



1806 SE 202<sup>nd</sup> Avenue  
Camas, Washington 98607

## Attachment 5 MC17-02

June 09, 2017

To: City of Camas Community Development

### **Re: Title 18 Code Changes – 18.09 Density and Dimensions**

To Planning Commission and Staff,

We are providing comments for the upcoming Planning Commission hearing to be held on June 20<sup>th</sup>, 2017.

We have discussed changing aspects of the Building Height code with City management. We have been advised that this Title 18 code change review is the time to request this code revision:

#### 18.09.050 – Table 3 – Density and dimensions for multifamily residential zones

MF-18 Maximum building height (feet): ~~45~~ 50 <sup>Note 2</sup>

Note 2 [for MF-18 height]: Maximum building height: Four stories, or three stories and a basement but not to exceed height listed above.

These changes will support a wider variety of housing options, as envisioned by the current Comprehensive Plan and the Mayor's office.

There is demand for larger structures with community rooms by the growing market segments 55+, young professionals and single parents. Smaller units, with views, elevator access, nicer amenities and security are in demand causing these groups to leave the Camas area as this housing option does not exist. A minimum four story building can begin to cover the cost of an elevator, which allows older tenants or guests, and those with physical impairments, to access housing options beyond the first floor. Thus a four story structure with elevator service would provide equal opportunity access to all floors for all ages and disabilities.

More stories also allow for smaller more versatile footprints to achieve density while navigating critical areas and reducing impervious surface.

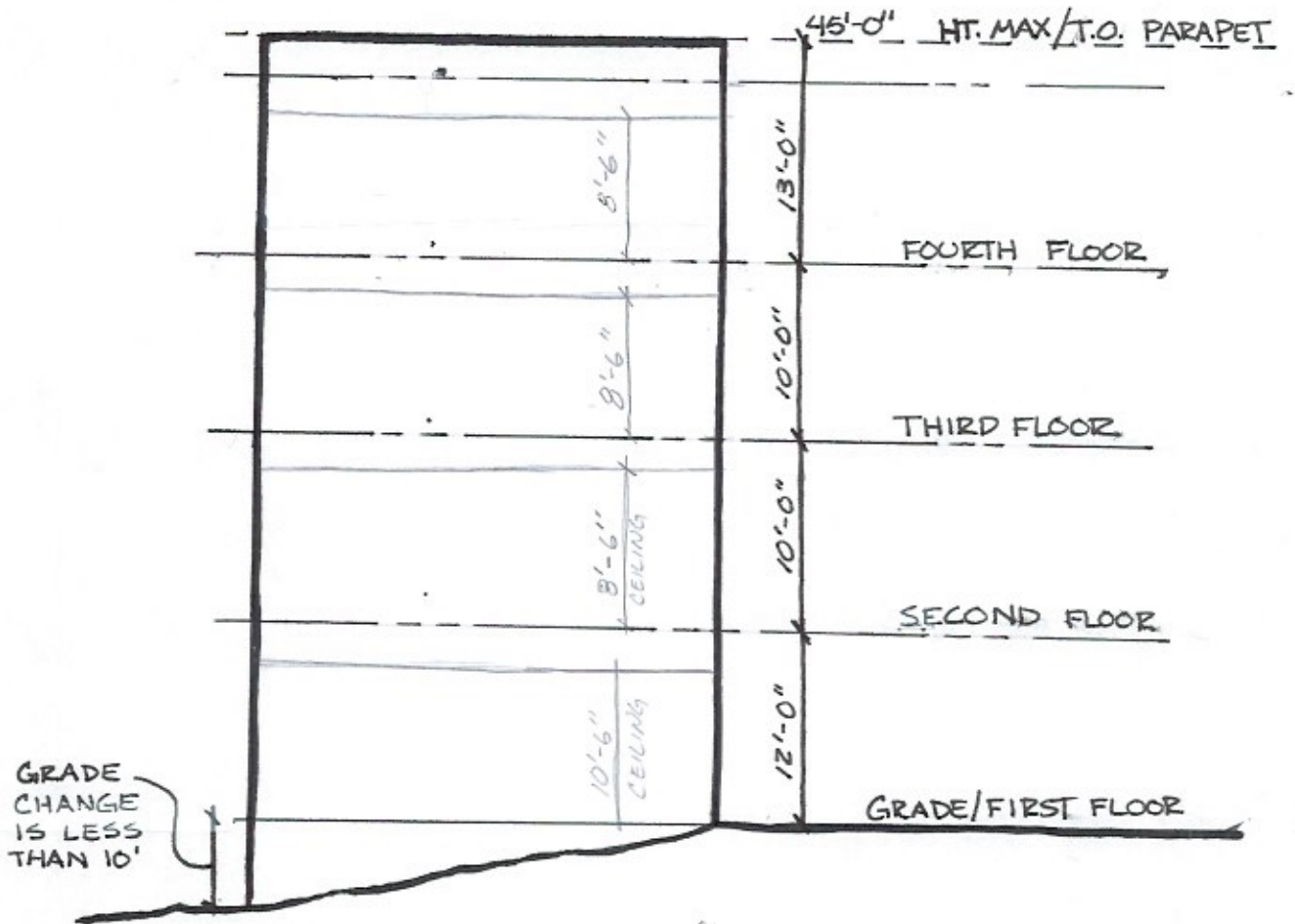
The current height of 45 feet allows for 4 stories, however the demand for higher ceilings 9 and 10 feet to allow more light should also be accommodated requiring 50 feet. Please see attachments.

Thank you.

Sincerely,

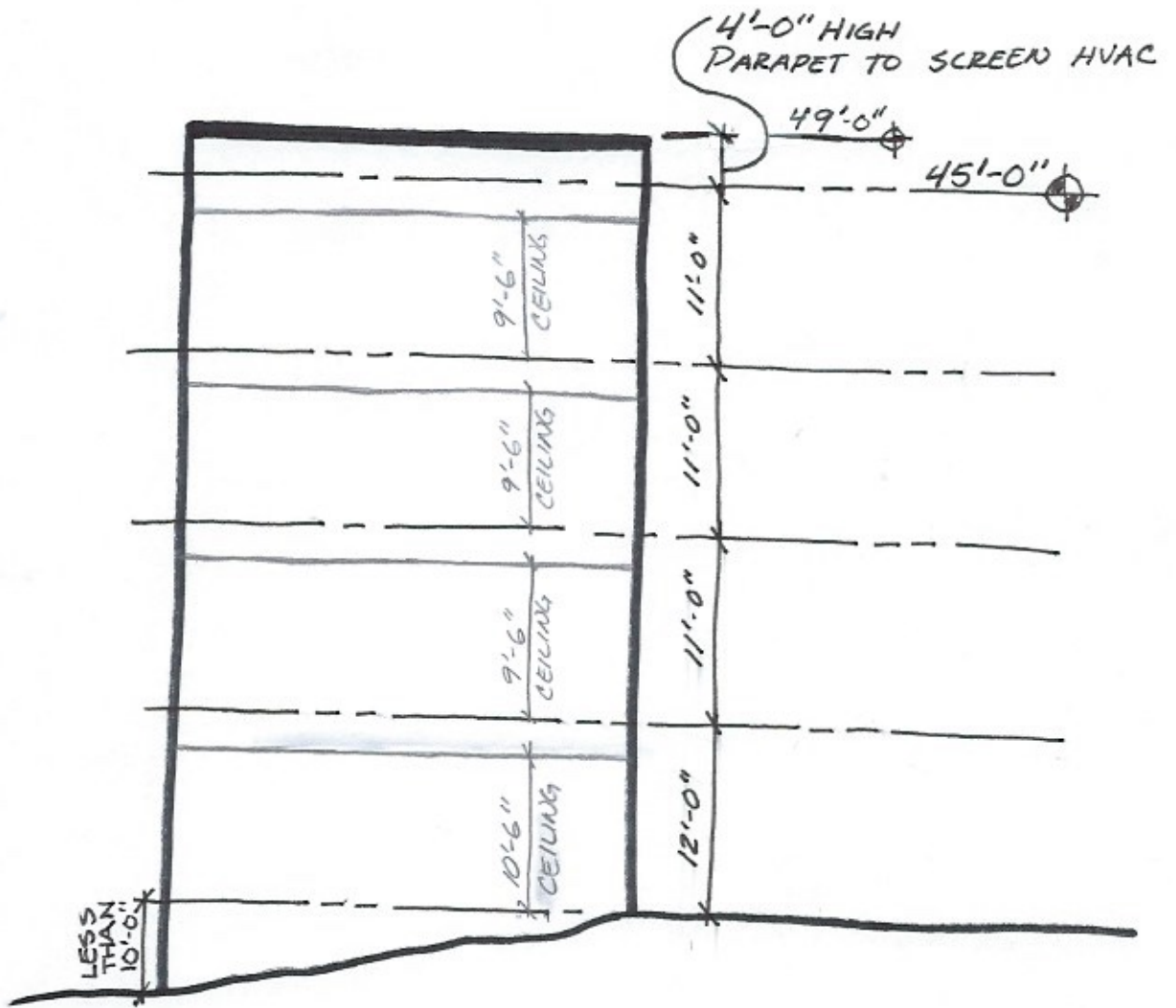
  
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Attachments (2)



FOUR STORIES UNDER 45'-0" (current code height)





FOUR STORIES UNDER 50'-0" (proposed code height)



**From:** [Melanie Poe](#)  
**To:** [Community Development Email](#)  
**Subject:** Comment for Title 18 Code Changes, Planning Commission Hearing to be held June 20, 2017  
**Date:** Friday, June 09, 2017 4:45:20 PM  
**Attachments:** [170609 Title 18 Code Change Comment.pdf](#)

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To Camas Community Development,

Attached please find a comment for Planning Commission hearing to be held on June 20 2017.

Please consider and include comment as part of record of proposed Title 18 code changes.

Thank you.

Best wishes,

Melanie Poe  
Project Planner  
360-947-0347