

## Ordinance No. 16-010

AN ORDINANCE adopting a revised Comprehensive Plan, in accordance with the goals and requirements of the Revised Code of Washington, Chapter 36.70A, also known as the Growth Management Act.

WHEREAS, the Revised Code of Washington (RCW) Chapter 36.70A, the Growth Management Act (“GMA”) requires the City of Camas to take legislative action to review and, if needed, revise its Comprehensive Plan and development regulations; and

WHEREAS, the City is required to update its Comprehensive Plan every eight years, as prescribed by the RCW 36.70A.130(5)(b), with the inclusion of maps and descriptive text covering the objectives, principles, and standards used to develop the elements of the Plan; and

WHEREAS, the City reviewed its Comprehensive Plan and development regulations and determined that revisions were needed in order to be consistent with and comply with GMA; and

WHEREAS, with the purpose of updating the Comprehensive Plan to extend the planning horizon to 2035, to reflect changes in GMA and regional plans, and to reflect City actions and studies in the interim of updates, the City undertook a two-year process of review between July 2014, and June 2016.; and

WHEREAS, to ensure consistency with the updated Comprehensive Plan to be adopted herein, certain Comprehensive Plan map designations, zoning designations, and overlays shall be repealed; and

WHEREAS, GMA requires that the City designate critical areas and natural resources lands, and adopt protective regulations for such critical areas and natural resource lands; and

WHEREAS, the adoption of the City's Comprehensive Plan must be processed in compliance with the State's Environmental Policy Act (SEPA), and include an analysis of the cumulative effects of development in the city; and

WHEREAS, GMA requires that the City establish procedures for early and continuous public participation in the development of the Comprehensive Plan and in the development regulations implementing such plans; and

WHEREAS, a copy of the City's proposed Camas 2035 Comprehensive Plan is required to be and has been submitted to the Washington State Department of Commerce at least sixty (60) days prior to final adoption;

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

Adoption of findings of fact

**The Council finds that all GMA prerequisites for the adoption of the City's Comprehensive Plan have been met and adopt the following findings:**

**Public Participation:** The City conducted a public participation program in accordance with RCW36.70A.130(2), which included regular posting of the schedule on the city's website ([www.cityofcamas.us](http://www.cityofcamas.us)) and at a project website, called "Camas 2035" ([www.camas2035.com](http://www.camas2035.com)). The Camas 2035 website included all project draft documents, survey results, and provided an opportunity for citizens to join an email list. There were 300 participants on the email list, who received invitations to the open houses, and legislative meetings. In April 2016, the city sent by U.S. Postal service optional notices to over 600 citizens in regard to proposed land use designation amendments, and to provide information on how to participate in the process.

Staff was available at an information table at Camas Days events in July 2014 and 2015, which is a popular community event. An online survey was conducted from July to October 2014, which was

completed by 417 community members. Another online survey of the draft goals and policies was conducted from December 17, 2015 to January 22, 2016, which had 182 responses.

Vision Summits were held on November 5, 2014 and January 8, 2015. Approximately 40 citizens attended the first summit and approximately 120 citizens attended the second summit. On February 17, 2015, the City Council adopted a Camas Vision Statement (Resolution 15-002), in order to provide a framework for the update.

Between February and October 2015, the city worked with two advisory committees to develop goals and policies. In November 2015, letters were sent to 370 residences in areas where Comprehensive Plan and zoning amendments were proposed, in order to elicit comments and to raise awareness in the community. An open house was held on January 14, 2016, which introduced the first draft of the Comprehensive Plan and maps, and was attended by approximately 40 citizens.

**Goals of GMA (RCW 36.70A):** The Camas 2035 Comprehensive Plan meets the requirements of the GMA through consistency with state statutory goals. The fourteen statutory goals of GMA are as follows: Urban growth; Reduce sprawl; Transportation; Housing; Economic development; Property rights; Permits; Natural resource industries; Open space and recreation; Environment; Citizen participation and coordination; Public facilities and services; Historic preservation; and Consistency between shoreline management and growth management.

**Required Elements of the Plan:** The Camas 2035 Comprehensive plan includes the following required elements: Land Use; Housing; Natural Environment; Transportation; Public Facilities and Services. In addition the plan also contains the following optional element: Economic Development.

**Internal Consistency:** The Camas 2035 Comprehensive Plan is internally consistent, and the policies among its elements are complementary and not contradictory. Said policies further the goals of GMA.

**Complete Streets Act (ESHB 1071):** The Camas 2035 Comprehensive Plan, Transportation Element addresses the needs of all users and is consistent with sound engineering principles, which is in conformance with regional and state transportation planning for Complete Streets as prescribed within RCW 47.04.320.

**Buildable Lands Evaluation:** The City accepts the review and evaluation report of buildable lands as adopted by Clark County (Clark County Resolution No. 2015-04-05) in accordance with RCW 36.70A.215. The City concluded that sufficient capacity exists to accommodate projected growth and that no inconsistencies exist between the adopted Comprehensive Plan policies and the actual growth patterns.

**Critical Areas:** The City found that the designations and protections currently in effect comply with the GMA. The city has adopted maps of critical areas to be used as guidance, and may be updated as new critical areas are identified. The Camas 2035 Comprehensive Plan includes an updated Camas Wetland Map, which provides the locations of all wetland areas that have been permitted in the City and the date of the wetland delineation reports. The Camas Wetland Map is for reference and does not provide a final wetland delineation or substitute for a critical area report as prepared by a qualified professional.

**Concurrency:** Through coordinated efforts and partnerships with adjacent jurisdictions, the policies of the Camas 2035 Comprehensive Plan meet the concurrency requirements of GMA.

**Coordination:** Clark County is in the final stages of fully updating this plan for 2015 through 2035. As County and City plans were developed, representatives of the City met on a regular basis over the span of two years with officials of the County and its cities to coordinate efforts. This level of communication helps ensure that the plans and capital projects of these jurisdictions are consistent when adopted. Camas 2035 is consistent with the concepts put forward in the County's Community

Framework Plan, and the initial drafts of its pending comprehensive plan, and the countywide planning policies as required by RCW 36.70A.210(1), WAC 365-196-305, and WAC 365-196-510.

**State Environmental Policy Act (SEPA):** The City complied with the environmental review process as required under SEPA. The City issued a determination of non-significance, which was published on May 10, 2016 with a comment period ending on May 24, 2016 (Legal Publication No. 560072).

**Notice to the State:** Notice of intent to adopt amendments (60-day) was received by the Department of Commerce on April 6, 2016 (Material ID #22250) in accordance with RCW 36.70A.106.

**Public Meetings and Opportunities to Participate:** A public hearing on the Camas Comprehensive Plan Map and Camas Zoning Map was held before Planning Commission on March 15, 2016, which was continued to April 19, 2016. The Commission conducted a public hearing, received testimony and deliberated. Based on its review of the requirements of GMA, the analysis, and the public comments received, the Planning Commission accepted the analysis and forwarded a recommendation of approval to City Council.

A public hearing on the Camas 2035 Comprehensive Plan was held before Planning Commission on May 17, 2016. Based on its review of the requirements of the GMA, the analysis and the public comments received, the Planning Commission accepted the analysis, and forwarded proposed revisions to City Council for approval.

A public hearing on the Camas 2035 Comprehensive Plan was held before City Council on June 6, 2016. Adoption of the Camas 2035 Comprehensive Plan includes the associated maps and appendices, which are listed in the plan and attached. Specifically, an amended Camas Comprehensive Plan map and Camas Zoning map, are included with the associated maps.

After public testimony and deliberation, Council moved to adopt the Camas 2035 Comprehensive Plan and directed the City Attorney to prepare an ordinance for adoption.

### ADOPTION

Based on its review of the requirements of GMA, the analysis, the recommended findings on review and proposed revisions forwarded by the Planning Commission, and the public comments received, the Council finds and declares that the review and needed revisions have been prepared in conformance with applicable law, including Chapter 36.70A RCW, Chapter 43.21C RCW, and Camas Municipal Code, Chapter 18.51 Comprehensive Plan Amendments. That document entitled “Camas 2035 Comprehensive Plan”, a copy of which is on file with the office of the City Clerk for public inspection, is hereby adopted as the Comprehensive Plan for the City.

### REPEAL

The existing City of Camas Comprehensive Plan, dated January 2004 (Ordinance No. 2361), is hereby repealed.

The Light Industrial /Business Park (LI/BP) Comprehensive Plan Designation, is hereby repealed, and the LI/BP Zone shall be within the Industrial Comprehensive Plan Designation.

The following Zoning Overlay Districts are repealed: Planned Industrial Development Overlay; North Dwyer Creek Employment Mixed Use; and North Dwyer Creek Residential Mixed Use.

The Residential-20,000 Zoning District is repealed and those lands shall be zoned Residential-15,000.

The Residential-5,000 Zoning District is repealed and those lands shall be zoned Residential-6,000.

The Multifamily-24 (MF-24) Zoning District lands shall be zoned Multifamily 18, and the MF-24 Zone remain as a development tool, along with other existing zoning district options.

EFFECTIVE

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

PASSED BY the Council and APPROVED by the Mayor this \_\_\_\_ day of June, 2016.

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

Mayor

ATTEST: \_\_\_\_\_

Clerk

APPROVED as to form:

\_\_\_\_\_

City Attorney

sjf