

STAFF REPORT

Minor Amendments to Camas Municipal Code

Title 15, 16, 17 and 18

File# MC18-01

| | |
|-------------|--|
| <u>TO</u> | Bryan Beel, Chair Planning Commission |
| <u>FROM</u> | Madeline Sutherland, Planning Intern |
| <u>DATE</u> | November 20 th , 2018 |

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

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 due to the rainy season. 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

Chapter 16.13.060 – SEPA Appeal.

There has been conflicts between 16.13.060 and 18.55.200(F). The reasoning for this code amendment is to take consolidated SEPA appeals to the Hearings Examiner instead of Council due to the unbiased

decision. 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)

CMC Section 17.21.050 *Financial Security agreements* currently states the bond amount as 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

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 been proposed to increase by two feet, creating a tract width of twenty feet and a pavement width of eighteen feet. The average car is sixteen feet in length, and with a current minimum pavement width of sixteen feet, this would only allow for an average size car to maneuver in an alley way, making it difficult for larger cars/trucks. The proposed change would allow more room for all types of 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 intent behind 17.21.060(H) is to only allow one model home permit per plat to be issued after final plat, and before final acceptance. Commercial is a separate process therefore it has been stricken out. Other residential building permits will not be accepted until after final acceptance. One of the first steps in the intake/review process is to make copies of all utility locations I.E. water service, sewer laterals and rain drain/storm water laterals and the as-built drawings are not available to provide these utility locations until final acceptance has been approved.

Title 18 Zoning

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 goals.

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.

There has been conflicts between 16.13.060 and 18.55.200(F). The reasoning for this code amendment is to take consolidated SEPA appeals to the Hearings Examiner instead of Council due to the unbiased decision the Hearings Examiner can provide. The amendments are an effort to ensure that there is consistency between all sections of code that relate to SEPA appeals.

Recommendation

Staff recommends the Commission conduct a public hearing, accept testimony, deliberate, and forward a recommendation to City Council regarding the proposed amendments.