENDATION:**

In the event the Board of Adjustment should find the approval criteria to be satisfied and grant approval of this major variance, staff would recommend the following conditions:

1. The house shall be placed no closer than 5' from the eastern property line as proposed.
2. The front of the house shall face north towards the private access drive.
3. The proposed house shall be placed a minimum of 50' from the northern property line and no closer than 105' from the southern property line.
4. The approval of the Major Variance shall expire if all necessary building permits are not obtained within two years of the date of the final decision.
5. A copy of the Final Order approving the Major Variance shall be submitted with any city permits for this parcel.

**PUBLIC COMMENT:**

No public comments have been submitted during the preparation of this staff report. If comments are submitted prior to the January 28, 2016 deadline, those comments will be attached as a new exhibit.

**EXHIBITS LIST:**

Exhibit 1 – Staff Report (MajVar15-02)

Exhibit 2 – Application materials

Exhibit 3 – Vicinity Map



Community Development Department | Planning  
616 NE Fourth Avenue | Camas, WA 98607  
(360) 817-1568 | [www.cityofcamas.us](http://www.cityofcamas.us)

General Application Form

Case Number:

MajVar15-02

Applicant Information

Applicant/Contact: DALE E. ANDERSON (DARLING) Phone: (360) 921-9424  
Address: 14707 SE Rivershore Drive deapropertymgr@yahoo.com  
Street Address E-mail Address  
Vancouver, WA 98683  
City State ZIP Code

Property Information

Property Address: ATTACHED AND West of; 26109 SE 6th Circle 178115010  
Street Address County Assessor # / Parcel #  
Camas WA 98607  
City State ZIP Code  
Zoning District R-7.5 Site Size 49,658 sq' / 1.14 Acres

Description of Project

Brief description: 220,000 sf lot has setbacks; Front 30', sides 15' & Back 35'.  
I'm requesting R-7.5 setbacks; Front 20', sides 5' & Back 25'.

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: Anderson Dale Phone: (360) 921-9424  
Last First  
Address: 14707 SE Rivershore Drive  
Street Address Apartment/Unit #  
E mail Address: Vancouver WA 98683  
City State Zip

Signature

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

Signature:

*Dale E. Anderson*

Date: 12/16/15

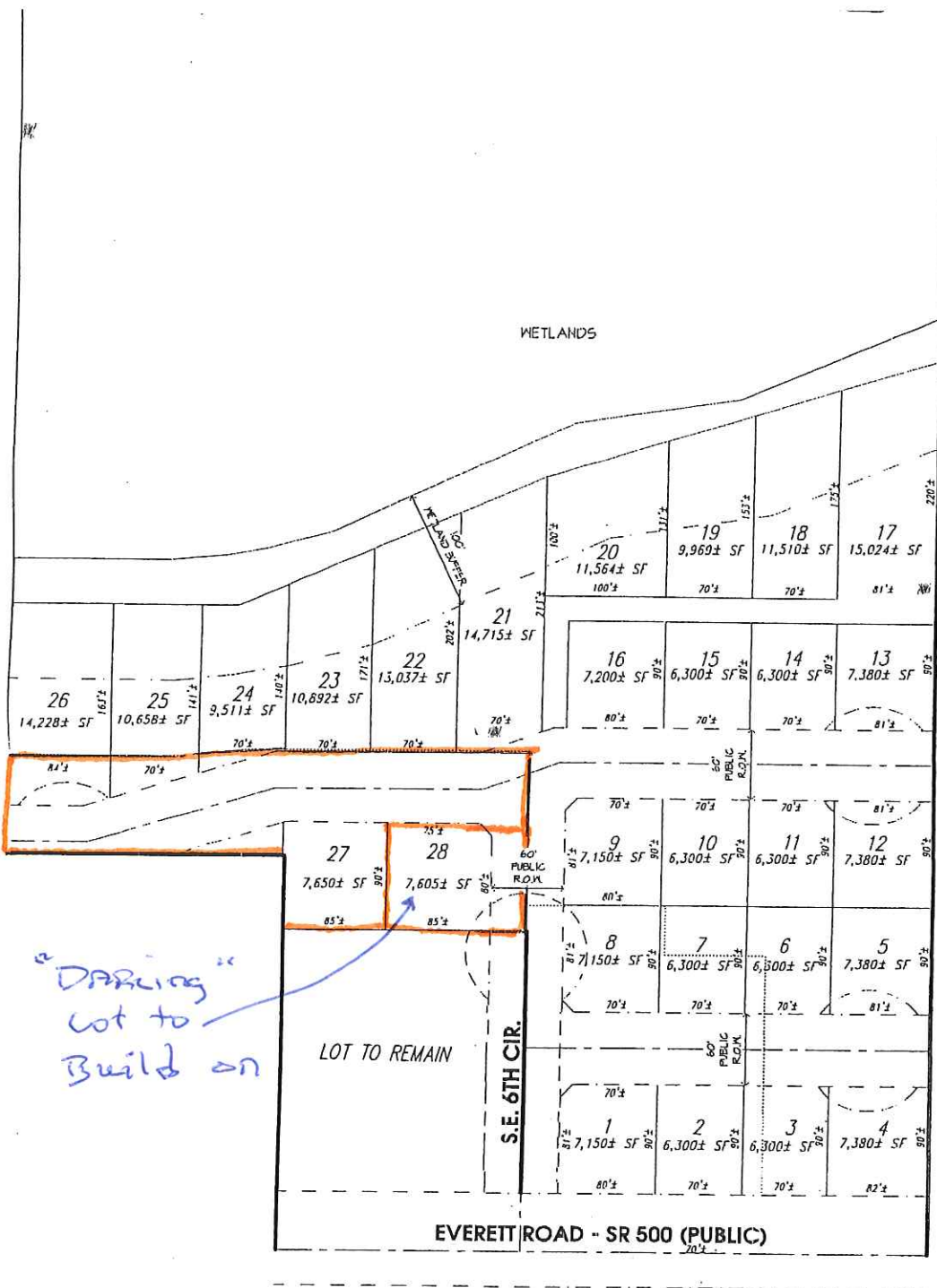
Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 12/16/15 Pre-Application Date:

Staff: Related Cases #

\$600.00

Validation of Fees



"DARLING"  
lot to  
Build on

Now  
72,000 sf  
30' front  
15' side  
35' back

Want  
15,000 sf  
20' front  
5' side  
25' back



### LIMITATIONS:

NOT LIMITED TO PLANS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE INTENDED FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ALL SUBJECT TO CHANGE. THESE INSTRUMENTS OF SERVICE SHALL BE CONSIDERED A WORK IN PROGRESS WHERE UNKNOWN FACTORS EXIST HAVE BEEN VERIFIED. DUE TO THE HIGH DEGREE OF UNCERTAINTY ASSOCIATED WITH A CONCEPTUAL DESIGN, THESE INSTRUMENTS OF SERVICE ARE NOT TO BE USED FOR SPECIAL EVALUATION OR CONSTRUCTION COST ESTIMATING. NO ASSURANCES ARE OFFERED OR IMPLIED AS TO THE OVERALL FEASIBILITY OF REVIEW AND FINAL APPROVAL BY ALL APPROPRIATE FEDERAL, STATE AND LOCAL AGENCIES AND SHALL CONTAIN THE PROFESSIONAL PROFESSIONALS PRIOR TO ANY USE OF THESE DOCUMENTS. PLANNING SOLUTIONS, INC. AND ITS CONSULTANTS SHALL BE DEEMED THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

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Administrative Data	Info...	Land Data	Assessment Data	Info...
Zoning Designation	Codes... [[gishome/customActions/act_ZoningRedirect.cfm?abbrev=R-7.5&city=Camas] R-7.5	Clark County Road Atlas [[gishome/Products/?pid=displayatlas] page 12	<b>2015 Values for 2016 Taxes</b>	
Zoning Overlay(s)	none	Approximate Area Info... 49,658 sq. ft. 1.14 acres	Market Value as of January 1, 2015	
Comprehensive Plan	SFM	Subdivision ANDERSON	Land Value	\$102,415.00
Comp. Plan Overlay (s)	none	Survey 006005 039010 039031	Building Value	\$0.00
Census Tract	406.05	Land Use Code Info... UNUSED PLATTED LAND.	Total Property	\$102,415.00
Jurisdiction	Camas		Taxable Value	
Fire District	Camas Washougal FD		Total	\$102,415.00
Park District	n/a			
School District	Camas		<b>2014 Values for 2015 Taxes</b>	
Elementary	Lacamas Heights		Market Value as of January 1, 2014	
Middle School	Liberty		Land Value	\$90,022.00
High School	Camas		Building Value	\$0.00
Sewer District	Rural/Resource		Total Property	\$90,022.00
Water District	Camas		Taxable Value	
Neighborhood	n/a		Total	\$90,022.00
Section-Township-Range	NW 1/4,S35,T2N,R3E image: .TIF [[ccimages/quarters/tr231/a231354.tif] or .PDF [[applications/PDFbuilder/proxytiff2pdf.cfm?doctype=qtrsec&image-to=tr231/a231354]			
Urban Growth Area	Camas		<b>General</b>	
C-Tran Benefit Area	Yes		Re-valuation Cycle	4
School Impact Fee	Camas		Assessor Neighborhood	20
Transportation Impact Fee	Camas		Notice of Value	2015
Transportation Analysis Zone	659			[[reval/Reval_Notices\Reval_2015 \\100\100\000\178115010_1.pdf]
Waste Connections				2014
Garbage Collection	Thursday			[[reval/Reval_Notices\Reval_2014 \\100\100\000\178115010_1.pdf]
Day				2013
Last Street Sweeping	n/a			[[reval/Reval_Notices\Reval_2013 \\100\100\000\178115010_1.pdf]
CPU Lighting Utility District	0			2012
Burning Allowed	No			[[reval/Reval_Notices\Reval_2012 \\100\100\000\178115010_1.pdf]
Wildfire Danger Area	No			2011
				[[reval/Reval_Notices\Reval_2011 \\100\100\000\178115010_1.pdf]
				2010
				[[reval/Reval_Notices\Reval_2010 \\100\100\000\178115010_1.pdf]
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				2006
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				2005
				[[reval/Reval_Notices\Reval_2005 \\100\100\000\178115010_1.pdf]

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov) (mailto:asrgis@clark.wa.gov)



# Property Fact Sheet for Account 178115010

October 19, 2015

## General Information

Property Account	178115010
Site Address	
Owner	ANDERSON DALE & ANDERSON LETA
Mail Address	% DEA INVESTMENTS PMB 364 16420 SE MCGILLIVRAY SUITE 103 VANCOUVER WA , 98683 US
Land Use	UNUSED PLATTED LAND.
Property Status	Active
Tax Status	Regular
1st Line Legal	LOT 3 SP3-118 1.14A
Area (approx.)	49,658 sq. ft. / 1.14 acres

## Assessment (2015 Values for 2016 Taxes)

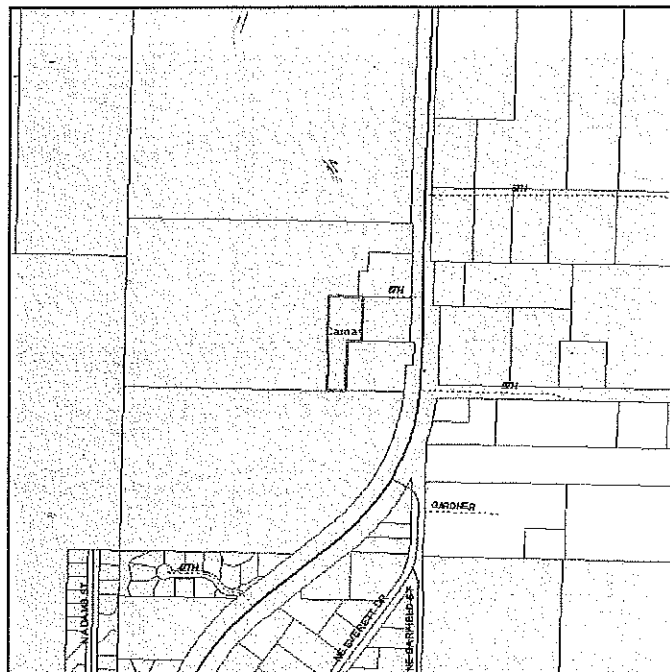
Land Value	\$102,415.00
Building Value	\$0.00
Total Property Value	\$102,415.00
Total Taxable Value	\$102,415.00

## Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

## Administrative

Zoning Designation	Residential-7,500 (R-7.5)
Zoning Overlay(s)	none
Comprehensive Plan	Single-Family_Medium
Comp. Plan Overlay(s)	none
Census Tract	406.05
Jurisdiction	Camas
Fire District	Camas Washougal FD
Park District	n/a
School District	Camas
Elementary	Lacamas Heights
Middle School	Liberty
High School	Camas
Sewer District	Rural/Resource
Water District	Camas
Neighborhood	n/a
Section-Township-Range	NW 1/4,S35,T2N,R3E
Urban Growth Area	Camas
C-Tran Benefit Area	Yes
School Impact Fee	Camas
Transportation Impact Fee	Camas
Transportation Analysis Zone	659
Waste Connections	Thursday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No



## Wetlands and Soil Types

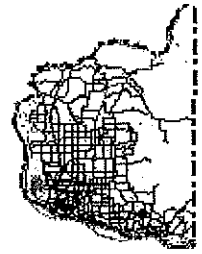
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HcB Non-Hydric / HcE
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0532D
Watershed	Lacamas Creek
Sub Watershed	Lacamas Lake

## Geological Hazards

Slope Stability	Severe Erosion Hazard Area
Geological Hazard	Slopes > 15%
NEHRP Class	C
Liquefaction	Very Low

## Habitat and Cultural Resources

Priority Habitat	
Habitat Area Buffer	
Species Area Buffer	
Archaeological Probability	Moderate-High
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators



### Legend

- Building Footprints
- Taxlots
- ImageBestRes
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- Cities Boundaries
- Urban Growth Boundaries

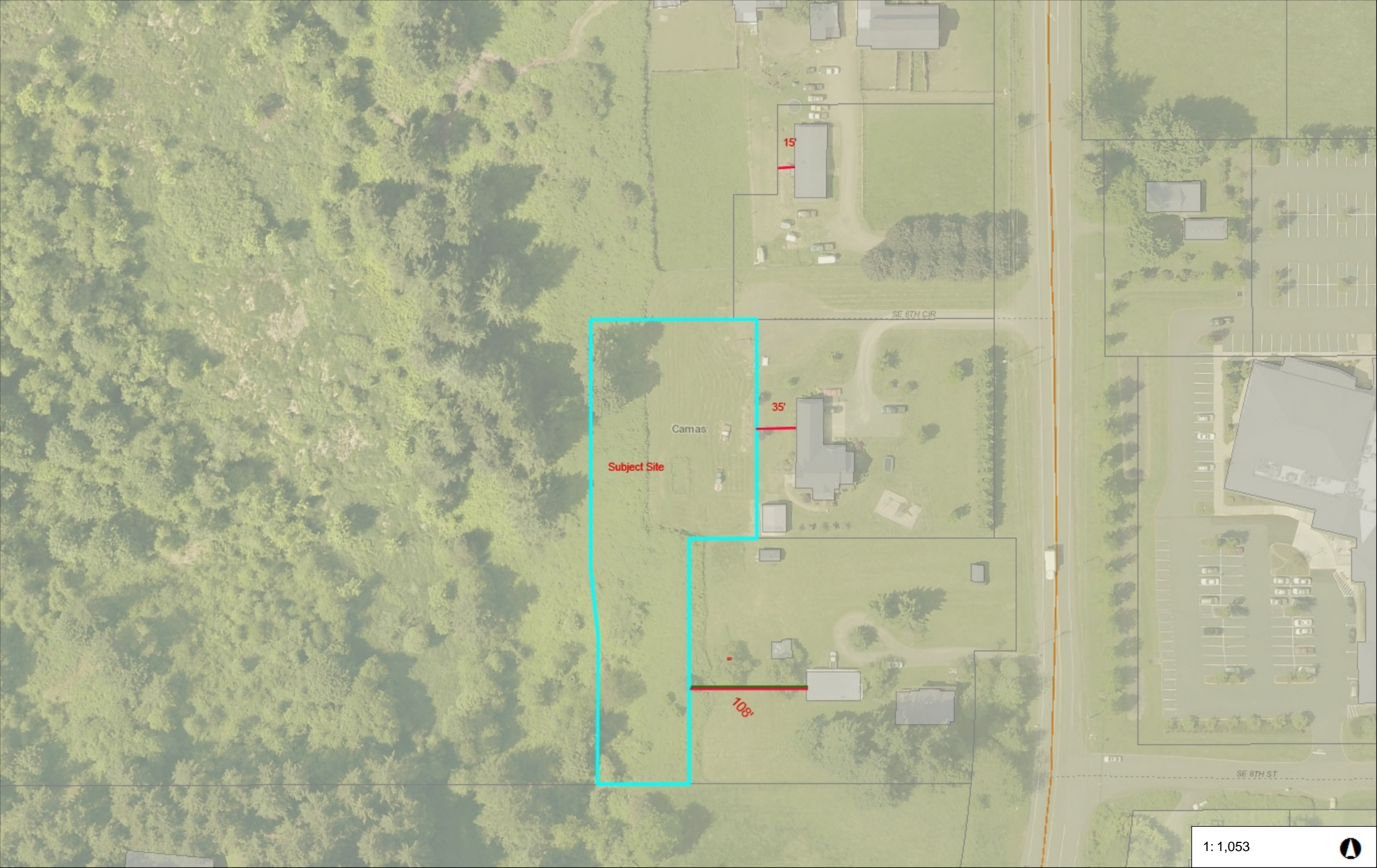
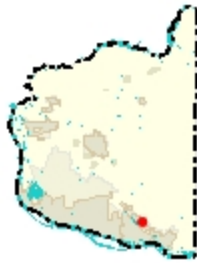
### Notes:

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Anderson Setback Map



- Legend**
- Building Footprints
  - Taxlots
  - ImageBestRes
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3
  - Cities Boundaries
  - Urban Growth Boundaries

Notes:

1: 1,053



175.6 0 87.79 175.6Feet