

ORDINANCE NO. 2450

AN ORDINANCE amending Section 17.19.040 (c) of the Camas Municipal Code by revising the design standards for utilities in the City's Land Development Regulations.

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

Section I

Section 17.19.040 (c) of the Camas Municipal Code is amended to provide as follows:

**17.19.040 (c) Utilities:**

1. Generally. All utilities designed to serve the development shall be placed underground and, if located within a critical area, shall be designed to meet the standards of the critical areas ordinance.

a) Those utilities to be located beneath paved surfaces shall be installed, including all service connections, as approved by the public works department; such installation shall be completed and approved prior to application of any surface materials.

b) Easements may be required for the maintenance and operation of utilities as specified by the public works department.

2. Sanitary Sewers shall be provided to each lot at no cost to the city and designed in accordance with city standards.

a) Detached units shall have their own sewer service and STEP or STEF or Conventional Gravity system as required.

b) Duplex units may have up to two sewer services at the discretion of the engineering and public works departments.

c) Multifamily units shall have one sewer lateral per building.

d) Commercial or industrial units shall have privately owned and maintained sewer systems acceptable to the City.

e) Capacity, grade and materials shall be as required by the city engineer. Design shall take into account the capacity and grade to allow for desirable extension beyond the development. The city will not require the developer to pay the extra cost of required oversize sewer mains or excessive depth of mains necessary to provide for extension beyond the development.

f) If sewer facilities mandated by this section will, without additional sewer construction, directly serve property outside the development, equitable distribution of the costs thereof shall be made as follows:

i) If the property outside the development is in a stage of development wherein the installation of sewer facilities may occur, then the city council may require construction as an assessment project, with appropriate arrangements to be established with the developer to insure financing their proportional share of the construction.

ii.) In the event the sewer facility installation is not constructed as an assessment project, then the city shall reimburse the developer an amount estimated to be equal to the proportionate share of the cost for each connection made to the sewer facilities by property owners outside of the development, limited to a period of fifteen years from the time of installation. At the time of the approval of the plat, the planning commission shall establish the actual amount of reimbursement, considering current construction costs.

3. Storm Drainage. The storm drainage collection system shall meet the requirements of the city's officially adopted storm water standards.

a) Storm drainage facilities shall be placed on their own tract or within an open space tract and are to be maintained by the homeowners within the development in accordance with city standards. Alternatively, the City may allow on a case by case basis, a development to connect to an off site storm drainage facility provided such facility will be adequately sized and appropriate agreements are in place for maintenance of said facility. Provisions must be in writing informing the homeowners of the responsibility and outlining the maintenance procedures in accordance with adopted city standards.

b) Drainage facilities shall be provided within the development. When available and required by the public works department, drainage facilities shall connect to storm sewers outside of the development.

c) Capacity, grade and materials shall be as provided by the city engineer. Design of drainage within the development shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the development and to allow extension of the system to serve such areas.

d) All storm water generated by projects shall be treated, detained, and disposed of in accordance with the applicable standards set forth in the stormwater management for Puget Sound Basin, February 1992. Any deviations from the aforementioned standards shall be submitted in writing to the director of public works for his review and approval.

4. Water System.

a) Each lot within a proposed development shall be served by a water distribution system designed and installed in accordance with city design standards. Locations of fire hydrants and flow rates shall be in accordance with city standards and the International Fire Code. The distance between fire hydrants, as indicated in the fire code, is allowed to be doubled when automatic fire sprinklers are installed throughout the development.

b) Each unit of a duplex shall have its own water service.

c) Multifamily units shall have one service for each building.

d) Landscaping in open space tracts must have a service for an irrigation meter. The owner of the tract is responsible for payment for all fees associated with the installation of the meter and the water usage

Section II

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 7<sup>th</sup> day of August, 2006.

SIGNED: Paul Davis  
Mayor

ATTEST: John M. Aug, N  
Clerk

APPROVED as to form:  
[Signature]  
City Attorney