



# City Council Regular Meeting Agenda

## Monday, March 15, 2021, 7:00 PM

### REMOTE MEETING PARTICIPATION

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*NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting to enable the City to make reasonable accommodations to ensure accessibility (28 CFR 35.102-35.104 ADA Title 1).*

#### **How to join meeting:**

##### **OPTION 1 -**

1. Go to [www.zoom.us](http://www.zoom.us) to download the app and join meeting ID-964 5884 6379
2. Or, from any device click <https://zoom.us/j/96458846379>

##### **OPTION 2 - Join by phone (audio only):**

1. Dial 877-853-5257
2. Enter meeting ID 964 5884 6379, and then ##

##### **For Public Comment:**

1. Click the raise hand icon in the app (by phone, hit \*9 to "raise your hand")
2. Or, email to [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us) (400 word limit)

*Emails received by one hour before the start of the meeting are emailed to Council. During public comment, the clerk will read each email's submitter name, subject, and date/time received. Emails received up to one hour after the meeting are emailed to Council and attached to meeting minutes.*

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## **SPECIAL MEETING**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **PUBLIC COMMENTS**

### **CONSENT AGENDA**

*NOTE: Consent Agenda items may be removed for general discussion or action.*

1. [March 1, 2021 Camas City Council Workshop and Regular Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. \$64,213.32 for January 2021 Emergency Medical Services (EMS) Write-off Billings;  
\$59,152.92 for Monthly Uncollectable Balance of Medicare and Medicaid Accounts and

\$5,060.40 for Ground Emergency Medical Transport funding.  
(Submitted by Cathy Huber Nickerson, Finance Director)

4. \$94,556.65 for February 2021 Emergency Medical Services (EMS) Write-off Billings; \$84,800.40 for Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$9,756.25 for Ground Emergency Medical Transport funding.  
(Submitted by Cathy Huber Nickerson, Finance Director)
5. [NW 12<sup>th</sup> Avenue Improvements Bid Award](#)  
(Submitted by James Carothers, Engineering Manager)
6. [Backyard Habitat Certification Program Agreement Amendment \(Submitted by Steve Wall, Public Works Director\)](#)

#### **NON-AGENDA ITEMS**

7. Staff
8. Council

#### **MAYOR**

9. Mayor Announcements
10. [2021 Citizen Appointments](#)

#### **MEETING ITEMS**

11. [Ordinance No. 21-004 Amendments to Camas Municipal Code, Titles 3.86 and 18 Related to Housing Mandates](#)  
[Presenter: Sarah Fox, Senior Planner](#)
12. [Ordinance No. 21-005 Annual Code Amendments](#)  
[Presenter: Madeline Sutherland, Assistant Planner](#)
13. [Ordinance No. 21-006 Amending CMC Title 16 and 18 relating to Flood Hazard Regs](#)  
[Presenter: Lauren Hollenbeck, Senior Planner](#)
14. [City of Camas Proclamation of Civil Emergency COVID-19](#)  
[Presenter: Jamal Fox, City Administrator](#)

#### **PUBLIC COMMENTS**

#### **ADJOURNMENT**



**City Council Workshop Meeting Minutes - Draft**  
**Monday, March 01, 2021, 4:30 PM**  
**REMOTE MEETING PARTICIPATION**

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*NOTE: Please see the published Agenda Packet for all item file attachments.*

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**SPECIAL MEETING**

**AMENDED AGENDA**

**CALL TO ORDER**

Mayor Barry McDonnell called the meeting to order at 4:30 p.m.

**ROLL CALL**

Present: Council Members Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Due to technical difficulties, there were brief periods when Council Member Smith was not in the meeting.

Staff: Bernie Bacon, Phil Bourquin, Sherry Coulter, Jamal Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Trang Lam, Shawn MacPherson, Bryan Rachal, Heather Rowley, Nick Swinhart, Connie Urquhart and Steve Wall

Press: No one from the press was present

**PUBLIC COMMENTS**

No one from the published wished to speak.

**WORKSHOP TOPICS**

1. Process for Setting, Confirming and Changing Council Meeting Agenda Topics Including Workshops, Regular Meetings and Special Meetings

Presenter: Steve Hogan, Council Member

Hogan cited Revised Code of Washington (RCW) 35A.12.120 and initiated a discussion about the City's agenda process.

2. Process for Modifying or Cancelling Calendared/Scheduled Council Meetings and Workshops

Presenter: Greg Anderson, Council Member

Anderson cited Camas Municipal Code (CMC) 20.04.020 and 20.01.050 and initiated a discussion about the process of modifying or canceling Council meetings and workshops.

## **COUNCIL COMMENTS AND REPORTS**

Carter commented about the Camas Library reopening on March 15, and stated she will attend the Library Board of Trustees meeting.

Roberts and Burton attended Camas High School's student mock interviews.

Roberts commented about citizen responses and in-person meetings. She inquired about water system security and the Downtown Camas Association (DCA).

Anderson commented about meeting with Communications Director Bryan Rachal and Parks and Recreation Director Trang Lam. He announced the upcoming C-TRAN meeting had been canceled.

Hogan will attend a Bloomberg CityLab event.

Smith commented about the Georgia Pacific property and inquired about the Bee Committee.

Chaney commended Steve Wall and Denis Ryan for their work on the Job Order Contracting agreement. He commented about meeting with Directors Rachal and Lam, the Zoom process for public meetings, Resolution No. 16-009, and the Finance Committee.

Burton attended the Parks and Recreation Commission meeting, the City/Schools meeting, and commented about the City's redesigned website.

Mayor commented about recent news interviews, the redesigned website, and citizen engagement.

## **PUBLIC COMMENTS**

No one from the public wished to speak.

## **ADJOURNMENT**

The meeting adjourned at 5:48 p.m.



**City Council Regular Meeting Minutes - Draft  
Monday, March 01, 2021, 7:00 PM  
REMOTE MEETING PARTICIPATION**

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*NOTE: Please see the published Agenda Packet for all item file attachments.*

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**SPECIAL MEETING**

**CALL TO ORDER**

Mayor Barry McDonnell called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Council Members Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Due to technical difficulties, there were brief periods when Council Member Smith was not in the meeting.

Staff: Bernie Bacon, Phil Bourquin, Sherry Coulter, Jamal Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Trang Lam, Shawn MacPherson, Bryan Rachal, Heather Rowley, Nick Swinhart, Connie Urquhart and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record

**PUBLIC COMMENTS**

Debbie Nagano, 1187 NW 10<sup>th</sup> Avenue, Camas, commented about her role as the City's representative to the Clark County Arts Commission.

**CONSENT AGENDA**

*NOTE: Consent Agenda items may be removed for general discussion or action.*

1. February 16, 2021 Camas City Council Workshop and Regular Meeting Minutes
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. Crown Road Water Booster Station Air-Relief Improvements Bid Award  
(Submitted by James Carothers, Engineering Manager)

**It was moved by Roberts, and seconded, to approve the Consent Agenda. The motion carried unanimously.**

**NON-AGENDA ITEMS**

4. Council

Anderson commented about Resolution No. 16-009.

5. Staff

There were no updates from staff.

## MAYOR

6. Women's History Month Proclamation

Mayor proclaimed March 2021 as Women's History Month in the City of Camas

7. Red Cross Month Proclamation

Mayor proclaimed March 2021 as Red Cross Month in the City of Camas

## ITEMS ADDED TO THE AGENDA

Process for Establishing City Council Procedures Including Agenda Topics and Meeting Scheduling

**It was moved by Carter, and seconded, to form an ad hoc subcommittee consisting of Council Members Anderson, Hogan and Burton as Mayor Pro Tem to work with the clerk's office on this topic and report back to the Council at a later date. The motion passed by a majority vote.**

## MEETING ITEMS

8. NE 3<sup>rd</sup> Avenue Bridge Seismic Retrofit Project Bid Award  
Presenter: James Carothers, Engineering Manager

**It was moved by Roberts, and seconded, to award the bid on the NE 3rd Avenue Bridge Seismic Retrofit Project to Selby Bridge Company for the amount of \$1,857,470.00 and authorize the Mayor or designee to sign the contract and change orders up to ten percent of the original contract amount. The motion carried unanimously.**

9. City of Camas Proclamation of Civil Emergency COVID-19  
Presenter: Jamal Fox, City Administrator

**It was moved by Carter, and seconded, that the Mayor's Proclamation of Civil Emergency dated March 18, 2020, the Supplement dated April 15, 2020, and the Amendment dated June 16, 2020, be reaffirmed. The motion carried unanimously.**

## PUBLIC COMMENTS

John Ley, 444 NW Fremont Street, Camas, commented about fire funding, water quality, the NE Lake Road/NE Everett Street roundabout and town hall meetings with the City Council.

## ADJOURNMENT

The meeting adjourned at 7:38 p.m.



## Staff Report – Consent Agenda

March 15, 2021 Council Regular Meeting

NW 12<sup>th</sup> Avenue Improvements Bid Award  
(Submitted by James Carothers, Engineering Manager)

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

### INTRODUCTION:

In March of 2020 staff was notified that the Camas CDBG grant application to fund street and other improvements on NW 12<sup>th</sup> Avenue was recommended for funding by Clark County. The grant in the amount of \$255,000 will partially fund street, sidewalk, ADA, and water system improvements on NW 12<sup>th</sup> Avenue from NW Benton Street to Division Street. Additionally, the 2021 budget includes \$109,000 from the Water Utility Fund and \$51,000 from the General Fund.

### SUMMARY:

At the February 24, 2021 bid opening for the project the City received seven bids. The low bidder was McDonald Excavating, Inc. in the amount of \$345,811.26. This was \$23,346.48 below the Engineer's Estimate. Bid Tabulations are attached for reference.

The following table provides a breakdown of construction costs:

Bid Contract	\$345,811.26
10% Contingency*	\$34,581
Administrative Costs	\$5,000
2021 Budget	\$415,000
Balance	\$29,607.74

Notes:

\*Contingency is assumed to be up to 10% of construction cost as adopted per City Resolution 16-009. Staff notes that total change orders and over-runs on recently completed City projects have been considerably less than 10% of the construction cost.

### EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

Formal bid award from Council

What's the data? What does the data tell us?

The low bid is \$23,346.48 lower than the Engineer's Estimate.

How have communities been engaged? Are there opportunities to expand engagement?

Coordination with affected residents has already begun and will continue through the duration of the project.

Who will benefit from, or be burdened by this agenda item?

Residents on NW 12<sup>th</sup> Avenue and the adjacent neighborhoods will be the primary beneficiaries. Drivers and pedestrians will experience temporary delays caused by traffic restrictions during construction.

What are the strategies to mitigate any unintended consequences?

Daily inspections of construction activities and regular coordination between the contractor, City, and neighborhood residents.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

CDBG Grants provide capital improvements to lower income areas as defined by HUD. This project will improve NW 12<sup>th</sup> Avenue in a CDBG eligible neighborhood.

Will this agenda item improve ADA accessibilities for people with disabilities?

Yes. Non-compliant ADA curb ramps and sidewalks will be replaced.

What potential hurdles exists in implementing this proposal (include both operational and political)?

None

How will you ensure accountabilities, communicate, and evaluate results?

Daily inspections of construction activities and regular coordination between the contractor, City, and neighborhood residents.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

The project preserves affordable housing stocks by updating infrastructure in older neighborhoods consistent with the goals listed in the Camas Comprehensive Plan.



**BUDGET IMPACT:**

This project is included in the 2021 budget.

**RECOMMENDATION:**

Award the project to the low-bidder, McDonald Excavating Inc. in the amount of \$345,811.26 plus up to an additional 10% for change orders and overruns.



**DATE**

Susi Peterson  
Columbia Land Trust  
511 SE Morrison St.  
Portland, OR 97214

Megan Van de Mark  
Portland Audubon  
5151 NW Cornell Rd.  
Portland, OR 97210

**Re: City of Camas Backyard Habitat Program Contract Extension FY21-22**

Dear Collaborators,

The Backyard Habitat Certification Program Memorandum of Understanding (MOU) for FY20-21 between the City of Camas and Columbia Land Trust contains a provision which permits the City's Public Works Director to amend the MOU on behalf of the City of Camas.

As discussed, the City of Camas hereby exercises its right to amend the MOU in order to extend the contract for the period of July 1, 2021 to June 30, 2022 for the amount of \$5,746.

If you have any questions, please feel free to contact Jackie Caldwell at 360-817-7388 or [jcaldwell@cityofcamas.us](mailto:jcaldwell@cityofcamas.us).

Sincerely,

Steven R. Wall, P.E.  
Public Works Director

**MEMORANDUM OF UNDERSTANDING FOR BACKYARD  
HABITAT CERTIFICATION PROGRAM (MOU)  
between  
COLUMBIA LAND TRUST  
(Administrative Lead for the Backyard Habitat Certification Program collaborators)  
and  
CITY OF CAMAS**

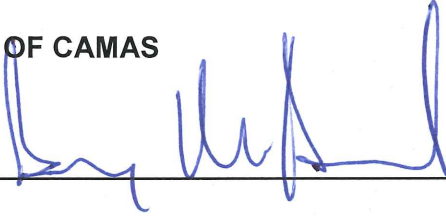
- A. **Purpose:** The Backyard Habitat Certification Program (BHCP) was created through a joint venture between Portland Audubon and Columbia Land Trust. Recently, the Watershed Alliance of SW Washington collaborated with Portland Audubon and the Land Trust with the goal of bringing this program to residents of City of Camas (City). Two of the five BHCP goals are to work directly with private property owners to improve stormwater management on their property and reduce the use of pesticides. The purpose of this agreement is to document the respective responsibilities of the BHCP collaborators and City.
- B. **Responsibilities of the City:**
1. Provide support for the BHCP from July 1, 2020 thru June 30, 2021, not to exceed \$5,579.23.
  2. Publicize program information (City webpage, social media outlets and flier distribution at events).
- C. **Responsibilities of Columbia Land Trust:** act as fiscal agent for BHCP and either provide for and arrange with Portland Audubon and the Watershed Alliance to provide the following:
1. In-person site assessment by BHCP staff Habitat Technicians:
    - a. Collect baseline data pertaining to stormwater management and pesticide use for each property.
  2. Participant site reports:
    - a. Provide participants with information on stormwater management options.
    - b. Provide participants with information on how to recognize harmful herbicides/pesticides, reduce usage and create awareness of alternative pest management options.
  3. Biannual data reporting shall include;\*
    - a. Total number of enrolled City residents;
    - b. Number of enrollees attaining certification status;
    - c. Follow-up data taken/improvements implemented (compared to baseline data) pertaining to stormwater and/or reductions in pesticide use.
    - d. Data reports shall be submitted biannually (timeline below);
      - Biannual 1, 2020 (July – December). Due by January 10, 2020
      - Biannual 2, 2021 (January - June). Due by July 10, 2020

*\*A spreadsheet with data collected during site assessments and certifications (stormwater, pesticide use, number of native trees and shrubs planted) will satisfy reporting requirements a – c above.*


D. **Amendment:** Amendments to the MOU may be executed by the City's Public Works Director.

**IN WITNESS WHEREOF, City of Camas, Columbia Land Trust, and Portland Audubon executed this Agreement on the date and year indicated below.**

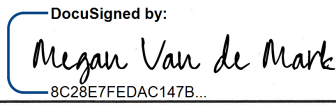
**CITY OF CAMAS**

By:  Date: 6-15-2020  
Name: Barry McDonnell Title: Mayor

**COLUMBIA LAND TRUST**

By:  Digitally signed by Dan Roix  
DN: cn=Dan Roix, o=Columbia Land Trust,  
ou, email=droix@columbialandtrust.org,  
c=US  
Date: 2020.06.22 11:39:23 -07'00' Date: 6/22/2020  
Name: Dan Roix Title: Conservation Director

**PORTLAND AUDUBON**

By:  Date: 6/22/2020  
Name: Megan Van de Mark Title: Audubon BHCP Manager

## 2021 Citizen Appointments

Item 10.

Board/ Committee/ Commission	Term	Full Name	Appointment	Term Expiration
Board of Adjustment	5-year	Mike Jones	Appointment	12/31/2025
Civil Service Commission	6-year	Richard Rodgers	Appointment	12/31/2026
Mosquito Control Board (County)	2-year	Open	Appointment	12/31/2022
Salary Commission	4-year	Zach Goodman	Appointment	12/31/2024
	4-year (vacated)	Allen Anderson	Appointment	12/31/2023



## Staff Report

March 15, 2021 Council Regular Meeting

Ordinance No. 21-004 Amendments to Camas Municipal Code, Titles 3.86 and 18 Related to Housing Mandates

Presenter: Sarah Fox, Senior Planner

Phone	Email
360.817.7269	sfox@cityofcamas.us

**SUMMARY:** As part of the city’s annual code improvement the proposed amendments are intended to comply with state laws that changed in 2019 and 2020, which are generally related to definitions and land uses related to housing mandates.

Planning Commission held a public hearing on this item on December 15, 2020 and forwarded a recommendation of approval to Council. A workshop on this item was held before City Council on January 19, 2021.

Council approved the amendments at a public hearing on January 16, 2021 and directed the City Attorney to prepare an ordinance for adoption. Ordinance No. 21-004 is attached consistent with direction by Council.

<b>Compliance with State Agencies:</b>	Commerce 60-day notice of intent to adopt was sent on October 13, 2020.	The city issued a State Environmental Policy Act (File No. SEPA20-12) determination of Non-Significance Non-Project Action on November 12, 2020. No appeals were filed and the decision is final.
<b>Notices:</b>	Public notices were published on the city’s website and in the Camas Post Record on January 28, 2021. Public notices were also published prior to the Planning Commission public hearing on the city’s website and in the Camas Post Record on December 3, 2020 (Legal Publication # 481590)	

### EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? **For city code to comply with state law.**

What’s the data? What does the data tell us? **n/a**

How have communities been engaged? **Are there opportunities to expand engagement? The city has held two workshops before Planning Commission, along with the workshop**

**tonight, January 19<sup>th</sup>. Public notices have been published on the city's website and in the Camas Post Record, along with publication of a SEPA Determination.**

Who will benefit from, or be burdened by this agenda item? **n/a**

What are the strategies to mitigate any unintended consequences? **n/a**

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. **These amendments are required due to changes in state laws.**

Will this agenda item improve ADA accessibilities for people with disabilities? **n/a**

What potential hurdles exists in implementing this proposal (include both operational and political)? **n/a**

How will you ensure accountabilities, communicate, and evaluate results? **The amendments will be added to the municipal code, which is available online.**

How does this item support a comprehensive plan goal, policy or other adopted resolution? **Compliance with state laws.**

BUDGET IMPACT: **None**



ORDINANCE NO. 21-004

AN ORDINANCE amending certain provisions of Titles 3 and 18 of the Camas Municipal Code relating to Housing Regulations.

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

Section I

The following subsections of the Camas Municipal Code are hereby repealed: 18.29.070 E.

Section II

Designated subsections of Titles 3.86.20; 18.03.030; 18.070.030 - Table 1; 18.07.040 – Table 2 and 18.09.080 (C) of the Camas Municipal Code are hereby amended or added all as set in Exhibit A attached hereto.

Section III

This ordinance shall take force and be in effect five (5) days from and after its passage and publication as provided by law.

PASSED BY the Council and APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2021.

SIGNED: \_\_\_\_\_  
Mayor

SIGNED: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

**EXHIBIT “A”**

**Amendments to Camas Municipal Code (CMC)**

**CMC Chapter 3.86.20 – DEFINITIONS**

**Section 3.86.20 – Definitions for multi-family housing tax exemption**

“Affordable housing” means monthly residential housing costs, including utilities other than telephone, which does not exceed thirty percent of the household's monthly income.

**CMC Chapter 18.03.030 – Definitions for land uses**

“Permanent Supportive Housing” means subsidized, leased housing with no limit on of stay, that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the residents’ health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

"Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one, but not more than eight adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are a permitted use in all areas zoned for residential use.

“Tiny House” and “Tiny house with wheels” means a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with state building code.

“Tiny House Communities” means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses as approved through Site Plan Review (Chapter 18.18).

**Section 18.07.030 Table 1 – Commercial and industrial land uses**

	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
<u>Permanent Supportive Housing</u>	<u>C</u>	<u>P</u>	<u>X/P<sup>10</sup></u>	<u>X / P<sup>10</sup></u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

**Section 18.07.040 Table 2 – Residential and multi-family land uses**

Residential Uses	R	MF
<u>Permanent Supportive Housing</u>	<u>C/P<sup>2</sup></u>	<u>P</u>

**CMC Chapter 18.09.080 – Lot sizes**

- C. For residentially zoned parcels owned or controlled by a religious organization, a twenty percent density bonus to the dwelling unit maximum (Refer to Sections 18.09.040 and 18.09.050) is permitted for the development of affordable housing, when the following criteria are met:
1. Affordable housing is for low-income households. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than 80 percent of the median family income, adjusted for household size for Clark County;
  2. A lease or other binding obligation shall require development to be used exclusively for affordable housing purposes for at least 50 years, even if the religious organization no longer owns the property; and
  3. Does not discriminate against any person who qualifies as a member of a low-income household.



# Staff Report

March 15, 2021 Council Regular Meeting

Ordinance No. 21-005 Annual Code Amendments

Presenter: Madeline Sutherland, Assistant Planner

Phone	Email
360.817.1568	msutherland@cityofcamas.us

**SUMMARY:** As part of the city’s annual code improvement project, the 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.

Planning Commission held a public hearing on this item on December 15, 2020 and forwarded a recommendation of approval to Council. A workshop on this item was held before City Council on January 19, 2021.

Council approved the amendments at a public hearing on February 16, 2021 and directed the City Attorney to prepare an ordinance for adoption. Ordinance No. 21-005 is attached consistent with direction by Council.

<b>Compliance with State Agencies:</b>	Commerce 60-day notice of intent to adopt was sent on October 13, 2020.	The city issued a State Environmental Policy Act (File No. SEPA20-12) determination of Non-Significance Non-Project Action on November 12, 2020. No appeals were filed, and the decision is final.
<b>Notices:</b>	Public notices were published on the city’s website and in the Camas Post Record on January 28, 2021. Public notices were also published prior to the Planning Commission public hearing on the city’s website and in the Camas Post Record on December 3, 2020 (Legal Publication # 481590)	

## EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? Correct typos, citations, and clarify sections of the Camas Municipal Code.

What’s the data? What does the data tell us? n/a

How have communities been engaged? Are there opportunities to expand engagement? The city has held a workshop and public hearing before Planning Commission and City Council.

Public notices have been published on the city's website and in the Camas Post Record, along with publication of a SEPA Determination.

Who will benefit from, or be burdened by this agenda item? n/a

What are the strategies to mitigate any unintended consequences? n/a

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. n/a

Will this agenda item improve ADA accessibilities for people with disabilities? n/a

What potential hurdles exists in implementing this proposal (include both operational and political)? n/a

How will you ensure accountabilities, communicate, and evaluate results? The amendments will be added to the municipal code, which is available online.

How does this item support a comprehensive plan goal, policy or other adopted resolution? Compliance with state laws.

**BUDGET IMPACT:** None

ORDINANCE NO. 21-005

AN ORDINANCE amending certain provisions of Titles 12, 14, 15, 17, and 18 of the Camas Municipal Code as part of the City Annual Code Amendment Process.

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

Section I

Designated subsections of Titles 12.32.020; 12.36.010; 12.36.050; Title 14; 15.04.010(B); 15.04.030(D); 15.17.050; 17.01.050; 17.09.030(B)(5); 17.09.030(B); 17.11.030(B), 17.15.030(B); 17.19.030(D)(6)(b); 17.19.040.C.; 18.03.040; 18.07.040 – Table 2; 18.09.040 – Table 1; 18.09.060; 18.13.050; 18.17.030; 18.17.060; 18.18.040; 18.26.060; 18.55.030 – Table 1; 18.55.110; 18.55.200; and 18.55.355 of the Camas Municipal Code are hereby amended or added all as set forth in Exhibit A attached hereto.

Section II

This ordinance shall take force and be in effect five (5) days from and after its passage and publication as provided by law.

PASSED BY the Council and APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

SIGNED: \_\_\_\_\_  
Mayor

SIGNED: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

## EXHIBIT “A”

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### Amendments to Camas Municipal Code (CMC)

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#### **CMC Chapter 12.32 – Park Rules and Regulations**

##### **Section 12.32.020 - Protection of property—Destruction of buildings, monuments and other properties.**

D. No person shall ignite any consumer firework in any city park at any time of the year without a permit from the Fire Marshal’s Office

#### **CMC Chapter 12.36 - Gates and Other Barriers**

##### **12.36.010 – Purpose of provisions**

A. From time to time the owners of real property served by private streets, driveways or commercial property desire to erect gates or other barriers restricting vehicular access on such private streets and driveways.

##### **Section 12.36.050 – Permit-Required when-Application**

C. Electric gates serving less than three homes or in a commercial application shall have an approved lockbox with toggle or key switch on the main gate.

#### **Title 14 – STORMWATER PROVISIONS**

#### **CMC Chapter 15.04 -Building Code**

##### **Section 15.04.010(B) – Adoption of referenced codes**

5. Appendix Q, Dwelling Unit Fire Sprinkler Systems;
6. Appendix V, Fire Sprinklers.

##### **Section 15.04.030(D) – International Fire Code**

9.1. International Fire Code Alarm and Detection Systems In addition to the requirements of IFC 907.2, an automatic fire alarm system shall be installed in every building in excess of five thousand square feet hereinafter constructed, except those portions of Group A Division 5 occupancies that are open to the air, Group S Division 2 open car garages, Group R Division 3, and Group U occupancies. Where the building is provided with an approved automatic fire extinguishing system in accordance with Section 903, the requirements of this subsection may be omitted. The fire alarm system shall be a modification of a true NFPA 72 system with only initiation devices as well as a single interior and one exterior notification devices. All buildings required to have a fire alarm system by this code shall be:

#### **CMC Chapter 15.17 – Automatic Fire Sprinklers**

##### **Section 15.17.050 – Automatic fire sprinkler system required**

The following appendices of the State Building Code adoption and amendment of the 2015 edition of the International Residential Code (Chapter 51-151 WAC) are hereby together with all future amendments:

1. Appendix Q, Dwelling Unit Fire Sprinkler Systems (WAC 51-51-601015)
2. Appendix V, Fire Sprinklers (WAC 51-51-60107)

3. The requirements of this section shall further apply to any new accessory detached dwelling unit or dwelling undergoing a “substantial” remodel. Provided, however this section does not require the installation of an approved fire sprinkler system in any mobile or manufactured home. This exception is limited to this section and nothing herein exempts, a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any section or subsection of this code or of any International code adopted by the city.

### **CMC Chapter 17.01 – General Provisions**

#### **Section 17.01.050 – Survey content**

B. Preliminary and final plats shall also include the following:

### **CMC Chapter 17.09 – Short Subdivisions**

#### **Section 17.09.030(B)(5) – Preliminary short plat approval**

p. A survey of existing significant trees as required under CMC Section 18.13.045; and

#### **Section 17.09.030(B)– Preliminary short plat approval**

7. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);
10. An engineering estimate of costs for site improvements, both public and private.

### **CMC Chapter 17.11 – Subdivisions**

#### **Section 17.11.030(B) – Preliminary subdivision plat approval**

8. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);
14. An engineering estimate of costs for site improvements, both public and private.

### **CMC Chapter 17.15 – Binding Site Plan**

#### **Section 17.15.030(B) – Preliminary binding site plan approval**

8. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

### **CMC Chapter 17.19 – Procedures for Public Improvements**

#### **Section 17.19.030(D)(6)(b) – Design and improvement standards**

- ii. The fence shall include columns at least every fifty lineal feet and the wall shall include physical indentations every fifty lineal feet to reduce the massing effect of the fencing material. Fence columns and wall indents shall not exceed a spacing of 96 lineal feet. Fences and walls located along the City’s Gateway Corridor shall be constructed in accordance with the City’s ‘Gateway Standards’, per the Design Standards Manual.

#### **Section 17.19.040.C. - Utilities**

- 2.b. Duplex and townhome units may have up to two sewer services at the discretion of the engineering and public works departments.
- 4.b. Each unit of a duplex and townhome unit shall have its own water service.



**CMC Chapter 18.03 – Definitions**

**Section 18.03.040 – Definitions for development terms**

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas.

**CMC Chapter 18.07 – Use Authorization**

**Section 18.07.040 Table 2 – Residential and multi-family land uses**

<b>Residential Uses</b>	<b>R</b>	<b>MF</b>
Assisted living <sup>1</sup> , retirement home <sup>1</sup>	C	P
Nursing, rest, convalescent home <sup>1</sup>	C	P

**CMC Chapter 18.09 – Density and Dimensions**

**Section 18.09.040 Table 1- Density and dimensions – Single-family residential zones**

	<b>R-6</b>	<b>R-7.5</b>	<b>R-10</b>	<b>R-12</b>	<b>R-15</b>
<b>A. Standard New Lots</b>					
Minimum lot size (square feet)	4,800	6,000	8,000	9,600	12,000
Minimum lot width (feet)	60	70	80	90	100
Minimum lot depth (feet)	80	90	100	100	100

**Section 18.09.060 – Density transfers**

- C. Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the City of Camas parks plan), or approved as a recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040.B Table-1.
- D. Where a tract under “C” above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility to the lot size, lot width, lot depth, building setback, or lot coverage standards under CMC Section 18.09.040 Table 1 and 2. In no case shall the maximum density of the overall site be exceeded. A letter explaining the request for negotiated flexibility shall be submitted to the Director for consideration. The city may also provide the landowner with:

**CMC Chapter 18.13 – Landscaping**

**Section 18.13.050 – Standards for landscape, tree and vegetation plans.**

- I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least ten feet of clearance above sidewalks and fourteen feet above street roadway surfaces.

## **CMC Chapter 18.17 – Supplemental Development Standards**

### **Section 18.17.030 – Corner Lot Vision Clearance Area**

- A. On all corner lots no vehicle, fence, wall, hedge, or other obstructive structure or planting shall impede visibility between a height of forty-two inches and ten-feet above the sidewalk or twelve-feet above the street.
- B. The vision clearance triangular area shall be formed by measuring fifteen feet along property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle. See Figure-18.17.030-1.

### **Section 18.17.060 - Retaining walls.**

- B. Height. Retaining walls shall not exceed six feet, unless otherwise approved by the Director.
- C. Drainage [is] required behind retaining wall to relieve buildup of water pressure.
- D. [Exterior Facing Retaining Walls.] Exterior facing retaining walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060-1 Exterior Facing Retaining Walls.)
  - 1. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed forty-two inches (front yard) or six feet zero inches (side and rear yards), or set back a distance of one foot for every foot in height of fence in excess of allowed height.
  - 2. When retaining wall is over thirty inches above grade, then guards are required if on the property line.
  - 3. If approved, retaining walls over six feet zero inches in height shall include landscaping to minimize bulky appearance, as approved by the Director.
- E. [Interior Facing Retaining Walls.] Interior facing retaining walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060-2 Interior Facing Retaining Walls.)

## **Chapter 18.18 – Site Plan Review**

### **Section 18.18.040- Submittal and contents of a complete application**

- F. A preliminary stormwater technical information report (TIR) supporting the preliminary stormwater drainage and runoff plan. The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

## **Chapter 18.26 – Flexible Developments**

### **Section 18.26.060 – Application requirements for flexible developments**

- D. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW); ). If proposed, rain gardens shall meet the standards of CMC Section 17.19.030.F.6 Storm Drainage Facilities;

**CMC Chapter 18.55 – Administration and Procedures**

**Section 18.55.030 Table 1 – Summary of decision making process**

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Preliminary subdivision plat			X <sup>5</sup>				
SEPA threshold determination					X		

**Section 18.55.110 – Application – Required Information**

I. A copy of a full title report.

**Section 18.55.200 – Appeals - Generally**

2. Appellant’s statement describing their or other standing appeal;

**Section 18.55.355 – Code Conflicts**

Code Interpretation:

- A. Purpose. The purpose of this Chapter to provide a process for interpreting and applying the provisions of Title 16, 17 and 18.
- B. Responsibility. It shall be the responsibility of the Director to review and resolve any questions regarding the proper interpretation or application of the provisions of Title 16, 17 and 18 pursuant to the procedures set forth in this Chapter. The Director’s decision shall be in keeping with the spirit and intent of this title and of the Comprehensive Plan. The Director’s decision shall be in writing and kept on permanent file.

Procedure-

- A. Application. Any person 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 I application pursuant to Section 18.55.030. The Director may independently initiate an interpretation of any conflicting or unclear provisions of this Title.
- B. Multiple applications. If an application for an interpretation is associated with any land use application(s) subject to Title 16, 17, or 18, then the application for the interpretation may be combined with the associated application(s) and is subject to the highest level of procedure that applies to any of the applications, Section 18.55.030.
- C. Codification. To ensure that the Directors Interpretations are applied consistently over time, the Director shall on an annual basis initiate a Type IV text amendment to this Code for the purpose of codifying interpretations pursuant to Chapter 18.55. The codified interpretations shall be located in Chapter 18.55.355 – Code Conflicts, or in the Chapter of the Code governing the subject matter of the interpretation, whichever may be more appropriate.
- D. Appeals. Any official interpretation of the provisions of Title 16, 17, and 18 may be appealed by any aggrieved party, pursuant to the appeal procedures set forth in Chapter 18.55.



## Staff Report – Ordinance

March 15, 2021 Regular Meeting

Ordinance No. 21-006 Amending CMC Title 16 and 18 relating to Flood Hazard Regs

Presenter: Lauren Hollenbeck, Senior Planner

Phone	Email
360.314.7537	lhollenbeck@cityofcamas.us

**INTRODUCTION/PURPOSE/SUMMARY:** The proposed ordinance is amending Camas Municipal Code (CMC) Title 16, Chapter 16.57 *Frequently Flooded Areas* and Title 18, *Environmental Definitions*, for compliance with the National Flood Insurance Program (NFIP), which allows citizens within the community to obtain flood insurance and certain types of federal disaster aid.

Planning Commission held a public workshop November 17, 2020 and a public hearing December 15, 2020. A SEPA DNS was issued December 3, 2020 and Commerce review granted December 15, 2020. City Council held a public workshop January 19, 2021 and a public hearing February 16, 2021. No public comments were received.

### EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

- To maintain compliance with the National Flood Insurance Program (NFIP) so the citizens of Camas may obtain flood insurance and certain types of flood disaster aid.

What’s the data? What does the data tell us?

- The Flood Insurance Rate Maps identify several properties within the City of Camas that are located within frequently flooded areas and therefore subject to the flood hazard regulations in Chapter 16.57.

How have communities been engaged? Are there opportunities to expand engagement?

- A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) notice was published in the local paper, posted to the city website and emailed to other agencies for public comments. No public comments were received.

Who will benefit from, or be burdened by this agenda item?

- The current 61 and future flood insurance policy holders in the City of Camas will benefit from a compliant City code with the NFIP regulations.

What are the strategies to mitigate any unintended consequences?

- Any unintended consequences as a result of the proposed code amendments would be presented to FEMA for feedback and revised where needed.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

- The proposed code amendments are equally applicable to all property owners with property located within the special flood hazard area.

Will this agenda item improve ADA accessibilities for people with disabilities?

- Not applicable.

What potential hurdles exist in implementing this proposal (include both operational and political)?

- Operationally, a potential hurdle may be if only one staff person is knowledgeable on how to implement this section of the code and issue flood improvement permits. Politically, a potential hurdle may be if a suggested revision by the local community is not approved by FEMA and thereby risking the City's compliance with the NFIP.

How will you ensure accountabilities, communicate, and evaluate results?

- As a participant in the NFIP, the City of Camas is subject to a Community Assistance Visit by Department of Ecology Floodplain staff every few years for the purpose of ensuring the City's compliance with NFIP. Accountability will be accomplished through excellent record keeping and properly trained staff.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

- This agenda item supports Resolution no. 17-003, adoption of the Clark Regional Natural Hazard Mitigation Plan.

**BUDGET IMPACT:** There is no impact on the City budget.

**RECOMMENDATION:** Staff recommends Council adopt Ordinance 21-006.

ORDINANCE NO. 21-006

AN ORDINANCE amending certain provisions of Titles 16 and 18 of the Camas Municipal Code relating to Flood Hazard Regulations.

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

Section I

Designated subsections of Titles 16.57.010; 16.57.050; 16.57.060; 16.57.080 and 18.03.050 of the Camas Municipal Code are hereby added to or all as set forth in Exhibit A attached hereto.

Section III

This ordinance shall take force and be in effect five (5) days from and after its passage and publication as provided by law.

PASSED BY the Council and APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

SIGNED: \_\_\_\_\_  
Mayor

SIGNED: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

## EXHIBIT "A"

## Chapter 16.57 - FREQUENTLY FLOODED AREAS

## 16.57.010 - Applicability.

- A. Frequently Flooded Areas. Frequently flooded areas include: The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Clark County, Washington, and incorporated areas" dated September 5, 2012, and any revisions thereto, are hereby adopted by reference and declared to be part of this ordinance, with accompanying Flood Insurance Rate Maps (FIRM). The study is the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Maps, and the water surface elevation of the base flood. The study and FIRM are on file at the City of Camas {616 NE 4<sup>th</sup> Avenue, Camas WA} and the City website {www.cityofcamas.us}. The best available information for flood hazard area identification as outline in Section 16.57.050(C) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized. The flood insurance study and accompanying rate maps are hereby adopted by reference, and declared part of this chapter. These are minimum designations; the director may identify additional areas.
- B. Use of Additional Information. The director may use additional flood information that is more restrictive than that provided in the flood insurance study conducted by the Federal Emergency Management Agency (FEMA) to designate frequently flooded areas, including data on channel migration, historical data, high water marks, photographs of past flooding, location of restrictive floodways, maps showing future build-out conditions, maps that show riparian habitat areas, or similar information.
- C. Flood Elevation Data. When the base flood elevation data is not available (Zone A), the director shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer this chapter.
- D. For the purposes of this chapter, definitions are generally found in CMC Section 18.03.
- E. Compliance. All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.
- F. Penalties for Noncompliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall be subject to the enforcement provisions of Camas Municipal Code Sections 18.55.400-18.55.460.

## 16.57.050 - Performance standards—General requirements.

All Elevation Certificates (FEMA Form 81-31), Floodproofing Certificates for non-residential structures (FEMA Form 81-65), documents, and records pertaining to the provisions of this ordinance shall be maintained by the City for public inspection.

- A. All Necessary Permits Shall be Obtained. Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local government agencies from which prior approval is required. A development permit shall be obtained before construction or development begins within any frequently flooded area established in Section 16.57.010. The permit shall be for all structures, including manufactured homes, as set forth in the "Definitions," and for all development, including fill and other activities, also as set forth in the "Definitions."
- B. Application for Development Permit. Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.
  2. Elevation in relation to mean sea level to which any structure has been floodproofed;
  3. Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in Section 16.57.060(B);
  4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;
  5. Where development is proposed in a floodway, an engineering analysis indication no rise of the Base Flood Elevation, and
  6. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.
- C. Designation of the Floodplain Administrator. The Community Development Director, or designee, is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.
- D. Duties of the Floodplain Administrator. Duties of the (Floodplain Administrator) shall include, but not be limited to:
- E. Permit Review. Review all development permits to determine that:
1. The permit requirements of this ordinance have been satisfied;
  2. All other required state and federal permits have been obtained;
  3. The site is reasonably safe from flooding;
  4. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of CMC Section 16.57.020(E)(1) are met.
  5. Notify FEMA when annexations occur in the Special Flood Hazard Area.
- F. Information to be Obtained and Maintained.
1. Where base flood elevation data is provided through the FIS, FIRM, or required as in CMC Section 16.57.010(C), obtain and maintain a record of the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
  2. For all new or substantially improved flood proofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in CMC Section 16.57.010(C).
    - a. Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was flood proofed.
    - b. Maintain the flood proofing certifications required in CMC Section 16.57.050(B)(3).
  3. Certification required by CMC Section 16.57.020(E)(1) (No-Rise Standard).
  4. Records of all variance actions, including justification for their issuance.
  5. Improvement and damage calculations (give an example).
  6. Maintain for public inspection all records pertaining to the provisions of this ordinance.
- G. Changes to Special Flood Hazard Area.



1. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.
  2. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.
- H. Area of Special Flood Hazards with Base Flood Elevation. When the base flood elevation is provided, but a regulatory floodway has not been designated, new construction, substantial improvements, or other development, including fill, shall not be permitted within frequently flooded areas, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one inch at any point within the City limits.
- I. Areas Without Base Flood Elevation Data. Where base flood elevation data is not available (Zone A), and there is insufficient data then a report shall be submitted by a qualified professional that includes analysis of historical data and field surveys to ensure the proposed structure is reasonably safe from flooding. The reports shall include reasonable mapping to ensure proposed buildings are safe from flooding and to demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one inch at any point within the City limits.
- J. Construction Materials and Methods.
1. Methods that Minimize Flood Damage. All new construction and substantial improvements shall be constructed using flood resistant materials and utility equipment, and with methods and practices that minimize flood damage.
  2. Buildings shall be located outside the floodplain. For sites with no buildable area out of the floodplain, buildings may be allowed provided they are placed on the highest land on the site, oriented parallel to flow rather than perpendicular, and sited as far from the watercourse and other critical areas as possible. If the City detects any evidence of active hyporheic exchange on a site, the development shall be located to minimize disruption of such exchange.
  3. Utilities Shall be Protected. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- K. Elevation Certificate Required Following Construction. Following construction of a building within the floodplain where the base flood elevation is provided, the applicant shall obtain a "finished construction" elevation certificate (FEMA Form 81-31, most current edition) from a registered professional engineer or architect that records the elevation of the lowest floor.
- L. Floodproofing (Non-Residential Only).
1. When a building is to be floodproofed, it shall be designed and constructed using methods that meet the following requirements:
    - a. Watertight Building. The building shall be watertight with walls substantially impermeable to the passage of water below one foot above the base flood level;
    - b. Hydrostatic and Hydrodynamic Resistance. Structural components shall be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

- c. Certified by a Registered Professional Engineer or Architect. The building shall be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications, and plans.
- 2. Floodproofing Certificate Required Following Construction. Following construction of the building, the applicant shall obtain a floodproofing certificate (FEMA Form 81-65, most current edition) from a registered professional engineer or architect that records the actual (as-built) elevation to which the building was floodproofed.
- 3. Applicants who are flood proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level (e.g. a building flood proofed to the base flood level will be rated as one foot below). Flood proofing the building an additional foot will reduce insurance premiums.
- M. Anchoring. All new construction and substantial improvements within the floodplain shall be anchored to prevent flotation, collapse, or lateral movement of the building resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy. All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frames tied to ground anchors.
- N. Fill and Grading. Fill and grading within the floodplain shall only occur upon a determination from a registered professional engineer that the fill or grading will not block side channels, inhibit channel migration, increase flood hazards to others, or be placed within a channel migration zone, whether or not the City has delineated such zones as of the time of the application. If fill or grading is located in a floodway, CMC Section 16.57.020 applies.
- O. Storage of Materials and Equipment.
  - 1. The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
  - 2. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

#### 16.57.060 - Performance standards—Specific uses.

In all special flood hazard areas the following provisions are required:

- A. Residential Units.
  - 1. Must be Above Base Flood Elevation. In AE zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction or placement of residential units and substantial improvement of any residential building shall have the lowest floor, including basement, elevated one foot or more above the base flood elevation. Mechanical equipment and utilities shall be waterproof or elevated at least one foot above the BFE.
  - 2. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
  - 3. Areas Below the Lowest Floor. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or must meet or exceed the following minimum criteria:

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
  - b. The bottom of all openings shall be no higher than one foot above grade; and
  - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
  - d. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.
4. **Manufactured Homes.** All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured homes is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. All manufactured homes shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frames ties to ground anchors. If the manufactured home is placed on a permanent footing/foundation with stem walls, CMC Section 16.57.060(A)(2) applies.
- B. **Nonresidential Construction.** New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the following requirements:
1. **Must be Above Base Flood Elevation.** In AE or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any commercial, industrial, or other nonresidential building shall either have the lowest floor, including basement, elevated one foot or more above the base flood elevation or, together with attendant utility and sanitary facilities, shall be floodproofed in accordance with floodproofing (Section 16.57.050(L)). Unavoidable impacts to flooded areas (from fill) need to be mitigated.
  2. **Areas Below the Lowest Floor.** If floodproofed, areas shall be in accordance with floodproofing (Section 16.57.050(L)). If elevated and not floodproofed, fully enclosed areas below the lowest floor are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or must meet or exceed the following minimum criteria:
    - a. A minimum of three openings having a total net area of no less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
    - b. The bottom of all openings shall be no higher than one foot above grade; and
    - c. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
  3. **Unnumbered A Zones.** If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
- C. **Utilities.**
1. **Shall be Designed to Minimize Infiltration of Floodwaters.** All new and replacement water supply systems shall be designed to preclude infiltration of floodwaters into the systems.
  2. **Sanitary Sewage Systems.** New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
  3. **On-site Waste Disposal Systems.** On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. New on-site sewage

disposal systems are prohibited for uses and activities prohibited from frequently flooded areas.

4. Water wells shall be located on high ground that is not in the floodway.

D. Subdivision/Land Division Proposals.

1. All land division proposals shall:

- a. Minimize Flood Damage. Subdivisions, short subdivisions, planned developments, and binding site plans shall be designed to minimize or eliminate flood damage to proposed buildings; and public utilities and facilities that are installed as part of such subdivisions. Sewer, gas, electrical, and water systems shall be located and constructed to minimize flood damage. Subdivisions should be designed using natural features of the landscape, and should not incorporate "flood protection" changes.
- b. Have Adequate Drainage. Subdivisions, short subdivisions, planned developments, and binding site plans shall have adequate natural surface water drainage in accordance with City requirements to reduce exposure to flood hazards; and
- c. Show Flood Areas on Plat Maps. Subdivisions, short subdivisions, planned developments, and binding site plans shall show the one hundred-year floodplain, floodway, and channel migration zone on the preliminary and final plat maps.
- d. Where other proposed developments contain greater than 5 acres, base flood elevation data shall be included as part of the application.

2. Lots. No lot or portion of lot after the effective date of the ordinance codified in this title shall be established within the boundaries of a frequently flooded area.

16.57.080 - Variations—Additional considerations for frequently flooded areas. The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the City of Camas to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

A. Additional Variation Considerations. In review of variation requests for activities within frequently flooded areas, the City shall consider all technical evaluations, relevant factors, standards specified in this chapter, and:

1. The danger to life and property due to flooding, erosion damage, or materials swept onto other lands during flood events;
2. The susceptibility of the proposed facility and its contents to flood damage, and the effect of such damage on the proposed use;
3. The importance of the services provided by the proposed use to the community;
4. The necessity of a waterfront location and the availability of alternative locations for the proposed use that are not subject to flooding or erosion damage;

5. The safety of access to the property for ordinary and emergency vehicles;
  6. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters, and the effects of wave action, if applicable, expected at the site; and
  7. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- B. Variations shall only be issued upon a determination that the granting of a variation will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
- C. Variations shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.

#### 18.03.050 - Environmental definitions.

In addition to the definitions found in Title 16, the following definitions shall also apply to this title:

"Adverse environmental impact" means an impact caused by vegetation removal which creates a risk of landslide or erosion, or which alters or damages wetlands, wetland buffers, wildlife habitat, streams, or watercourses.

"Alteration of watercourse" Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

"Area of shallow flooding" A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

"Area of special flood hazard" means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

"Base flood" means the flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").

"Base Flood Elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.

"Best available information" means, in the absence of official flood insurance rate map data, communities can use data from other federal, state, or other sources; provided this data has either been generated using technically defensible methods or is based on reasonable historical analysis and experience. Flood data from existing flood events may be used where flood events are considered more accurate indicators of past base flood conditions. Any variance from adopted flood insurance rate maps must be of a more restrictive nature.

"Buffer" means either: (1) an area adjacent to hillsides which provides the margin of safety through protection of slope stability, attenuation of surface water flows, and landslide, seismic, and erosion hazards reasonably, necessary to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters; or (2) an area adjacent to a stream or wetland which is an integral part of the stream or wetland ecosystem, providing shade; input of organic debris and coarse sediments; room for variation in stream or wetland boundaries; habitat for wildlife; impeding the volume and rate of runoff; reducing the amount of sediment, nutrients, and toxic materials entering the stream or wetland; and protection from harmful intrusion to protect the public from losses suffered when the functions and values of stream and wetland resources are degraded.

"Critical root zone" is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.

"Diameter at breast height (DBH)" means the diameter of the tree measured at four feet six inches above soil grade.

"Drainage facility" means the system of collecting and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater runoff conveyance and containment facilities including streams, pipelines, channels, ditches, wetlands, closed depressions, infiltration facilities, retention/detention facilities, and other drainage structures and appurtenances, both natural and man-made.

"Environmentally sensitive area(s)" or "sensitive lands" means areas within the city that are characterized by, or support unique, fragile or valuable natural resources, or that are subject to natural hazards. Sensitive areas include wetlands and wetland buffers, streams and watercourses, steep slopes, and areas with potentially unstable soils, as those areas are defined and identified pursuant to this title and Title 16.

"Flood or Flooding" means

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition

"Flood elevation study" means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

"Flood Insurance Rate Map (FIRM)" means the official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

"Flood Insurance Study (FIS)" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Maps, and the water surface elevation of the base flood.

"Floodplain or flood prone area" means any land area susceptible to being inundated by water from any source. See "Flood or flooding."

"Floodplain administrator" means the community official designated by title to administer and enforce the floodplain management regulations.

"Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

"Hazard tree." A hazard tree is any tree with a combination of structural defect and/or disease, which makes it subject to a high probability of failure and a proximity to persons or property which makes it an imminent threat.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Hillsides" means geological features of the landscape having slopes of fifteen percent or greater. To differentiate between levels of hillside protection and the application of development standards, the city categorizes hillsides into four groups: hillsides of at least fifteen percent but less than forty percent; hillsides with unstable slopes; hillsides of forty percent slope and greater; hillsides which are ravine sidewalls or bluffs.

"Historic structure" means any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior, or
2. Directly by the Secretary of the Interior in states without approved programs.

"Mean Sea Level" For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"Mitigation" means the use of any combination of, or all of the following actions:

1. Avoid impacts to environmentally sensitive areas by not taking a certain action, or parts of an action;
2. Minimize impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environmentally sensitive area;
4. Reducing or eliminating the impact over time by reservation and maintenance operations during the life of the development proposal;
5. Compensating for the impact by replacing or enhancing environmentally sensitive areas, or providing substitute resources.

"New construction" For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"Open space" means land set aside and maintained in a natural state, providing air, light, and habitat for wildlife, and/or containing significant trees and vegetation. Open space may contain environmentally sensitive lands, which include but are not limited to steep slopes and areas with unstable soils, wetlands, and streams and watercourses. Open space may also provide for active and passive recreation use. There are two general categories of open space, which are as follows:

1. "Natural open space" means land devoted to protecting environmentally sensitive lands as defined in this title and CMC Title 16. Natural open space generally has no developed areas, with the exception of trails as identified in the comprehensive parks, recreation, open space plan, or by a condition of development approval.
2. "Recreational open space" means land set aside for recreational opportunities, which may contain trails, sports fields, playgrounds, swimming pools, tennis courts, and picnic areas. Recreational open space is generally limited in size and intensity, proportionate to the development, and is intended for the enjoyment of the residents of the development.

"Open space connectors" means tracts of land with typically no sensitive lands that connect parcels of land to form the open space network.

"Open space network" means a network of open space composed of mostly wooded areas, steep slopes, ravines, streams and waterways, as areas identified in the comprehensive parks, recreation, and open space plan.

"Protective mechanism" means a method of providing permanent protection to open space, and shall include conservation easements, dedication to the city, conveyance to a public or private land trust, conveyance to a homeowner's association, restrictive covenants, or any combination of such mechanisms.

"Ravine sidewall" means a steep slope which abuts and rises from the valley floor of a stream, and which was created by the wearing action of the stream. Ravine sidewalls contain slopes predominantly in excess of forty percent, although portions may be less than forty percent. The toe of a ravine sidewall is the stream valley floor. The top of a ravine sidewall is typically a distinct line where the slope abruptly levels out. Where there is no distinct break in slope, the top is where the slope diminishes to less than fifteen percent. Minor natural or man-made breaks in the slope of ravine sidewalls shall not be considered as the top. Benches with slopes less than fifteen percent, and containing developable areas, shall be considered as the top.

Sensitive Areas. See "Environmentally sensitive areas."

"Sensitive area(s) map(s)" means those maps adopted, and/or incorporated by reference, by the city to identify the general location of environmentally sensitive or valuable areas. In case of questions as to map boundaries or mapping errors, the presence or absence of a sensitive area shall be determined in the field by a qualified professional, experienced in a discipline appropriate to evaluation of the appropriate feature, and shall determine the applicability of this chapter.

"Significant trees" means evergreen trees eight inches DBH, and deciduous trees twelve inches DBH. Does not include hazard trees or invasive species.

"Steep slopes" or "area with potential unstable soils" means any land potentially subject to landslides, severe erosion, or seismic activity (earthquake faults). Steep slopes are generally characterized by slopes of fifteen percent or greater, impermeable subsurface material (sometimes interbedded with permeable subsurface material), and/or springs or seeping groundwater during the wet season. Seismic areas are those lying along or adjacent to identified earthquake faults.

"Stream" or "watercourse" means those areas where surface waters produce a defined channel or bed. The channel or bed need not contain water year-round. This definition does not include irrigation ditches, canals, storm or surface water conveyance devices, or other entirely artificial watercourses.



Streams are further categorized as Class 1 through 5 in accordance with the classifications used by WAC 222-16-030.

"Structure" For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Tree protection zone" is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. Tree protection zones may be calculated based on multiplying the tree's DBH by a factor of twelve depending on the tree's species and tolerance of root disturbance.

"Variance" means a grant of relief by a community from the terms of a floodplain management regulation.

"Water dependent" means a use or portion of a use that cannot exist in a location which is not adjacent to the water, and which is dependent on the water by reason of the intrinsic nature of its operations. Examples include, but are not limited to: aquaculture, marinas, or float plane facilities.

"Wetland bond" insures the satisfactory installation, maintenance, and monitoring of wetland creation or enhancement as may be required as part of the SEPA or wetland mitigation plans. The bond has a beginning and ending date, and shall be in the amount as specified in CMC Section 17.21.050(B)(3).

"Wetland buffer" means a naturally vegetated and undisturbed, enhanced or revegetated area surrounding wetland that is part of a wetland ecosystem and protect a wetland from adverse impacts to its function, integrity, and value. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from human activities.

"Wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands include those artificial wetlands intentionally created to mitigate conversions of wetlands.

"Wildlife habitat" means areas that provide food, protective cover, nesting, breeding, or movement for threatened, endangered, sensitive, monitor, or priority species of wildlife, or other wildlife species of special concern. "Wildlife habitat" shall also mean areas that are the location of threatened, endangered, sensitive, monitor, or priority species of plants, or other plant species of special concern.

PROCLAMATION OF CIVIL EMERGENCY

CITY OF CAMAS, WASHINGTON

Whereas, Camas Municipal Code Section 2.48.020 provides that in the event an emergency occurs which causes or is tending to cause danger or injury to persons or damage to property to such an extent that extraordinary measures must be taken to protect the public health, safety and welfare then the Mayor may proclaim a civil emergency to exist; and

Whereas, in the interest of public safety and welfare, Washington state law under Chapter 38.52 RCW sets forth certain powers exercisable by municipalities in the event of emergencies; and

Whereas, Camas Municipal Code Chapter 8.56 sets forth additional procedures and powers related to Emergency Management; and

Whereas, on February 29, 2020, Governor Jay Inslee declared a state of emergency due to the public health emergency posed by the coronavirus 2019 (hereafter COVID-19); and

Whereas, on March 13, 2020, the Clark County Council announced a state of emergency resolution for Clark County regarding COVID-19. Similar emergency declarations have been issued in Washington, Multnomah, and Clackamas counties in the Portland metropolitan area; and

Whereas, on March 13, 2020, Governor Inslee ordered all K-12 public and private schools in Washington State to close by no later than March 17, 2020 and remained closed through April 24, 2020, further ordering on March 16, 2020 a statewide emergency proclamation to temporarily shut down restaurants, bars and entertainment and recreational facilities and ban all gatherings with over 50 participants, with all gatherings under 50 participants to be prohibited unless previously announced criteria for public health and social distancing are met; and

Whereas, on March 13, 2020, President Donald Trump declared a national emergency in the United States of America related to the COVID-19 outbreak; and

Whereas, as of March 14, 2020, the Washington State Department of Health reported a total of 642 confirmed cases of COVID-19 with 40 resulting deaths. As of March 14, 2020, at least 3 confirmed cases of COVID-19 have been reported in Clark County; and

Whereas, as reported by the Washington State Department of Health:

Public health experts agree that the true number of people who have been infected with COVID-19 in Washington greatly exceeds the number of COVID-19 infections that have been laboratory-confirmed. It is very difficult to know exactly how many people in Washington have been infected to date since most people with COVID-19 experience mild illness and the ability to get tested is still not widely available; and

Whereas, as Mayor of the City of Camas I have determined that it is necessary to proclaim the existence of a civil emergency and to take such actions as may be required to effectively utilize city resources in the protection of the public health, safety and welfare;

NOW, THEREFORE I, Barry McDonnell, Mayor of the City of Camas, Proclaim as follows:

1. I declare there is a civil emergency caused by COVID-19 in the City of Camas.
2. The civil emergency requires the implementation of those powers delineated in Chapter 2.48 and 8.56 of the Camas Municipal Code and Chapter 38.52 RCW.
3. To the extent of such powers as granted by law, the City may enter into contracts and incur obligations, and take any other appropriate action necessary to address and respond to the emergency to protect the health and safety of persons and properties and to provide emergency assistance to persons affected by this emergency.
4. These powers will be exercised in light of the exigencies of the situation without regard to the formalities prescribed by State statutes and rules, or by City ordinance (except for mandatory constitutional requirements). These include but are not limited to budget law limitations, requirements for competitive bidding, publication of notices related to the performance of public work, entering into contracts, incurring of obligations, employment of temporary workers, rental of equipment, purchase of supplies and equipment, and the appropriation and expenditure of funds.
5. I delegate to the Department heads and their designees the authority to solicit quotes and estimates for contracts necessary to combat the emergency. Department heads may enter into contracts in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000). Contracts over this amount will be signed by the Mayor.
6. Department heads are further authorized to reassign staff from their ordinary duties to work deemed necessary to address the emergency outside their normal job duties and to require work beyond normal working hours in the performance of duties deemed necessary to respond to the emergency.
7. Pursuant to Camas Municipal Code sections 2.48.020 and 8.56.080 a copy of this Proclamation shall be filed with the City Clerk, a copy delivered to the Director of Emergency Management, State Emergency Management, and the Governor and the news media within the City shall be advised, with copies of this Proclamation posted at public places as may heretofore be designated.
8. This Proclamation will take effect upon my signature and will remain in effect until modified or terminated pursuant to Camas Municipal Code Section 2.48.040.

DATED AND SIGNED THIS 18<sup>th</sup> DAY OF MARCH, 2020.

City of Camas



Mayor Barry McDonnell

SUPPLEMENT TO PROCLAMATION OF CIVIL EMERGENCY  
ISSUED MARCH 18, 2020  
CITY OF CAMAS, WASHINGTON

The recitals as set forth in the Proclamation of Civil Emergency, City of Camas, Washington issued March 18, 2020 are hereby adopted by reference.

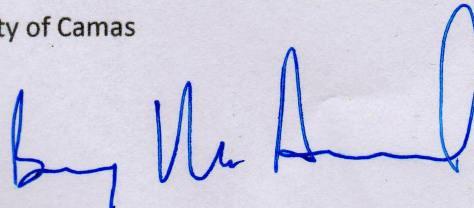
For and as supplement to said Proclamation, as Mayor of the City of Camas, do Proclaim as follows:

1. The City hereby implements a moratorium on the hiring of new employees with exceptions to be granted on a case-by-case basis by the Mayor.
2. City employee accrual of overtime shall be limited to emergency and unavoidable circumstances.
3. The City hereby implements a moratorium on the hiring of any seasonal staff with exceptions to be granted by the Mayor.
4. No employee or elected official business travel, conference attendance, or training shall be occur except as required by law, with limited exceptions as may be otherwise approved in advance.
5. All City departments shall maintain their ongoing strict adherence to established budgets.
6. City capital projects deemed non-essential will be placed on hold.

This Supplement to Proclamation of Civil Emergency shall take effect upon my signature and will remain in effect until modified or terminated pursuant to Camas Municipal Code 2.48.040.

DATED AND SIGNED THIS 15<sup>TH</sup> DAY OF APRIL, 2020

City of Camas



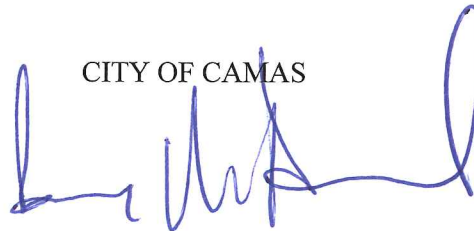
Mayor Barry McDonnell

FIRST AMENDMENT TO PROCLAMATION OF CIVIL EMERGENCY

Pursuant to Camas Municipal Code Section 2.48.040, the Supplement to Proclamation of Civil Emergency issued April 15, 2020 is amended to strike section 6 thereof.

DATED AND SIGNED THIS 16<sup>TH</sup> DAY OF JUNE, 2020.

CITY OF CAMAS



Mayor Barry McDonnell