

Minor Amendments to Camas Municipal Code (CMC)

Attachment 1

The following changes as forwarded by the Planning Commission are indicated with strikeout or underlined text. **No other amendments to CMC are proposed by omission.**

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Title 15 Buildings and Construction

15.50.090 - Clearing and grading standards.

The purpose of this section is to provide general standards for all clearing and grading activities undertaken within the city of Camas. This section is intended to apply to all clearing and grading activities including both activities that do and do not require formal approval by the city.

L. Clearing and grading including utility and road construction activities shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions and site specific factors.

Commented [MS1]: Recurring SEPA condition

Title 16 Environment

16.13.060 - SEPA appeal.

Except for permits and variances issued pursuant to the Camas shoreline master program and consolidated appeals pursuant to Section 18.55.165(C), when any proposal or action is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the hearings examiner. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the city of Camas clerk within fourteen days of the date the decision was issued.

Commented [MS2]: The amendment is an effort to ensure that there is consistency between all sections of code that relate to SEPA appeals.

16.53.050 - Wetland permits.

N. Enforcement. At such time as a violation of this chapter has been determined, enforcement action shall be commenced in accordance with the enforcement provisions of Appendix B — Administration and Enforcement, and may also include the following:

1. Applications for city land use permits on sites that have been cited or issued an administrative notice of correction or order under Title 18, or have been otherwise documented by the city for activities in violation of this chapter, shall not be processed for a period of six years provided:
 - a. The city has the authority to apply the permit moratorium to the property;
 - b. The city records the permit moratorium; and
 - c. The responsible official may reduce or waivewave the permit moratorium duration upon approval of a wetland permit under this section.

Commented [MS3]: Spelling correction

16.59.090 - Performance standards—Specific hazards.

A. Erosion and Landslide Hazard Areas. Activities on sites containing erosion or landslide hazards shall meet the following requirements:

3. Vegetation Removal. Within a geologically hazardous area and related management zone, removal of vegetation shall be limited to the following:
 - a. Selective vegetation removal as provided under CMC Section 16.51.120+30, or
 - b. The city may authorize, as part of a critical area review, vegetation removal that has been determined to have no greater adverse impact on the geologically hazardous area, and is not necessary for mitigating any other impact under this code. The determination of no greater adverse impact will take into consideration a vegetation removal plan prepared by a certified landscape architect or arborist, and reviewed by a geotechnical engineer;

Commented [MS4]: Changed to reference correct section.

Title 17 Land Development

Short Plats

17.09.030 - Preliminary short plat approval.

B. Application/Fees. In addition to those items listed in CMC 18.55.110, the following items are required, in quantities specified by the City of Camas, for a complete short plat application for preliminary approval. Items may be waived if, in the judgment of the community development director, they are not applicable to the proposal:

5. Site and development plans which provide the following information:
 - a. A preliminary plat map meeting the standards identified in CMC Section 17.01.050,
 - b. The names of owners of adjacent land and the names of any adjacent subdivisions,
 - c. Lines marking the boundaries of the existing lot(s) (any existing lot to be eliminated should be a dashed line and so noted),
 - d. Names, locations, widths and dimensions of existing and proposed public street rights-of-way, public and private access easements, parks and other open spaces, reservations, and utilities,
 - e. Location, footprint and setbacks of all existing structures on the site,
 - f. Location of sidewalks, street lighting, and street trees,
 - g. Lot area and dimensions for each lot,
 - h. Location of proposed new property lines and numbering of each lot,
 - i. Location of proposed building envelopes and sewer tanks,
 - j. Location, dimensions and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements,
 - k. Location of any proposed dedications,
 - l. Existing and proposed topography at two-foot contour intervals, extending to five feet beyond the project boundaries,
 - m. Location of any critical areas and critical area buffers, to indicate compliance with all applicable provisions of the critical areas legislation, as required under Title 16 and Title 18 of this code,
 - n. Description, location and size of existing and proposed utilities, storm drainage facilities, and roads to service the lots,
 - o. Locations of all fire hydrants within five hundred feet of the proposal, ~~and~~
 - p. A survey of existing significant trees as required under CMC Section 18.31.080; and
 - q. Show location and height of proposed retaining walls.

Commented [MS5]: Added an application submittal requirement.

Preliminary Plats

17.11.030 - Preliminary subdivision plat approval.

B. Application. In addition to those items listed in CMC 18.55.110, the following items are required, in quantities specified by community development department, for a complete application for preliminary subdivision approval. Items may be waived if, in the judgment of the community development director or designee, the items are not applicable to the particular proposal:

6. All existing conditions shall be delineated. Site and development plans shall provide the following information:
- A plat map meeting the standards identified in CMC Section 17.01.050,
 - Owners of adjacent land and the names of any adjacent subdivisions,
 - Lines marking the boundaries of the existing lot(s) (any existing lot to be eliminated should be a dashed line and so noted),
 - Names, locations, widths and dimensions of existing and proposed public street rights-of-way and easements and private access easements, parks and other open spaces, reservations and utilities,
 - Location of sidewalks, street lighting and street trees,
 - Location, footprint and setbacks of all existing structures on the site,
 - Lot area and dimensions for each lot,
 - Location of proposed new property lines and numbering of each lot,
 - Location of the proposed building envelopes and sewer tanks,
 - Location, dimension and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements,
 - Location of any proposed dedications,
 - Existing and proposed topography at two-foot contour intervals extending to five feet beyond project boundaries,
 - Location of any critical areas and critical area buffers to indicate compliance with all applicable provisions of the critical areas legislation,
 - Description, location and size of existing and proposed utilities, storm drainage facilities and roads to service the lots,
 - Location of all existing fire hydrants within five hundred feet of the proposal; and
pg. Show location and height of proposed retaining walls.

Commented [MS6]: Added an application submittal requirement.

17.19.040 - Infrastructure standards.

B. Streets.

- Half Width Improvement. Half width improvements, when determined appropriate by the City Engineer, shall include utility easements, pedestrian pathway, storm water drainage, street lighting and signage, environmental permits, provisions for mitigation improvements and mitigation areas as necessary, bike lanes, and improvements to the centerline of the right-of-way as necessary to provide the minimum structural street section per the Camas Design Standard Manual.
- Streets abutting the perimeter of a development shall be provided in accordance with CMC 17.19.040(B)(1) above, and the Design Standard Manual. Additional paving may be required to ensure safe and efficient roads to exist to serve the land development and provide bike lanes.
- The city engineer may approve a delay of frontage street improvements for development proposals under any of the following conditions:
 - If the future grade or alignment of the adjacent public street is unknown and it is not feasible to establish the grade in a reasonable period;

- b. The immediate improvement of the street would result in a short, isolated segment of improved street;
- c. The frontage is part of an impending or ~~leminent~~ imminent city street improvement project;
- d. Street improvements in the vicinity are unlikely to occur within six years.

Commented [MS7]: Spelling correction

Table 17.19.040-1 Minimum Private Street Standards

Private Road/Street	Tract Width	Pavement Width	Sidewalk
A. Access to four or less dwelling units ²	20'	12'	Sidewalk optional, no parking on both sides.
B. Access to five or more dwelling units less than or equal to 100' in length ³	30'	20'	Five-foot detached sidewalk on one side, with planter strip, no parking on both sides.
C. Access to five or more dwelling units greater than 100' and not over 300' in length ³	42'	28'	Five-foot detached sidewalk on one side, with planter strip, no parking on one side.
D. Access to five or more dwelling units, greater than 300 feet in length ³	48'	28'	Five-foot detached sidewalks required on both sides of the street, with planter strip. No parking on one side.
E. Alley	<u>20+8'</u>	<u>18+6'</u>	No parking on both sides.
F. Commercial/Industrial ²	40'	24'	Five-foot detached sidewalk on one side, with planter strip, no parking both sides.

Commented [MS8]: Increased alley widths.

17.21.030 - Land disturbing activities—Erosion prevention/ sediment control.

- B. ~~Furnish to the city an approved form of security in the amount of two hundred percent of the estimated cost of the erosion prevention/sediment control measures, including associated labor, set forth in the approved erosion prevention/sediment control plan for all land disturbing activities of an acre or more. For all land-disturbing activities of an acre or more, furnish to the city an approved form of security in the amount of two hundred percent of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor, shown on the approved erosion prevention/sediment control plan.~~

Commented [MS9]: Changed 17.21.030(B) to same language as 14.06.200- Bonds and insurance.
14.06.200 - Bonds and insurance.
For all land-disturbing activities of an acre or more, furnish to the city an approved form of security in the amount of two hundred percent of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor, shown on the approved erosion prevention/sediment control plan.
(Ord. No. 2613, § II(Exh. A), 3-7-2011)

17.21.060 - Final plat or short plat procedures for land divisions.

- A. Application. The following items are required, in quantities specified by the community development department, for a complete application for final plat or short plat approval. Items may be waived if, in the judgment of the community development department, the items are not applicable to the particular proposal:
 - 1. Completed general application form and applicable fees;
 - 2. An eight and one-half inches by eleven inches copy of the final plat;

3. Documentation of the square footage of each lot and mathematical boundary closure of the subdivision, of each lot, tract and block, of street centerlines, showing the error of closure, if any;
4. Three copies of the final plat or short plat survey in conformance with the standards set forth in CMC Sections 17.01.050, ~~17.09.030~~ and 17.11.020~~030~~, as applicable;
5. A plat certificate from title insurance company documenting the ownership and title of all interested parties in the plat or short plat, subdivision or dedication, and listing all encumbrances. The certificate must be dated within forty-five calendar days prior to the date of filing the application for final plat or short plat approval;
6. Public improvements must either be complete or secured. If secured, the developer/owner must submit a subdivision improvement bond or other financial security in a form acceptable to the city attorney in the amount of one hundred ~~twenty~~ five percent of improvement cost of deferred improvement and in accordance with CMC Section 17.21.050(B)(1);
7. Any documentation necessary to demonstrate conditions of preliminary plat or short plat approval have been met; and
8. Private covenants intended to be recorded with the plat or short plat that include provisions for maintenance of all required improvements, such as storm or sewage facilities, open space areas, etc.

Commented [MS10]: Changed to reference correct section.

Commented [MS11]: Consistency with Section 17.21.050 Financial security agreements.

B. Contents of Final Plat or Short Plat.

1. The final plat or short plat shall include the survey information in CMC Section ~~17.050~~1.050(A) and (B).

Commented [MS12]: Changed to reference correct section.

E. Criteria for Final Plat or Short Plat Approval. The approval authority for subdivision final plats is the city council, and the community development department is the approval authority for short plats. If a subdivision, then all documents deemed necessary by the city for final plat approval must be submitted to the community development department no later than a minimum of fourteen calendar days prior to the city council meeting. The following criteria is the basis for approval:

1. That the proposed final plat or short plat bears the required certificates and statements of approval as required in CMC Section ~~17.21.060(B)(2)~~17.01.050(C);
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat or short plat an improvement bond or other security in conformance with CMC Section 17.21.040;
4. That the plat or short plat is certified as accurate by the land surveyor responsible for the plat or short plat;
5. That the plat or short plat is in substantial conformance with the approved preliminary plat or short plat; and
6. That the plat or short plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat or short plat approval.

Commented [MS13]: Changed to reference the correct section.

- F. Signing the Plat or Short Plat. Once the community development department verifies that all corrections have been made, the applicant shall submit two mylar copies for signature.
- G. Filing the Plat or Short Plat. The applicant shall file the final plat or short plat with the recording division of the Clark County auditor's office. The plat or short plat will be considered complete when a copy of the recorded documents are returned to the City of Camas Community Development Department.
- H. ~~Permits for one sales office and/or one model home per plat or phase may be issued after the final plat is recorded, and prior to final acceptance, after review and approval by the city consistent with CMC 18.07.040~~

Table 2. Building permits applications for any other residential ~~or commercial~~ buildings will not be accepted ~~issued~~ until after final acceptance.

Commented [MS14]: One of the first steps in the intake/review process is to make copies of all utility locations (e.g. water service, sewer laterals and rain drain/storm water laterals). The as-built drawings are not available to provide these utility locations until final acceptance has been approved.

Title 18 Zoning

18.05.050 - Commercial and industrial zones.

F. BP Business Park: This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus-style, with landscaped buffers, and architectural features compatible with surrounding areas.

Commented [MS15]: Added a Business Park definition.

GF. LI/BP Light Industrial/Business Park. This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well-designed buildings and near major traffic corridors is anticipated.

HG. HI Heavy Industrial. This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.

IH. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel.

18.09.060 - Density transfers.

D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility in lot sizes, lot width, ~~or~~ depth, ~~or~~ setback standards, or lot coverage. In no case shall the maximum density of the overall site be exceeded. The city may, also provide the landowner with:

Commented [MS16]: As requested by submitted testimony during the public hearing. Amendment supported by the Planning Commission.

1. A credit against park and open space impact fees per Chapter 3.88; or
2. Cash from the parks and open space impact fee fund or other public fund.

Accessory Dwelling Units

18.27.050 - Development standards.

M. Impact Fees. Accessory dwelling units shall be subject to impact fees at the following rates: twenty-five percent of the single-family rate for internal conversions, and thirty-five percent for external conversions.

Commented [SF17]: Per Planning Commission recommended to keep this section. Staff recommended striking this provision.

18.55.030 - Summary of decision making processes.

The following decision making process table provides guidelines for the city's review of the indicated permits:

Table 1 - Summary of decision making processes

Approval Process

Permit Type	I	II	III	Shore	SEPA	BOA	IV
Archaeological		X	X				
Binding site plans		X					
Boundary line adjustment	X						
Building permits	X						
Certificate of occupancy	X						
Conditional use			X ⁽⁵⁾				
Design review	X Minor	X Major					
Final plats ⁽²⁾	X						
Home occupations	X Minor	X Major					
LI/BP		X ⁽¹⁾	X ⁽⁴⁾				
Minor modifications	X						
Plan/zone change							X
Planned development final master plan ⁽³⁾	X						
Planned development preliminary master plan			X ⁽⁴⁾				
Preliminary subdivision plat			X ⁽⁵⁾				
Critical Sensitive areas/OS		X	X				
SEPA threshold determination					X		
Shorelines permit				X			
Short plat		X					
Sign permits	X						
Site plan review		X					
Temporary uses	X						
Variance (minor)	X						
Variances (major)						X	
Zone change/single tract			X ⁽⁵⁾				
Zone code text changes							X

Commented [MS18]: Differentiates between Type I and II approval processes for design review.

Commented [MS19]: Updated sensitive areas to critical areas.

Notes:

⁽¹⁾ For development proposals subsequently submitted as part of an approved master plan, subarea plan, or binding site plan.

⁽²⁾ Section 17.21.060 for final plat approval.

⁽³⁾ Section 18.23.130 for final master plan approval.

⁽⁴⁾ Planning commission hearing and city council decision.

⁽⁵⁾ Hearing and final decision by hearings examiner.

18.55.200 - Appeals—Generally.

- F. Appeals of civil regulatory orders and civil fines shall be heard de novo by the city council. All other appeals, with the exception of SEPA appeals subject to Section 18.55.165(C), shall be closed record hearings before the city council.

Commented [MS20]: The amendment is an effort to ensure that there is consistency between all sections of code that relate to SEPA appeals.