

# 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 Ord. No. 2361

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 February 24, 2004

Issue date \_\_\_\_\_

The fee charged for the above publication was:

\$ 11.70

Michael Gallagher Publisher

Subscribed and sworn to before me this 26<sup>th</sup>

day of February, 2004

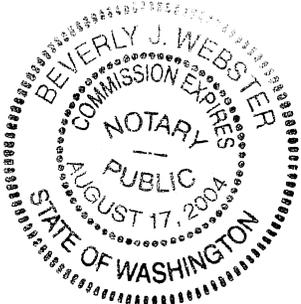
Beverly J. Webster  
Notary Public in and for the  
State of Washington,  
Residing at Camas, Washington

### ORDINANCE NO. 2361

On January 26, 2004, the Camas City Council enacted Ordinance No. 2361, which adopted a revised Comprehensive Plan in accordance with the goals and requirements of Chapter 36.70A, Revised Code of Washington, also known as the Growth Management Act. The full text of the Ordinance will be mailed to any person upon request.

DATED this 28th day of January, 2004.

/s/Joan M. Durgin, City Clerk  
No. 5678—Feb. 24, 2004



ORDINANCE NO. 2361

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

WHEREAS, the City of Camas is required to update its Comprehensive Plan in accordance with the goals and requirements of Chapter 36.70A, Revised Code of Washington, the Growth Management Act (“GMA”); and

WHEREAS, the City’s GMA Comprehensive Plan is required to include maps and a descriptive text covering the objective, principles and standards used to develop the essential elements of the plan; and

WHEREAS, GMA requires that the City’s Comprehensive Plan be developed by following the county-wide planning policies adopted by Clark County and that it be coordinated with neighboring jurisdictions; and

WHEREAS, GMA directs the City to propose, and Clark County to adopt an urban growth area (an area within which urban growth is encouraged and outside of which only non-urban growth can occur); and

WHEREAS, GMA requires that the City designate critical areas and natural resource 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, copies of the City’s proposed Comprehensive Plan are required to be and have been submitted to the State at least sixty (60) days prior to final adoption;

NOW THEREFORE, the City Council of the City of Camas do ordain as follows:

I.  
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:

A. Required Elements of the Plan. The City of Camas Comprehensive Plan includes the following required elements: land use, housing, capital facilities, utilities, transportation, and economic development. In addition, the plan also contains the following optional elements: parks and open space, recreation, and trail/bikeway.

B. Critical Areas Designation and Regulations: The City has adopted ordinances to identify and protect environmentally sensitive areas.

C. Public Participation: The public participation requirements of the Growth Management Act have been met. The City formed a twenty-one (21) member Citizens Advisory Committee (CAC) in 2001. The CAC held ten meetings between March, 2002 and March, 2003. CAC meetings were advertised by letter to the project mailing list and by news release sent to area media. All CAC meetings were open to the public. In addition, open houses were held in April, May and July, 2002, and February, 2003 to allow public to meet with CAC members and project team members, to examine maps and potential changes, to discuss the changes, and to present issues and concerns in an informal setting. Throughout the process, the public was informed of proceedings through widely distributed notices, newsletters, and other printed materials, newspaper advertisements and stories, and outreach at community events and public locations. The Camas Planning Commission conducted hearings in April and May of 2003, with emphasis on the plan policies and text, proposed land uses, and companion zoning code changes. In June of 2003, the Planning Commission held a hearing on the Capital Facilities Plan. The City Council held eight hearings beginning in May of 2003, and ending in December of 2003 to consider additional public input.

D. State Environmental Policy Act: The City has complied with the environmental review process required under SEPA. A SEPA checklist was completed in November 26, 2003, and a DNS adopting existing environmental documents (Clark County Draft Environmental Impact Statement and Clark County Final Impact Statement) was issued.

E. Record of Process: The factual data used to develop the Comprehensive Plan and Land Use Map is contained in the Comprehensive Plan. All Planning Commission and City Council workshops, meetings and public hearings have been advertised in the local paper, and all such proceedings were taperecorded. Audio tapes are on file.

F. Internal Consistency: The Comprehensive Plan is internally consistent, and its policies among its various elements are complementary and not contradictory. Said policies further the goals of the Growth Management Act.

G. Concurrency: The Comprehensive Plan meets the concurrency requirement of the Growth Management Act.

H. Inter-jurisdictional Coordination: The Comprehensive Plan is consistent with adopted county-wide planning policies as set forth in the community framework plan of Clark County.

I. Coordination With Other Plans: The Comprehensive Plan is coordinated with those of neighboring jurisdictions. Environmental documents were developed jointly by Clark County and all municipalities located within the county.

J. Amendment: The Comprehensive Plan provides adequate review and amendment procedures. Amendments will not be considered more than once each year.

K. Goals of Growth Management: The Comprehensive Plan addresses the goals of the Growth Management Act to its policies and implementation procedures. It encourages development in urban areas where adequate public facilities exist or can be provided in an efficient manner. It encourages efficient transportation systems that are based on regional priorities and are coordinated with county and other city comprehensive plans. It encourages the availability of affordable housing to all economic segments of the population, and promotes a variety of residential densities and housing types. The plan encourages economic development and the creation of a diverse array of employment opportunities. The plan encourages the retention of open space and the development of recreational opportunities, parks, and trails/bikeways. The plan seeks to protect the environment and enhance the State's quality of life, primarily by instituting specific sensitive lands protection measures combined with land use policies intended to contain sprawl, reduce vehicle miles traveled, and prevent water degradation. The plan seeks to ensure that necessary public facilities and services required to support development will be adequate to serve development at the time development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

II.  
ADOPTION

That document entitled "City of Camas Comprehensive Plan, January, 2004" and Comprehensive Land Use Map, a copy of which document and map is on file with the office of the City Clerk for public inspection, is hereby adopted as the Growth Management Act Comprehensive Plan for the City of Camas.

III  
REPEAL

The existing City of Camas Comprehensive Plan and elements thereof are hereby repealed.

IV  
EFFECTIVE DATE

This ordinance, being an exercise of a power specifically delegated to the legislative body, is not subject to referendum. The Comprehensive Plan and Land Use Map adopted by this ordinance shall be effective five (5) days after its publication according to law.

V  
SUBMISSION TO STATE

The planning director is hereby directed to send a copy of the plan and land use map to the Washington State Department of Community Development after adoption of this ordinance as required by law.

VI  
VALIDITY OF PENDING ACTIONS

Repeal of the current City of Camas Comprehensive Plan pursuant to this ordinance shall have not effect on, nor shall it invalidate any action or pending action taken with regard to said Comprehensive Plan prior to the effectuate date of this ordinance.

PASSED BY the Council and APPROVED by the Mayor this 26<sup>th</sup> day of January, 2004.

SIGNED: Paul Dennis  
Mayor

ATTEST: John M. Burgin  
Clerk

APPROVED as to form:  
[Signature]  
City Attorney