

ORDINANCE NO. 2198

AN ORDINANCE amending Title 17 of the Camas Municipal Code by revising the procedures and standards for approval of subdivisions.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Section 17.04.180 of the Camas Municipal Code is amended to provide as follows:

17.04.180 - Substantially Complete Subdivision

“Substantially complete subdivision” means that improvements to the water, sewer, street, and storm drainage systems necessary to support occupied dwelling units have been constructed to city standards and specification and have been inspected and approved by all appropriate city departments.

Section II

Section 17.08.030 of the Camas Municipal Code is amended to provide as follows:

17.08.030 - Issuance of Substantial Completion and Building Permits

Upon inspection and acceptance of improvements necessary to occupy dwelling units, the city will issue a notice to the developer that the subdivision has been deemed substantially complete. This notice shall be forwarded to the building department for the express purpose of issuing building permits. No building permits for housing shall be issued in the subdivision until the streets have been paved, inspected and approved, and the water lines have been installed, tested and approved. Storm water facilities must be complete and erosion control measure in place, all of which must be accepted by the Engineering Department. Street signs must be in place, fire apparatus access complete to Uniform Fire Code standards, and fire hydrants tested and accepted by the Fire Marshall and Fire Department. All fees associated with the conditions of approval must be paid. A short term bond for punch list items will be due at the time the development is deemed substantially complete. The City reserves the right to exclude 1 or 2 items from the bond requirement.

Section III

Section 17.08.040 of the Camas Municipal Code is amended to provide as follows:

17.08.040 - Final Acceptance of Development Improvements - Commencement of Warranty Bond

Within 60 days of the substantially complete approval, the development shall be submitted to the Planning Department for final acceptance of the development improvements and commencement of 2 year warranty bond. The Planning Department will notify the Building Department to stop issuing building permits for any development which does not request final acceptance within the 60 days of the substantially complete approval. Upon conferring with the Engineering Department, the Planning Department may grant an exception to this bonding requirement for certain outstanding items.

Section IV

Section 17.16.020 of the Camas Municipal Code is amended to provide as follows:

17.16.020 - Form - Information Required

The final plat shall be submitted in the form required by these regulations and state laws, including RCW Chapters 58.16 and 58.18 covering the methods of making the survey and accuracy thereof.

A. Basic Information Required. In addition to that specified by state law, the following information shall be shown on the final plat:

1. Date, northpoint and scale of drawing;
2. Legal description of the tract boundaries;
3. Name and address of the owner or owners, subdivider, engineer or surveyor, and land planner or landscape architect;
4. A signature block for the Mayor, Planning Commission Chair, City Clerk, City Engineer and Fire Chief.
5. Tract boundary lines, right-of-way lines of streets and lot lines with dimensions, bearings or deflection angles and radii, arcs, points of curvature and tangent bearings. All bearings and angles shall be shown to nearest ten seconds and all dimensions to the nearest one hundredth foot;
6. Location, dimensions and purpose of all easements;
7. All building setbacks on the face of the plat per Camas Municipal Code for individual phases of the subdivision or for the entire subdivision;
8. Location and purpose for which sites, other than residential lots, are dedicated or reserved;
9. Easements and any other areas for public use dedicated without any reservation or restriction whatever;
10. A copy of any deed restrictions written on the face of the plat or prepared to record with the plat with reference on the face of the plat.

B. Supplementary Information Required. The following supplementary information shall be required:

Certification of title showing ownership of land and also written proof that all taxes and assessments on the tract are paid to date;

1. A certificate by the city engineer certifying that the subdivider has complied with one of the following alternatives:
 - a. All improvements have been installed in accordance with the requirements of these regulations and with the action of the planning commission giving conditional approval of the preliminary plan, or
 - b. A bond or certified check has been posted with the city clerk in sufficient amount to assure such completion of all required improvements;
2. Calculation of application impact fees to be applied to the plat drawings;
3. A detailed cost estimate prepared by a registered engineer identifying the total cost of improvements dedicated to the city, which estimate should be itemized for water, sewer, street, storm drainage, and parks.

Section V

Section 17.36.100 of the Camas Municipal Code is amended to provide as follows:

17.36.100 - Final Acceptance of Development

A. Within 60 days of approval as substantially complete, and upon construction and installation of all improvements required as a condition of approval of any subdivision, the city engineer shall inspect such improvements. If the required improvements have been properly installed and constructed and the city has a copy of the engineering as-builts, then the city engineer shall issue a certificate certifying that all such required improvements have been properly completed. After issuance of the city engineer's certificate, the city council shall by motion at a regularly scheduled meeting formally accept the improvements as constructed and installed.

B. The applicant shall be required to post a bond or other form of financial security with the city securing the city the successful operation of the required

improvements for a period of two years after final acceptance thereof by the city council. The amount of such bond or other form of financial security shall not exceed ten percent of the actual cost of such improvements. The actual cost of the required improvements shall be certified by the project engineer for the subdivision. Any bond or other form of financial security shall be in a form satisfactory to the city and shall be with a surety acceptable to the city.

C. Upon expiration of the two year period following acceptance of the improvements by the city council, the city engineer shall re-inspect the required improvements. If the city engineer finds the required improvements to be operating properly, then he shall issue a certificate re-certifying the required improvements as satisfactory.

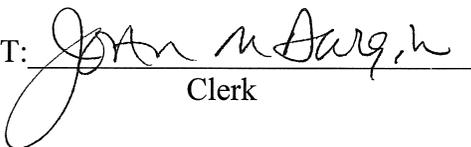
D. The bond or other form of financial security posted by the applicant shall be released only after the city engineer has issued his certificate re-certifying the required improvements as satisfactory.

Section VI

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 12th day of April, 1999.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:

City Attorney