

Minor Amendments to Camas Municipal Code (CMC)

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15.50.090 (L) - Clearing and grading standards.

L. Clearing and grading including utility and road construction activities shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions and site specific factors.

16.13.060 - SEPA appeal.

Except for permits and variances issued pursuant to the Camas shoreline master program and consolidated appeals pursuant to Section 18.55.165(C), when any proposal or action is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the hearings examiner. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the city of Camas clerk within fourteen days of the date the decision was issued.

16.53.050 (N)(1)(c) - Wetland permits.

c. The responsible official may reduce or waive the permit moratorium duration upon approval of a wetland permit under this section.

16.59.090 (A)(3)(a)- Performance standards—Specific hazards.

a. Selective vegetation removal as provided under CMC Section 16.51.120, or

17.09.030 (B)(5)(“o” to “q”)- Preliminary short plat approval.

- o. Locations of all fire hydrants within five hundred feet of the proposal,
- p. A survey of existing significant trees as required under CMC Section 18.31.080; and
- q. Show location and height of proposed retaining walls.

17.11.030 (B)(6)(“o” and “p”)- Preliminary subdivision plat approval.

- o. Location of all existing fire hydrants within five hundred feet of the proposal; and
- p. Show location and height of proposed retaining walls.

17.19.040 (B)(3)(c)- Infrastructure standards.

c. The frontage is part of an impending or imminent city street improvement project;

Table 17.19.040-1 Minimum Private Street Standards

Private Road/Street	Tract Width	Pavement Width	Sidewalk
E. Alley	20'	18'	No parking on both sides.

17.21.030 (B) - Land disturbing activities—Erosion prevention/ sediment control.

B. For all land-disturbing activities of an acre or more, furnish to the city an approved form of security in the amount of two hundred percent of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor, shown on the approved erosion prevention/sediment control plan.

17.21.060 (A)(4),(6);(B)(1);(E)(1);(H)- Final plat or short plat procedures for land divisions.

- 4. Three copies of the final plat or short plat survey in conformance with the standards set forth in CMC Sections 17.01.050, 17.09.030 and 17.11.030, as applicable;
- 6. Public improvements must either be complete or secured. If secured, the developer/owner must submit a subdivision improvement bond or other financial security in a form acceptable to the city attorney in the amount of one hundred twenty five percent of improvement cost of deferred improvement and in accordance with CMC Section 17.21.050(B)(1);
- 1. The final plat or short plat shall include the survey information in CMC Section 17.01.050(A) and (B).

- 1. That the proposed final plat or short plat bears the required certificates and statements of approval as required in CMC Section 17.21.060(B)(2);
- H. Permits for one sales office and/or one model home per plat or phase may be issued after the final plat is recorded, and prior to final acceptance, after review and approval by the city consistent with CMC 18.07.040 Table 2. Building permit applications for any other residential buildings will not be accepted until after final acceptance.

18.05.050 (F)- Commercial and industrial zones.

- F. BP Business Park: This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus-style, with landscaped buffers, and architectural features compatible with surrounding areas.
- G. LI/BP Light Industrial/Business Park. This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well-designed buildings and near major traffic corridors is anticipated.
- H. HI Heavy Industrial. This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.
- I. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel.

18.09.060 (D)- Density transfers.

D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility in lot sizes, lot width, depth, setback standards, or lot coverage. In no case shall the maximum density of the overall site be exceeded. The city may also provide the landowner with:

18.27.050 (M-Repealed)- Development standards.

- M. Impact Fees. Accessory dwelling units shall be subject to impact fees at the following rates: twenty-five percent of the single-family rate for internal conversions, and thirty-five percent for external conversions.

18.55.030 (Table 1) - Summary of decision making processes.

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Design review	X Minor	X Major					
Critical areas/OS		X	X				

18.55.200 (F)- Appeals—Generally.

- F. Appeals of civil regulatory orders and civil fines shall be heard de novo by the city council. All other appeals, with the exception of SEPA appeals subject to Section 18.55.165(C), shall be closed record hearings before the city council.