

ORDINANCE NO. 2680

AN ORDINANCE adopting revisions to the Camas Comprehensive Plan Map and the City of Camas Zoning Map and adopting the Comprehensive Stormwater Drainage Plan.

WHEREAS, the City of Camas has heretofore adopted a Comprehensive Plan and Comprehensive Land Use Map as required by the provisions of RCW 36.70A, Revised Code of Washington, the Growth Management Act, and

WHEREAS, under Chapter 36.70A, Revised Code of Washington, the City is required annually to consider amendments to the land use element of the Comprehensive Plan and associated rezones, and

WHEREAS, the Planning Commission has conducted a public hearing on the requests for revisions submitted to the City, and has forwarded its recommendation to the City Council, and

WHEREAS, the City Council has conducted a public hearing on the requests for revisions,

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

Section I

A request from property owners, Daley, MacDonald & Mackay, proposed to change the Comprehensive Plan and Zoning designation for three contiguous parcels, located north of NW 18th Avenue and west of NW Brady Road, with a combined 28.19 acres. The request is to amend the Comprehensive Plan and Zoning from Light Industrial/Business Park (LI/BP) to a Comprehensive Plan designation of Industrial with an associated Zoning of Business Park (BP). The City Council hereby adopts the recommendation of Planning Commission, and directs the Community Development Director to amend the Camas Comprehensive Plan map to designate the 28.19 acres as Industrial. The Community Development Director is further directed to amend the Camas Zoning map to designate the 28.19 acres as Business Park.

Section II

A request from eleven property owners, collectively known as Lacamas Northshore, to change the Comprehensive Plan and Zoning Designation of their contiguous 20 parcels, which are located north of Lacamas Lake to the northern and eastern city limits, for a combined 460 acres (refer to Table 1). The request is to amend the Comprehensive Plan and Zoning from Light

Industrial/Business Park (LI/BP) to the following Comprehensive Plan designations: Industrial for 314.77 acres; Multi-family High for 59.86 acres; Multi-family Low for 35.62 acres; Single-family Medium for 40 acres; Commercial for 4.48 acres; and Open Space for 5.60 acres. The request is to amend the 460 acres with the following associated zoning designations: Business Park for 314.77 acres; Multi-family-18 (MF-18) for 59.86 acres; Multi-family 10 (MF-10) for 35.62 acres; Residential-7,500 (R-7.5) for 40 acres; Community Commercial (CC) for 4.48 acres; and Open Space (OS) for 5.60 acres. The City Council hereby adopts the recommendation of Planning Commission, and directs the Community Development Director to amend the Camas Comprehensive Plan map to designate the properties as described and as illustrated on Exhibit A. The Community Development Director is further directed to amend the Camas Zoning Map as described at Table 1 and as illustrated on attached Exhibit A, with the effective date of the zoning change to be as of the date of recording with the Clark County Auditor of the Development Agreement approved by the City Council under Resolution No. 1277.

Section III

The City requests to amend the Comprehensive Plan and Zoning designations for the area known as the North Dwyer Creek Master Plan, which is generally bounded by NW Lake Road, NW Friberg Street, NE Goodwin Road, and Lacamas Creek, with a combined 688 acres. The request is to amend the Comprehensive Plan designations of 157.73 acres from LI/BP and Single-family Medium to Industrial, Multi-family High, and Single-family Low with associated zoning of Business Park (BP), Multi-family 18,000 (MF-18), and Residential 15,000 (R-15). The City Council hereby adopts the recommendation of Planning Commission, and directs the Community Development Director to amend the Camas Comprehensive Plan map to designate the properties as illustrated on Exhibit B as follows: Industrial for 92.61 acres; Multi-family High for 44.23 acres; and Single-family Low for 20.89 acres. The City Council hereby adopts the recommendation of the Planning Commission, and directs the Community Development Director to amend the Camas Zoning map as described in Table 1 as follows: Business Park (BP) for 92.61 acres, Multi-family 18 (MF-18) for 44.23 acres, and Residential 15,000 (R-15) for 20.89 acres.

Section IV

The City requests to amend the Comprehensive Plan and Zoning designation for two parcels, known as the Rose Property, which is bounded on three sides by the Lacamas Northshore area, for a combined 54 acres (refer to Table 1). The proposal is to amend the Comprehensive Plan and Zoning of LI/BP to Comprehensive Plan designations of Commercial and Single-Family Medium. The City Council hereby adopts the recommendation of Planning Commission, and directs the Community Development Director to amend the Camas Comprehensive Plan map to designate 10 acres as Commercial and the remainder of the combined parcels as Single-family Medium. The Community Development Director is further directed to amend the Camas Zoning Map to designate 10 acres as Community Commercial (CC) and the remainder of the combined parcels as Residential-12,000 (R-12).

Section V

The proposal includes multiple amendments to correct inadvertent errors found on the current Camas Comprehensive Plan map and Camas Zoning map, as follows:

A. Open space designated land at the Lake Hills property (parcel #84840-000) to be amended based on a recorded survey.

B. Comprehensive plan and zoning designation of City-owned property along NW Parker Street (parcels #177696-000 and #986028-114), to be amended from LI/BP to Open Space.

C. Comprehensive plan designation of City-owned property, within the UGB and adjacent to Lacamas Lake (parcel #178099-000), to be amended from Single-family Low to Open Space.

D. Mixed use overlay area within North Dwyer Creek to be amended from Comprehensive Plan designation of LI/BP to Multi-family High, to match the existing zoning overlay.

The City Council hereby adopts the recommendation of the Planning Commission and directs the Community Development Director to amend the Comprehensive Land Use Map and Zoning Map of the City of Camas to correct the inadvertent errors as noted herein.

Section VI

The proposal includes an amendment to the Comprehensive Plan, by adopting the Comprehensive Stormwater Drainage Plan (dated April 2013), attached as Exhibit C. The plan provides strategies for stormwater treatment, identifies improvement projects and associated costs, and will provide necessary documentation of planned projects to meet grant application requirements. The City Council hereby adopts the recommendation of the Planning Commission to amend the Comprehensive Plan by including the Comprehensive Storm Drainage Plan.

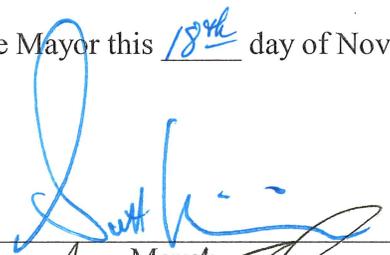
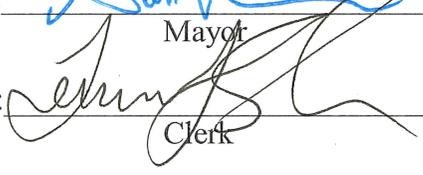
Section VII

The City Council hereby adopts the recommendation of the Planning Commission and directs the Community Development Director to amend the Camas Comprehensive Plan map and City of Camas Zoning map as described in Sections I through V of this Ordinance, Table 1, and attached as Exhibits D (Camas Comprehensive Plan map) and E (Camas Zoning map). Further, the City Council hereby adopts the recommendation of the Planning Commission to amend the Comprehensive Plan by including the Comprehensive Stormwater Drainage Plan as attached Exhibit C.

Section VIII

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 18th day of November 2013.

SIGNED: 
Mayor
ATTEST: 
Clerk

APPROVED as to form:

City Attorney

Table 1- 2013 Comprehensive Plan Amendments

Comprehensive Plan Designations by Area	Zoning District	Acres (approx.)
Daley, MacDonald, and Mackay		28.19
Industrial	BP	28.19
North Dwyer Creek		157.73
Industrial	BP	92.61
Multi-Family High	MF-18	44.23
Single-Family Low	R-15	20.89
North Shore		460.33
Commercial	CC	4.48
Industrial	BP	314.77
Multi-Family High	MF-18	59.86
Multi-Family Low	MF-10	35.62
Single-Family Medium	R-7.5	40
Open Space	OS	5.6
Rose Property		54.45
Single-Family Med	R-12	44.45
Commercial	CC	10

Exhibit A - North Shore Map (draft)

