



Staff Report

Minor Amendments to Title 17 Land Development of Camas Municipal Code

File# MC16-07

To: Bryan Beel, Chair
Planning Commission

FROM: Lauren Hollenbeck, Senior Planner

DATE: March 15, 2017

Summary

As part of our periodic code update (similar to the Title 16 Environment code update), the proposed minor amendments to Title 17 Land Development of the Camas Municipal Code (CMC) include updates to clarify sections that may have been challenging to administer since the past review cycle, new additions and corrections or typos.

The proposed CMC amendments are provided with the two attachments: Attachment 1 shows the draft changes as strike-through text or underlined. Attachment 2 provides the amendments without any mark-ups.

Staff has proposed amendments within the following chapters of Title 17:

Title 17 Land Development

Chapter 17.01 General Provisions

CMC17.01.050.B *Preliminary plats and preliminary short plats*- The survey content section of the code included language regarding statements and monumentation, which only applies to final plats and short plats, not preliminary plats or surveys. As such, the sections addressing statements and monumentation were relocated to CMC 17.21.060 *Final plat and short plat procedures for land divisions*.

Chapter 17.07 Boundary Line Adjustments

CMC17.07.040 *Approval criteria*- There is opportunity through the BLA process to obtain right of way for future street improvements for those lots adjacent to substandard right of ways. A new section was added to the approval criteria requiring a proportionality analysis for the city to determine if the dedication of land would be required.

Chapter 17.09 Short Subdivisions

CMC17.09.040 *Expiration*- The amendment in this section includes removing the language regarding the expiration of short plats, which states “Effective Until December 31, 2014.” This date has passed and should be removed.

Chapter 17.11 Subdivisions

CMC 17.11.060 *Expiration*- Amendments to this section include removing city council as the approval authority to extend timelines for phased development and allow applicants to revise an expired preliminary plat only pursuant to an approved phasing plan with specific timelines.

Chapter 17.15 Binding Site Plan (BSP)

CMC17.15.050 *Improvements*- The minor amendment to this section includes replacing the word “bonded” with “secured”.

Chapter 17.19 Design and Improvement Standards

CMC 17.19.030.D.3 *Building Envelopes*- Currently the code only addresses building envelopes in the single family residential zones. The amendments to this section include the addition of a twenty by forty foot building envelope for multi-family zones as single-family detached buildings are also allowed in multi-family zone. The building envelope size is based on the smallest lot size of the multi-family zones, which is MF-18. An example is provided in the presentation slides.

CMC 17.19.030.D.6 *Double Frontage Lots*- There are also amendments to double frontage lots adjacent to an arterial or collector. Currently the code language is discretionary and often becomes SEPA mitigation measures. As such, clarification is proposed regarding the separation of subdivisions and traffic via lot depth, landscaping, fencings/walls and architectural building design. A new figure to this section of code is also proposed to graphically represent what this might look like.

CMC 17.19.030.E *Tracts and Trails*- The code currently references trails to be 15-feet wide. This language is in conflict with the 2014 park, recreation and open space (PROS) comprehensive plan, which includes trail standards for different trail types. Staff proposes fixing this language to reflect the PROS plan.

CMC 17.19.030.F *Landscaping*- The development community has expressed concern that if street trees are installed prior to construction of homes they could be damaged by the home building construction equipment. After much discussion amongst staff, the proposed amendments to this section include removing the current language that requires the installation or bonding of trees prior to final plat approval but rather require the developer to a) install the trees adjacent to or within common areas and landscape tracts prior to final acceptance and b) install trees adjacent to individual lots prior to final occupancy or install and bond prior to expiration of the two-year warranty period.

CMC 17.19.040.B.6 *Extension*- The amendments to this section are to incorporate Comprehensive Plan Policy LU-3.3 *Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.*

CMC 17.19.040.B.10 *Street Layout*- The proposed additions to this section are in response to the Hearings Examiner’s comment that our current cross circulation standards are very subjective. Staff proposed to require applicant’s to submit a circulation plan that includes features such as topography, environmental sensitive lands, existing and proposed streets/bicycle and pedestrian pathways/trails/transit, etc. Further, the proposed amendments in this section also incorporates two comprehensive plan policies. Comprehensive Plan Policy T-1.3: *Construct streets that are interconnected and avoid long cul-de-sacs or dead ends. Block lengths should be less than 1,000 feet and* Comprehensive Plan Policy T-2.3: *Include pedestrian and bicycle linkages in the construction of cul-de-sacs and other forms of dead-end streets. Existing dead end streets should be retrofitted to provide bicycle and pedestrian linkages as practicable.*

CMC 17.19.040.B.11 *Access Management*- The proposed amendment in this section includes removing language that is already addressed in CMC 17.19.030.D.6 *Double Frontage Lots*.

Chapter 17.21 Procedures for Public Improvements

CMC 17.21.040 *Improvement Agreements*- The current language allows for applicants to bond for all improvements prior to final plat approval. The proposed amendment requires the applicant to complete all the improvements prior to final plat approval unless there is an extenuating circumstance or other factors beyond their control.

CMC 17.21.050 *Financial security agreements*- Proposed amendments to this section include removing the term “bond” to “financial security”, since there are other financial security options other than just bonds. Another change to this section is listing the types of financial securities in order of priority. Further, the amount of financial security proposed increased to ensure the City is covered if the developer is unable to complete the work.

CMC 17.21.060 *Final plat or short plat procedures for land divisions*- As discussed above under Chapter 17.01 General Provisions, a new section was added for the inclusion of statements and monumentation under contents for a final plat or short plat.

Chapter 17.23 Exceptions, Penalties, Severability, Liability

CMC 17.23.010 *Exception Criteria*- The minor amendment to this section includes using a gender neutral term by replacing the word “his” with “the applicant’s”.

Recommendation

Staff recommends that Planning Commission provide direction on proposed amendments. A public hearing will be scheduled soon on the final proposed amendments.