

ORDINANCE NO. 19-009

AN ORDINANCE relating to consideration of proposed revisions to the City of Camas Comprehensive Plan and adopting revisions to the Comprehensive Plan Map and Zoning Map of the City of Camas, and the Evergreen School District Capital Facilities Plan.

WHEREAS, the City of Camas has heretofore adopted a Comprehensive Plan and Comprehensive Land Use Map as required by the provisions of RCW 36.70A, Revised Code of Washington, the Growth Management Act, and

WHEREAS, under Chapter 36.70A, Revised Code of Washington, the City is required annually to consider amendments to the land use element of the Comprehensive Plan and associated rezones, and

WHEREAS, the Planning Commission has conducted a public hearing on the requests for revisions submitted to the City, and has forwarded its recommendation to the City Council, and

WHEREAS, the City Council has conducted a public hearing on the requests for revisions,

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

A request from property owners proposed to change the Comprehensive Plan and zoning designations for a total of 79 parcels located south of NW 28th Avenue, with a combined 11.01 acres. The request is to amend the Comprehensive Plan designation of Commercial and zoning of Community Commercial to a Comprehensive Plan designation of Multifamily Low with a concurrent zone change to Multifamily 10 for the following parcels: 81958-085; 81958-123; 81958-125; 81958-126; 81958-128; 81958-129; 81958-130; 81958- 250; 81958-252; 81958-254; 81958-256; 81958-258; 81958-260; 81958-262; 81958-264; 81958- 266; 81958-268; 81958-400; 81958-401; 81958-402; 81958-403; 81958-404; 81958-405; 81958- 406; 81958-407; 81958-408; 81958-409; 81958-

410; 81958-411; 81958-412; 81958-413; 81958- 414; 81958-415; 81958-416; 81958-417; 81958-418; 81958-419; 81958-420; 81958-421; 81958- 422; 81958-423; 81958-424; 81958-425; 81958-426; 81958-427; 81958-428; 81958-429; 81958- 430; 81958-431; 81958-432; 81958-433; 81958-434; 81958-435; 90264-090; 90264-092; 90264- 094; 90264-096; 90264-098; 90264-100; 90264-188; 90264-190; 90264-192; 90264-194; 90264- 196; 90264-198; 90264-200; 90264-202; 90264-204; 90264-206; 90264-208; 90264-210; 90264- 212; 90264-214; 90264-392; 90264-394; 90264-396; 90264-398; 90264-400; 90264-402. The Planning Commission forwarded a recommendation to City Council consistent with Camas Municipal Code, Section 18.51.050 (B) (3) to modify the proposed amendments.

Section II

A request from property owners proposed to change the Comprehensive Plan and zoning designations for a total of 36 parcels located west of Logan Street, with a combined 8.23 acres. The request is to amend the Comprehensive Plan designation of Single Family Medium and zoning of Residential-7,500 to a Comprehensive Plan designation of Single Family High with a concurrent zone change to Residential-6,000 for the following parcels: 83016-000; 83017-000; 83035-000; 83038-000; 83040-000; 83047-000; 83053-000; 83054-000; 83075-000; 83085-000; 83094-000; 83096-000; 83102-000; 83103-000; 83123-000; 83124-000; 83780-000; 83790-000; 83800-000; 83810-000; 83830-000; 83840-000; 83850-000; 83860-000; 83865-000; 83880-000; 83890-000; 83900-000; 83905-000; 83906-000; 83910-000; 83930-000; 83932-000; 83935-000; 83940-000; 83960-000. The Planning Commission forwarded a recommendation to City Council consistent with Camas Municipal Code, Section 18.51.050 (B) (3) to modify the proposed amendments.

Section III

A request from a property owner proposed to change the Comprehensive Plan and zoning designations for their parcel adjacent to NW Payne Street with 10.43 acres. The request is to amend the Comprehensive Plan designation of Commercial and zoning of Regional Commercial to a Comprehensive Plan designation of Multifamily High with a concurrent zone change to Multifamily 18 for tax parcel 175963-000. The Planning Commission forwarded a recommendation to City Council consistent with Camas Municipal Code, Section 18.51.050 (B) (3) to maintain current designation of Commercial until such time that an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections is provided. The applicant submitted additional information to the record prior to the public hearing for City Council to review. City Council moved to approve the proposal.

Section IV.

The City of Camas proposed the following amendments to the Comprehensive Plan and Zoning designations:

- A. Property adjacent to Hill Street with 0.28 acres be amended from a Comprehensive Plan designation of Park to a Comprehensive Plan designation of Multifamily High with a concurrent zone change to Multifamily 18 for tax parcel 86410-000.
- B. Multiple properties north of NW 10th Avenue of a combined 4.14 acres be amended from a Comprehensive Plan designation of Single Family Low and zoning of R-15,000 to a Comprehensive Plan designation of Single Family Medium with a concurrent zone change to R-7,500 for the following tax parcels: 85797-003; 85796-008; 85796-003; 986036-993; 85796-004; 85796-010; 85796-011; 85796-012; 85796-002.
- C. Multiple properties located along the eastern side of Lacamas Lake with a combined 57

acres be amended to a zone of Open Space for tax parcels 178099-000; 17886-000; 177896-000.

- D. The Planning Commission forwarded a recommendation to City Council consistent with Camas Municipal Code, Section 18.51.050 (B) (3) to modify the proposed amendments as forth within this Section IV, Subsections A, C, and D. City Council modified Planning Commission's recommendation for Subsection B as provided.

Section V

A request from Evergreen School District adopting the Evergreen School District Capital Facility Plan as submitted and the associated changes to the Evergreen School District Impact Fees. The Planning Commission forwarded a recommendation to City Council consistent with Camas Municipal Code, Section 18.51.050 (B) (3) to accept the proposed amendment.

Section VI

The City Council hereby modifies the recommendation of the Planning Commission, and directs the Community Development Director to amend the Camas Comprehensive Plan, and to amend the Camas Zoning map consistent with the table set forth within the attached Exhibit "A".

Section VII

An amended Camas Comprehensive Plan map and Camas Zoning map, consistent with Sections II through IV are attached as Exhibit "B".

Section VIII

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 7th day of October, 2019.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney