



CITY COUNCIL WORKSHOP AGENDA

Monday, January 6, 2014, 4:30 p.m.

Camas City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. PUBLIC WORKS DEPARTMENT

A. Project P-891 Office Trailer Purchase

1. Details: The City budgeted \$35,000 to purchase a modular office space equivalent to the existing unit at the Operations Center. Currently the City leases this facility for \$415 per month. The payback time of 60 months will not exceed the expected remaining service life of the facility estimated at 10 years.

Department/Presenter: Eric Levison, Public Works Director

Recommended Action: Place this item on the January 21, 2014, Consent Agenda for Council's consideration.

V. COMMUNITY DEVELOPMENT DEPARTMENT

A. Camas Municipal Code (CMC) Amendments to Residential Districts Development Standards

1. Details: A discussion relating to amendments to the development standards of residential zoning districts within the following sections of the CMC **Title 18 Zoning** (*not limited to*): CMC§18.05.020 Districts designated; CMC§18.05.040 Residential and multi-family zones; CMC§18.09.040 Table 2 - Density and Dimensions for single-family residential zones; and CMC§18.09.050 Table 3 - Density and Dimensions for multi-family residential zones. The Planning Commission held a public hearing on November 19, 2013, and forwarded a recommendation of approval.

Department/Presenter: Phil Bourquin, Community Development Director

Recommended Action: That Council set a date for a public hearing on January 21, 2014

B. Final Plat for Breckenridge (file No. FP13-05)

1. Details: Breckenridge Subdivision requests final plat approval for a 32-lot subdivision, which received preliminary plat approval on January 26, 2006. The property is generally located north of Grand Ridge Subdivision (Clark County) and south of SE 40th Street.

Department/Presenter: Phil Bourquin, Community Development Director

Recommended Action: Set a date to approve the final plat for Breckenridge

VI. FIRE DEPARTMENT

A. Special Events Permits Allowing Fireworks Discharge Outside Prescribed Times

1. Details: For many years, the Camas Fire Department (CFD) has issued special events permits for the discharge of fireworks outside the normally allowed times. Typically, these permits would be for celebrations like anniversaries and birthdays. In an opinion rendered on July 29, 2013, City Attorney Roger Knapp issued an opinion stating that the ordinance language the CFD had always used as authorization for issuing such permits, in fact, did not grant the proper legal authority required. The Revised Code of Washington (RCW) 70.77.311 does allow the issuance of special events permits for fireworks. However, the City Attorney states that Camas Municipal Code (CMC) 5.20.050 (Special Events Permits) must be amended to contain a reference to RCW 70.77.311 for such a provision to be used for fireworks. Based on the suggestion from the City Attorney and on order from the Fire Chief, the issuance of special events permits for fireworks have been prohibited since that time. Several months ago, Fire Chief Nick Swinhart approached the Council at a workshop and asked for direction on this issue. The direction requested was if the Council wished such permits to be issued in the future, and if so, whether they were prepared to make the necessary ordinance changes to do so. The direction of Council at this meeting was that they desired the continuation of such permits, but with more strict guidelines. They asked the Fire Chief to investigate what kind of restrictions other municipalities used, and to report back with sample guidelines when completed. Based on this research, some sample restrictions are being attached to the agenda for Council to discuss.

Department/Presenter: Nick Swinhart, Fire Chief

Recommended Action: Allow opportunity for Council to discuss this matter

VII. CITY ADMINISTRATION

A. Miscellaneous and Scheduling

1. Details: Updates on Miscellaneous or scheduling items

Department/Presenter: Pete Capell, City Administrator

VIII. COUNCIL COMMENTS AND REPORTS

IX. PUBLIC COMMENTS

X. 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 a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



I, Jennifer Gorsuch, City Clerk hereby certify
that these bid tabulations are correct.

Jennifer Gorsuch
Jennifer Gorsuch

12/30/2013
Date

PROJECT NO. P-891				Engineer's Estimate		Pacific Mobile Structures			
DESCRIPTION: Office Trailer				\$ 30,000.00					
DATE OF BID OPENING: Decemebr 30, 2013				Entered by SW					
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	BASE MODEL, 1. 2005 or newer Blazer 12' x 56' Mobile office or approved equal with room divider. Mobile office must be equivalent to current office at site in comparable condition as determined by the project manager.	L.S.	1	L.S.	\$30,000.00	L.S.	\$23,667.98	L.S.	
30000				Subtotal	\$30,000.00		\$23,667.98		\$0.00
				Tax	\$2,520.00		\$1,988.11		\$0.00
				CONTRACT TOTAL	\$32,520.00		\$25,656.09		\$0.00



Community Development Department

Staff Report

Amendments to Residential Districts Development Standards

File #CMC13-01

December 30, 2013

To: Mayor Scott Higgins
City Council

Public Hearing: To be determined

From: Sarah Fox, Senior Planner on behalf of Planning Commission

Compliance with state agencies: On November 26, 2013, the City issued a Determination of Non-Significance (non-project action) in accordance with the State Environmental Policy Act (SEPA #13-16). The comment period ended on December 10, 2013, and no appeals were filed. Notice to the Department of Commerce was sent on November 21, 2013, and Commerce acknowledged receipt on the same day, with Material ID #19777.

Summary

The proposed amendments to the multifamily development standards table at CMC§18.09.050 Table 3, will effectively eliminate the "attached" standards and provide a single development standard for each multifamily zone. The amendments include adding a new multifamily zoning overlay, named "Multifamily Cottage". The proposed amendment to the single family development standards table at CMC§18.09.040 Table 2, is to simplify the lot coverage standard, which varies by zone to a standard that will vary by the size of lot.

In sum, the proposed amendments to the development standards of residential zoning districts are included within the following sections of the Camas Municipal Code (CMC), Title 18 Zoning:

- CMC§18.05.020 Districts designated;
- CMC§18.05.040 Residential and multi-family zones;
- CMC§18.09.040 Table 2 - Density and Dimensions single-family residential zones; and
- CMC§18.09.050 Table 3 - Density and Dimensions for multifamily residential zones.

Planning Commission held a public hearing on November 19, 2013, and forwarded a recommendation of approval as proposed.

Title 18 Zoning

At present, multifamily zoned properties are regulated with a double standard, based on whether or not the future structure will be "attached" or stands alone. A definition of "multifamily attached" and/or "multifamily detached" is not provided in the code, defined in a standard dictionary, or defined by a "generally accepted meaning" pursuant to CMC§18.03.010. Also, from time to time, the multifamily standards have been challenged by the developer community. For these reasons, staff has proposed amendments within Title 18 to the multifamily development standards, along with an amendment to the lot coverage limitations of the single-family residential development standards. The following is a brief description of the proposed amendments that are provided in this report.

- **CMC§18.05.020 Districts designated**

The amendment to the table includes the proposed zoning overlay district, "Multifamily Cottage". There are no other changes or deletions proposed to this table.

- **CMC§18.05.040 Residential and multifamily zones**

The definitions provided in this section are consolidated into three parts, which correlate to the two comprehensive plan designations of multifamily and the proposed overlay. At Subsection "I" is the definition for multifamily low designations, at Subsection "J" is the definition for multifamily high designations, and the *proposed* overlay zone is described at Subsection "K". The definitions for MF-10, 18, and 24, currently state that the intent is for "attached" dwelling units, which has been struck with this proposal.

- **CMC§18.09.040 Table 2 - Density and Dimensions single-family residential zones**

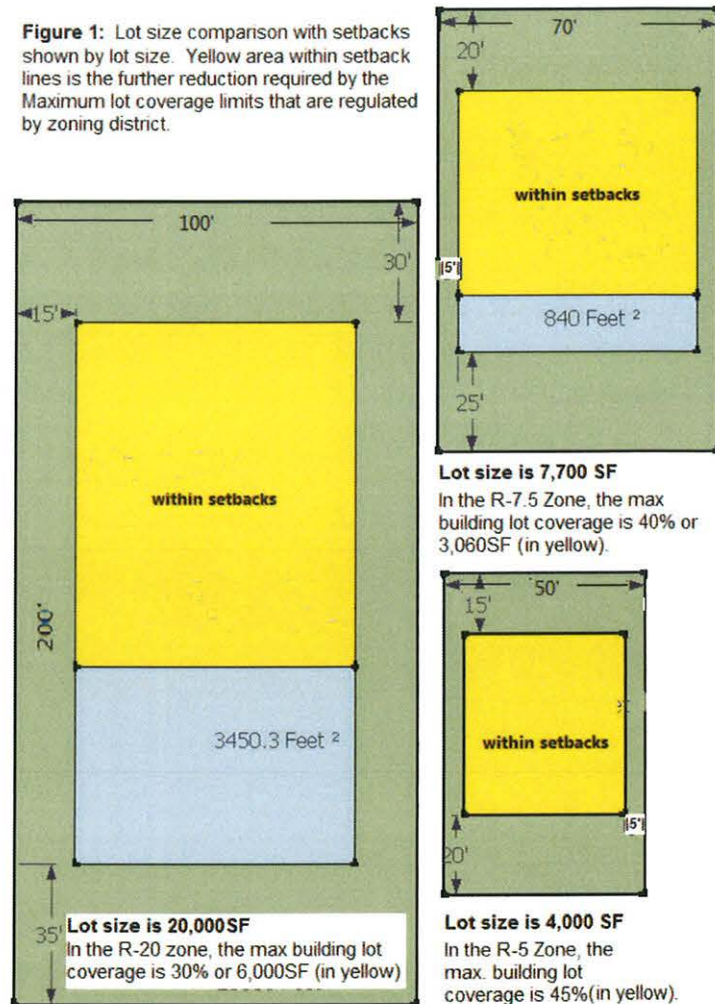
The proposed amendment to the single family development standards table at CMC§18.09.040 Table 2, is to simplify the lot coverage standard, which varies by zone (from 30% to 45%) to a standard that will vary by the size of lot. As it is currently written, maximum lot coverage is determined by zone, and by whether the development is considered under the provisions of "density transfer". The standards for setbacks are based on lot size (See lot size comparison at Figure 1). When the two standards are applied, often the building coverage limit by zone is more restrictive than the setbacks. The proposed amendments are intended to better match the setback and lot coverage limits to an appropriate lot size.

- **CMC§18.09.050 Table 3 - Density and Dimensions for multifamily residential zones**

The proposed amendments to the multifamily development standards table at CMC§18.09.050 Table 3, will eliminate the "attached" zoning standards and provide a single development standard for each multifamily zone. The single development standard is similar to that of the current "attached" standard. The setbacks and lot sizes are more consistent with high-density developments (see Figure 2). The front yard setback includes additional depth for a garage, if it is proposed, in order to avoid vehicles blocking sidewalks.

The amendments include a minimum density requirement to ensure that the residential growth targets are maintained, consistent with the Growth Management Act. The standard for "*Minimum lot area per dwelling unit*" is duplicative of the standard that precedes it with "*Minimum lot area*". The "*per dwelling unit*" portion of the standard was often interpreted

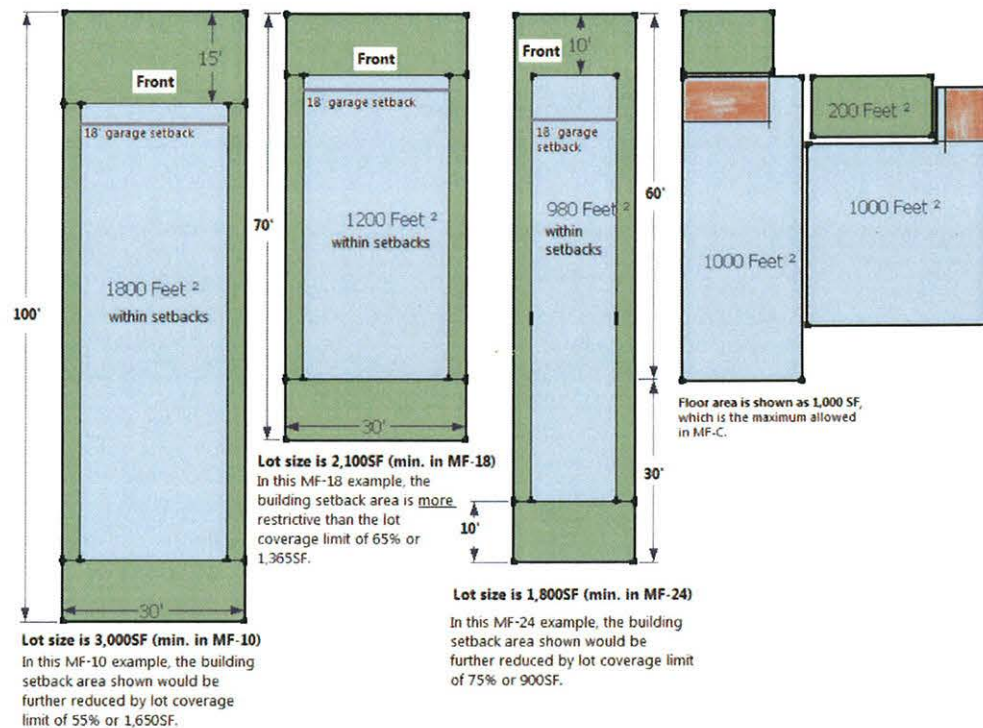
Figure 1: Lot size comparison with setbacks shown by lot size. Yellow area within setback lines is the further reduction required by the Maximum lot coverage limits that are regulated by zoning district.



broadly to mean “lot coverage” and was often debated. For these reasons, the standard is proposed to be deleted.

The amendments include adding a new multifamily zoning overlay, named “Multifamily Cottage”, in order to allow the flexibility for developing single-level, smaller structures with community spaces. These developments are generally intended for the growing population of empty-nesters or for those who are mobility impaired. Through a review of cottage development standards in other northwest communities, the proposed dimensions allow for flexible site design for lots or condominiums. Cottage developments included additional features that marked them distinctly as “cottages”, such as high-pitch roofs, covered front porches, and community open spaces that connected the residences to one another. The dimensional standards of Table 3, in combination with the overlay description as provided at CMC§18.05.040, is intended to provide clarity to the development community and the city’s Design Review Committee. **Design Review is proposed as a requirement for developments in all multifamily zones.**

Figure 2
Example of
proposed
multifamily
dimensional
standards.



Proposed Residential Code Amendments

The proposed amendments are provided below.

18.05.020 Districts designated. (Note: Add the following district and do not otherwise amend the table.)

District	Symbol	Comprehensive Plan Designation
Multifamily Cottage	MF-C	Overlay

18.05.040 Residential and multifamily zones*

- I. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- J. 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.
- K. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

18.09.040 Table 2—Density and dimensions—Single-family residential zones¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building height (feet) ³	35	35	35	35	35	35	35
B. Density Transfer Lots¹							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building height (feet) ³	35	35	35	35	35	35	35

The following standards of (C) and (D) are not zone specific.

C. Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40
D. Maximum building lot coverage based on lot sizes.	45%	40%	40%	40%	40%	40%	40%

*There are no amendments proposed for subsections A through H, therefore they are not included.

Notes:

1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.180
2. Setbacks may be reduced to be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.
3. Maximum building height: three stories and a basement, not to exceed height listed.
4. For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.
5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.

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}

Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.
4. GFA in this instance does not include covered porches or accessory structures as defined per CMC18.17.040.

Recommendations

That Council schedules a public hearing for the proposed amendments.



VIEWING INSTRUCTIONS:

An audio recording of the Planning Commission workshop that was held on July 16, 2013, accompanies this presentation and lasts approximately 35 minutes. The initial voice is Sarah Fox, Senior Planner.

The slides advance automatically after selecting "slide show".

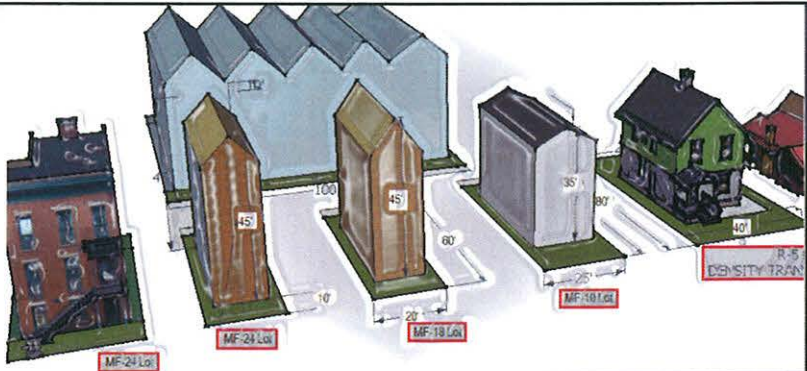


MULTI-FAMILY ZONING

WORKSHOP TOPIC
PLANNING COMMISSION
JULY 16, 2013

OUTLINE

- Terminology
- Camas Design Review Manual
- Density and Dimension Standards
- Cottage Housing
- Camas Building Permits Issued
- Aging America and housing preferences



TERMINOLOGY

- What is “single-family attached” ?(CMC Chapter 18.03)
 - Dwelling, **Single-Family Attached** (Row House). Means a single household dwelling attached to another single household dwelling by a common vertical wall, and each dwelling is owned individually and located on a separate lot. These are more commonly referred to as townhouses or rowhouses.
- Dwelling, **Single-Family**. Means a detached building containing one dwelling unit.
- Dwelling, **Duplex or Two-Family**. Means a structure containing two dwelling units on one lot.

TERMINOLOGY

- What is “multi-family attached”?
- CMC Chapter 18.05 Zoning Map and Districts
 - **MF-10.** This zone provides for a diversity of **attached** dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to **ten units** per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
 - **MF-18.** (defined same as above, only difference is units per acre is 18).
 - **MF-24.** (defined same as above, only difference is units per acre is 24).
- Multi-family is not defined in the definitions Section of CMC Chapter 18.03
- Does not define or describe “**detached**” multi-family dwellings.

CAMAS DESIGN REVIEW MANUAL

CAMAS DESIGN REVIEW MANUAL
GATEWAY, COMMERCIAL, MIXED-USE & MULTI-FAMILY
USES

Prepared For
CITY OF CAMAS

Prepared By
Design Review and Design Review

Revised December 2002



CMC 18.19.020 - Scope. *Design review is required for all new commercial, mixed-use, or multifamily developments, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit)... Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual.*

- Multi-family design standards are provided at pages 13 through 17 of the manual.
- Multi-family “structures” are categorized within the manual as follows:
 - Stacked Housing
 - Townhome/Row house
 - Duplex/Tri-plex/Four-plex

TOWN HOUSES?



ROW HOUSES?



Is Design Review required for both types? Are they both "multi-family" developments?



CAMAS DESIGN REVIEW MANUAL

CAMAS DESIGN REVIEW MANUAL:
GATEWAYS, COMMERCIAL, MIXED-USE & MULTI-FAMILY
USES

Prepared For:
Camas City Council

Prepared By:
Design Review Ad Hoc Committee

Revised December 2002



Reprinted from the cover of Municipal Research Service's "Multi-Development" handbook.

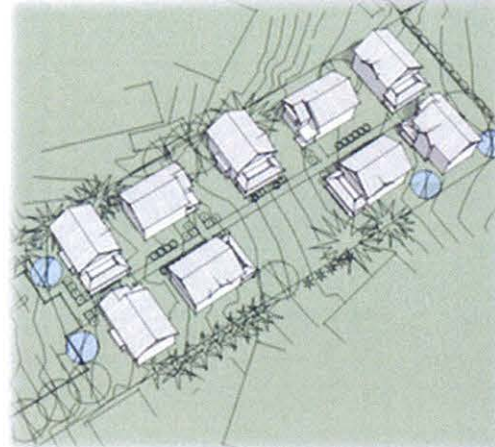
CMC 18.19.020 - Scope. *Design review is required for all new commercial, mixed-use, or **multifamily developments**, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit)... Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual.*

- Multi-family design standards are provided at pages 13 through 17 of the manual.
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 - Stacked Housing
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COTTAGE HOUSING

Although [cottage development standards](#) vary, cottages are generally designed as one- or two-story detached housing units, with second stories usually built into the pitch of the roof. Small cottages can have 450 square feet on the main level and a 100 square foot loft on the second. A larger cottage can have up to 1,000 square feet to accommodate 2 bedrooms and 1.5 baths. Since cottages are meant to be moderately-sized, most cities limit each unit to approximately 800 to 1,000 square feet.

Cottages are often clustered around a common open space, and depending on the lot size, can have anywhere from 4 to 20 units per development.

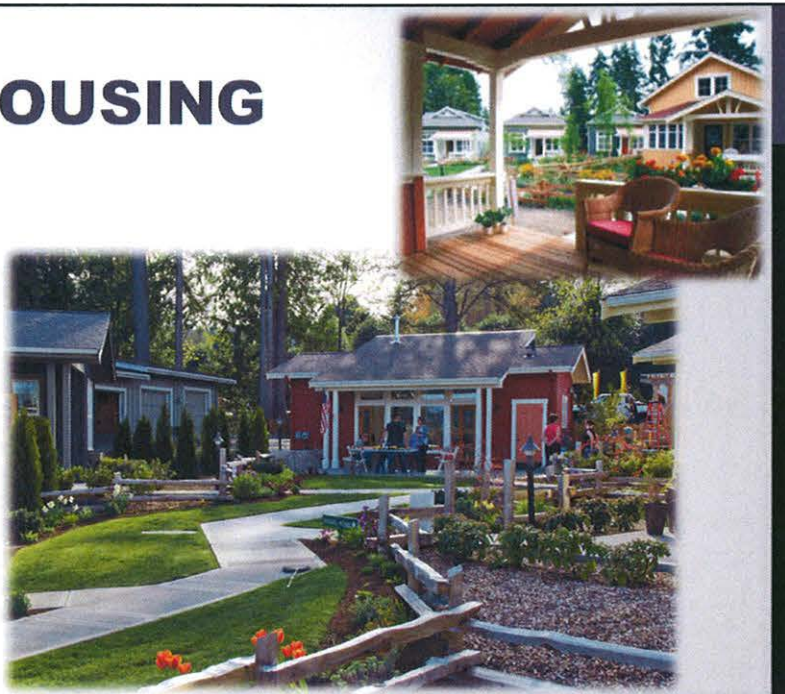


<http://www.microhousenw.com/designs.php>

COTTAGE HOUSING

Cottage homes are not a new concept; they have historically served as working-class housing throughout Europe and the U.S., and are now being updated and reintroduced to target **singles, married couples, and empty nesters**.

Cottage developments are built in clusters designed to **trade quantity of space for quality of life**.



COTTAGE HOUSING CODES

Seattle, Washington

The city of Seattle's [Residential Small Lot zone](#) allows cottages up to 975 square feet without special approvals. One cottage unit is permitted per every 1,600 square feet, but the lot size must have a minimum of 6,400 square feet (minimum of 4 units). In addition, 400 square feet of open space is required per unit, 200 of which must be private. The city requires only one parking space per unit and limits the maximum number of cottage units to 12 per development.

Port Townsend, Washington

The [Port Townsend Cottage Housing Development Design Standards](#), adopted in 2004, encourage affordability, innovation, and a variety of housing types in order to meet the needs of a diverse population. Fifty percent of units in cottage housing developments may not exceed a ground floor area of 650 square feet, with the remaining units limited to 800 square feet. The density varies depending on the underlying zone and the size of the lot in which the cottage development will be located. Each development is required to have a minimum of 4 and maximum of 14 units per project, with lot sizes ranging from 2,857 to 5,000 square feet per unit. Design standards also require 400 square feet of common open space per unit and 200 square feet of usable, private open space. The 1.25 parking spaces required per unit are designed to minimize the visibility of off-street parking from the street.

Spokane, Washington

The city of Spokane's [Cottage Housing code](#) is meant to support diverse housing choices within existing neighborhoods. Adopted in 2006, the code allows a minimum of 6 cottages that do not exceed 1,000 square feet on a 21,780 square foot lot. Cottage developments receive a 20 percent density bonus, depending on the minimum lot size of the underlying zone, but cannot exceed 12 cottage units per development. Each cottage also requires 250 square feet of private and common open space.



COTTAGE HOUSING



The Farm, Soquel Santa Cruz County
13 units per acre to include preserving open space.

COTTAGE DESIGN FEATURES

Conover Commons Cottages - Redmond, WA

Site Size: 69,185 SF
 DU/Acre: 8
 Number of Homes: 12
 Square Footage Range: 1,000 SF



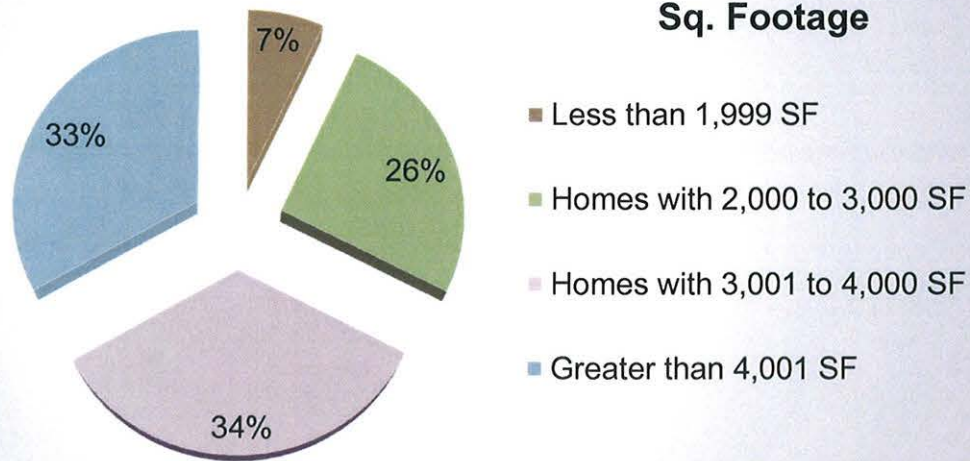
Danielson Grove - Kirkland, WA

Site Size: 97,929 SF/2.25 acres
 DU/Acre: 7
 Number of Homes: 16
 Square Footage Range: 651 - 1500 SF
 Land Use Code Provision: [Innovative Housing Demonstration Code](#)

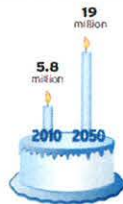
COTTAGE HOUSING



HOUSING PERMITS ISSUED (2004 to 2011 in Camas)



AGING POPULATION



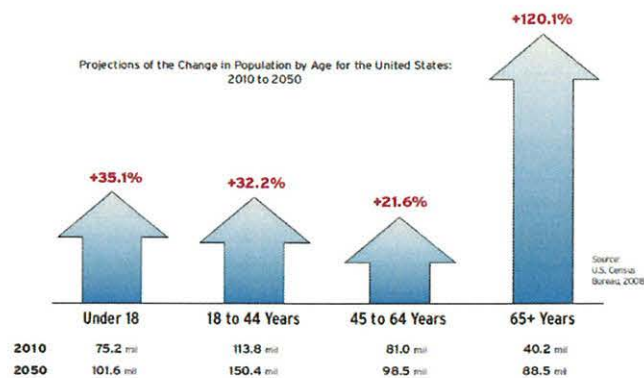
More 85+ Birthdays

The number of oldest adults 85+ is expected to grow even faster than the growth of older adults 65+ over the same period. The 85+ population will more than triple from 5.8 million in 2010 to 19 million in 2050. Rapid growth of this group will boost demand for supportive services in the future.

Source: U.S. Census Bureau, 2008

The Doubling of the 65+ Population Over the Next 40 Years Will Shape Future Demand for Suitable Housing and Supportive Services

Between 2010 and 2050, the 65+ population is expected to rise from one in five persons – an increase in that age group of 120 percent, far outpacing the growth in younger age categories. In terms of sheer numbers, over the next four decades more than 48 million people will be added to the ranks of the 65+.

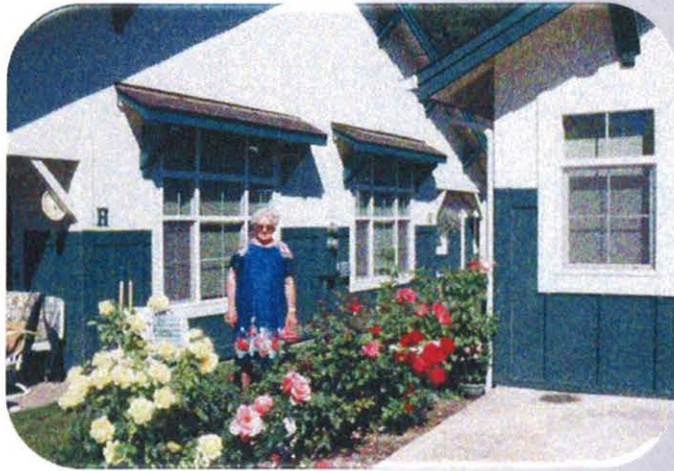


There Could Be Even More: Advances in health care and technology lead some experts to raise future estimates for the 65+ age group in 2050 to between 99.3 million and 107.7 million – considerably higher than the U.S. Census Bureau estimate of 88.5 million.

Source: Orshansky et al., 2009

SENIORS PREFER TO STAY IN THEIR HOMES

- "Aging in place" is a catch phrase for seniors maintaining independence by **living at home as long as possible**, a goal most of us share.
- Typical houses and living environments are not accessible for those with mobility impairments and may be located away from family and services.
- **New cottages can incorporate universal design standards** that facilitate mobility they may be **cheaper than remodeling** an older house to say add a downstairs bath, or a residential lift.



MULTI-FAMILY ZONING

DENSITY & DIMENSIONS

SINGLE FAMILY

	R-5	R-6
A. Standard New Lots		
Maximum density (dwelling units/gross acre)	8.7	7.2
Average lot area (square feet) ⁵	5,000	6,000
Minimum lot size (square feet)	4,000	4,800
Maximum lot size (square feet) ⁴	6,000	7,200
Minimum lot width (feet)	50	60
Minimum lot depth (feet)	80	90
Maximum building lot coverage	45%	40%
Maximum building height (feet) ³	35	35
C. Setbacks based on average lot sizes (not zone specific)²		
	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.
Minimum front yard (feet)	15	20
Minimum side yard and corner lot rear yard (feet)	5	5
Minimum side yard flanking a street (feet)	15	20
Minimum rear yard (feet)	20	25
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30

	R-5	R-6
B. Density Transfer Lots¹		
Maximum density (dwelling units/gross acre)	8.7	7.2
Minimum lot size (square feet)	3,500	4,200
Maximum lot size (square feet) ⁴	6,000	7,200
Minimum lot width (feet) ¹	40	50
Minimum lot depth (feet) ¹	80	80
Maximum building lot coverage	45%	40%
Maximum building height (feet) ³	35	35

MULTI-FAMILY

	MF-10	MF-10 Attached	MF-18	MF-18 Attached	MF-24	MF-24 Attached
Density						
Maximum density (dwelling units per gross acre)	10	14	18	20	24	24
Standard lots						
Minimum lot area (square feet)	5,000	3,000	5,000	2,100	5,000	1,800
Minimum lot area per dwelling unit (square feet)	4,350	3,000	2,420	2,100	1,815	1,800
Minimum lot width (feet)	50	20	50	20	50	20
Minimum lot depth (feet)	90	75	90	70	90	65
Setbacks						
Minimum front yard (feet)	15	15	15	10	15	10
Minimum side yard (feet) ¹	10	5	10	5	10	5
Minimum side yard, flanking a street (feet)	15	15	15	15	15	15
Minimum rear yard 2	10	10	10	10	10	10
Lot coverage						
Maximum building lot coverage	45%	55%	55%	65%	65%	75%
Building height						
Maximum building height (feet) ³	35	35	45	45	45	45

	R-5
B. Density Transfer Lots¹	
Maximum density (dwelling units/gross acre)	8.7
Minimum lot size (square feet)	3,500
Maximum lot size (square feet) ⁴	6,000
Minimum lot width (feet) ¹	40
Minimum lot depth (feet) ¹	80
Maximum building lot coverage	45%
Maximum building height (feet) ³	35

Notes:

1. For single-family attached housing, the setback for the nonattached side of a dwelling unit shall be five feet.
2. For single-family attached housing, the R zone property setback for the nonattached rear of a dwelling unit shall be ten feet, except abutting MF, where the rear yard may be no less than ninety percent of the adjacent zone.
3. Maximum building height: three stories and a basement but not to exceed height listed above.

MULTI-FAMILY

Proposed amendments

	MF-10	MF-Cottage	MF-18	MF-24
Density	Multi-family Low		Multi-family High	
Maximum density (dwelling units per gross acre)	10	18	18	24
Standard lots				
Minimum lot area (square feet)	3,000	No minimum	2,100	1,800
Maximum Gross Floor Area per dwelling unit (square feet)	no maximum	1,000 sq. ft. Does not include accessory structures as defined per CMC 18.17.040.	no maximum	no maximum
Minimum lot width (feet)	30	0	20	20
Minimum lot depth (feet)	70	0	60	60
Setbacks				
Minimum front yard (feet)	15	0	10	10
Minimum side yard (feet) ^{note 1}	3	0	3	3
Minimum side yard, flanking a street (feet)	15	Vision clearance required	15	15
Minimum rear yard	10	0	10	10
Lot coverage				
Maximum building lot coverage	55%	Minimum of 20' by 20' open space must be directly accessed by each dwelling unit.	65%	75%
Building height				
Maximum building height (feet)	35 ^{note 2}	18 ^{note 3}	45 ^{note 2}	45 ^{note 2}

Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.

MULTI-FAMILY

	MF-10	MF-10 Attached	MF-18	MF-18 Attached	MF-24	MF-24 Attached
Density						
Maximum density (dwelling units per gross acre)	10	14	18	20	24	24
Standard lots						
Minimum lot area (square feet)	5,000	3,000	5,000	2,100	5,000	1,800
Minimum lot area per dwelling unit (square feet)	4,350	3,000	2,420	2,100	1,815	1,800
Minimum lot width (feet)	50	20	50	20	50	20
Minimum lot depth (feet)	90	75	90	70	90	65
Setbacks						
Minimum front yard (feet)	15	15	15	10	15	10
Minimum side yard (feet) ¹	10	5	10	5	10	5
Minimum side yard, flanking a street (feet)	15	15	15	15	15	15
Minimum rear yard ²	10	10	10	10	10	10
Lot coverage						
Maximum building lot coverage	45%	55%	55%	65%	65%	75%
Building height						
Maximum building height (feet) ³	35	35	45	45	45	45

B. Density Transfer Lots⁴

	R-5
Maximum density (dwelling units/gross acre)	8.7
Minimum lot size (square feet)	3,500
Maximum lot size (square feet) ⁴	6,000
Minimum lot width (feet) ¹	40
Minimum lot depth (feet) ¹	80
Maximum building lot coverage	45%
Maximum building height (feet) ³	35

Notes:

1. For single-family attached housing, the setback for the nonattached side of a dwelling unit shall be five feet.
2. For single-family attached housing, the R zone property setback for the nonattached rear of a dwelling unit shall be ten feet, except abutting MF, where the rear yard may be no less than ninety percent of the adjacent zone.
3. Maximum building height: three stories and a basement but not to exceed height listed above.

MULTI-FAMILY

Proposed amendments

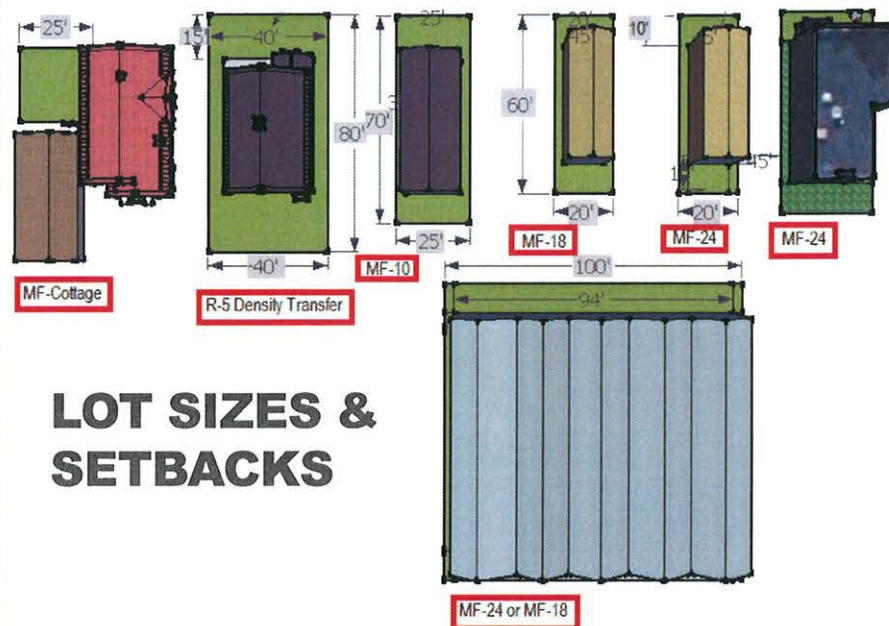
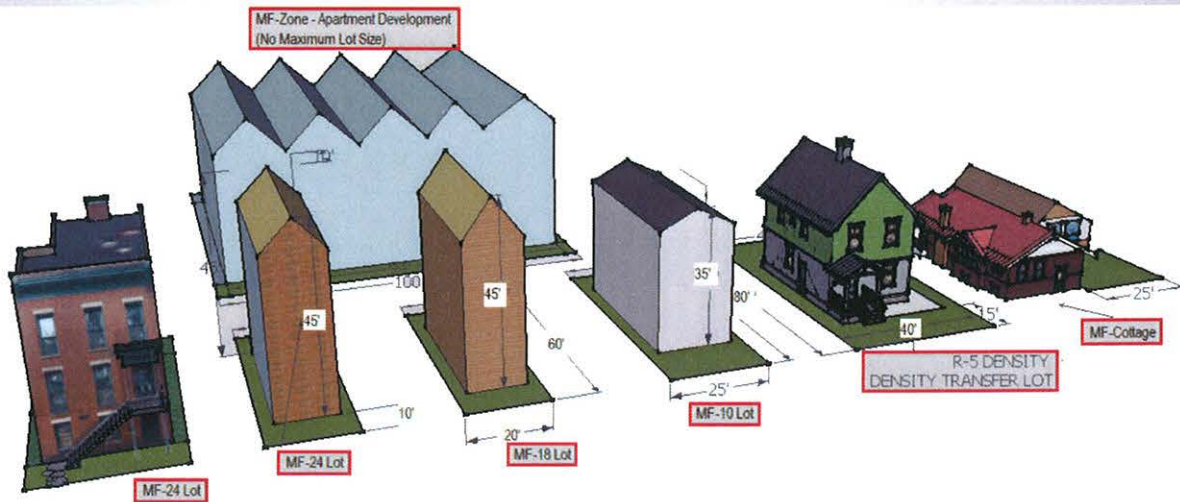
	MF-10	MF-Cottage	MF-18	MF-24
Density	Multi-family Low		Multi-family High	
Maximum density (dwelling units per gross acre)	10	18	18	24
Standard lots				
Minimum lot area (square feet)	3,000	No minimum	2,100	1,800
Maximum Gross Floor Area per dwelling unit (square feet)	no maximum	1,000 sq. ft. Does not include accessory structures as defined per CMC18.17.040.	no maximum	no maximum
Minimum lot width (feet)	30	0	20	20
Minimum lot depth (feet)	70	0	60	60
Setbacks				
Minimum front yard (feet)	15	0	10	10
Minimum side yard (feet) ^{note 1}	3	0	3	3
Minimum side yard, flanking a street (feet)	15	Vision clearance required	15	15
Minimum rear yard	10	0	10	10
Lot coverage				
Maximum building lot coverage	55%	Minimum of 20' by 20' open space must be directly accessed by each dwelling unit.	65%	75%
Building height				
Maximum building height (feet)	35 ^{note 2}	18 ^{note 3}	45 ^{note 2}	45 ^{note 2}

Notes:

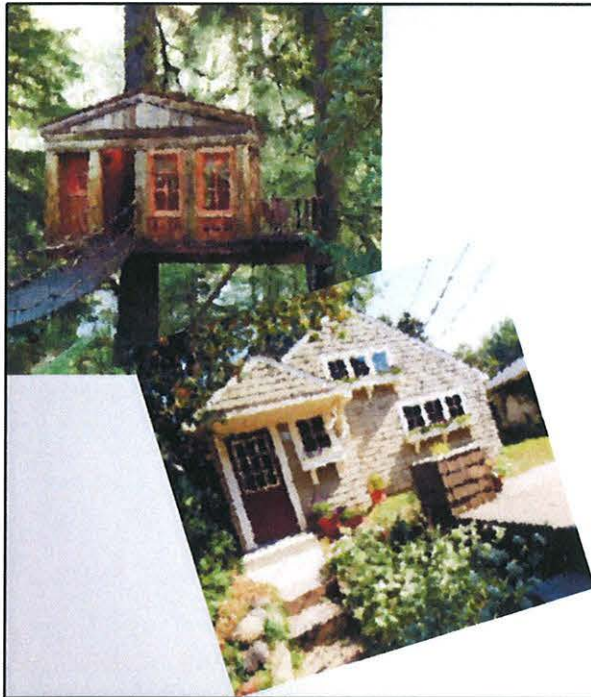
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2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.



LOT SIZES, SETBACKS, BUILDING HEIGHTS



LOT SIZES & SETBACKS



SUMMARY

1. **Amend** CMC18.09.050– *Density and Dimensions for MF zones*, removing “attached” standards.
2. **Add** zoning description at CMC18.05.040 *Residential, multifamily zones* for “MF-cottage”
3. **Add “MF-Cottage”** to CMC18.05.020 *Districts designated* within “Multi-family Low”
4. **Amend** scope of CMC Ch. 18.19 Design Review

FORMAL PRESENTATION ENDS AND DISCUSSION WITH
PLANNING COMMISSIONERS CONTINUES...

FOR VIDEO RECORDING OF MEETING:
WWW.CITYOFCAMAS.US/INDEX.PHP/YOURGOVERNMENT/MINUTEAGENDAVIDEO

Apply no less than 20 days before discharge: This window is being suggested to give potentially impacted neighbors time to express concerns with the fire marshal, fire chief, or council. If a party who requests a permit is denied, this time span would also give them time to appeal before the fire chief and/or council.

Not allowed if determined to be a danger or hazard to human life or property: This would include the prohibition or revocation of permits during periods of extreme fire danger.

Permit is non-transferrable

Permit would be free: Charging for such permits is illegal under RCW 70.77.311

Requirement for notification of impacted neighbors/residents within 300' radius of the discharge location: Our suggestion is that the onus for this notification should be on the person seeking the permit, especially since we wouldn't be allowed to recoup any notification costs through permit fees.

Dispute process: We need to have a process in place for how someone can protest the issuance or denial of a permit. Who should the final authority be? Options to consider include the fire marshal, fire chief, and council and/or mayor.

Time and Date Restrictions: No permits for discharge after 10 pm, Sunday - Thursday, or 12 midnight on Friday and Saturday. This is highly subjective, and we're looking to Council for more specific direction on this.

Minimum age of 18 for those setting off devices

Location/Property: No permits for use on someone else's property without property owner's permission.

Permit can revoked at any time for any reason by the fire chief or their designee

Site plan for discharge must be filed with permit application

Other restrictions that Council may want to adopt from Camas Code 5.20.050. For your reference, 5.20.050 lists some of the reasons a special events permit may be denied. Some of these have already been borrowed for the proposed restrictions listed above:

A. The event would endanger public safety or health;

B. The event would seriously inconvenience the general public's use of public property, services or facilities;

C. The applicant fails to complete the application form after having been notified of the additional information or documents required in a timely manner;

D. Information contained in the application, or supplemental information requested from the applicant is found to be false in any material detail;

E. The applicant refuses or fails to agree, to abide, or comply with all of the conditions and terms of the permit;

F. The location of the event will substantially interfere with any construction or maintenance work scheduled to take place upon or along public property or right-of-way, or a previously granted encroachment permit;

G. The dates of the event could conflict with other previously permitted events;

H. The event would create or constitute a public nuisance or the noise could disrupt educational activities of a nearby school;

I. The event would be likely to cause significant damage to public property or facilities; and

J. The event would engage in or encourage participants to engage in illegal acts.