

ORDINANCE NO. 2643

AN ORDINANCE adopting a new master program entitled “Camas Shoreline Master Program” as the master program for regulation of the shorelines within the City of Camas, and repealing Ordinances 2191, 2544, and 2551, repealing Camas Municipal Code, Chapter 18.88 Shoreline Management, and amending Camas Municipal Code, Section 18.55.330.

The Council of the City of Camas do ordain as follows:

Section I

The Council makes the following findings:

- A. The City of Camas has heretofore adopted a document entitled “Camas Shoreline Master Program, December 14, 1998,” as the master program for regulations within the City, as required by Chapter 90.58, Revised Code of Washington.
- B. A limited amendment of the Camas Shoreline Master Program, December 14, 1998, was adopted on October 1, 2009.
- C. Under Chapter 90.58, Revised Code of Washington, the City has a continuing obligation to provide specific criteria for the management of shorelines within the City of Camas.
- D. In 2003, the Department of Ecology issued new guidelines (WAC 172-26) for the preparation of shoreline master programs.
- E. In May 2009, the City entered into an interlocal agreement between Battle Ground, LaCenter, Ridgefield, Washougal, Vancouver, Yacolt, and Clark County, to cooperatively develop consistent shoreline regulations throughout the county and to share grant funds from Ecology. A draft coalition shoreline management program (dated June 2011) was the base document from which the City established an ad hoc committee to begin reviewing and modifying the City’s shoreline master program.
- F. The City formed a citizen’s advisory committee to update the shoreline

management master program by incorporating new shorelines of annexed territories into the master plan and by updating and revising the substantive provisions in the plan.

G. The Citizens Advisory Committee, working in conjunction with the City planning staff, has created a new document entitled “Camas Shoreline Master Program.”

The City has held public hearings before the planning commission and before the City Council to consider the Camas Shoreline Master Program and to allow public comment.

H. The Camas Shoreline Master Program has been forwarded to the Department of Ecology for review and comment.

I. During the Department of Ecology’s 30-day comment period, the City received correspondence regarding the master program.

J. The City Council has modified the Camas Shoreline Master Program consistent with the recommendations of the Department of Ecology, following the public hearing.

K. The City desires to adopt the Camas Shoreline Master Program as the master program for the regulation of the shorelines within the City of Camas.

Section II

That document entitled “Camas Shoreline Master Program” be and the same is hereby adopted as the master program in the City of Camas for the regulation of shorelines within the City.

Section III

Upon the effective date of this ordinance, that document entitled “Camas Shoreline Master Program, December 14, 1998,” as amended on October 1, 2009, shall be deemed superseded and shall have no further effect for any development, substantial development,

conditional use, or variance under application under the Shorelines Management Act made after the effective date of this ordinance.

Section IV

Ordinances 2191, 2544, and 2551 are hereby repealed.

Section V

Camas Municipal Code, Section 18.88, "Shoreline Management," is hereby repealed.

Camas Municipal Code, Section 18.55.330, "Shoreline Master Program Permits," is hereby amended to provide as follows:

A. CAMAS SHORELINE MASTER PROGRAM - ADOPTED

The City's policies and regulations for shorelines are contained in the master program document that is adopted by the city, and entitled Camas Shoreline Master Program (Program).

1. Procedures. The process and procedures regarding shoreline master program permits are found in Appendix B of the Camas Shoreline Master Program (herein after referred to as the "Program"). When a shoreline substantial development permit and a shoreline conditional use permit or variance is required for a development, then the submittal of the permits shall be made concurrently.
2. Consolidated Review. Unless an applicant requests otherwise, any other permits that are required for the development or use (e.g. permits within CMC Titles 15, 16, 17 and 18) and submitted concurrently with the shoreline permits, shall be processed simultaneously and a decision shall be issued as a single decision as required per RCW 36.70B.120-Permit Review Process.

B. Expiration of Shoreline Master Program Permits.

1. The time requirements of this section shall apply to all substantial development permits and to any development authorized pursuant to a shoreline variance or conditional use permit. Upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of the Program, the city may adopt different time limits from those set forth in this section as a part of an action on a substantial development permit. (WAC173-27-090)
2. Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a substantial development permit. However, the Shoreline Administrator may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is

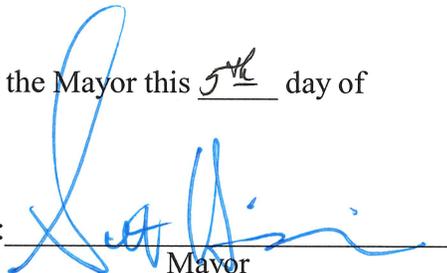
given to parties of record on the substantial development permit and to DOE. (WAC173-27-090)

3. Authorization to conduct development activities shall terminate five years after the effective date of a substantial development permit. However, the Shoreline Administrator may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to DOE. (WAC173-27-090)

Section VI

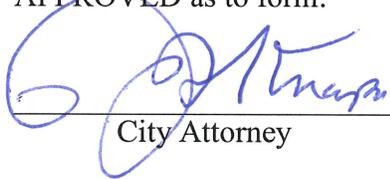
This Ordinance shall take force and be in effect fourteen (14) days from the date of the Washington State Department of Ecology's written notice of final action to the City of Camas, stating the Department of Ecology has approved the proposed "Camas Shoreline Master Program" as described herein.

PASSED BY the Council and APPROVED by the Mayor this 5th day of March, 2012.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:


City Attorney