



CITY OF CAMAS STAFF REPORT

To: City Council
From: Robert Maul, Planning Manager
Date: March 7th, 2016
Proceeding Type: Public Hearing
Subject: Clearing and Grading Ordinance

Legislative History:

- | | |
|--------------------------------|----------------------------------|
| • PC Public Hearing: | January 27 th , 2016 |
| • City Council Workshop: | February 16 th , 2016 |
| • City Council Public Hearing: | March 7 th , 2016 |
-

Background:

The Camas Municipal Code (CMC) currently has general provisions regarding ground disturbing activities tied to grading and construction. However, there isn't a dedicated chapter for an all-inclusive section on clearing and grading activities if pursued as a stand-alone action. For example, Title 14 has a chapter for Erosion and Sediment Control, which is applicable to all site development within the city and does a good job on providing specific parameters on implementing erosion control measures. Titles 15 (Building and Construction), 16 (Environment), 17 (Land Development), and 18 (Zoning) all have various elements that touch on ground disturbing activities and mitigation, but there isn't anything that deals with specific grading only requests with great clarity. Staff's effort with this draft code section will be to centralize and consolidate regulatory framework and provisions in one chapter for all grading and clearing activities.

It is a relatively common practice in the development community to seek grading only permits to prep a site for anticipated construction activities. Those grading and clearing activities are still subject to all provisions of the CMC, but there is less clarity on how to best process and address those activities independent of the development review process. Many communities have a whole chapter dedicated to clearing and grading activities, which is what staff is proposing. It

helps centralize and consolidate all development triggers, mitigation measures, and review criteria to not only help staff, but provide certainty for the development community as well.

The proposed code section would be added as a new chapter to Title 15 and would be administered by engineering and community development staff.

A public hearing was conducted with the Planning Commission on January 27th, 2016. No public testimony was taken. The Planning Commission unanimously recommended approval to the City Council with some minor edits, which are contained in the packet.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take testimony, deliberate and then take final action. If Council wishes to adopt the proposed code section then staff recommends passing Ordinance No. 16-001.