



Staff Report – Public Hearing

November 6, 2023 Council Regular Meeting

Public Hearing - Resolution No. 23-009, Suspension of Annual Site-Specific Comprehensive Plan Amendment Requests
Presenter: Alan Peters, Community Development Director
Time Estimate: 15 minutes

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BACKGROUND: CMC Chapter 18.51 provides a process for applicants to request individual site-specific amendments to the Comprehensive Plan as part of an annual review cycle. Staff is proposing that Council suspend acceptance of annual review requests for 2024 and 2025 while the City completes its required Comprehensive Plan periodic review. Council discussed the proposed suspension on October 16, 2023.

SUMMARY: Pursuant to RCW 36.70A.130, the City is conducting a periodic review and update of the Comprehensive Plan due by June 30, 2025. The Growth Management Act requires cities and counties to complete periodic reviews every ten years. The City also considers other site-specific updates to the Comprehensive Plan requested by applicants on an annual basis. This annual review process allows the City to amend its comprehensive plan quickly to be responsive to property owner desires, respond to changes in circumstances, and stay relevant to local needs.

The proposed resolution would suspend acceptance of annual review requests for 2024 and 2025 while the City of Camas is undergoing the periodic review of the Comprehensive Plan. There are two reasons to consider this suspension. First, the comprehensive plan update and downtown subarea plans are significant projects that will require significant amounts of staff time. Second, the periodic update will provide an opportunity for the City to look comprehensively at the City's land use policies. Land use map changes or rezoning may occur as part of the update process, and property owners are encouraged to participate in the public process and may request amendments that can be considered as part of the plan update.

The resolution would make an exception for any proposals for which pre-applications have been filed prior to the date of the proposed resolution. If Council approves the resolution as proposed, this means that any applicants who have submitted pre-applications before November 6, 2023, will be able to apply next January for consideration of a site-specific Comprehensive Plan amendment.

BENEFITS TO THE COMMUNITY: Suspending annual comprehensive plan amendment requests will allow the community to focus on the comprehensive plan periodic update while still providing opportunities for property owners to make amendment requests as part of the overall public process during the comprehensive plan review.

POTENTIAL CHALLENGES: The comprehensive plan update will not be completed until June 2025, so any amendments to the comprehensive plan could not be enacted until then.

RECOMMENDATION: Staff recommends that Council hold a public hearing, then adopt Resolution No. 23-009 suspending the acceptance of annual site-specific applications for amendments to the Comprehensive Plan until completion of the 2025 Comprehensive Plan periodic update.