

STAFF REPORT

Minor Amendments to Camas Municipal Code (CMC)

File No. MC20-01

TO	Tim Hein, Chair Planning Commission	
FROM	Madeline Sutherland, Assistant Planner Sarah Fox, Senior Planner	
DATE	November 17, 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 staff 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. Staff's proposed amendments are captured in Exhibit 1. This report includes an evaluation of each proposal in accordance with the review criteria at CMC Section 18.51.030.

Staff Code Amendments (File #MC20-01)

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

- 3.86.020 – Definitions for multi-family housing tax exemption
Required by state law, E2SHB 1923. Update to the affordable housing definition.
- 12.32.020.D.9.1
Becomes illegal to use fireworks at city parks. We have had fires at city parks and this amendment will make it illegal without a permit from the Fire Marshal's Office.
- 12.36.010.A – Purpose of provisions
During an emergency every second is critical and the delay caused by accessing a home or building with a locked security gate may be costly, not only to property but to lives as well.
- 12.36.050 – Permit-Required when-Application
Adds commercial property to the provision.

- Title 14 Offenses and Miscellaneous Provisions

The current title description does not reflect or accurately describe the contents of the chapters included in this title; e.g. 14.02 Stormwater Control; 14.04 Illicit Discharges, Dumping and Illicit Connections; 14.06 Erosion and Sediment Control. The proposed update to the title will coordinate with the chapters within the title.

- 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 on the number of alarm devices required in buildings with fire alarm systems that over 5000 square feet and without a fire sprinkler system.

- 15.17.050 – Automatic for sprinkler system required

Requires fire sprinklers in detached ADU's. ADU's are residential units and should be sprinklered. The reason for only detached and not attached is the difficulty in installing fire sprinklers in an existing structure.

- 17.01.050 – Survey content

Currently this section is only applicable to preliminary plats, when it should be applicable to both preliminary and final plats.

- 17.09.030(B)(5)(p) – Preliminary short plat approval

Changed to reference correct section.

- 17.09.030(B)(7&10) – Preliminary short plat approval

Additional clarification about the preliminary stormwater plan and report.

- 17.11.030(B)(8&14) – Preliminary subdivision plat approval

Additional clarification about the preliminary stormwater plan and report.

- 17.15.030(B)(8) – Preliminary binding site plan approval

Additional clarification about the preliminary stormwater plan and report.

- 17.19.030(D)(6)(b) – 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.

- 17.19.040.C.2.b.

Clarification on the number of sewer services for duplexes and townhomes

- 18.03.030 – Definitions for land uses

Updates are required by 2019 state law, E2SHB 1923 and amended in 2020 by SHB 2343, and by ESHB 1023 in effect June 2020.

Cities must include a definition for "tiny house"; "tiny house with wheels"; and "tiny house communities", and not prohibit them per state law, ESSB 5383.

- 18.03.040 – Definitions for development terms

There are multiple interpretations of what specific areas count towards developable net acreage. The proposed definition adds clarification.

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

Required by state law, E2SHB 1923 to include a definition for permanent supportive housing. Staff included a change to the classification of "Retirement home". It is recommended that it be combined with "assisted living" for consistency with the definition. The table combines "retirement home" with nursing, rest and convalescent, yet the definition of assisted living includes retirement residences.

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

Minimum lot depth and width should calculate to the minimum lot size permitted in the zone. The proposed changes fixes this.

- 18.09.060(C&D) – Density transfers
Clarification to the process for “negotiated flexibility”.
- 18.09.080– Lot sizes
Required by state law SHB 1377, cities must provide a bonus density for affordable housing on property owned or controlled by a religious organization.
- 18.13.050 – Standards for landscape, tree and vegetation plans.
Clarification to the clearance height for pruned trees over right-of-ways.
- 18.17.030 – Vision Clearance Area
Clarification to the code language and Figure 18.17.030-1.
- 18.17.060 – Retaining Walls
The intent behind these updates are to prevent retaining walls over six feet. The proposal will eliminate the need for variances as the standard will be to provide tiers.
- 18.18.040 - Submittal and contents of a complete application
F. Need to clarify that a preliminary stormwater report (TIR) is to be submitted along with the preliminary drainage and stormwater plan.
J. Remove the required submittal at time of application, since they’ll need to resubmit later based on the approved plans.
- 18.26.060 – Application requirements for flexible developments
Clarification regarding the preliminary stormwater plan and report.
- 18.29.070 – Manufactured home and space standards
Deleted definition for trailers and RV’s as there are new definitions for tiny homes.
- 18.55.030 Table 1 – Summary of decision making process
Sensitive areas are the same as critical areas. The term critical area is used instead of sensitive areas, therefore it 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 use proper pronoun.
- 18.55.355 – Code Conflicts
Language added for a code interpretation process.

CRITERIA OF APPROVAL – CMC 18.51.030

Finding

CRITERIA OF APPROVAL – CMC 18.51.030	Finding
A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposed changes are minor and consist of edits to typos or add clarity to the zoning code. No substantive changes are proposed at this time.
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.

Recommendation

Staff recommends that the Commission discuss proposed amendments, conduct a public hearing and forward a recommendation to City Council.