

# Appendix A: Implementation

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The Comprehensive Plan, in and of itself, is only a guide. Several tools are necessary for implementation in order to see that development actually occurs as envisioned by the plan. These tools are

zoning, interagency agreements, and utility and other public service plans with their attendant Capital Facility Plans.

## **Zoning**

The Comprehensive Plan serves as a guide for zoning in the city. Zoning follows the plan, and as such, must be consistent with it. Zoning consistency with the plan means a zone with the same overall use as the plan. For instance, a commercial zone is not consistent with an industrial plan designation. In general, then, industrial zones are consistent with industrial plan designations, residential zones with residential plan designations, and commercial zones with commercial plan designations. In addition, the residential zone generally should

not allow a higher density than the Comprehensive Plan indicates. (The exception to this being Planned Developments and Mixed Use projects.) Zones with less density than the Comprehensive Plan also may be allowed if the zone is intended as a holding zone until public utilities, improvements, or services are available. If a zone is requested which is inconsistent with the Comprehensive Plan, an amendment to the plan must be considered first. If the plan amendment is approved, then a zone change may be considered.

## **Interagency and Interlocal Agreements**

Another means of implementing the plan is by coordinating planning and services with other agencies. In this regard, Camas and Clark County will need to coordinate closely to facilitate development. Clark County has jurisdiction over development rights within those portions of the Urban Growth Area not now within Camas' city limits. Given the city's policy that it does not wish to extend water and sewer, except as part of municipal services provided to its residents. Eventual annexation of the UGA will need to occur for development to result. An agreement between the City of Camas and Clark County could help resolve

many problems. For instance, an agreement that Camas would be notified of any proposed County Comprehensive Plan changes, zone changes, conditional use permits, or building permit applications, could help with jurisdictional transitioning.

Another agreement could help ensure development in the UGA is consistent with City of Camas standards. This would again ensure that annexation could occur in an orderly manner. The agreements also could address other appropriate issues which the City of Camas, Clark County, and other agencies may face

## **Capital Facility Plans**

The provision of services-water, sewer, roads, etc.-is vital to the implementation of the Camas Comprehensive Plan. The City of Camas will need to revise and update its service plans and develop financing mechanisms to make the development and construction of these important improvements in a timely manner. The Capital Facility Plan (CFP)

should identify any needed improvements to the existing system, as well as improvements needed to serve new developments.

The CFP should also phase and coordinate the various services so that all services are available on a timetable that is well known.