

## STAFF REPORT

### Minor Amendments to Camas Municipal Code

Title 15, 16, 17 and 18

File# MC18-01

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<u>TO</u>	Bryan Beel, Chair Planning Commission
<u>FROM</u>	Madeline Sutherland, Planning Intern
<u>DATE</u>	October 23 <sup>rd</sup> , 2018

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### Summary

As part of our periodic code update, the proposed minor amendments to Title 15 Buildings and Construction, Title 16 Environment, Title 17 Land Development, and Title 18 Zoning 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 15, 16, 17 and 18:

### *Title 15 Buildings and Construction*

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#### **Chapter 15.50.090(L) - Clearing and Grading**

The proposed addition to this chapter includes adding a development standard that limits construction from May first to October first of each year. This requirement has been a standing SEPA condition in most SEPA decisions issued by staff and therefore adding it to the code will eliminate the need for this repetitive SEPA condition.

### *Title 16 Environment*

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#### **Chapter 16.13.060 – SEPA Appeal.**

There has been conflicts between 16.13.060 and 18.55.200(F). The amendments are an effort to ensure that there is consistency between all sections of code that relate to SEPA appeals.

**Chapter 16.51.250(B) – Bonds to ensure mitigation, maintenance, and monitoring and Chapter 16.53.050(J)(2)(a)**

The previous code update to CMC Section 17.21.050 *Financial Security agreements* included changing the bond amount to 200%. The bond percentages currently cited in CMC Section 16.51.250(B) and 16.53.050(J)(2)(a) are not consistent with CMC 17.21.050 *Financial Security agreements* and therefore should be revised for consistency.

**Chapter 16.59.090(3)(a) – Performance standards – Specific hazards.**

This section currently references CMC Section 16.51.130 – *Review required* and should be revised to reference CMC Section 16.51.120 – *Critical area reporting evaluation requirements*.

## *Title 17 Land Development*

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**Chapter 17.09.030(B)(5)(q) – Preliminary short plat approval and Chapter 17.11.030(B)(5)(q) – Preliminary subdivision plat approval.**

There are comprehensive plan policies that call for the minimization of clearing and grading and often staff does not see the location or height of retaining walls until engineering plan approval instead of during preliminary plat reviews, which typically include a public hearing. Those early reviews could avoid the later discovery for the need for tall retaining walls, and would be consistent with comprehensive plan policies. The proposed amendment includes requiring the applicant to show the location and height of proposed retaining walls with the preliminary plat submittal application, instead of at the construction and engineering stages of the development.

**Chapter 17.19.040(Table 1) - Infrastructure standards.**

The tract and pavement width for alleys have increased by two feet, creating a tract width of twenty feet and a pavement width of eighteen feet. This allows more room for cars to maneuver through alley's to access parking and garages.

**Chapter 17.21.030(B) – Land disturbing activities – erosion prevention/ sediment control.**

This section has been revised to match CMC section 14.06.200 – *Bonds and insurance*. Both sections originally had the same meaning but different language. By editing Chapter 17.21.030 to contain the same language as Chapter 14.06.200, there should not be any future conflicts.

**Chapter 17.21.060(E)(1)&(H) – Final plat or short plat procedures for land divisions.**

The minor amendments to this section include updating code references that were not updated with the last code update. For section 17.21.060(H), building permits for sales office and model homes only apply to residential, because commercial building permits are reviewed at the same time as the site plan while residential building permits can be submitted separately.

## *Title 18 Zoning*

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### **Chapter 18.05.050(F) – Commercial and industrial zones.**

There currently is not a definition for the Business Park zone in this section of the code and therefore is proposed to be added.

### **Chapter 18.27.050 – Development standards.**

The City of Camas' Comprehensive Plan Housing goals are to increase affordable housing by increasing the supply and diversity of housing. To reach this goal, eliminating the impact fees will encourage the development of accessory dwelling units which supports the comprehensive plans goal.

### **Chapter 18.55.030(Table 1) – Summary of decision making process.**

The first change made to the table was differentiating between Type I and II approval process for design review. Type I is minor and Type II is major. The second amendment to Table 1 is updating the term "sensitive" area to "critical" areas.

### **Chapter 18.55.200(F) – Appeals-Generally.**

The amendment is an effort to ensure that there is consistency between all sections of code that relate to SEPA appeals.