

RESOLUTION NO. 1127

A RESOLUTION imposing a moratorium for six months upon the acceptance of any development applications for those properties annexed to the City by Ordinances Numbers 2510, 2511, 2512, 2513, and 2514.

WHEREAS, by Ordinances Numbers 2510, 2511, 2512, 2513, and 2514 the City of Camas annexed to the City land located north of Lacamas Lake (hereinafter referred to as the "Annexed Property"), and

WHEREAS, the City did not at the time of such annexation simultaneously adopt a zoning regulation for the annexed property, and

WHEREAS, the City desires to undertake additional planning for the Annexed Property in excess of what was done in conjunction with the comprehensive plan, and

WHEREAS, permanent zoning for the Annexed Property will not be enacted until completion of the additional planning, and

WHEREAS, it is anticipated that some interim zoning regulations will be adopted within ninety days, and

WHEREAS, the Council has determined that it is necessary to declare a moratorium on the acceptance of development applications to prevent development from occurring prior to completion of the planning, and

WHEREAS, the City Council held a public hearing on the proposed moratorium on April 21, 2008,

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

SECTION I

The Council hereby adopts the following findings of fact:

A. The City has recently enacted Ordinances Number 2510, 2511, 2512, 2513, and 2514, which annexed property north of Lacamas Lake to the City of Camas.

B. The City did not at the time of annexation simultaneously adopt a zoning regulation for the Annexed Property.

C. The City desires to undertake additional planning for the Annexed Property prior to adoption of a permanent zoning regulation.

D. A moratorium is necessary to prevent development of the property prior to completion

of the additional planning studies so that adequate controls are in place for the preservation of open space, the protection of natural resources such as wetlands, streams, and forested areas, the preservation of historically significant structures and sites, the preservation of archaeological resources, the coordination of development with the extension of utility services and road improvements, the control of urban sprawl, and the updating of the City's impact fees and system development charges to account for infrastructure improvements in the Annexed Property.

E. If no moratorium is imposed, then the Annexed Property could be developed in a manner inconsistent with the City's comprehensive plan.

F. The public health, safety, and general welfare will be served by the imposition of the moratorium.

SECTION II

As used herein, the term "development application" shall mean any application for a subdivision, short plat, conditional use permit, boundary line adjustment, planned unit development, binding site plan, shoreline master plan permit, or any other application which, if granted, would permit urban development of the Annexed Property.

SECTION III

During the term of this moratorium, no development application shall be accepted by the City, and no vesting of development rights for the Annexed Property shall occur.

SECTION IV

Any person aggrieved by the moratorium imposed by this Resolution may apply to the Community Development Director for an exemption. The applicant shall have the burden of establishing that the proposed development application or activity is not contrary to the goals and objectives of the moratorium imposed by this Resolution. If the Community Development Director finds that the applicant has met this burden, then the Community Development Director shall issue a written decision granting an exemption from the moratorium and directing the issuance of the development permit. In granting an exemption, the Community Development Director may impose such conditions as are necessary and appropriate to achieve the goals and objectives of this moratorium. The decision of the Community Development Director may be appealed to the City Council by written notice filed within ten days of the Community Development Director's decision. The City Council shall hear the matter de novo.

SECTION V

This moratorium shall expire six months from the date of its adoption, or upon the enactment by the City of an interim zoning regulation for the property, whichever shall first occur.

ADOPTED at a regular meeting of the Council of the City of Camas this 21st day of April, 2008.

SIGNED: _____



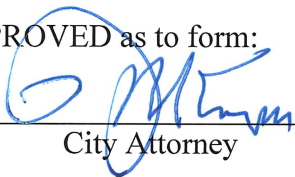
Mayor

ATTEST: _____



Clerk

APPROVED as to form:



City Attorney