



STAFF REPORT
MINOR AMENDMENTS TO TITLE 18 ZONING
CAMAS MUNICIPAL CODE

File# MC17-02

TO: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner on behalf of the Planning Commission

DATE: September 11, 2017

NOTICES: The Department of Commerce acknowledged receipt of the proposed amendments on August 3, 2017 (Material ID #23932). A State Environmental Policy Act (SEPA) determination of non-significance for a non-project actions will be published on August 31 and September 7, 2017 with a comment period ending on September 14, 2017. Published in the Camas Post Record on September 7, 2017 (Legal publication #590142) online and at other public viewing locations throughout the city.

Summary

As part of our periodic code update, the proposed minor amendments to Title 18 Zoning of the Camas Municipal Code (CMC) include updates to clarify sections that may have been challenging to administer since the past review cycle, new additions and corrections or typos.

Staff developed a schedule to amend Title 18 in two parts, to include setting aside some chapters from this year's review, in order to develop them more fully in committees before moving them forward for adoption. The first round of amendments is focused in the following Chapters:

- 18.03 Definitions
- 18.05 Zoning Map
- 18.07 Use Authorization
- 18.09 Density & Dimensions
- 18.11 Parking
- 18.13 Landscaping
- 18.17 Supplemental Development Standards
- 18.26 Flexible Development
- 18.51 Comprehensive Plan and Zoning Amendments

The proposed CMC amendments are provided at Exhibit 1 with mark-ups and staff comments in the margins.

The following is a brief description of the proposed amendments within the following chapters of Title 18:

18.03 Definitions

There has been a rising interest for the establishment of food carts in Camas, and staff has responded to dozens of phone calls over the past few years. The proposed changes to the definition for food carts provides a little more clarity as to where a food cart is allowed to be located (e.g. private property versus public streets).

Also, staff received a request from a local business owner, Shawn High, to open the dialogue in regard to the city's policies for dog training and dog boarding. At present, this use is not outright allowed in any zone. A conditional use permit is required in Regional Commercial (RC) and Business Park (BP) Zones. A new definition for dog boarding and training is proposed, with a corresponding change to the permitted zones. In response to the discussion before the Commission on this item, Staff modified both the proposed definition, and the permit process. The proposal is to allow boarding outright in RC, BP, LI and HI zones if entirely indoors, and require a conditional use permit if any boarding were to occur outdoors (Refer to new Footnote 11).

The definition of "Developed Acreage" was amended to include the term "net", which corresponds to proposals within the density and dimension tables of Chapter 18.09 and will be consistent with the county's buildable lands reporting.

There are proposals to remove several figures within the "Definitions for development terms" section, (18.03.040), due to the fact that they are difficult to read, or they conflict with other text in CMC. The image for Irregular Lots at Figure 18.03-6 will be replaced with a more accurate version, while Figure 18.03-8 (1 of 2) will be repealed.

18.05 Zoning Map

The proposed amendments to this chapter include adding a process for the public to propose zoning code text amendments. The amendments include removing zoning and comprehensive plan designations from the table at Section 18.05.020 – Districts designated, which were repealed during the Camas 2035 Comprehensive Plan update in 2016.

18.07 Use Authorization

The Residential and Multifamily Zone table at Section 18.07.040, includes two modifications---adding an incidental use for animal training and distinguishing "duplex" from other "single family attached" uses.

The Commercial and Industrial table at Section 18.07.030 includes amendments to the following land uses:

Commercial and Industrial Land Uses	Staff Notes
Animal kennel, commercial boarding	To allow the use as "P" in RC, BP, LI, and HI zones
Remove "cart vendors"	The use is undefined and easily confused with "food carts"

Remove "video rental store"	The term "video" is outdated.
Amend title of "Food delivery"	Include the title of "Food Cart"
Repeal duplicative set of Residential Uses	There are two sets of residential uses in the table, which was an inadvertent error when MXPDP amendments were made.

18.09 Density and Dimensions

Commercial and Industrial Zones. Staff proposes to eliminate Footnote 1 from Table 1, 18.09.030 for Commercial and Industrial Zones, as it states that there isn't a limit. The footnote will be repealed, and the standard of "none" will be added to the body of the table.

Also within this table, staff proposed setbacks similar to residential setbacks within the Mixed Use (MX) zone given that both areas of the city that are zoned MX are primarily developed residentially. The current lack of setback standards might detrimentally effect an adjacent residential property if a new commercial structure were built with a zero lot line, and no limits to lot coverage. The development of design standards for the Mixed Use Zone and corresponding chapter (Chapter 18.24) will be the subject of future focused work by staff in coordination with the city's Design Review Committee. For these reasons, the proposed amendments are considered more of a placeholder.

Single Family Zones. Changes to this table include removing zones that were repealed during the comprehensive plan update last year. It also proposes creating two tables given that setbacks are based on lot sizes, not zones. The layout of the current table, is confusing to most, as it appears to line up with the columns for zones.

Staff is also proposing to amend the density standards to correspond with buildable lands data, as it is calculated by net buildable acreage, not gross acreage. This may also assist those that are contemplating development of their properties to begin with a more realistic number of new lots.

Multi Family Zones. 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.

The Commission was also supportive of a proposed amendment to the height standard for new buildings in multifamily zoning (MF-18) as proposed by Melanie Poe (Attachment 8, Exhibit 2 from the June 20th Public Hearing). This amendment is included as recommended by the Commission.

18.11 Parking

The proposed amendments to this chapter will satisfy a recurring question that staff responds to in reference to the size of parking stalls.

18.13 Landscaping

The specifics as to the distance of planting a tree when there is an overhead power line are based on industry best practices. These details and other similar planting details are typically not shown on the preliminary land use drawings, and are refined later with the final plat or final civil engineering submittals. The zoning regulation should state the

requirements for including a street tree or other landscaping in the site plan, but the specific species, depth of planting, or spacing should be in the engineering manual. For these reasons, the standards that are proposed to be repealed from this chapter are already (appropriately) found within the Camas Design Standards Manual.

The other proposed modification to this chapter is to add back the landscape buffering standards that were within the city's (*now repealed*) Mixed Use Planned Development ordinance. As landscaping is primarily a requirement for commercial and industrial developments, a clear standard as to the type of landscaping that is expected when the development abuts a dissimilar use or zone is needed at the early planning stages.

18.17 Supplemental Development Standards

The graphics for fencing and retaining walls have been reproduced countless times from the original adoption, and are now at a point that they are almost illegible. There was also repetition throughout this section in regard to the height and dimensions of walls, along with confusing language regarding how they are measured. The graphics and text are a hybrid, of Clark County and City codes.

18.26 Flexible Development

The modification is to update a citation in regard to the multifamily standards.

18.51 Comprehensive Plan and Zoning Amendments

The proposed changes to this chapter include changing the title, and adding a process for zoning code text amendments. There are also several sections that will be repealed to eliminate redundancy.

Recommendation

Staff recommends that Council conduct a public hearing, accept testimony, deliberate, and make a motion to approve the amendments to Title 18 Zoning. Further, Staff recommends that Council direct the City Attorney to prepare an ordinance for adoption.