

ORDINANCE NO. 2077

AN ORDINANCE repealing Chapter 18.92 of the Camas Municipal Code, and adopting new regulations for planned developments.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Chapter 18.92 of the Camas Municipal Code is hereby repealed.

Section II

There is hereby added to the Camas Municipal Code a new chapter to provide as follows:

Chapter 18.93

PLANNED DEVELOPMENTS

18.93.010 Purpose.

A planned development, as outlined by this section, will consist of either a Planned Unit Development (PUD) or Planned Residential Development (PRD). Definitions of these two options are contained in Section 18.93.020. The intent is to establish areas in which differing land uses may be combined into a single development plan. A planned development will be designed to promote the general health and welfare of the public, to provide flexibility in the development of the land, and to promote more efficient use of the land.

18.93.020 Definitions.

The following terms are defined as follows:

A. An “Architecturally Integrated Subdivision or Development” shall be one that not only receives approval for the division of land into lots, but also for a configuration of principal buildings to be located on such lots. The plans for an architecturally integrated subdivision or development will show the dimensions, height, and location of all such buildings to the extent necessary to comply with the purpose and intent set forth in this chapter.

B. “Condominium” means a dwelling and its accessory uses and grounds in which each dwelling structure, accessory use and grounds are owned cooperatively by the owners of said dwelling units, and maintenance functions are performed by required subscription from the owners.

C. "Cooperative" means a group or association which has taken a deed or lease to property and which issues stock upon which the tenants' rights to proprietary leases are based. The stock, or other evidence of interest in the cooperative corporation or association, shall be purchased by persons who are tenants in the occupancy of at least eighty percent of the accommodations in the structure and who are entitled by reason of such ownership to proprietary leases of such occupations.

D. "Homeowner's Association" means an incorporated, nonprofit organization operating under recorded land agreements through which:

1. Each lot owner in a planned unit or planned residential development is automatically a member; and
2. Each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property.

E. "Mobile/Manufactured Home" will be as defined in Section 18.08.590.

F. "Open Space" means a parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which are shared by the owners and occupants of the individual building.

G. "Peripheral Yard" means those areas which form the boundary between a planned unit or planned residential development district and any other zoning district, or planned unit or planned residential development.

H. "Planned Residential Development (PRD)" means a development constructed on a tract of at least 10 acres under single ownership, planned and developed as an integral unit, and consisting of single family detached residences combined with either two-family residences or multi-family residences, or both, all developed in accordance with the applicable sections of Chapter 18.93.030A.

I. "Planned Unit Development (PUD)" means a development constructed on a tract of at least 10 acres under single ownership, planned and developed as an integral unit, and consisting of a combination of residential and nonresidential uses on land within a PUD district, in accordance with Section 18.93.030B.

J. "Townhouse" means a dwelling containing two or more dwelling units which share one or more common walls with other dwelling units and with each dwelling unit individually occupying an individually owned parcel of land with not side yards between adjacent townhouses.

18.93.030 Established.

A. Planned Residential Developments (PRD) can only be established in accordance with the following criteria:

1. A PRD can only be established in the following zones: R1-6, R1-7.5, R1-10, R1-12, MF-10, MF-18 or MF-24.
2. The minimum parcel size for a PRD will be 10 acres.
3. A PRD shall be an architecturally integrated subdivision.
4. A PRD is considered an overlay zone and will require that a zone change be processed and approved in conjunction with the PRD application. Conditions of approval relating to the PRD will be adopted as part of the rezone process.
5. All land in which a PRD is to be developed must be held and maintained in a single ownership, including but not limited to an individual, a partnership, corporation or homeowner's association. Evidence of such ownership shall be provided to the city council prior to authorizing the zone change required in 18.93.030A.4.
6. Permissible uses within a PRD shall include single family detached dwellings (R1 classifications), two-family residences (MF-10 classification), multi-family residences (MF-18 and 24 classifications) and manufactured homes. A minimum of 50% to a maximum of 70% of the permitted density for a PRD must be single family detached homes.
7. The two-family, multi-family and manufactured home aspects of a PRD shall be developed toward the interior of the tract rather than the periphery. This will ensure single family residences border the surrounding properties. Any relief from this requirement must be requested during the preliminary plan review and specifically approved by the city council.
8. Density standards for a PRD will be in accordance with Section 18.93.040.
9. Thirty percent (30%) of the property located in the PRD will be set aside as open space in accordance with Section 18.62.020.

B. Planned Unit Developments (PUD) can only be established in accordance with the following criteria:

1. A PUD can only be established in the following zones: R1-6, R1-7.5, R1-10, R1-12, MF-10, MF-18, MF-24, C-1, C-2 or C-3.
2. The minimum parcel size for a PUD will be 10 acres.

3. A PUD shall be an architecturally integrated development.
4. A PUD is considered an overlay zone and will require that a zone change be processed and approved in conjunction with the PUD application. Conditions of approval related to the PUD will be adopted as part of the rezone process.
5. All land in which a PUD is to be developed must be held and maintained in a single ownership, including but not limited to an individual, a partnership, corporation or homeowner's association. Evidence of such ownership shall be provided to the city council prior to authorizing the zone change required in 18.93.030B.4.
6. Permissible uses within a PUD shall include single family detached dwellings (R1 classifications), two-family residences (MF-10 classification), multi-family residences (MF-18 and 24 classifications), manufactured homes and commercial uses (C-1, C-2 and C-3 classifications). A minimum of 30% to a maximum of 50% of the permitted density for a PUD must be single family detached homes. A minimum of 10% of the PUD will be required to contain commercial uses.
7. The two-family, multi-family and manufactured home aspects of a PUD shall be developed toward the interior of the tract rather than the periphery. This will ensure single family residences border the surrounding properties. Any relief from this requirement must be requested during the preliminary plan review and specifically approved by the city council.
8. The commercial aspect of the PUD will not be required to site towards the interior of the project. The location of the commercial uses will be determined based on the overall transportation system.
9. Density standards for the residential uses in a PUD will be in accordance with Section 18.93.040.
10. The nonresidential portions of the PUD may not be occupied until the accompanying residential portions are completed or their completion has been assured.
11. Thirty percent (30%) of the property located in a PUD will be set aside as open space in accordance with Section 18.62.020.

#### 18.93.040 Density standards.

Density standards for a PRD and PUD shall be based on the gross area of the parcel being considered. Open space, greenway, sensitive areas, parks and recreation areas set aside within the tract may be used in the computation of the gross development area. The maximum number of dwelling units in the PRD or PUD shall be determined by dividing the gross land area (square footage) by the area (square footage) of the minimum lot size

of the zone in question. The minimum lot size permitted in accordance with the 30% density bonus will not be used to determine the maximum number of lots.

The minimum single family lot size within any PRD or PUD shall be 5,000 square feet. The minimum lot width, depth and setback requirements, and maximum lot coverage requirement will be established for each PRD or PUD as part of the rezone process. The applicable requirements will be listed as conditions of approval in the appropriate documents.

If more than one zoning district is included within the PRD or PUD area, the number of dwelling units allowed shall be computed for the area in each zone, and then combined to determine the total number of dwelling units within the development.

#### 18.93.050 Permitted Uses.

Uses currently listed as permitted, accessory or conditional in the applicable zoning classification will be considered permitted within a planned residential or planned unit development. All proposed uses will be reviewed in conjunction with the preliminary plan review and required zone change.

#### 18.93.060 Professional Preparation.

A. The applicant for a proposed PRD or PUD certify that one or more of the following have been involved with the preparation of the preliminary plan:

1. An architect licensed in the state of Washington; and/or
2. A landscape architect licensed in the state of Washington or an urban planner holding full membership in the American Institute of Planners; and/or
3. A registered civil engineer or a registered land surveyor licensed in the state of Washington.

B. All plans and specifications required for the development will be prepared and designed by engineers and/or architects licensed in the state of Washington.

#### 18.93.070 Preliminary Plan.

A. Initial Conference. After submission of an application, the applicant shall schedule a conference with the planning director, with invitations extended to the city engineer, member of the planning commission, fire chief and police chief, to discuss and resolve conceptual problems prior to submission of the preliminary plan related to said application.

B. Contents. The preliminary plan shall include the following information:

1. The legal description of the total site proposed for development;
2. The existing and proposed land uses within the development, and the proposed location of buildings and other structures;
3. The proposed residential density for the development, which shall include the number and types of dwelling units.
4. The proposed lot sizes and the proposed lot coverages if known.
5. A site plan drawn to scale and depicting the following:
  - a. The location of all areas to be conveyed, dedicated, or maintained as public or private streets, and showing proposed traffic circulation, parking areas and pedestrian walks,
  - b. The proposed location of any residential buildings and any other structures, including identification of all buildings as single family, duplex, townhouse, apartment, condominium, manufactured home, commercial or otherwise,
  - c. The location of areas to be maintained as common open space, and a description of the proposed use of those areas,
  - d. The location of areas to be maintained as open space network, if applicable,
  - e. Proposed lot or partition lines for residential, open space, parks and recreational areas, and other divisions of land for use, management or allocation purposes,
  - f. An accurate survey of the property showing the topography in five foot contours, all existing, isolated trees six inches or more in diameter, all wooded areas, all existing streets, utility easements, drainage patterns, structures and other improvements,
  - g. The location of all easements and rights of way for utilities, including, but not limited to water, sanitary sewers, storm sewer, and electricity, gas, telephone and cable TV lines;
6. Agreements, provisions, or covenants regarding the establishment of a Homeowner's Association and providing for the permanent ownership, maintenance, protection and use of the planned development and its streets, storm drain facilities, utilities, common areas, open spaces, greenways, parks and recreational areas;

7. A landscaping plan for the planned residential or planned unit development, drawn to scale and showing the areas to be landscaped. It shall also indicate the landscaping features such as screening, fences, lighting and signing;

8. A development schedule outlining the expected schedule of development;

9. The calculation of all applicable impact fees. This will be coordinated with the city prior to submission of the preliminary plan.

C. Submission to Planning Commission. A preliminary plan shall be submitted to the planning commission, who shall review said preliminary plan, hold public hearing and forward it to the city council. The planning commission will also forward a report with the preliminary plan which outlines the planning commission's recommendations and the reasons therefor.

D. Submission to City Council. After the planning commission has made its recommendation to the city council, the council shall consider such recommendation, including the report of the planning commission, and may approve or reject the preliminary plan, or may impose such modifications as it deems appropriate as conditions of approval. The council may, as an alternative to approval, rejection or modification of the preliminary plan, return the preliminary plan to the planning commission for reconsideration with a statement of the reasons for such action. A preliminary plan to be reconsidered by the planning commission must then be returned to the city council for approval.

E. Effect of Approval. Approval by the city council of a preliminary plan shall constitute provisional approval of the planned residential or planned unit development. This approval is contingent upon the applicant submitting a final development plan that complies with the provisions of this chapter and substantially conforms, and does not materially deviate from the information set forth in the preliminary plan.

#### 18.93.080 Final Plan.

A. Time Limit. The final plan shall be prepared, submitted, approved and signed by the city within five years following the conditional approval given on the preliminary plan by the city council. If the owner or developer wishes to proceed with the development of said land after the expiration date of the five year period, he shall resubmit an application for development and proceed in accordance with Section 18.93.070.

B. Form-Information Required. The final plan shall be submitted in the form required by these regulations and state laws, including RCW Chapters 58.16 and 58.18 covering the methods of making the survey and accuracy thereof. In addition to the information required by state law, the following information shall be included on the final plan:

1. Date, northpoint and scale of drawing;
2. Legal Description of the tract boundaries;
3. Name and address of the owner or owners, subdivider, engineer or surveyor, and land planner or landscape architect;
4. Tract boundary lines, right of way lines of streets and lot lines with dimensions, bearings or deflection angles and radii, arcs, points of curvature and tangent bearings. All bearings and angles will be shown to the nearest ten seconds and all dimensions to the nearest one hundredth foot;
5. Location, dimension and purpose of all easements;
6. Any building setback lines if more restrictive than the city zoning ordinance;
7. Location and purpose for which sites, other than residential lots, are dedicated or reserved;
8. Easements and any other areas for public use dedicated without any reservation or restriction whatever;
9. A copy of any deed restrictions written on the face of the plan or prepared to record with the plan with reference on the face of the plan;
10. Certification of title showing ownership of land and also written proof that all taxes and assessments on the tract are paid to date;
11. A certificate by the city engineer certifying the developer has complied with one of the following alternatives:
  - a. All improvements have been installed in accordance with the requirements of these regulations and with the action of the planning commission giving conditional approval of the preliminary plan, or
  - b. A bond or certificate check has been posted with the city clerk in sufficient amount to assure such completion of all required improvements;
12. Calculation of application impact fees to be applied to the plan;
13. A detailed cost estimate prepared by a registered civil engineer identifying the total cost of improvements dedicated to the city, which estimate should be itemized for water, sewer, street, storm drainage, parks and other appropriate items.

C. Submittal-Review-Compliance Determination. The applicant shall submit two prints containing the above mentioned information, with a letter requesting the final plan be processed, to the city engineer. The city engineer will review the plan and all required information to determine that the development, as shown, is substantially the same as it appeared on the approved preliminary plan and as required by this title and that the plan as prepared is technically correct.

Once approved, signed and recorded, the applicant shall furnish the city with a mylar reproducible copy of the recorded plan, and a computer disk compatible with the city computer system containing a digitized final plan in the same format as submitted for recording.

D. Approval-Recommendation. Prior to submission of the final plan to the city council for approval, the final plan shall first be submitted to the planning commission for its recommendation as to approval or disapproval. The planning commission should determine whether the final plan is in full conformance with the approved preliminary plan and other regulations. After review of the proposed final plan, the planning commission shall forward to the city council the final plan, together with the report of the planning commission and its recommendation and the reasons therefor.

E. Approval. Approval of the final plan by the city council shall be binding on the applicant, his heirs, successors, and assigns, and any changes in the approved final plan are subject to the provisions of Section 18.93.120 relating to amendment of the final development plan.

Approval of a final development plan by the city council shall further constitute approval of the rezone application needed to facilitate the siting of the PRD or PUD. Approval authorizes the applicant to complete all criteria necessary to put said final development plan into effect, including the dedication of public streets, recording of a final plan and recording of a declaration pursuant to the Horizontal Property Regimes Act.

#### 18.93.090 Findings.

Approval of the zone change for a PRD or PUD shall be based on the following standards:

A. The proposed uses shall not be detrimental to present or potential surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.

B. The density of the planned development shall conform to the density standards described previously.

C. Existing and proposed streets and utility services must be adequate and suitable for the proposed development.

D. Environmental living should be enhanced through competency of land planning, flexibility in arranging building and open space areas, variety and diversity of site and architectural grouping, preservation of natural features, amenity of living conditions, and economy of streets and utilities.

18.93.100 Yard-Open Space.

A. Along the periphery of a planned development, a yard, equal to the front yard required by the zone in which located, shall be required. Varying yard depths may be averaged to meet this requirement. However, in no instance shall the peripheral yard be less than half the front yard requirements given by the zoning ordinance for that zone.

B. Roadways and parking areas are not classified as open space.

18.93.110 Construction Standards.

All applicable construction standards adopted and/or utilized by the city of Camas shall apply to a PRD or PUD, unless otherwise specifically approved by the city council as part of the rezone process.

18.93.120 Amendments.

A. Minor Amendments. In issuing building permits for construction of a PRD or PUD, the city engineer may approve minor adjustments, providing such adjustments shall not increase the number of dwelling units, nor decrease the amount of parking or loading spaces, or open space, or permit structures to be located closer to any property line, nor change any points of ingress or egress to the development as set forth in the final development plan.

B. Amendment of Final Development Plan. Any change in the final development plan, other than those minor adjustments specifically authorized in writing by the city engineer at the time building permits are issued, must be reviewed by the planning commission and recorded in the minutes thereof. The recommendation of the planning commission regarding any change in the final development plan, together with its reasons therefor, shall be submitted to the city council for its approval. Upon approval of such changes by the city council, the final development plan shall be considered amended to that extent.

C. Unauthorized Changes. Unauthorized changes or substantial deviations from the final development plan may be subject to a stop work order by the city engineer. If not corrected, this will result in the refusal to issue any occupancy permits for the planned development, until the development is brought into compliance with the approved final development plan.

18.93.130 Hearing - Notice.

An application for a zone change for a PRD or PUD will be processed pursuant to Section 18.84 of this code. In the event of conflict between the provisions of said sections and this chapter, the provisions of this chapter shall prevail. An application for a PRD or PUD shall be abandoned by the applicant if not processed to completion with the planning commission within one year from the application date.

Section IV

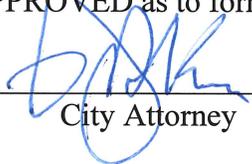
This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the City Council and APPROVED by the Mayor this 17<sup>th</sup> day of June, 1996.

SIGNED:   
Mayor

ATTEST:   
Clerk

APPROVED as to form:

  
City Attorney

# Affidavit of Publication

STATE OF WASHINGTON )  
 COUNTY OF CLARK )

I, Michael Gallagher, being first duly sworn, depose and say that I am the owner, editor, publisher of The Post-Record, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter to, published in the English language continuously as a weekly newspaper in Camas, Clark County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication

of said newspaper, that the ORDINANCE NO. 2077

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for one successive and consecutive weeks in the following issues;

Issue date June 25, 1996

Issue date \_\_\_\_\_

The fee charged for the above publication was:

\$ 427.05

Michael J. Gallagher  
 Publisher

Subscribed and sworn to before me this 26<sup>th</sup>

day of June, 1996

Beverly J. Webster  
 Notary Public in and for the State of Washington,  
 Residing at Camas, Washington

**ORDINANCE NO. 2077**  
**AN ORDINANCE repealing Chapter 18.92 of the Camas Municipal Code, and adopting new regulations for planned developments.**

IF YOU have household DELIVERY DR items you no longer need, Must be 18 or do someone else a favor & sell them here in our Palace 3136

Help Wanted  
 Thurs., 8:00-9:00pm  
 834-5148, 834-3741

plan be processed, to the city engineer. The city engineer will review the plan and all required information to determine that the development, as shown, is substantially the same as it appeared on the approved preliminary plan and as required by this title and that the plan as prepared is technically correct.

Once approved, signed and recorded, the applicant shall furnish the city with a mylar reproducible copy of the recorded plan, and a computer disk compatible with the city computer system containing a digitized final plan in the same format as submitted for recording.

D. Approval-Recommendation. Prior to submission of the final plan to the city council for approval, the final plan shall first be submitted to the planning commission for its recommendation as to approval or disapproval. The planning commission should determine whether the final plan is in full conformance with the approved preliminary plan and other regulations. After review of the proposed final plan, the planning commission shall forward to the city council the final plan, together with the report of the planning commission and its recommendation and the reasons therefor.

E. Approval. Approval of the final plan by the city council shall be binding on the applicant, his heirs, successors, and assigns, and any changes in the approved final plan are subject to the provisions of Section 18.93.120 relating to amendment of the final development plan.

Approval of a final development plan by the city council shall further constitute approval of the rezoning application needed to facilitate the siting of the PRD or PUD. Approval authorizes the applicant to complete all criteria necessary to put said final development plan into effect, including the dedication of public streets, recording of a final plan and recording of a declaration pursuant to the Horizontal Property Regimes Act.

**18.93.090 Findings.**

Approval of the zone change for a PRD or PUD) shall be based on the following standards:

A. The proposed uses shall not be detrimental to present or potential surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.

B. The density of the planned development shall conform to the density standards described previously.

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D. Environmental living should be enhanced through competency of land planning, flexibility in arranging building and open space areas, variety and diversity of site and architectural grouping, preservation of natural features, amenity of living conditions, and economy of streets and utilities.

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averaged to meet this requirement. However, in no instance shall the peripheral yard be less than half the front yard requirements given by the zoning ordinance for that zone.

B. Roadways and parking areas are not classified as open space.

**18.93.100 Construction Standards**

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**18.93.120 Amendments**

A. Minor Amendments. In issuing building permits for construction of a PRD or PUD, the city engineer may approve minor adjustments, providing such adjustments shall not increase the number of dwelling units, nor decrease the amount of parking or loading spaces, or open space, or permit structures to be located closer to any property line, nor change any points of ingress or egress to the development as set forth in the final development plan.

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**18.93.130 Hearing - Notice.**

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**Section IV**

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the City Council and APPROVED by the Mayor this 17th day of June, 1996.

SIGNED: Dean Dossett, Mayor  
 ATTEST: /s/Joan M. Durgin, Clerk  
 APPROVED as to form:  
 /s/Roger D. Knapp, City Attorney

No. 3966—June 25, 1996