



# Camas Municipal Code (CMC)

## Title 17 Land Development

Public Hearing      May 15, 2017

## Staff Report Highlights



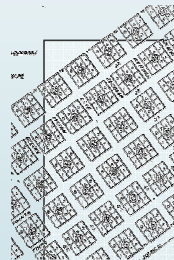
Boundary Line  
Adjustments



Double Frontage  
Lots



Building Envelopes  
for Multi-family Lots



Circulation and  
Block Lengths



Public Comments  
Questions for Staff

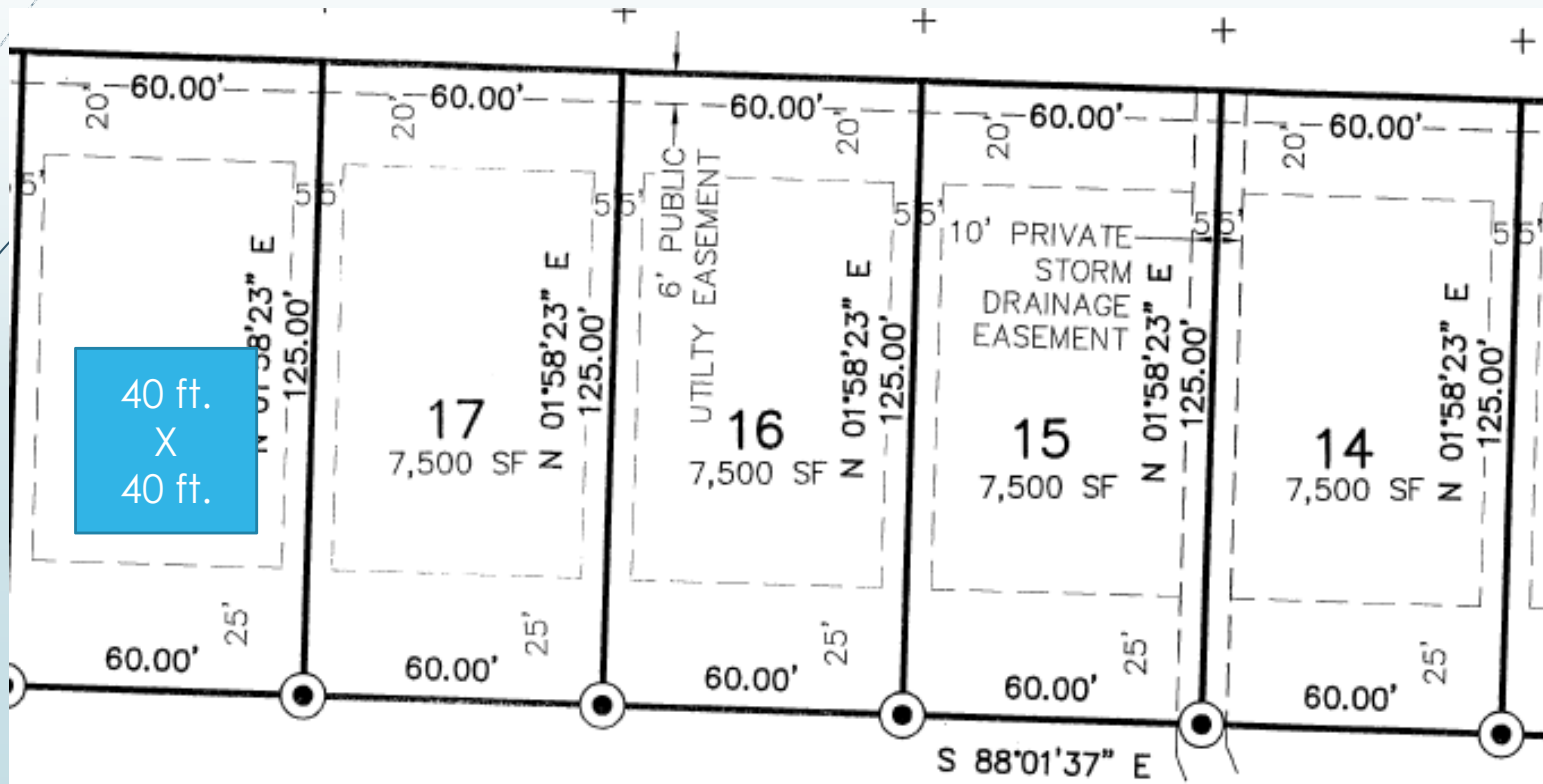
# Boundary Line Adjustments CMC 17.07.040 (I)

- ▶ Example – before adjustments (Red lines and text)
  - ▶ There are four (4) lots
- ▶ Example – after adjustments (Yellow lines)
  - ▶ Note that north street is not to current standards. (e.g. narrow pavement and no sidewalks)
  - ▶ There are still four (4) lots



# CMC Section 17.19.030 (D3) Tract, block and lot standards

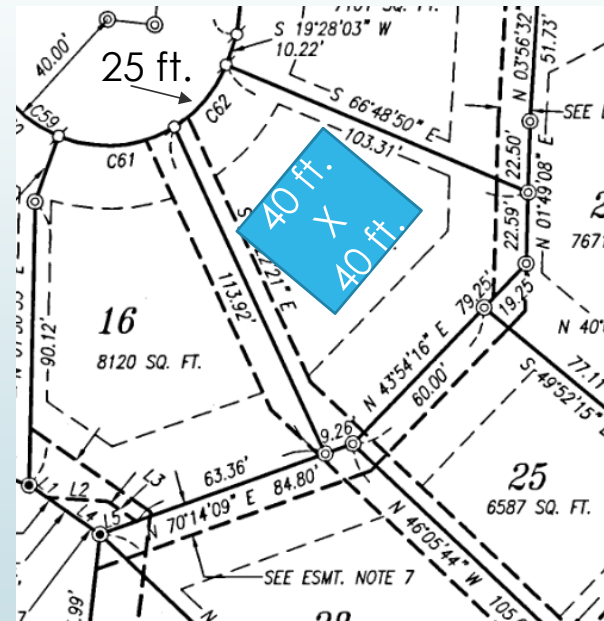
Single-family example:





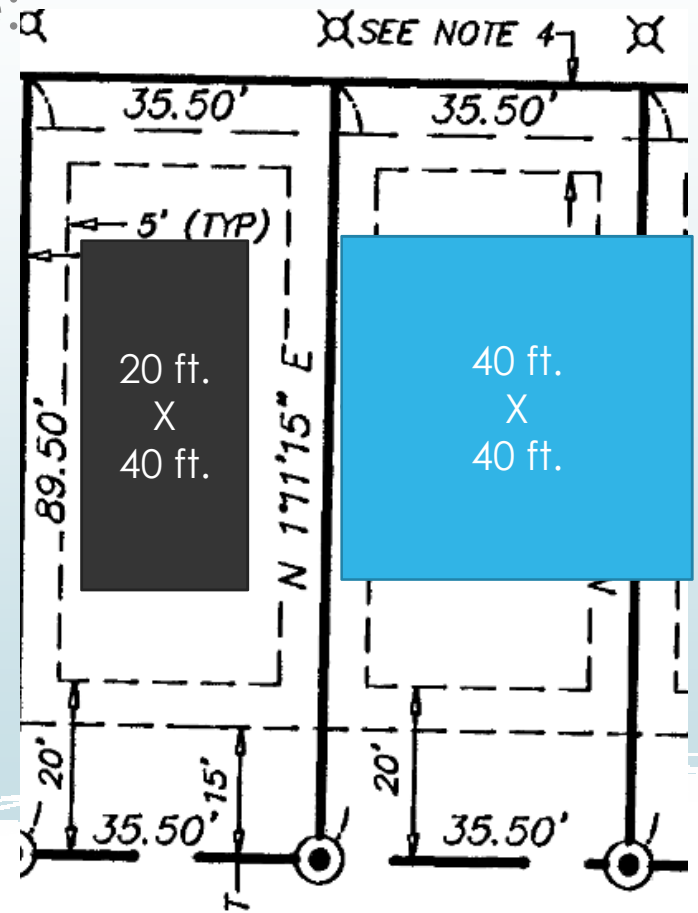
# Building Envelopes

Example of analyzing pie-shaped lots



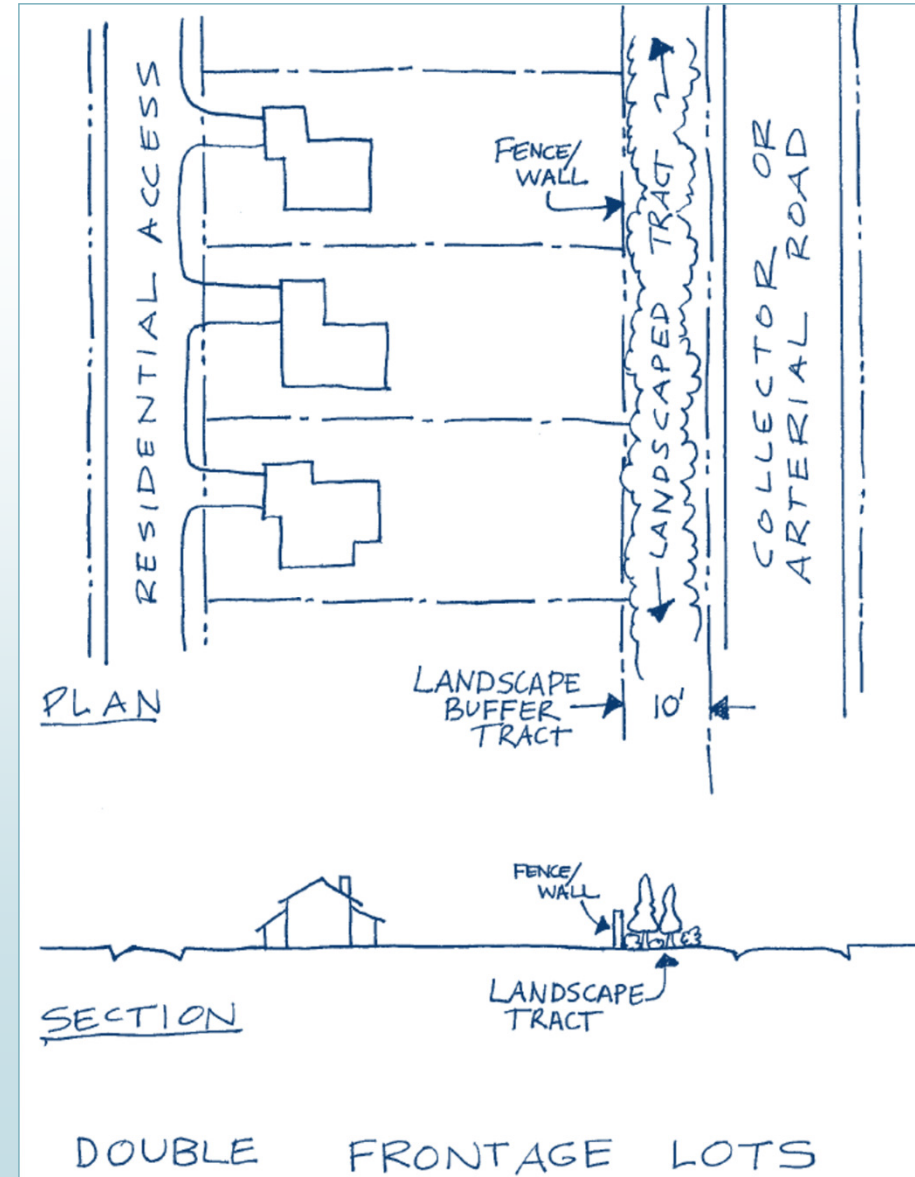
# CMC Section 17.19.030

Building Envelopes - Multifamily example:



# Double Frontage Lots

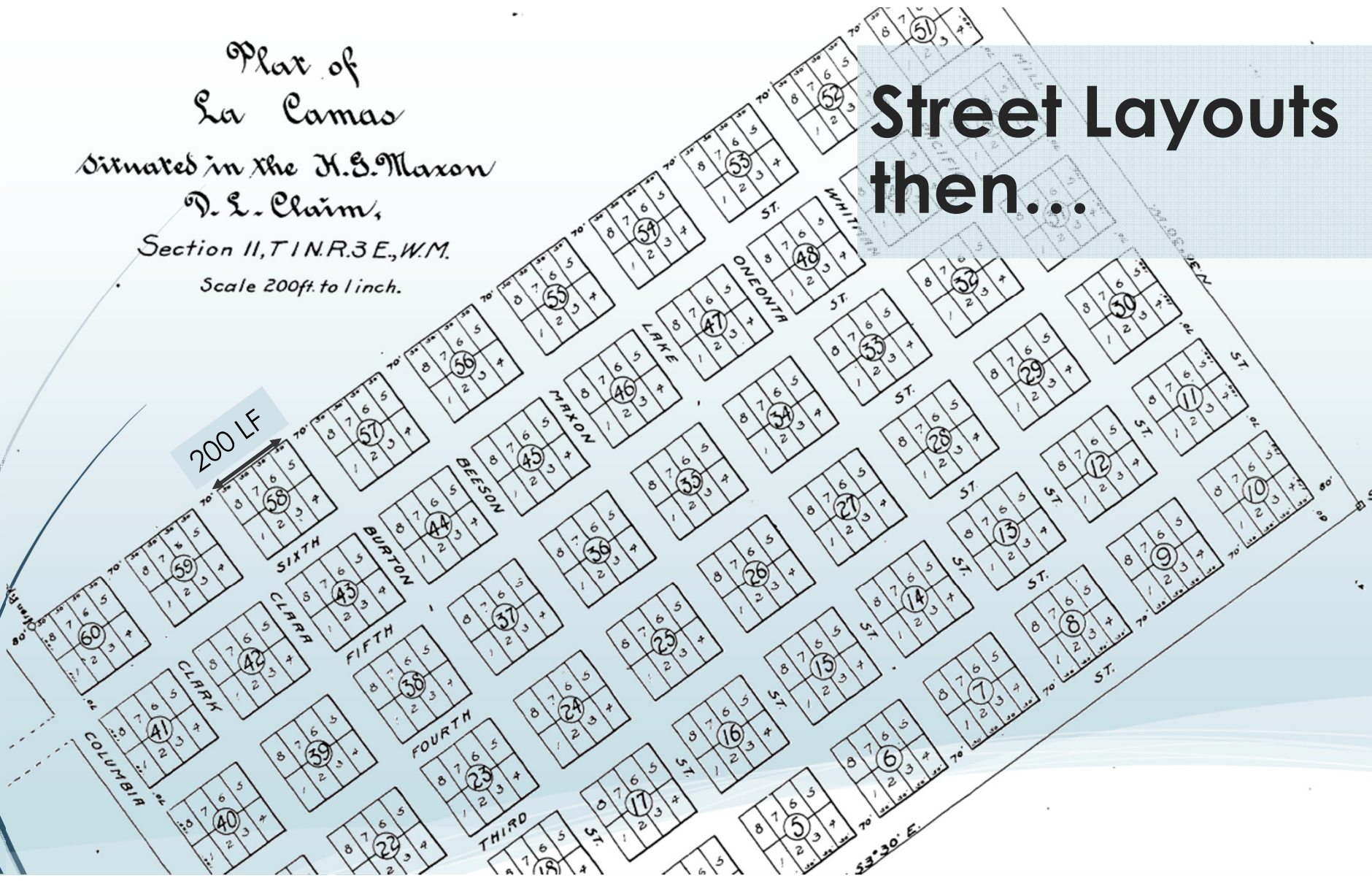
(Proposed Figure 17.19-1)





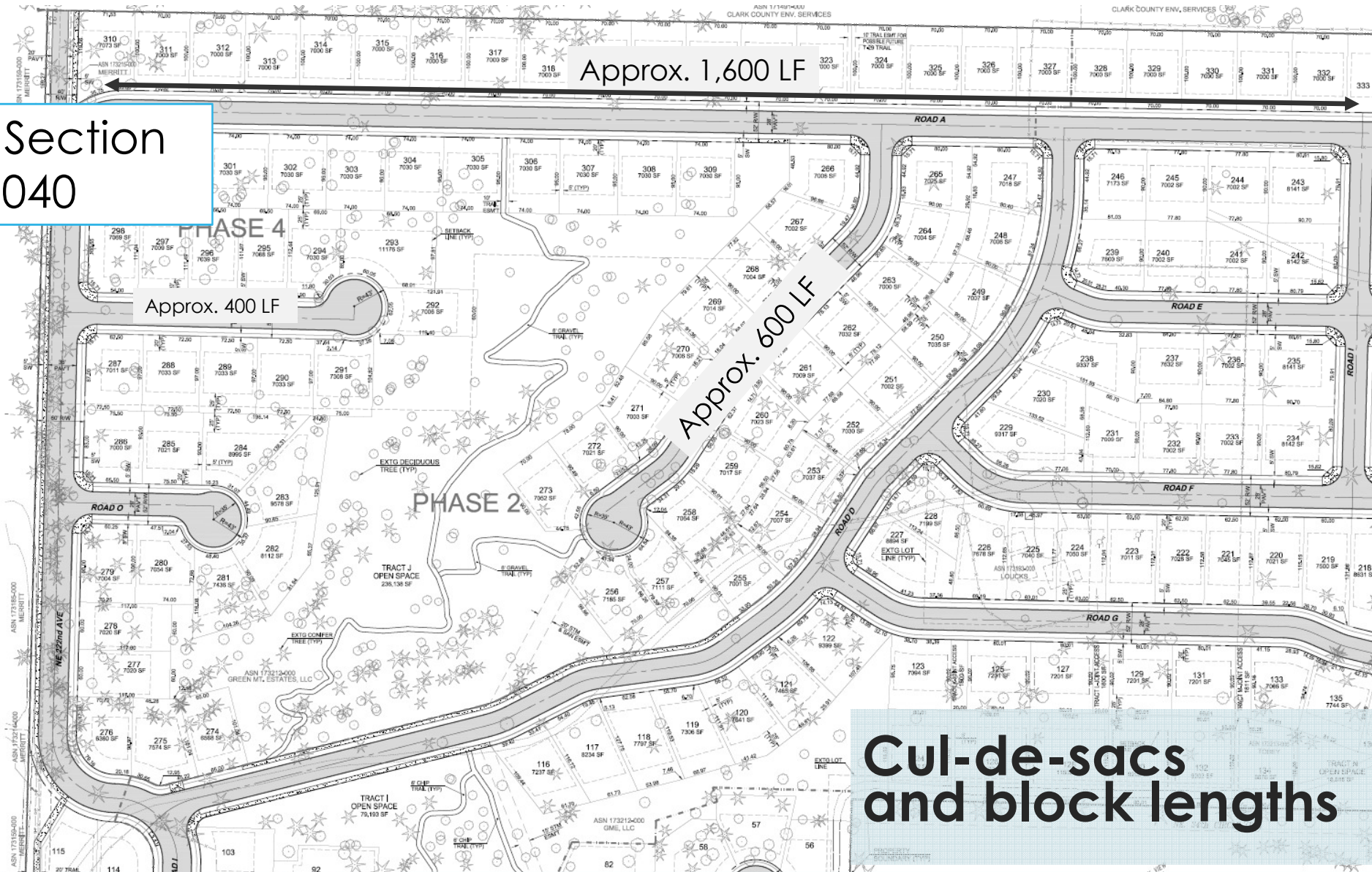
Plan of  
La Camas  
situated in the N.S. Maxon  
D. L. Claim,  
Section II, T.1 N. R. 3 E., W.M.  
Scale 200ft. to 1 inch.

Street Layouts  
then...

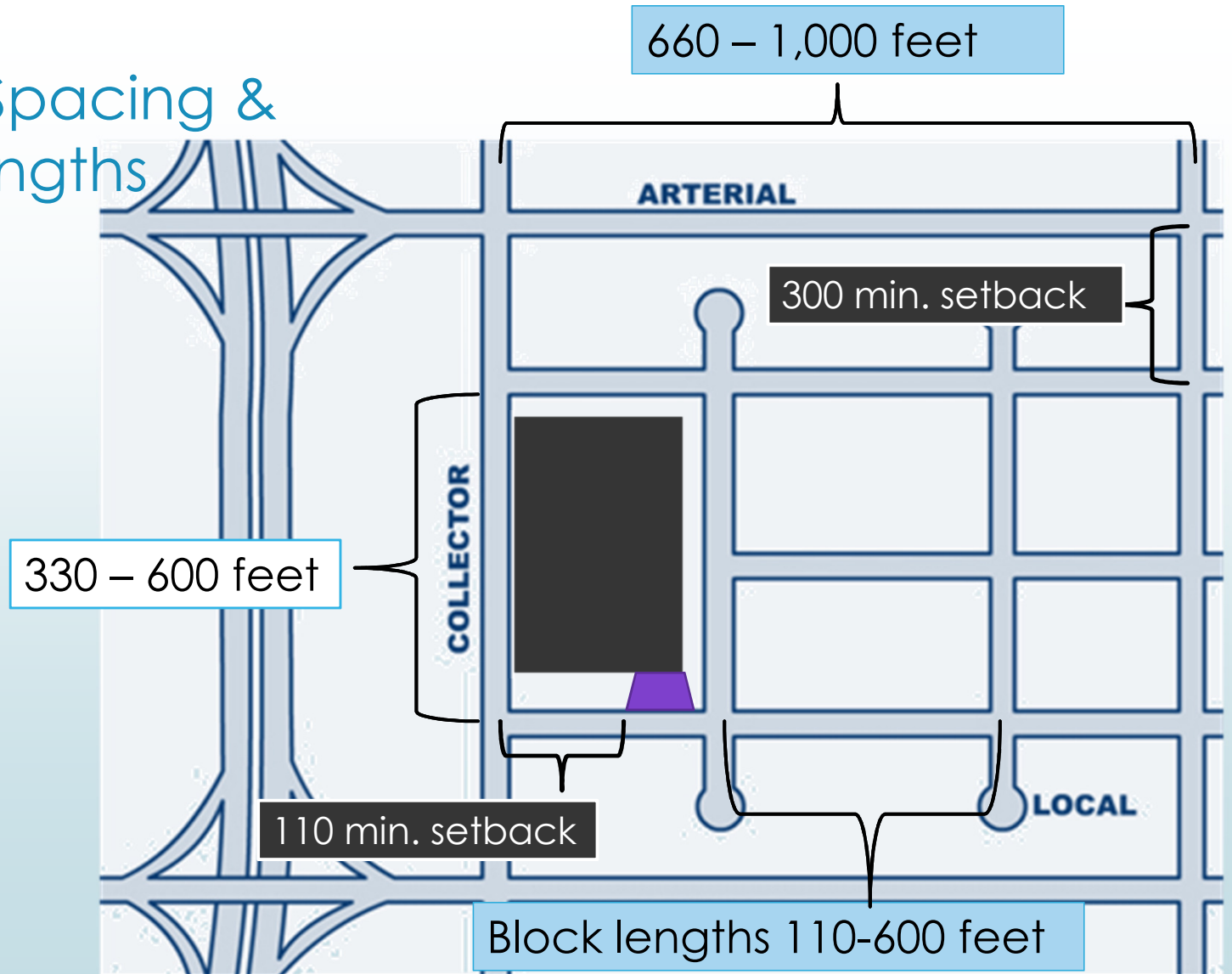




CMC Section  
17.19.040



## Access Spacing & Block Lengths



Resolutions 976 Sec. III and 1240 Sec. VI “Access Spacing Standards”  
 Design Standard Manual “General Guidelines for Geometry of Roadway”

Roadway Class	Min. Access Spacing <sup>***</sup>	Max. Access Spacing	Min. Intersection & Driveway Setback	New Residential Access Permitted
Arterial	660 feet	1,000 feet	300 feet	No <sup>**</sup>
Collector	330 feet	600 feet	<u>110</u> <del>100</del> feet*	No <sup>**</sup>
Local	<del>270</del> <u>110</u> feet	<del>n/a</del> <u>600 feet</u>	n/a	Yes
Neighborhood Route	n/a	n/a	n/a	Yes

Notes to Table:

\*Based on turn design speed of 20 mph

\*\*Temporary access may be permitted or combined for landlocked parcels

\*\*\*Includes non-residential driveways



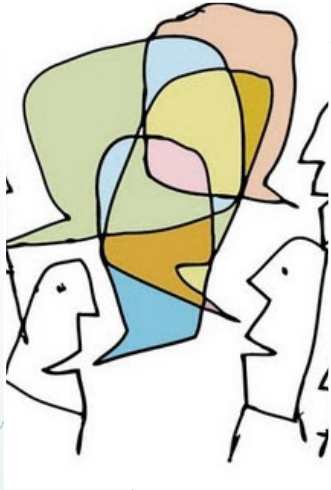
## Chapter 17.21 Improvement Agreements (Sec. 17.21.050)

### A. Financial Security Requirements.

- To assure full performance of the agreements required herein, the developer shall provide one or more of the following in a form ... **in order of preference:**

### B. Amount of Financial Security

- For improvement bonds, amend from **105% to 150%**
- For warranty or maintenance bonds from **10% to 25%**



## Public Comment

- Exhibit 3 Joe Turner
- Exhibit 5 James Howsley
- Exhibit 6 Aaron Marvin



Council questions for Staff