

ORDINANCE NO. 2502

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. Multiple public hearings have been held before both the Planning Commission and the City Council. Throughout the process, the public was informed of proceedings through widely distributed notices, newsletters, and other printed materials, newspaper advertisements and stories, and through the City's website.

D. State Environmental Policy Act: The City has complied with the environmental review process required under SEPA. A SEPA checklist was completed and a DNS was issued by the responsible official.

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, and considers the Comprehensive Plan designations within the urban growth boundary as established by the Clark County Commissioners.

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

The City of Camas Comprehensive Plan is amended to include the City of Camas 2007 Parks and Open Space Plan, the 2007 City of Camas Capital Facilities Plan Update, the Camas, Evergreen and Washougal School District Capital Facility Plans, the North UGA Expansion Water and Sewer Infrastructure Evaluation, dated September, 2007, the North UGA Traffic Analysis, dated November 6, 2007, and the Revised City of Camas Transportation Comprehensive Plan. The City of Camas Comprehensive Plan as amended is hereby adopted as the Growth Management Act Comprehensive Plan for the City of Camas.

III. ADOPTION OF MAP

The Amended Comprehensive Plan Map attached hereto is hereby adopted as the official Comprehensive Plan Map of the City of Camas.

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 17th day of December, 2007.

SIGNED: Paul Di
Mayor

ATTEST: John M. Auger
Clerk

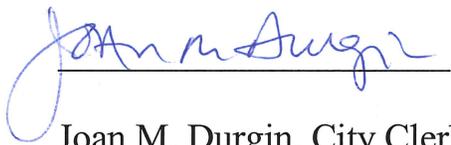
APPROVED as to form:
[Signature]
City Attorney

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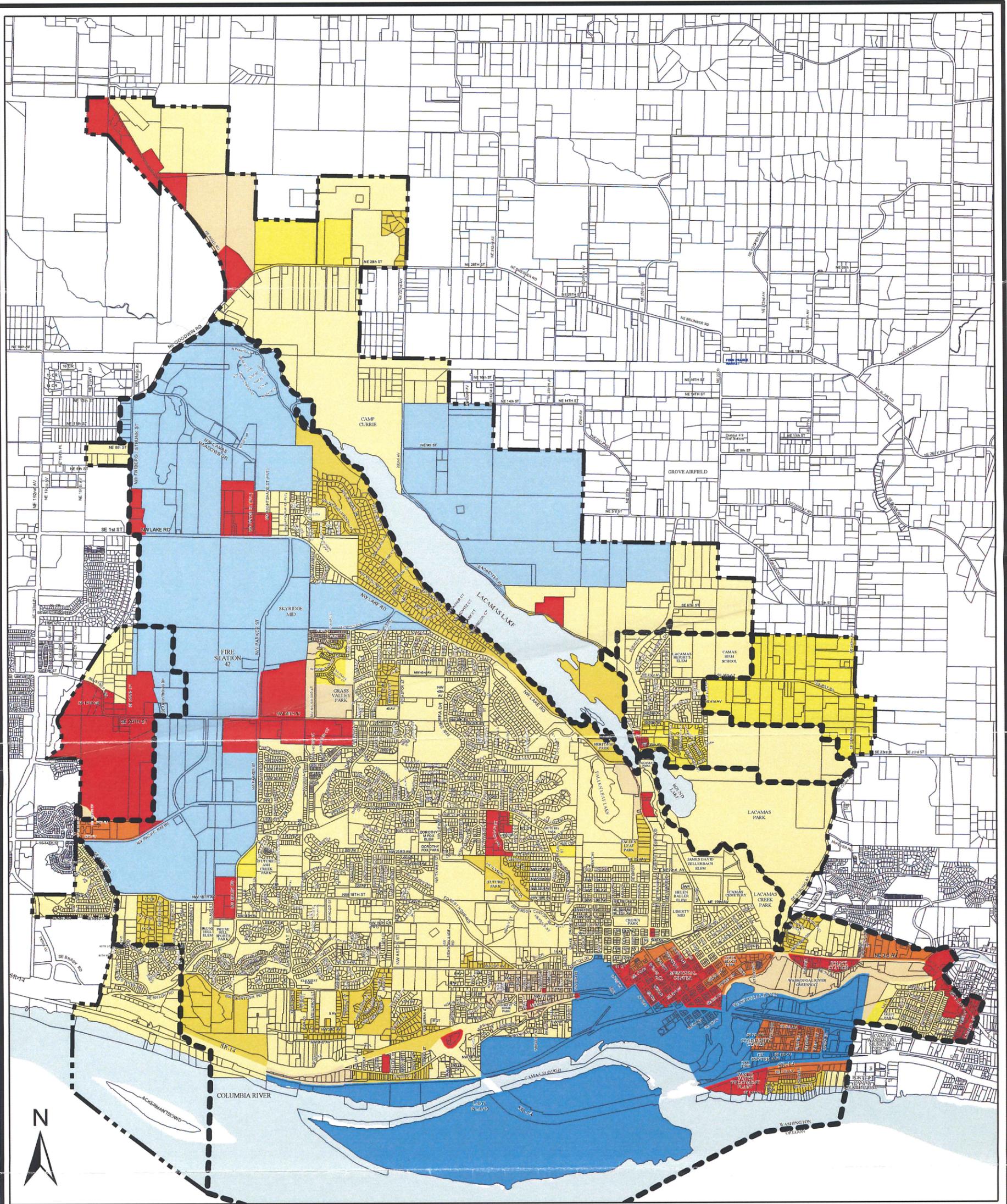
On December 17, 2007 the Camas City Council enacted Ordinance No. 2502, adopting a Revised Comprehensive Plan in accordance with the goals and requirements of Chapter 36.70A, Revised Code of Washington, also known as the Growth Management Act.

The full text of the ordinance will be mailed to any person upon request.

DATED this 31 day of December, 2007.



Joan M. Durgin, City Clerk



1 inch equals 2,800 feet

Paul Di
MAYOR

12-17-07
DATE

Joan M. Auger
CITY CLERK

12-17-07
DATE

--- City Limits	Single-Family_Low
— Urban Growth Boundary	Multi-Family_High
Comprehensive Plan	Multi-Family_Low
Designation	Commercial
Single-Family_High	LI/BP
Single-Family_Medium	Industrial

NOTE:
INFORMATION ON THIS MAP WAS
COLLECTED FROM SEVERAL SOURCES.
THE CITY OF CAMAS EXPRESSLY
DISCLAIMS ANY LIABILITY FOR ANY
INACCURACIES THAT MAY BE
PRESENT. USERS OF THIS
INFORMATION SHOULD THEMSELVES
CHECK ANY DETAILS FOR ACCURACIES.

**CITY OF CAMAS
COMPREHENSIVE PLAN**
(Adopted 12/17/07 By Ordinance #2502)