

ORDINANCE NO. 2455

AN ORDINANCE amending Section 18.03.040 of the Camas Municipal Code by revising the definitions of "Short Subdivision" and "Subdivision", amending Section 17.09.010(A) of the Camas Municipal Code to permit Short Subdivisions for land being divided into nine or fewer lots, amending Section 17.11.010 by modifying the scope of the regulations for subdivisions, and amending Section 18.55.110 to include signage requirements for Short Subdivisions.

WHEREAS, Chapter 17.09 of the Camas Municipal Code establishes procedures for Short Subdivisions consisting of four or fewer tracts of land, and

WHEREAS, RCW 58.17.010(6) permits local jurisdictions to increase the number of lots for short subdivisions up to nine, and

WHEREAS, the City of Camas desires to revise its Short Subdivision ordinance to permit Short Subdivisions for up to nine lots,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

Section 18.03.040 of the Camas Municipal Code is amended to provide as follows:

**18.03.040 Definitions:**

"Short Subdivision" means the division of land into nine or fewer lots, sites, or divisions for the purpose of sale or lease.

"Subdivision" means a division or re-division of land into ten or more lots, tracts, sites or divisions for the purpose of sale, lease, or transfer of ownership.

Section II

Section 17.09.010(A) of the Camas Municipal Code is amended to provide as follows:

**17.09.010 Scope:**

- A. Except as provided for CMC 17.01.030(B) or a binding site plan under Chapter 17.15, any land being divided into nine or fewer lots, sites, or parcels for the purpose of conveyance, shall meet the requirements of this chapter.

Section III

Section 17.11.010 of the Camas Municipal Code is amended to provide as follows:

**17.11.010 Scope:** Any land (a) being divided into ten or more parcels, lots or sites for the purpose of sale or gift, or (b) that has been divided under the Short Subdivision procedures within five years and is not eligible for further short platting pursuant to CMC Section 17.09.010, shall conform to the procedures and requirements of this chapter.

## Section IV

Section 18.55.110 of the Camas Municipal Code is amended to provide as follows:

**18.55.110 Application - required information:**

Type II or Type III applications include all the materials listed in this subsection. The Director may waive the submission of any of these materials if not deemed to be applicable to the specific review sought. Likewise, the Director may require additional information, beyond that listed in this subsection or elsewhere in the City Code, such as a traffic study or other report prepared by an appropriate expert, where needed to address relevant approval criteria. In any event, the applicant is responsible for the completeness and accuracy of the application and all of the supporting documentation. Unless specifically waived by the Director, the following must be submitted at the time of application:

- A. A copy of a completed City application form(s) and required fees(s);
- B. A complete list of the permit approvals sought by the applicant;
- C. A current (within 30 days prior to application) mailing list of owners of real property within 300 feet of the subject parcel, certified as based on the records of Clark County Assessor.
- D. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services and other natural features. The narrative shall also explain how the criteria are or can be met, and address any other information indicated by staff at the pre-application conference as being required;
- E. Necessary drawings in the quantity specified by the Director;
- F. Copy of the pre-application meeting notes (Type II and Type III);
- G. SEPA Checklist, if required;
- H. Signage for Type III applications and Short Subdivisions: Prior to an application being deemed complete and scheduled for public hearing, the applicant shall post one four-foot by eight-foot sign per road frontage. The sign shall be attached to the ground with a minimum two four-inch by four-inch posts or better. The development sign shall remain posted and in reasonable condition until a final decision of the City is issued, and then shall be removed by the applicant within fourteen days of the notice of decision by the City. The sign shall be clearly visible from adjoining rights-of-way and generally include the following:
  - (1) Description of proposal;
  - (2) Types of permit applications on file and being considered by the City of Camas;
  - (3) Site plan;
  - (4) Name and phone number of applicant and City of Camas contact for additional information;
  - (5) If a Type III application, then a statement that a public hearing is required and scheduled. Adequate space shall be provided for the date and location of the hearing to be added upon scheduling by the City.

Section V

Section 18.55.120 of the Camas Municipal Code is hereby repealed.

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 18<sup>th</sup> day of September, 2006.

SIGNED: Paul L. [Signature]  
Mayor

ATTEST: John M. [Signature]  
Clerk

APPROVED as to form:

[Signature]  
City Attorney