

STAFF REPORT – Community Development

Annual Amendments to Camas Municipal Code (CMC)

File No. MC20-01

TO:	Barry McDonell, Mayor City Council	
FROM:	Madeline Sutherland, Assistant Planner on behalf of the Planning Commission	
REPORT DATE:	January 5, 2021	WORKSHOP DATE: January 19, 2021
PUBLIC NOTICES:	Notice of public hearing before for Planning Commission was published in the Camas Post Record on December 3, 2020.	
COMPLIANCE WITH STATE AGENCIES:	Commerce 60-day notice of intent to adopt was sent on October 13, 2020.	The city issued a State Environmental Policy Act (SEPA) determination of Non-Significance Non-Project Action on November 12, 2020.

Summary

As part of the city’s annual code improvement project, the amendments include corrections to typos, citations or punctuation, and to clarify sections of the Camas Municipal Code (CMC) that were challenging to administer over the past review cycle. The proposed amendments are captured in Exhibit 1. This report includes an evaluation of each amendment in accordance with the review criteria at CMC Section 18.51.030.

Planning Commission held a public hearing on December 15, 2020 and rendered a unanimous decision to forward the amendments as provided in Exhibit 1 to Council.

DISCUSSION

The following is a list of proposed amendments to sections of the CMC in numerical order and includes a brief description of the changes.

- 12.32.020.D.9.1
The proposed change would make it illegal to use fireworks in city parks unless a permit is received.
- 12.36.010.A – Purpose of provisions
The proposed change will allow access for emergency vehicles to residential and commercial properties with a private gate. Currently the code does not require access for gated commercial properties.
- 12.36.050 – Permit-Required when-Application
Proposed language added for lock box provisions for residential and commercial properties allowing emergency vehicle access.
- Title 14 Offenses and Miscellaneous Provisions
The chapters under Title 14 relate more to stormwater instead of miscellaneous provisions, therefore it is proposed to be renamed.

- 15.04.010 – Adoption of referenced codes

Adoption of Appendices, Washington State renamed the fire sprinkler appendices.

- 15.04.030.D.9 – International Fire Code

Provides clarification to the number of alarm devices required in buildings with fire alarm systems.

- 15.17.050 – Automatic for sprinkler system required

The proposed amendment would require fire sprinklers in detached ADU's. This would not apply to internal/attached ADUs due to difficulties installing a sprinkler system in an existing residence. Fire sprinklers are required in all new single-family residences and new detached ADUs are similar in nature to single-family residences

- 17.01.050 – Survey content

The section is applicable to preliminary and final plats, however, as written, it only applies to preliminary plats.

- 17.09.030.B.5.p. – Preliminary short plat approval

Updated to reference correct section.

- 17.09.030.B.7&10. – Preliminary short plat approval

Additional clarification regarding the preliminary stormwater plan and report submittal.

- 17.11.030.B.8&14. – Preliminary subdivision plat approval

Additional clarification regarding the preliminary stormwater plan and report submittal.

- 17.15.030.B.8. – Preliminary binding site plan approval

Additional clarification regarding the preliminary stormwater plan and report submittal.

- 17.19.030.D.6.b.ii. – Design and improvement standards

As currently written this allows for either the 'indent' or the 'column', which is contrary to our Gateway Standards for Collector and Arterial Fence and CMU Column Detail within the Camas Design Standards Manual at STS4. The proposed language will add clarification that aligns with the Design Standards Manual.

- 17.19.040.C.2b&4b.- Utilities

Clarification on the number of utility services for duplexes and townhomes.

- 18.03.040 – Definitions for development terms

The second sentence in the definition has led to different interpretations of "developed/net acreage" in the past. Therefore, staff is proposing to delete the second sentence to provide clarification.

- 18.07.040 Table 2 – Residential and multi-family land uses

Currently "retirement home" use is located in the same row as "nursing, rest and convalescent home" use in the residential use table. By definition, "retirement home" is more similar in nature to "assisted living" than nursing, rest or convalescent homes, therefore staff proposes to relocate the retirement home use with the assisted living use in the table. The proposed change does not affect where these uses may be constructed.

- 18.09.040 Table 1 - Density and dimensions – Single-family residential zones

Staff is proposing to change the minimum lot width and depth of the R-6 zoning from 60 feet by 90 feet, to 60 feet by 80 feet to equal the existing minimum lot size permitted of 4,800 square feet.

- 18.09.060.C&D. – Density transfers

Clarification to the process for "negotiated flexibility".

- 18.13.050 – Standards for landscape, tree and vegetation plans.
Clarification to the clearance height for pruned trees over rights-of-way. The proposed change will align with the Design Standards Manual.
- 18.17.030 – Vision Clearance Area
Clarification to the code language and Figure 18.17.030-1.
- 18.17.060 – Retaining Walls
Staff is proposing to prohibit retaining walls over six feet, and therefore eliminating design review. Currently design review approval is required for walls over six feet. The update will also allow the Director to approve retaining walls over six feet in height and require landscaping on an as needed basis. The update only applies to exterior facing walls. The intent behind this update is to prevent massive exterior retaining walls that face the right-of-way and focus on aesthetics.
- 18.18.040 - Submittal and contents of a complete application
F. Additional clarification regarding the preliminary stormwater plan and report submittal.
J. There is no need for an engineer’s cost estimate at the time of land use submitted since they’ll need to submit later based on the approved plans. Therefore, it has been proposed to be removed.
- 18.26.060 – Application requirements for flexible developments
Additional clarification regarding the preliminary stormwater plan and report submittal.
- 18.55.030 Table 1 – Summary of decision making process
The term critical area is used throughout the code instead of sensitive areas, therefore the sensitive area row in the table is proposed to be deleted.
- 18.55.110 – Application – Required Information
Require a title report as a Technically Complete item. Staff has found that there have been unknown easements, etc. that can interfere with a land use decision.
- 18.55.200 – Appeals – Generally
Change to proper pronoun.
- 18.55.355 – Code Conflicts
The proposed amendment adds language for a formal code interpretation process. An applicant may formally submit an application for the director or designee to interpret code and receive a decision with an appeal period. There have been different interpretations of code in the past and this process will issue a final interpretation to ensure there is consistency interpreting the code sections.

FINDINGS

CRITERIA OF APPROVAL – CMC 18.51.030	Findings
A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposed changes consist of edits to typos or add clarity to the zoning code.
B. Impact upon surrounding properties, if applicable;	The proposed changes will have minor impacts to future development city wide.
C. Alternatives to the proposed amendment; and	No alternatives proposed at this time.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	No citations or documents will be affected beyond what has been provided within Exhibit 1.

Planning Commission Recommendation

Planning Commission unanimously approved the amendments as provided in Exhibit 1 at a public hearing on December 15, 2020.

Council should review the amendments, provide direction to staff, and schedule a public hearing for February 16, 2021.