

RESOLUTION NO. 1104

A RESOLUTION establishing procedures for the comprehensive plan designation and zoning of real property being annexed to the City by the petition method.

WHEREAS, property annexed to the City without a comprehensive plan designation and zoning regulation may result in haphazard development that is inconsistent with City of Camas planning policies and goals; and

WHEREAS, the Council desires to adopt procedures to ensure that land annexed to the City of Camas cannot be developed without review and approval by the City of Camas,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

It is the policy of the City of Camas that land shall not be annexed to the City unless: 1) it has a use designation under the City of Camas Comprehensive Plan and has been zoned by the City of Camas, 2) there is a development agreement with the annexation proponent providing for the development of the property consistent with Camas planning policies and goals, or 3) there is a development agreement, a development moratorium, or some other mechanism that ensures no development will occur until planning and zoning designations have been implemented. The implementation of use plan designation and zoning may be accomplished either as part of the annual review process under RCW 36.70A.130, or simultaneously with the annexation under RCW 35A.14.330 and RCW 35A.14.340.

Section II

If property proposed to be annexed to the City has a use designation under the Camas comprehensive plan and has a zoning designation by the City of Camas to become effective upon annexation, then the annexation may proceed in accordance with the provisions of RCW 35A.14 for the direct petition method.

Section III

If the property to be annexed does not have a use designation under the Camas comprehensive plan and/or has not been assigned a zoning designation by the City of Camas to become effective upon annexation, then the following procedures shall apply:

- a) Upon receipt of a ten percent (10%) notification from the annexation

proponents, the proposal shall be placed on the council agenda for the purpose of setting a date for a meeting with the proponents. The meeting shall be scheduled at a regular council meeting within sixty (60) days of the filing of the ten percent (10%) request, and shall be placed on the consent agenda, subject to removal to the regular agenda at the request of any council person.

b) At the meeting with the proponent, the council shall determine if it will accept, reject or geographically modify the proposed annexation, and whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

c) If the council elects to accept the annexation proposal either as presented or as geographically modified by the council, then the proposal shall be referred to the Planning Commission, which shall conduct one or more hearings, and then shall issue its recommendation for a use designation under the comprehensive plan and a zoning classification for the property to be annexed.

d) If the council elects to accept the annexation proposal either as presented or as geographically modified by the council, then the proponent shall file a SEPA checklist and comply with all SEPA requirements.

e) When the Planning Commission has issued its recommendation, when the SEPA process has been completed and all appeal periods have expired, and when the sixty percent (60%) petition has been certified by the proper authority, then council shall schedule and conduct its first public hearing on the proposed comprehensive plan designation and zoning regulation.

f) After conclusion of the first hearing on the comprehensive plan designation and zoning regulation, the council shall schedule a second hearing to be held not less than thirty (30) days after the conclusion of the first hearing.

g) The second public hearing on the comprehensive plan designation and zoning regulation may be combined with the public hearing on the annexation petition and the public hearing to approve a development agreement, if applicable.

h) At the conclusion of the second public hearing, if the council accepts the annexation, the council shall direct that ordinances be prepared adopting a comprehensive plan use designation for the property, zoning the property, accepting the annexation, and approving the development agreement, if applicable.

i) No public meeting or hearing shall be scheduled until staff has determined that all necessary information has been submitted and the record is complete.

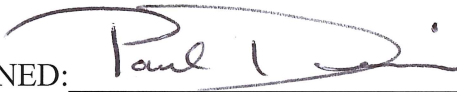
j) Annexation is generally a legislative process, while site specific zoning and development agreements are considered quasi judicial. If the annexation hearing is combined with zoning, comprehensive plan designation and a development agreement hearing, then the appearance of fairness doctrine shall apply to the annexation hearing.

k) Notice of all public hearings on the proposed comprehensive plan use designation and zoning regulation shall be provided in accordance with the procedures of Camas Municipal Code 18.55.460.

ADOPTED at a regular session of the Council of the City of Camas, this 18th day of

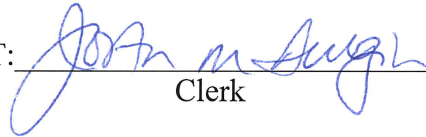
June, 2007.

SIGNED: _____



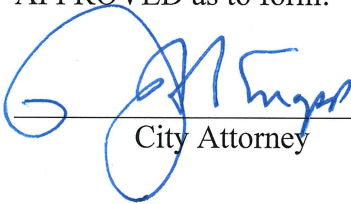
Mayor

ATTEST: _____



Clerk

APPROVED as to form:



City Attorney