



STAFF REPORT

ZONING AMENDMENT AT PARK PROPERTY

(FILE: #ZC19-01 ASSOCIATED FILE: ORDINANCE 17-010)

TO: Bryan Beel, Chair
Planning Commission

FROM: Sarah Fox, Senior Planner

REPORT DATE: August 9, 2019

HEARING DATE: August 20, 2019

PARCELS: 178099-000 (45 acres); 177896-000 (12 acres); and 177886-000 (3.79 acres)

Public Notices: Notice of a public hearing to consider the proposed zoning amendment was published in the Camas Post Record on August 8, 2019 (Legal publication #247720). The city sent a notice to adopt amendment to its comprehensive plan maps and zoning to the Department of Commerce on April 2, 2019 (Material ID #2019-S-23).

State Environmental Policy Act (SEPA) Exempt: The zoning amendments are exempt from a SEPA determination as the proposed zones are consistent with the comprehensive plan designation and no development is proposed. WAC 197-11-800 (6) Land Use Decisions (a) and (c).

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I. BACKGROUND/ANALYSIS:

In 2017, the city annexed property that was within the city's urban growth boundary, which is located along the eastern side of Lacamas Lake (Refer to Ord. 17-010 at Attachment "A"). The properties are designated in the city's comprehensive plan as "Open Space/Green Space". The associated zoning was not established with the annexation ordinance.

The city maintains a table of comprehensive plan designations that correspond to zoning designations (refer to CMC§ 18.05.020 Districts Designated). There are two zones within the "Parks" comprehensive plan designation and a single zone within the "Open Space/Parks" designation. The area is inaccurately labeled<sup>1</sup> online with an overlay zone of "Urban Holding".

This staff report will discuss potential zoning, and provide a recommendation to correct the omission. [Note: Throughout this report, citations from Camas Municipal Code ("CMC") will be provided in italic type.]

1 Clark County GIS arbitrarily labeled the area with a county zone, which was not established by any City of Camas decision.

## II. DISCUSSION AND FINDINGS

At the southern end of the Lacamas Lake, there is a commercial area and a residential subdivision. Both the commercial properties and the subdivision have yards that abut the 45 acre park, and do not have direct access to the lake. Further north along the east side, Leadbetter Road separates the private properties from the lake. The largest parcel (#178099-000) has approved permits for development of a future city trail. The northerly parcel (#177886-000) has an existing boat launch area (Diagram B).

The Camas Parks, Recreation and Open Space Comprehensive Plan (adopted 2014) includes a description of current and future development of parks and trails. The zoning chapter of code at CMC§18.07.050 Park and Open Space Land Uses (below), provides a table of the most common park uses and developments.

The properties are currently designated as “Open Space / Green Space” and the proposed zone is “Open Space” (OS). Open Space (OS) parks typically include trails, viewpoints and preserve valuable natural resources. The “Park” comprehensive plan designation includes two zones—Neighborhood Park and Special Use. Neighborhood Parks (NP) typically serve individual neighborhoods and include playgrounds and other similar amenities. Special Use (SU) parks are more intensely developed with sport fields, community centers, or provide waterfront recreation access.

The southerly park parcels (178099-000 and 177896-000) conform to the criteria of the comprehensive plan and zone as the properties contain valuable natural shoreline resources and will be developed with passive uses, to include a trail and viewpoint areas. The northerly parcel (177886-000) is also designated open space, however a portion of the property is currently used as a boat launch. The city’s plans indicate that there will be a future trail segment bisecting the area, but did not identify improvements to the boat launch. During future updates to the park comprehensive plan, the city may want to consider changing the OS/GS comprehensive plan designation of the northerly parcel to Park, with an associated SU zone to adjust to any future waterfront park development.

**FINDINGS: The proposed zone of “Open Space” is in conformance with the underlying comprehensive plan designation of the same name.**

CMC§18.07.050 - Park and open space land uses.

### Authorized Uses in Park and Open Space Zones

	NP	SU	OS
<b>General Uses</b>			
1. City-approved festivals, community events, and event center	P	P	X
2. Community and recreation centers	P	P	X
3. Community gardens	P	P	C
4. Concession stands	P	P	X
5. Open Spaces	P	P	P
6. Other buildings and structures to support park use	P	P	P
7. Other uses identified through the Park, Recreation and Open Space Comprehensive Plan	P	P	P
8. Parking areas/lots to serve park use	P	P	P
9. Pedestrian and multi-use trails	P	P	P
10. Recreation areas and facilities	P	P	C
11. Residence for park caretaker and accessory structures	C	P	P
12. Restrooms	P	P	P
13. Stages and band shells	P	P	X
14. Temporary Use	T	T	T
<b>Utility Uses</b>			
15. Public utilities, minor	P	P	P
16. Pumping station	C	P	P
17. Railroad tracks and facilities	X	X	X
18. Communication facilities, minor	C	C	X
19. Communication facilities, major	X	X	X

KEY:

P = Permitted Use  
C = Conditional Use  
X = Prohibited Use  
T = Temporary Use

### III. EVALUATION CRITERIA PER CMC§ 18.51.030 (A-D)

**A. Impact upon the city of Camas comprehensive plan and zoning code;**

**DISCUSSION:** The proposed zone is consistent with the comprehensive plan.

**B. Impact upon surrounding properties, if applicable;**

**DISCUSSION:** The proposed amendment will not change the uses allowed within the park zone.

**C. Alternatives to the proposed amendment; and**

**DISCUSSION:** A future comprehensive plan amendment should consider modifying the northerly parcels to a "Special Use" zone to accommodate active shoreline recreational uses.

**D. Relevant code citations and other adopted documents that may be affected by the proposed change**

**DISCUSSION:** The amendments, if approved, will amend the Camas Zoning Map.

### IV. PUBLIC COMMENT

At the writing of this report, no comments were received on the amendments.

### V. RECOMMENDATIONS

As discussed, staff supports amending the zoning of the combined park parcels to an "Open Space" zoning designation consistent with the comprehensive plan.

Planning Commission's recommendations on the proposed amendment may include the following actions pursuant to CMC§ 18.51.050 (B) (1-5) in part<sup>2</sup>:

- (1) Approve as proposed;
- (2) Approve with conditions;
- (3) Modify; or
- (4) Deny

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<sup>2</sup> Council's decision may also include remanding the proposal back to Planning Commission for further proceedings.

DIAGRAM A: PROPOSED ZONING



