

STAFF REPORT

Annual Amendments to Camas Municipal Code (CMC)

File No. MC21-01

TO	Tim Hein, Chair Planning Commission
FROM	Madeline Sutherland, Planner
DATE	November 10, 2021

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 and are discussed further in this report.

This workshop will present staffs annual amendments to Camas Municipal Code (MC21-01). This report includes an evaluation in accordance with the review criteria at CMC Section 18.51.030.

Annual Code Amendments (File #MC21-01)

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

- CMC 17.09.030.B.5- Preliminary short plat approval. & CMC 17.11.030.B.6 - Preliminary subdivision plat approval.
 - The proposed amendment clarifies that both existing and proposed sidewalks need to be shown on the plat, not just the proposed.
 - The amendment will also require the submittal of retaining wall cross sections for walls over four feet in the height. Many times, the height of a retaining walls is not shown until after plat approval where later, staff finds the retaining walls exceed the maximum height permitted. By providing retaining wall information at the time of preliminary plat submittal, staff can review for compliance with height requirements.
- CMC 17.19.030.D.5. - Tract, block and lot standards.
 - This section relates to protecting the character of the neighborhood. By adding language to include pedestrian connectivity, it emphasizes that pedestrian connectivity, along with the other characteristics, are important to neighborhood character.
- CMC 17.19.040.B.10.b. - Infrastructure standards.
 - Block lengths over 600 feet are not required to have a pedestrian connection midway. The nearest pedestrian connection would be located at the end of each block, requiring a pedestrian to travel to one of the ends to cross safely. Staff is proposing to require a midway pedestrian connection, to allow for pedestrians to cross safely if block lengths are over 600 feet.

- The second proposed amendment in this section is to remove the second sentence in subsection ii and place it in a separate bullet point for clarification. The language has been updated to reference design requirements for the pedestrian connection.
- CMC 17.19.040.C.2. – Infrastructure standards.
 - Staff is proposing to update this section to clarify that each unit in a townhome development must have an individual sewer lateral, unless otherwise approved by the Operations Utility Manger. Other sections of code require individual sewer laterals; therefore, the update will be consistent with other code sections.
- CMC 18.03.030- Definitions for land uses
 - Staff is proposing to include a new definition for substance abuse treatment facilities. The definition proposed is similar to the current definition in the City or Ferndale, WA municipal code and will include drug and alcohol detox facilities and similar uses. The new definition allows staff to regulate these types of uses.
- CMC 18.07 - Table 1—Commercial and industrial land uses.
 - A new use for substance abuse treatment facilities is proposed to be added to the commercial and industrial use table to regulate the zones this use is permitted in. The proposed amendment will prohibit the use in Neighborhood Commercial, Downtown Commercial and Mixed-Use zones. The use will require a conditional use permit in the Community Commercial, Regional Commercial, Business Park, Light Industrial/Business Park, Light Industrial and Heavy Industrial zones. There is a footnote proposed prohibiting this use to be located within 1,000 feet of schools, parks, libraires and other treatment facilities.
- CMC 18.07 Table 2—Residential and multifamily land uses.
 - A new use for substance abuse treatment facilities is proposed to be added to the single and multi-family residential use table to regulate the zones this use is permitted in. The proposed amendment will prohibit the use in Single-Family Residential zones and require a conditional use permit in Multi-Family Residential zones. There is a footnote proposed prohibiting this use to be located within 1,000 feet of schools, parks, libraires and other treatment facilities.
- CMC 18.15.100.A – Temporary signs
 - The proposed language will prohibit temporary signs within certain areas of the right-of-way for safety reasons. In the past, temporary signs have caused sight distance issues. The language will regulate placement of temporary signs.
- CMC 18.43.070 - Expiration and renewal.
 - The current language in the conditional use permit code section contradicts CMC 18.55.260 - Expiration, Renewals and Extensions. Staff is proposing to remove the language in the conditional use permit section that relates to permit expiration and renewals and instead add language to reference CMC 18.55.260. This will provide clarity and consistency.
- CMC 18.55.110 - Application—Required information.
 - This code section currently requires all Type III and short plat applications to post a 4 foot by 8-foot development sign on site. There are several Type III applications that are smaller in scale and a 4 foot by 8-foot sign are too substantial for these smaller sized applications. Staff is proposing to allow for a smaller development sign size subject to the directors approval.
- CMC 18.55.355 - Code conflicts.
 - This code section was added last year during the annual code updates. A code interpretation application requires a discretionary decision. The section currently requires a Type I process, which is generally for applications that do not require a discretionary decision. A Type II process is required for discretionary decisions; therefore, staff is proposing to require code interpretations to be a Type II process instead of a Type I process.

CRITERIA OF APPROVAL – CMC 18.51.030**Finding**

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. 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 and provide direction on whether these modifications should be included, rejected or deferred.

A public hearing on the proposed amendments will be scheduled in the coming months.