



Staff Report – Ordinance

September 20, 2021 Council Regular Meeting

Ordinance No. 20-010 Annual Comprehensive Plan Amendments

Presenter: Sarah Fox, Senior Planner

Time Estimate: 10 min.

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INTRODUCTION/PURPOSE/SUMMARY: The city received a request from property owner to change the Comprehensive Plan and zoning designation for two parcels located on NW Camas Drive with a combined 4.8 acres. The request is to amend the Comprehensive Plan designation of Industrial and zoning of Light Industrial/Business Park to a Comprehensive Plan designation of Commercial with a concurrent zone change to Mixed Use.

The Planning Commission held a public hearing on June 15 and forwarded a recommendation to City Council consistent with the Camas Municipal Code Section 18.51.050(B)(3) to accept the proposed amendment.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? **A:** *The annual*

What's the data? What does the data tell us? **A:** *Refer to the Staff Report dated September 8, 2021 regarding the city's progress toward it's comprehensive plan goals.*

How have communities been engaged? Are there opportunities to expand engagement? **A:** *The annual comprehensive plan amendment process included a workshop before both the Planning Commission and Council and subsequent public hearings. Notices to property owners were provided for both public hearings and published online and in the Camas Post Record.*

Who will benefit from, or be burdened by this agenda item? **A:** *This comprehensive plan amendment will directly benefit the property owner that made the request, however the city will benefit from new mixed use development rather than the land remaining vacant.*

What are the strategies to mitigate any unintended consequences? **A:** *The annual review process provides the city the opportunity to adjust if unintended consequences are discovered.*

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. **A:** *This proposal does not address underserved populations.*

Will this agenda item improve ADA accessibilities for people with disabilities? **A:** *If the development includes housing, then a portion of the units will be ADA compliant in accordance with the state building codes.*

What potential hurdles exist in implementing this proposal (include both operational and political)? **A:** *The city did not identify any hurdles with implementation.*

How will you ensure accountabilities, communicate, and evaluate results? **A:** *The city will update its comprehensive plan map and zoning map, which are available online.*

How does this item support a comprehensive plan goal, policy or other adopted resolution? **A:** *The Staff Report dated September 8, 2021 provides support for the amendments.*

RECOMMENDATION: Adopt ordinance as attached consistent with the recommendation of the Planning Commission.