

ORDINANCE NO. 1438

AN ORDINANCE amending Ordinance 1030 and Chapter 14.12 by revising the procedures for Preliminary Plats.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

There is hereby added to Chapter 14.12 of the Camas City Code a new section to be codified as Section 14.12.095 and to read as follows:

14.12.095. Filing of Preliminary Plat. The subdivider shall file six (6) prints of the preliminary plat with the City Clerk at least thirty (30) days prior to the Planning Commission meeting at which consideration of the plat is desired.

Section II

Section 4(1) of Ordinance 1030 and Section 14.12.100 of the Camas City Code are amended to provide as follows:

14.12.100. Notice of Public Hearing. Upon the filing of a preliminary plat with the City Clerk, the City Clerk shall set a date for a public hearing before the Planning Commission. Notice of such hearing shall be given by publication of at least one notice not less than ten (10) days prior to the hearing in a newspaper of general circulation within the county. Additional notice of such hearing shall be given by posting not less than three notices of the hearing in conspicuous places on or near the land to be affected, and the City Clerk shall give notice by mail to the adjacent landowners.

The notice shall state the time and place where the hearing is to be held, and shall include a legal description of the location of the proposed subdivision and a location description and in non-legal language.

At the time of filing the preliminary plat or an application for land partitioning, a fee shall be paid as may be set from time to time by resolution of the City Council.

Section III

There is hereby added to Chapter 14.12 of the Camas City Code a new section to be codified as 14.12.105 and to provide as follows:

14.12.105. Standards for approval: The City Council shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage waste, streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools and school grounds, and shall consider all other relevant facts and determine whether the public interest will be served by the subdivision and dedication. If it finds that the proposed plat makes appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage waste, streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools, and school grounds, and that the public use and interest be served by the platting of such subdivision, then it shall be approved. If it finds that the proposed plat does not make such appropriate provisions or that the public use and interest will not be served, then the City Council may disapprove the proposed plat. Dedication of land to any public body may be required as a condition of subdivision approval and shall be clearly shown on the final plat.

Section IV

Section 4(2) of Ordinance 1030 and Section 4.12.110 of the Camas City Code are hereby amended to provide as follows:

14.12.110. Review by Planning Commission. Within forty (40) days from the first regular Planning Commission meeting following submission of the preliminary plat, the Planning Commission shall at a public hearing review the plat in its preliminary form as submitted. Within fourteen (14) days following its review, the Planning Commission shall forward the preliminary plat to the City Council, together with a report of the Planning Commission setting forth the Planning Commission's recommendation and the reasons therefor.

Section V

There is hereby added to Chapter 14.12 of the Camas City

Code a new section to be codified as Section 14.12.115 and to provide as follows:

14.12.115. Procedure before City Council. Upon receipt of the preliminary plat from the Planning Commission, together with the Planning Commission's recommendation, the City Council shall at its next public meeting set the date for a public meeting where it may adopt or reject the recommendations of the Planning Commission. If, after considering the matter at a public meeting, the City Council deems a change in the Planning Commission's recommendation approving or disapproving any preliminary plat is necessary, the change of the recommendation shall not be made until the City Council shall conduct a public hearing and thereupon adopt its own recommendations and approve or disapprove the preliminary plat. Notice of such public hearing shall be given pursuant to Section 14.12.100.

After review of the preliminary plat, the City Council shall approve or disapprove the same in accordance with the provisions of Section 14.12.105.

Section VI

Section 4(4) of Ordinance 1030 as last amended by Section I of Ordinance 1308 and Section 14.12.130 of the Camas City Code are hereby repealed.

Section VII

This Ordinance shall be in force and effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 15 day of September, 1981.

SIGNED: *Ronald Klustman*
Mayor

ATTEST: *Debbie Lindrough*
Clerk

APPROVED as to form:
Boger W. Knapp
City Attorney