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# 2035 COMPREHENSIVE PLAN

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File #CPA16-01  
Edition 2.0

Attachments

Staff Report to Planning Commission

Draft Comprehensive Plan Map

Draft Camas Zoning Map

APRIL 14, 2016



## 2035 COMPREHENSIVE PLAN

### STAFF REPORT – EDITION 2.0

TO: Bryan Beel, Chair  
Planning Commission

BY: Sarah Fox, Senior Planner

DATE: April 14, 2016

HEARING DATE: April 19, 2016

Continued from March 15, 2016

**Public Notice:** Notice of a public hearing to consider proposed map amendments was published in the Camas Post Record on March 8, 2016 (Legal publication #555492)

#### I. SUMMARY

This Staff Report (Edition 2.0) is part of a series of reports on the final draft of the Camas 2035 Comprehensive Plan update. Given the scope of this update, public hearings will be held on parts of the project, with a final hearing that will be held to render a consolidated decision on the update by June 2016.

This edition (2.0) will respond to issues and concerns that were raised at the March 15, 2016 public hearing that was continued to the next regular meeting of the Planning Commission on April 19, 2016.

As a community, we have been preparing a cover-to cover update of the Camas Comprehensive Plan, which is required by the Revised Code of Washington (RCW) Chapter 36.70A, the Growth Management Act (GMA). The last cover-to-cover update was in 2004. Counties and cities must be in compliance with the requirements of GMA to be eligible for grants and loans from certain state infrastructure programs.

#### II. QUESTIONS AND CONCERNS RAISED AT THE PUBLIC HEARING

A staff report (Edition 1) was provided at the public hearing on March 15, 2016, which included an analysis and findings of support for the proposed amendments to the draft Comprehensive Plan Map and Camas Zoning Map.

This staff report (Edition 2.0) will respond to the concerns that were raised by citizens at the public hearing on March 15, 2016. In brief, the testimony included the following questions and concerns:

- What outreach has the city conducted to inform the citizens of these proposed changes? Why is this the first time that I have heard about it?
- How does a commercial designation affect the current residential use of my property?
- Why has the draft map changed from the Open House on January 14, 2016?

### III. What outreach has the city conducted on the proposed changes?

It was unfortunate that members of the public expressed dissatisfaction with the city's outreach efforts. The primary goal of the city's public involvement plan was to involve a wide range of citizenry into the comprehensive plan update, at all phases of the project. Although, it would be unrealistic to contact every citizen in Camas, strategic efforts have been made at all stages of this project to identify those who might be affected by proposed changes, and to solicit feedback. For this reason, hundreds of citizens have been directly involved in this update by their attendance at open houses, membership on an advisory committee, or commenting online through surveys.

The comprehensive plan update effort began in the summer of 2014 with a kick-off campaign at Camas Days. The update was named "Camas 2035" to better inform and engage Camas citizens that this is a 20-year plan. The project includes two phases, visioning and implementation. Through the visioning phase in 2014, the community developed the Camas 2035 Vision, which was adopted by City Council. Throughout 2015, this Vision was used to develop policies and implementation tools which were included in the draft comprehensive plan document and supporting maps. Since 2014, the city has maintained a website and Facebook page on the project and has over 300 residents that joined an email list for updates. What follows is a brief summary of outreach and milestones of the project to date:

#### 2014

- Conducted surveys both online and met with small groups (e.g. Lacamas Lake Walking Group) 417 participants
- Held two Vision Summits that drew over 300 participants
- Conversations with key stakeholder groups, including the Camas Youth Advisory Committee (CYAC), Port of Camas/Washougal, Camas Parent Teacher Organization Leaders, Helen Baller Parent Teacher Association, Camas Farmers' Market customers, and the Camas/Washougal Economic Development Association
- Vision kick-off at Camas Days where the community recorded what they love most about Camas

#### 2015

- Met with citizens at Camas Days for the second year in a row
- Multiple work sessions with the Technical Advisory and Steering Committees on drafting comprehensive plan goals and polices to be consistent with the community's vision
- Work sessions with Planning Commission and City Council to fine-tune the goals and policies proposed by both committees
- Mailers were sent to over 370 properties regarding proposed map changes

#### 2016

- Open House on January 14<sup>th</sup> at Lacamas Lake Lodge
- City Council Annual Planning Conference at Lacamas Lake Lodge on January 30<sup>th</sup>
- Survey on proposed goals and policies in January had over 180 residents participate
- Planning Commission conducted a public hearing on map amendments on March 15<sup>th</sup>, which was continued to April 19<sup>th</sup>
- Project update flyer mailed to over 600 residents on April 15, 2016. This mass mailing included all those who attended meetings, public hearings, and signed up online. Also an email providing an update was sent to over 300 citizens.

### IV. How does a commercial designation affect the current residential use of my property?

From time to time the city will adopt changes to the city's comprehensive plan map or zoning map, either through an individual request or through a broader city-lead planning effort.

There are provisions in the city code to provide protections to the properties whose current use is not consistent with the newer zoning. Those protections can be found within Camas Municipal Code, Chapter 18.41 Nonconforming Lots, Structures and Uses. The main purpose of this chapter is to allow current and active uses to continue without any requirement to make changes, such as demolition of a structure or

connecting to city services (if currently not connected to sewer or water). Chapter 18.41 requires that if the property redevelops or the use changes (e.g. residential to commercial), then the current regulations (at that time) apply to the property.

The proposed amendments, if adopted, will not require property owners to abandon their current, lawfully established use.

#### V. Why has the draft map changed from the Open House on January 14, 2016?

As described in detail at Section III of this Staff Report, the city responds to feedback received at every stage of the project. For example, the first draft map of the Camas 2035 project was to fine-tune the proposed Gateways and Corridors overlay zones, which was developed with the advisory committees and discussed at workshops before the Commission and Council in 2015. The first (full) draft zoning map with the proposed overlay zones (dated 11/9/15) was attached to the Planning Commission agenda on December 15, 2015. Feedback from this meeting resulted in staff revising the map to correct areas on the comprehensive plan map that should have been designated as Park not Residential.

The next draft versions of the comprehensive plan and zoning maps were presented at the Open House on January 14, 2016. Staff received considerable input regarding the zone changes proposed along NE Everett, and less comments about the proposed comprehensive plan changes. Together with the identification of a misalignment of the future north-south arterial, additional changes were made to the draft zoning map.

The draft version presented at the March 15<sup>th</sup> hearing included adjustments to the zoning to better match the future alignment of the north-south arterial. The changes from the previous version were also a result of further analysis of the properties along the Everett Street corridor and individual site conditions.

Staff anticipates that there will be more changes to the draft maps as they are presented at the upcoming public hearings. Those changes will be prompted by the decision makers and public testimony. Staff will provide recommendations on each new version of the draft maps to the decision makers based on consistency with the 20 year planning efforts.

#### VI. RECOMMENDATIONS

Planning Commission's recommendations on the proposed map amendments may include the following actions which will be forwarded to Council for a final decision, pursuant to CMC§18.51.050 (B) (1-5) in part,

- (1) Approve as recommended;
- (2) Approve with additional conditions;
- (3) Modify, with or without the applicant's concurrence;
- (4) Deny; or
- (5) Remand