

Minor Amendments to Camas Municipal Code (CMC)

Staff Recommended Amendments

Summary

The following CMC sections included in this attachment were brought forward for discussion with the ad hoc committee, and are discussed in detail in the Staff Report. The proposed changes are recommended and supported with findings in the Staff Report.

CMC Section 9.32.050(A)(5) – Public disturbance noises.

5. The use of equipment and activities producing intermittent or repetitive noise commonly associated with site improvements, or ~~exterior~~ new home construction:

CMC Section 12.12.010 – Permit – Required

~~An encroachment permit will not be required for contractors performing work for the city, or for any public utility with a franchise, or as specified otherwise in Chapter 18 of this code.~~

CMC Section 12.12.020 – Permit – Fee – Terms.

The permit fee as per the fee schedule established by the city council per resolution, has been paid to the city ~~treasurer except where the permittee has been exempted by statute, City code, or prior agreement.~~

~~In addition to the initial permit fee, the applicant may be required to pay an inspection fee based on the schedule listed in Section 12.12.080 of this chapter.~~

The party requesting such permit shall make application therefor in writing on forms furnished by the city.

The permits required by this chapter shall be secured at least forty-eight hours prior to the time the work under such permit is proposed to commence except in emergency cases as approved by the director of public works.

The applicant if requested to do so by the director of public works, shall file with the director a plan and profile, ~~and other plans and details as may be required~~ which has been prepared by a professional civil engineer licensed to practice in the state of ~~Washington or other qualified professional as may be required~~ showing the location and plan of the work, obstruction or other thing desired to be done or constructed, and the street, alley, sidewalk or public place to be obstructed, together with a full description of the nature of such work.

CMC Chapter 17.09 – SHORT SUBDIVISIONS

CMC Section 17.09.030(C)(3) – Preliminary short plat approval.

3. Proposed short subdivisions located adjacent to the right-of-way of state highways shall be submitted to the Washington Department of Transportation (WSDOT) for review, consideration and

recommendation. This condition may be satisfied as part of the SEPA process. However, if a SEPA checklist is not required, it is the applicant's responsibility to notify WSDOT of the proposal. Recommendations from Washington Department of Transportation shall be considered by the City included in the conditions of approval for the short subdivision.

CMC Section 17.09.040 – Expiration.

If the short plat is not recorded within five years of the date of preliminary short plat approval, the short plat shall become null and void. Upon written request by the developer prior to the expiration date, the community development director may grant an extension of not more than two four years. The director shall consider economic conditions and such other circumstances as may warrant the extension. If the director denies a request for an extension, the developer may appeal that decision to the city council by filing a written notice of appeal with the director not later than thirty days after the date of the decision.

CMC Chapter 17.19 – DESIGN AND IMPROVEMENT STANDARDS

CMC Section 17.19.030(D)(2) - Tracts, blocks and lot standards.

2. Side Lot Lines. The side lines of lots should generally shall run at right angles to the street upon which the lots face as far as practical, or on curved streets they shall be radial to the curve;

CMC Section 17.19.030(F)(6) – Landscaping.

6. Storm drainage facilities, pump stations and other visible facilities shall be required to include a ten foot L2 landscaped buffering in accordance with criteria in the Camas Design Standards Manual if within be setback a minimum of thirty feet from of any street or accessory structure, and be landscaped in accordance with criteria in the Camas Design Standards Manual.

CMC Chapter 17.21 – PROCEDURES FOR PUBLIC IMPROVEMENTS

CMC 17.21.010(C) – Plans and permits required for public improvements

C. A separate encroachment permit will not be required for development projects subject to Title 17. All work within the right-of-way will be subject to Chapter 12.12.

CMC 17.21.050(D) – Financial security agreements

D. A performance bond, in an amount equal to the cost of the proposed work within the right-of-way shall be provided per Chapter 12.12.040.

CMC Section 17.21.060(B)(2)(a) - Contents of Final Plat or Short Plat

a. A certificate with the seal of and signature of the surveyor responsible for the survey and preliminary plat in accordance with RCW 58.09.080 and RCW 64.90.245.

CMC Section 17.21.060(B)(2)(e) - Contents of Final Plat or Short Plat

e. Certification by the city engineer or designee that the developer has complied with the following:

- i. All improvements have been installed or financially secured ~~for~~ in accordance with the requirements of CMC Title 17 and this title and with the preliminary plat approval;

- ii. All improvements can or will meet current public works drawing standards for road, utility and drainage construction plans;
- iii. Original and reproducible mylar or electronic records of installed improvements in a format approved by the public works director or designee and certified by the designing engineer as being "as constructed" have been submitted or financially secured for city records.

CMC Chapter 18.03 – DEFINITIONS & CMC Chapter 18.09 – DENSITY AND DEMENSIONS
CMC Section 18.03.040 – Definitions for development terms. and CMC Section 18.09.040 Table 2 – Building setbacks for Single-Family Residential Zones.

"Lot width" means the horizontal distance between the side lot lines at a point midway between the front and rear property lines, the front of the building envelope.

Lot Area	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 or more sq. ft.
Minimum front yard (feet) ²	20	20	25	30
Minimum side yard and corner lot rear yard (feet)	5	5	10	15
Minimum side yard flanking a street (feet)	15	20	25	30
Minimum rear yard (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40

Note:

2. Garage setback is five feet behind the front of the dwelling.

CMC Chapter 18.07 – USE AUTHORIZATION

CMC Section 18.07.030 – Table 1 – Commercial and industrial land uses.

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Mini-storage/vehicular storage ⁶	X	X	C X	C X	X	P X	X	P	P

CMC Chapter 18.09 – DENSITY AND DEMENSIONS**CMC Section 18.09.040 Table 2 – Building setbacks for Single-Family Residential Zones.**

Lot Area	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 or more sq. ft.
Minimum front yard (feet)	20	20	25	30
Minimum side yard and corner lot rear yard (feet)	5	5	10	15
Minimum side yard flanking a street (feet) and corner lot rear yard	15 10	20 10	25 15	30 15
Minimum rear yard (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40

CMC Section 18.13.060 – Parking areas.

C. ~~C.~~ Parking lots shall include a minimum ratio of one tree per six parking spaces.

CMC Chapter 18.18 – SITE PLAN REVIEW**CMC Section 18.18.040 – Submittal and contents of a complete application.**

J. ~~An engineer estimate of costs for site improvements, both public and private.~~