



Staff Report

February 16, 2021 Council Regular Meeting

Public Hearing - Annual Code Amendments

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BACKGROUND: Annual Code Amendments to Title 12, 14, 15, 17 and 18.

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. Staff's proposed amendments are captured in Exhibit 1. This staff report includes an evaluation of each proposal in accordance with the review criteria at CMC Section 18.51.030 Specifics related to item. 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.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

- To correct typos, citations, punctuation and clarify sections of the Camas Municipal Code.

What's the data? What does the data tell us?

- N/A

How have communities been engaged? Are there opportunities to expand engagement?

- Public notices have been posted in the Post Record and the City website.

Who will benefit from, or be burdened by this agenda item?

- The code amendments will add clarity to development sections of the CMC which will benefit the public and City staff.

What are the strategies to mitigate any unintended consequences?

- N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

- N/A

Will this agenda item improve ADA accessibilities for people with disabilities?

- N/A

What potential hurdles exist in implementing this proposal (include both operational and political)?

- N/A

How will you ensure accountabilities, communicate, and evaluate results?

- N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?

- The code amendments align with the comprehensive plan and other adopted resolutions.

BUDGET IMPACT: The code amendments do not impact the budget.

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, the language 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 to 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. Require an engineers estimate to determine the engineering review fee prior to engineering plan submittal.

- 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 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.

RECOMMENDATION: Council should conduct a public hearing, deliberate, and render a decision. If approval, then direct the City Attorney to prepare an ordinance for adoption on March 15, 2021.