

Camas Code Amendments Concerns- BIA Input

- **CMC 17.19.030.D.5. - Tract, block and lot standards.**

d. To protect the character of the immediate neighborhood, the city may impose special conditions, where feasible, including access configuration and separation, pedestrian connectivity, setbacks, fencing and landscaping;

 1. BIA concerns: “pedestrian connectivity” seems too broad and may allude to improvements that would normally be left to a traditional development agreement. Connections to other developments or parks should be a development agreement discussion. Possible substitute language?: neighborhood walkability or walkability. This would narrow the scope to internal pedestrian movement within the development

- **CMC 17.19.040.B.10.b. - Infrastructure standards.**

i. Block lengths shall not exceed the maximum access spacing standards for the roadway class per the city's design standards manual. If block lengths greater than 600-feet are approved pursuant to CMC 17.19.040.B.10.b.iii., a midway pedestrian connection shall be provided.

 2. Our members are not adverse to providing these mid-way connections ADA connections are vital to a fair and caring community, but we believe the block length provision is too short, a Manhattan block is 900 ft in length. No, Camas is not Manhattan but a length of 750-800+ ft. would be a good compromise. Generally, able-bodied people will cross the street in their neighborhood at any point regardless of designated cross-walks. Moreover, “shall be provided” leaves little room for flexibility. We understand there is a deviation provision, but that is extra time and money incurred for both parties. Additional language like “where feasible” would provide greater flexibility given site constraints. It also goes without saying this will increase costs, and depending on requirements each connection may cost \$2,200-\$4,500.

- **CMC 17.19.040.B.10.b. - Infrastructure standards.**

iii. When cul-de-sacs or dead-end streets are permitted that are over 300 feet, a direct pedestrian and bicycle connection shall be provided to the nearest available street or pedestrian oriented use. Pedestrian connections need to meet Design Standards Manual for ADA accessibility in accordance with PROWAG and ADAAG.

3. Cul-de-sacs and dead-end streets are the least trafficked areas within a PUD. The over 300 ft. requirement seems very short. We suggest at least a 600 + ft. length to trigger this requirement. In addition, the language “and bicycle connection” should be removed, and doesn’t match the original intent of pedestrian connectivity. Residents don’t need bike lanes on least traffic, slow speed streets.
 4. “connection shall be provided to the nearest available street or pedestrian oriented use.” The nearest available street language is great, the addition of “pedestrian oriented use” is far too ambiguous and we would like to see that language taken out.
- **CMC 17.19.040.C.2. – Infrastructure standards.**

Duplex, tri-plex, and townhome units may have up to two sewer services at the discretion of the engineering and public works departments. shall each have a dedicated sewer lateral, unless otherwise approved by Operations Utility Manager.

 5. We appreciate the flexibility of this provision and agree that townhomes should have their own lateral. However, a duplex or triplex should be treated like an apartment building, so we believe sticking with one sewer lateral would keep this middle housing option more affordable, and a product type that Camas sorely needs. However, this is not a paramount issue for our members. We understand if maintenance of sewer facilities is a concern.
 - **CMC 18.55.355 - Code conflicts.**

A. Application. Any person with property owner consent may request in writing the director's interpretation of a code provision of Title 16, 17 or 18 when it pertains to a specific property or project by means of a Type II Type I application pursuant to Section 18.55.030. The Director may independently initiate an interpretation of any conflicting or unclear provisions of this Title.

 6. “Any application pursuant to section 18.55.030 may request in writing the director’s interpretation.” We believe that should be the substitute language implemented. Open governance and servant leadership should be the tenets of most public entities. While interpretation does take time and money, Camas is growing and should foster transparency between the building industry, the community, elected officials, and staff.