

ORDINANCE NO. 2075

AN ORDINANCE amending the Comprehensive Plan by revising provisions relating to the Urban Growth Boundary, providing for a mix of new residential development of approximately 40 percent multi-family and 60 percent single family, and adopting strategies for affordable housing.

WHEREAS, the Growth Management Act requires the City to adopt a Comprehensive Plan which contains provisions to encourage the availability of affordable housing and to promote a variety of residential densities and housing types, and

WHEREAS, the Growth Management Act further requires counties in cooperation with local jurisdictions to establish urban growth areas for each such city based upon population projections and vacant land analyses, and

WHEREAS, the Western Washington Growth Management Hearings Board has remanded to the City that portion of its Comprehensive Plan for further work in connection with the affordable housing requirements of the Growth Management Act, and

WHEREAS, the Western Washington Growth Management Hearings Board has remanded to Clark County the urban growth boundary for the City of Camas, and

WHEREAS, the City and the County have undertaken further studies of vacant available land and have considered revised population projections, and

WHEREAS, the Council desires to modify its Comprehensive Plan to reflect the results of the further studies and the proposed revisions to the urban growth area, and

WHEREAS, the City further desires to modify its Comprehensive Plan by adoption of strategies for affordable housing, and

WHEREAS, the City has conducted a public hearing before the Planning Commission and has conducted a public hearing before the City Council,

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

Section I

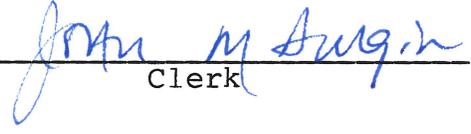
The Comprehensive Plan is amended to include the amendments and additions set forth Exhibit 1 attached hereto and by this reference incorporated herein.

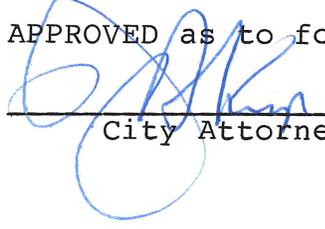
Section II

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 17th day of June, 1996.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:

City Attorney

noise pollution and improved air and water quality.

- The UGA must not contain areas designated for long-term resource based industries (agriculture, forestry, or mineral production).
- The boundary of the UGA should utilize natural features (such as drainage, steep slopes, open space, and riparian corridors) and existing and proposed infrastructure (such as public services and facility availability, limits and extensions, and jurisdictional and special district boundaries).
- The local jurisdictions must have the anticipated financial capability to provide infrastructure/services needed in the urban growth area over the planning period under adopted concurrency standards.

Clark County has also established the use of an Urban Reserve as an additional element of Urban Growth Areas. The Clark County Framework Plan defines urban reserve areas (land reserved for future development after 20 years), where appropriate, to allow orderly conversion of land adjacent to designated urban growth areas to urban densities, as demonstrated by the need to expand the developable land supply or by regional industrial or public facility needs.

IDENTIFICATION CRITERIA

With these definitions and criteria as guides for formulating an urban growth area, the following items were evaluated with citizen input during the review process:

Population Projections: The county was supplied with an estimated population growth amount for the next 20 years. The total was then dispersed to the various jurisdictions in the county based on historical growth patterns and future growth potential. The rationale behind this assumption is that location plays a large part in the future growth for any area. The

Cities of Vancouver, Washougal, and Camas are more proximate to the Portland metropolitan area and therefore the population is more likely to settle in these areas before locating in more remote areas.

The City of Camas was allocated ~~13,600~~ 13,500 additional people for the next 20 years. The area may be increased by a Market Factor to ensure there is a surplus of land available for housing and employment needs. (Market Factor is discussed in more detail below.) The Community Framework Plan suggests that a 25% Market Factor be used. The Urban Growth Area will be large enough to accommodate this population plus a 25% Market Factor. ~~Combining the existing population located in the City, the allotment from the County, and 25% market factor, the City's Urban Growth Area should accommodate 24,500 people. The final revised boundary is estimated to accommodate approximately 25,300 people.~~

Employment Projections: It is also necessary to ensure that an adequate supply of jobs is provided to the citizens of the City of Camas. It is not the City's desire to be considered a "bedroom community" of Portland or Vancouver. The City has made large investments in its infrastructure to ensure the existing industry (James River, Inc.) can continue to operate profitably, while also enticing new high technology industries into the business park on the western edge of the City. The objective of the plan is to maintain at least a ratio of 40:60 jobs to people, and ensure a strong and diversified economic base. The City of Camas was allocated 6,424 additional jobs for the next 20 years.

It is estimated that the City would have the potential of 16,400 ~~between 14,000 and 16,500~~ jobs based on an analysis by TAZs in the Urban Growth Area; however this number will be reduced by about 1,400 jobs based on a decrease in developable lands due to recent identification of wetlands.

Market Factor: A Market Factor is to ensure the City does not create a false scarcity of housing by limiting the amount of land within the urban area, thus

PUBLIC WORKS

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Framework Plan discusses a target Market Factor of 25% for residential and 50% for jobs. The City has attempted to meet that requirement in the revised boundary. It happens that the market factor on residential is about 30%, while the employment is less than the market factor and ratio of jobs to population. Four factors have caused these variations from population and employment projections:

1. In the last two and a half years the City of Camas has approved approximately 2,000 new lots, a large majority of which are not now developed. Their potential population is estimated at 4,500 people. This produces a significant potential which will likely cause the City to exceed projected population estimates;
2. When the interim Urban Growth Area to the west was proposed, the logical, natural boundary was felt to be the greenway. The adoption of the final Urban Growth Area excluded a high density mixed-use center reducing both residential density and jobs;
3. A majority of the light industrial/high technology land is already zoned and in the City. It has an employment potential nearly equal to the allocation;
4. The City of Camas has extensive critical areas with nearly 50% of the land identified as wetlands, steep slopes, streams, and floodways.

Housing: The City utilized the comprehensive housing study (CHAS) prepared by Clark County in preparing this specific element. The City's plan results in a mix of new development composed of multi and single family with an approximate split of 40.25% multi-family and 60.75% single family based on existing development, land suitability, and citizen's goals. The purpose of this mix is both to provide opportunity for a mix of types of housing and to encourage affordable housing, though many of Camas' existing neighborhoods also include housing that is considered affordable. For the purposes of calculating family size, the City has included duplexes and townhouses in the definition of single family. (With these

~~housing types included, the City is close to the County Framework Plan objective of 60%/40% split).~~

The objective of this plan is to achieve an average density for the Urban Growth Area of 6.0 is estimated to be approximately 5.2 dwelling units per acre. This density is consistent with slightly less than the County Framework Plan target density of 6 to 10 units per acre for major centers.

Open Space: The City currently requires that single family or multi-family development set aside 30% of the overall project site as open space. This required open space is compensated for on-site by allowing clustering of units to maintain density. The Urban Growth Area takes this into account. In conjunction with the open space requirement, sensitive areas (wetlands, stream courses, steep and unstable slopes) were also estimated. Sensitive areas were subtracted from the total area within the Urban Growth Area total developable acreage.

The Urban Growth Area also anticipates the retention of an open space corridor between the Camas and Vancouver urban areas focusing on the Greenway.

Parks: The City requires that approximately 30 acres per 1,000 population be set aside for open space purposes and 5 acres per 1,000 population for active park purposes. A portion of the required open space can be allocated to meet this requirement. A majority of this permanent open space is in sensitive areas. The Urban Growth Area contains the amount of acreage needed to support the park acreage to population ratio mentioned above.

Schools: Allocations of potential school sites have been made based on assumptions utilized in the Prune Hill Sub-Area plan and preliminary discussion with the Camas School District.

Capital Facilities: An integral part of the GMA is the ability of a jurisdiction to service those areas located within its Urban

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FORECAST GROWTH CAMAS' URBAN GROWTH AREA: EMPLOYMENT

	1992 Estimated Existing Employment	20 year Growth Forecasted Employment Growth	2012 Total Forecast Employment	Market Factor (50%)	Buildout Total Employment, with Market Factor
Urban Growth Area	5,365	6,424*	11,789	3,212	15,001-17,489
City of Camas	5,126	5,018	10,144		14,394
West of City	159	1,366	1,525		2,895
North/East of City	80	40	120		200

* Allotment from Clark County.

COMMERCIAL BUILDING PERMIT ACTIVITY

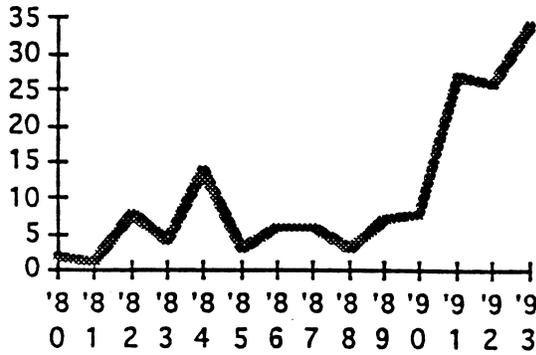
Camas may in actuality experience a higher proportion of employment growth than the County's process would anticipate, since it

has the single largest area zoned and serviced for high technology in Clark County. Also historically the trends indicate a continued significant upswing, as the following charts illustrate.

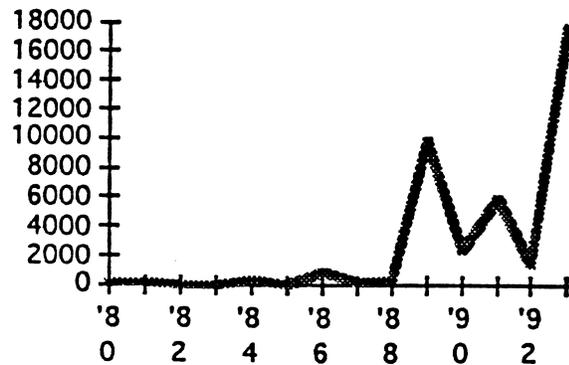
COMMERCIAL PERMITS:

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993
# of Projects	2	1	8	4	14	3	6	6	3	7	8	27	26	34
Value of Projects in \$1000s	189.9	236.0	45.3	35.4	318.7	70.7	838.5	232.2	260.0	9752.9	2364.0	5876.7	1478.3	17492.1

NUMBER OF PROJECTS



VALUE IN \$1,000S



DOWNTOWN

Downtown Camas grew with the Crown Zellerbach mill (now James River) and the growth of the City from the City's inception in 1883 to about 1960. Then, as shopping opportunities and patterns changed, the City and its business community were faced with the need to make the downtown more competitive,

convenient, and attractive. In 1962, community leaders from the Camas-Washougal Chamber of Commerce began "Operation-4 Sight", which included promoting the modernization of the downtown with literature and a slide show, and actually building a temporary, full-scale mock-up of the improvements to be made. This effort resulted in the downtown Camas Shopping Park.

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PROJECTED POPULATION

One of the major objectives of the Growth Management Act and the County Community Framework Plan is to concentrate growth in urban areas. ^{were} Population projections ~~have been made in 1992~~ by the State for each county. In Clark County it is proposed that 80% of the forecast 20 year growth will occur in urban areas. These were updated in 1995 to provide a range and to reflect growth which had occurred. It is assumed that the majority of this urban growth will occur in Vancouver, Camas, and Washougal due to the proximity of Portland, jobs, and the road system.

Based on the County plan, Camas' share of the forecast population increase is 13,560. The area may be increased by a Market Factor to ensure there is a surplus of land available for housing and employment needs. The Community Framework Plan suggests that a 25% Market Factor be used. Combining the existing population located in the City, the allotment from the County, ~~and 25% market factor,~~ the City's Urban Growth Area should have adequate land to could accommodate at least 22,388-24,500 people plus the 25% Market Factor on growth. The following chart summarizes ~~shows where that growth would take place.~~

FORECAST GROWTH CAMAS' URBAN GROWTH AREA: POPULATION

	1990 Population	1990-1994 Population Growth	GMA 20 year Forecasted Population Growth	Market Factor (25%)	Total Estimated Population, With Market Factor
Urban Growth Area	6,993	1,895	13,500*	3,375	22,388

* Allotment from Clark County.

City of Camas	7,054	7,565	9,968	17,022	18,939
West of City	255	1,158	2,524	2,779	3,082
North/East of City	347	594	1,079	1,426	2,395

The actual population growth of the Camas area will depend upon the number of jobs provided to support the population, and upon the policies the City pursues. If the City continues to adopt policies that promote residential growth, services can be made available, and additional annexation of land within the Urban Growth study Area of the plan for Camas are approved, the population of Camas could increase significantly. This potential for a significant increase is totally outside the past experience of the City's growth and would be a major impact. The following section on residential building activity gives some indication of that possibility.

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existing City limits. Their rationale was that this area:

- Provided land in the City on both sides of First Street to take advantage of street, water and sewer improvements;
- Allowed a logical extension of residential uses west of the Greenway and light industrial/high technology north across from similar uses to the south; and
- Made a logical connection to the City limit on the east.

Potential Interim UGA

~~Our analysis shows the existing City limits can accommodate a population at build-out of 21,165 people at a residential density of over 6.0 dwelling units per net acre. The areas in the Interim UGA along Everett Road and east of Lacamas Park will accommodate a population of 2,685 at a residential density slightly over 5 dwelling units/acre. If the area to the east of Lacamas Park is eliminated it will reduce this amount by approximately 1,145 people.~~

~~Including the areas around Lacamas Park with the City will provide a population range of 22,700 to 23,850 which will not meet the allocated growth including a 25% Market Factor of 24,650. Thus the Interim Urban Growth Area cannot hold the population that Camas' is expected to receive.~~

PROPOSED URBAN GROWTH AREA

The following map identifies the final Camas Urban Growth Area. The growth boundary starts at the Columbia River at the southwest, extends generally northerly around the quarry to the major drainage/wetland area commonly referred to as the Greenway between Vancouver and Camas, the existing city limit, 202nd Street north of First Avenue and along Goodwill Road to Lacamas Creek. At Lacamas Creek the boundary goes to the southeast diagonally along the creek to the south shore of Lacamas Lake, it extends north around development on each side of Everett (SR 500) Street, then along the north boundary of Lacamas Park, south along Crown Road to the current city limit between Camas and Washougal.

Map Urban Growth Area

PLAN CONCEPT

The physical setting and natural features of the City of Camas are the major organizing elements of the plan. Land use, transportation, and the provision of public facilities, utilities, and services are all constrained and shaped by these major features:

- Columbia and Washougal Rivers with related flood planes;
- Lacamas, Round and Fallen Leaf Lakes, and Lacamas Creek;
- Wetlands and drainage courses;
- Unstable and steep slopes; and
- Wooded and habitat areas

A second series of natural features north of the Camas Urban Growth Area also define logical Rural and Urban Reserve areas. These include the valley extending to the northwest along Lacamas Creek, Green Mountain, Brunner Hill, Fern Prairie, and the Little Washougal River. The Fisher and the English Pit Quarries to the west provide constraints on urban development and provide direction for defining the urban reserve between Camas and Vancouver.

By utilizing and identifying these natural features and critical areas as key elements of the plan, it is the City's goal to protect them from incompatible land uses. Through the permanent open space network it is the City's goal to protect related fish and wildlife habitat.

URBAN RESERVE: CRITERIA¹

If densities in between urban and rural densities are permitted, sprawl development can occur that will preclude future development at more efficient urban densities. The recent *Urban Growth Management Study: Case Studies Report*, prepared for Oregon's Department of Land Conservation and Development, concluded that low densities in the one to five-acre range presented major problems for future

¹ Washington State, Department of Community Development, Growth Management Program, *The Art and Science of Designating Urban Growth Areas II: Some Suggestions for Criteria and Densities*.

annexation, extension of urban services, and conversion to urban patterns. The report notes that the less development allowed in future urban areas where urban services are absent, the better. It further notes that "interim land divisions mean the land must be consolidated in the future for larger scale, more efficient development. Homes that are sited on five acre lots exacerbate future subdivision design problems." The report recommends that Oregon communities establish a large minimum lot size of at least 10 to 20 acres for areas without urban services. Florida communities have experienced similar problems where sprawl patterns (defined as two units per acre to one unit per ten acres) are established. Thus a minimum acreage of at least 10 acres would be appropriate.

Within the Camas Urban Growth Area the highest intensity of development is concentrated around existing and proposed mixed use centers. Existing centers include downtown and One-Stop area on Third Ave. A new, larger center is proposed on Pacific Rim Blvd. in the vicinity of NW Parker Street and NW 38th Avenue^{192nd}, and adjacent to high technology uses in Grass Valley and the residential neighborhoods on Prune Hill. Smaller neighborhood centers may occur on Prune Hill, Everett St. north of Lacamas Lake, Evergreen Highway west of SR 14 and Third Avenue near Crown Road.

The new, large mixed use center in Grass Valley is intended as a focal point both for the surrounding neighborhoods and the industrial uses in the area. The planned center will integrate high density residential with retail, office, restaurants, a motel/ conference center, and possibly a technology institute. The center will be transit and pedestrian oriented, and tie into the pedestrian trail system. The center would be integrated with existing wetlands and the drainage requirement which will be utilized as open space.

Higher density housing would also be encouraged along the Sixth/Third Avenue transit corridor and downtown Camas;

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RESIDENTIAL

Residential development is an important part of the community. People spend a great deal of their time there, as well as often making their largest financial commitment. The City strives to provide the highest quality residential living with the consideration of providing the opportunity for the widest choice of type, location, and price.

Residential lands are categorized into two main types: Single and Multiple Family. Within each of these types there is a range of densities with opportunities for increasing densities in special situations or review procedures. The effective lot size is reduced by open space requirements. The densities by type of residential classification are:

SINGLE FAMILY RESIDENTIAL

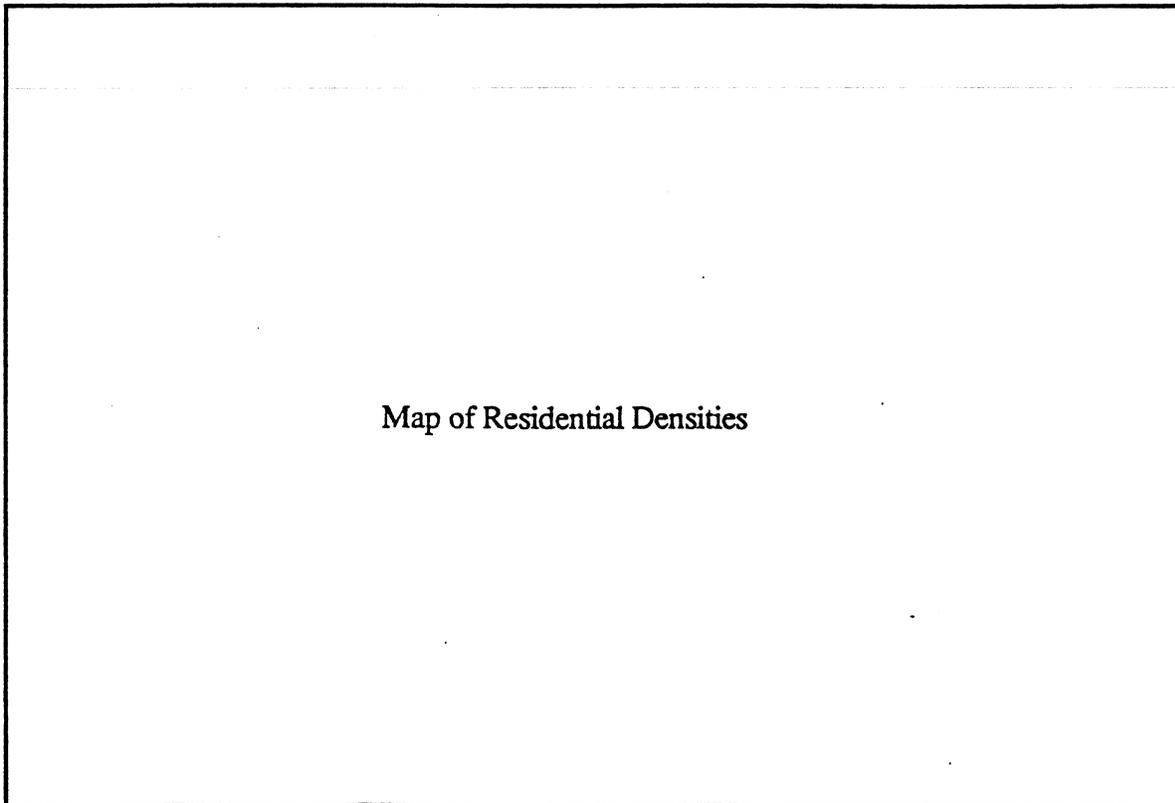
Density	Lot Size Ranges Per Dwelling Unit*	Maximum Number of Units Per Net ^o Acre
Low	15,000 - 20,000 sq. ft	2.2 - 2.9
Medium	10,000 - 12,000	3.6 - 4.4
High†	5,000 - 7,500	5.8 - 8.7

MULTIPLE FAMILY RESIDENTIAL

Density	Lot Areas Per Dwelling Unit*	Maximum Number of Units Per Net ^o Acre
Low	3600 sq. ft.	12
Medium	1,800 - 2,400	20 - 24
High‡	1200	36

- o Net Acres have acreage for streets removed.
- * Planned Unit Developments may be approved allowing up to a 20% increase in density, except not less than 6,000 square feet in lot size.
- † Some mixture with duplex and small multiple family developments may occur in these zones as well as other options such as accessory dwelling units, and other mixes of units as described in the Housing Element.
- ‡ Multiple Family residential high density land use may be increased from a density of 20-24 units per net acre to as high as 36 units per acre if a need can be shown for the additional density and that it would not adversely impact the surrounding areas.

The map below shows residential densities:



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Assumed Density Model for New Development

Plan	Related Zoning 1 (lot size)	Plan Density (du/acre)	Assumed Actual Average 2	Typical 100 Acres				
				Acres	Dwelling Units		Persons/ Household	Population
					SE	MF		
SFR-Low Density	SR(15-20)	1-3 du	2.25 du/ac	15	<u>34</u>		2.4	82
SFR-Medium Density	R-1(10-12)	3-5 du	3.5 du/ac	25	<u>88</u>		2.4	211
SFR-High Density 3	R-1(6-7.5)	5-7 du	5.5 du/ac	35	<u>145</u>	<u>48</u>	2.4/ <u>1.8</u>	<u>434</u>
Small Lot 3	R-2	7-10 du	9 du/ac	15	<u>101</u>	<u>34</u>	2.4/ <u>1.8</u>	<u>303</u>
Duplex, Townhouse	R-3	12 du	10.2 du/ac	3.4		<u>35</u>	1.8	63
Apartments/ Condominiums	R-4 with CU	18 du	15.3 du/ac	3.3		<u>50</u>	1.8	90
		24 du	20.4 du/ac	3.3		<u>65</u>	1.8	117
7.13± du/ac			6.00 du/ac	100	<u>368</u>	<u>232</u>	2.17	1,300
					61%	39%		

- 1 Multiple Family Zones to be revised
- 2 85% of allowed density
- 3 Assumes 25% duplex and town houses

Within these designations a mix of unit types as well as the exact zoning district that is applied may allow density above up to the stated minimums above. The precise zoning category will depend upon previous zoning, topography, surrounding land uses, and other relevant factors. The maximum density will not necessarily be applied and is not granted by right by the Comprehensive Plan. The minimum lot size for High Density Single Family Residential shall be a minimum of 6,000 square feet. Where previous zoning commitments, or within undeveloped areas where topography, surrounding land uses, public services, and other relevant factors are favorable, the City Council may consider the smallest lot size of 5,000 square feet.

There are many different unit mixes that could result in a ratio 60% single family and 40% multi-family within new developments. Some of these are easier to predict than others. Duplexes, town houses, accessory dwelling units, etc... may occur in single family areas, though these are counted as multi-family dwelling units.

The various residential types are designated on the land use plan map according to the following policies:

- Residential uses are more flexible in terms of location than industrial and commercial uses. Therefore, residential uses are designated where the topography is uneven and grades generally are steeper. This often provides views and direct access to the open space network which enhance the development. Flatter lands are generally reserved for industrial and other similar permanent employment uses.
- Established residential neighborhoods should be conserved. This is achieved by maintaining similar densities to existing densities, and except where necessary, avoiding traffic circulation patterns which encourage through-traffic. The City will also encourage campaigns to repair structures, and improve streets, sidewalks, and street lighting.
- New residential development should not be developed with a lot size or density that is less than the next lower zoning classification (i.e., R-1-10 to R-1-12).
- Low Density Single Family Residential has been designated adjacent to existing

STRATEGIES TO ACHIEVE HOUSING OPPORTUNITIES

POLICIES

The following policies are intended to ensure that all existing and future residents are housed in safe and sanitary housing appropriate to their needs and within their means.²³ For purposes of these policies it is assumed that this type of housing can occur anywhere within the Urban Growth Area.

- Provide for a variety of housing types and designs to meet the needs of people with special needs. However, every dwelling unit does not have to be accessible to special needs populations.
- Create incentives for developers to design housing suitable for families with children throughout the City.
- Encourage preservation, maintenance, and improvements to existing affordable housing.
- Ensure that affordable and special needs housing opportunities are dispersed throughout the City, not concentrated.
- Provide housing opportunities close to places of employment.
- Work with C-TRAN to develop transit connecting dispersed affordable housing and employment centers.
- Encourage infill development that enhances the existing community character.
- Provide a mix of uses, with higher residential densities, in mixed use centers.
- Through the Planned Unit Development process, provide opportunities and

²³ Sources: Community Framework Plan, Clark County, March 5, 1993; Draft Joint Comprehensive Housing Affordability Strategy, 1992-8 for Clark County and the City of Vancouver.

incentives for a variety of housing types and site planning techniques.

- Review existing and proposed land use regulations to assure that regulations and permit processing requirements are reasonable, and do not adversely impact housing production and cost.
- Coordinate with C-TRAN to identify and adopt appropriate densities for priority transit corridors. Ensure that the development standards for these areas are transit and pedestrian friendly.
- Explore available federal, state, and local programs and private options for financing affordable housing.
- Coordinate housing strategies with the financial community as well as public and private financing mechanisms.

ACTIONS

The strategies requirements for creating an environment that fosters affordable housing for very low, low, and moderate income households are:²⁴

- Increase the supply of housing affordable to renter households earning up to 50% of median income.
- Promote home ownership for low-income households earning between 51% and 80% of the median income through an integrated approach that involves increasing housing supply, increasing financial options for both housing providers and purchasers, and increasing individual capacity to purchase.
- Preserve, whenever cost effective, existing affordable housing units threatened with loss due to condition, location, land use regulations, expiring federal contracts, or other situations.
- Secure a stable source of housing development funds at the state and local level.

²⁴ Source: Draft Joint Comprehensive Housing Affordability Strategy, 1992-8 for Clark County and the City of Vancouver.

- Improve coordination and responsiveness between providers of housing and other sectors of the community to improve the quality and quantity of housing.

The strategies to achieve housing opportunities are based on the following actions being encouraged during the 20 year time-span of this Comprehensive Plan
To accomplish these strategies the following actions are necessary:²⁵

Require that 10% of new dwelling units be affordable to very low income groups to account for those lost to redevelopment.

Require that 10% of new dwelling units be affordable to low and moderate income groups to meet additional current need.

Require 5% of new dwelling units be accessible to the disabled on sites with 11 or more units. (WAC 51-20) On sites with 4 or more units some must be designed to a higher standard. (WAC 51-20) On sites with 2 to 4 units encourage one ground floor unit to be accessible.

Encourage subdivisions to design 5% of the homes to be accessible.

Provide increased flexibility and encourage creative approaches in the use of new and existing housing development and design to increase the potential for (subject to specific development, design, and possibly owner occupancy standards):

- preserving and increasing housing affordability
- accommodating higher densities attractively
- ensuring that infill development fits with the character of the existing neighborhood
- re-using existing housing
- sharing living quarters
- using accessory structures as housing
- inter-generational housing
- assisted living options
- accessory units
- housing above commercial storefronts

²⁵ Sources: primarily Draft Joint Comprehensive Housing Affordability Strategy, 1992-8 for Clark County and the City of Vancouver; Housing and Building Accessibility: The Law in Washington - 1992.

- permitting duplexes in single family areas
- townhouses/rowhouses
- boarding homes
- cooperative housing
- congregate housing

This can provide for more affordable housing, housing for special need and elderly persons, and reduce the costs of and need for social services.

Establish maximum as well as minimum lot sizes and densities in urban areas.

Streamline building permit review and approval processes for affordable housing.

Create fee and development incentives for developers to build more affordable housing.

Work with the County and other jurisdictions to create a first time home buyer assistance program.

Work with local lending institutions, non-profit organizations, and housing providers to create education programs for financial counseling and assistance in buying a home.

Encourage the creation of financing mechanisms such as reverse mortgage programs, housing trust funds, and loan pools for local financing of affordable housing.

Redefine "family" in zoning codes to recognize the changing nature of life styles.

Allow flexibility to provide accessory units to accommodate elderly and other special needs persons.

Prioritize utility subsidies for energy conservation toward lower priced housing.

Encourage the preservation and rehabilitation of historic residential structures as a means of providing affordable housing.

Encourage the use of historic preservation incentives for rehabilitating historic properties and adopt the State Historic Building Code.

Affidavit of Publication

STATE OF WASHINGTON)
COUNTY OF CLARK)

I, Michael Gallagher, being first duly sworn, depose and say that I am the owner, editor, publisher of The Post-Record, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter to, published in the English language continuously as a weekly newspaper in Camas, Clark County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication

of said newspaper, that the ORDINANCE NO. 2075

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for one successive and consecutive weeks in the following issues:

Issue date June 25, 1996

Issue date _____

The fee charged for the above publication was:

\$ 46.80

Michael J. Gallagher
Publisher

Subscribed and sworn to before me this 26th

day of June, 1996

Beverly J. Webster
Notary Public in and for the
State of Washington,
Residing at Camas, Washington

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PASSED by the Council and APPROVED by the Mayor this 17th day of June, 1996.

SIGNED: Dean Dossett, Mayor
ATTEST: /s/Joan M. Durgin, Clerk
APPROVED as to form:
/s/Roger D. Knapp, City Attorney

No. 3964—June 25, 1996

CITY OF CAMAS
JUL 8 - 1996
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Signature of person receiving Ordinance

J. J. Hamner