

CAMAS COUNTY ORDINANCE NO.185

ORDINANCE DIRECTING AMENDMENTS TO THE CAMAS COUNTY ZONING MAP

(Struthers – P&Z File RZ-01-25)

An ordinance of Camas County, Idaho directing amendments to the Camas County Zoning Map (Ordinance No. 169); providing for title, structure, purpose and authority clauses; rezone; severability; repealer clause and an effective date.

Be it Ordained by the Board of County Commissioners of Camas County, Idaho:

SECTION 1. TITLE.

WHEREAS this Ordinance shall be known as the "Ordinance Directing Amendments to Camas County Zoning Map for approximately 215.13 acres; (Parcel RP01516E184800A), referred to as the Struthers Property.

SECTION 2. STRUCTURE.

WHEREAS titles and subtitles of this Ordinance are only used for organization and structure and the language in each paragraph of this Ordinance should control regarding determining the legislative intent and meaning of the Board of County Commissioners.

SECTION 3. PURPOSE.

WHEREAS the purpose of this Ordinance is to authorize the rezone of the property described in Section 5 of this Ordinance from Agriculture 80 to Agriculture 20. The purpose of this Ordinance also authorizes amendments to the Official Maps of Camas County to reflect the rezone authorized by this Ordinance.

SECTION 4. AUTHORITY.

WHEREAS this Ordinance amending the Official Zoning Maps of Camas County is enacted pursuant to the authority conferred by Camas County Zoning Ordinance 169, Title 2 (Revised 2023), and Idaho Code § 67-6511, 67-6511A, 31-714, 31-801 and 31-828.

Title 2 (Revised 2023), and Idaho Code § 67-6511, 67-6511A, 31-714, 31-801 and 31-828.

SECTION 5. REZONE.

WHEREAS the subject property located 9 miles east and .5 miles south of the intersection of U.S. 20 and Soldier Road, Camas County, Idaho parcel (RP01516E184800A) shall be and be rezoned from Agriculture 80 to Agriculture 20 pursuant to the Findings of Fact, Conclusions of Law and Order issued on May 27, 2025 the Board of Camas County Commissioners as authorized by Camas County Zoning Ordinance 169, Title 2 (Revised 2023), Article 6; the Idaho Constitution; and Idaho Code §67-6511, 67-6511A.

SECTION 6. SEVERABILITY CLAUSE.

WHEREAS should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. REPEALER CLAUSE.

WHEREAS upon passage and publication of this ordinance, any conflicting provision of any Camas County Ordinance is hereby repealed with the provision of this ordinance.


SECTION 8. EFFECTIVE DATE.

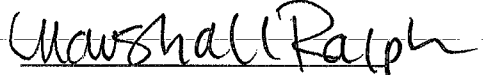
WHEREAS this ordinance shall be in full force and effect on June 11, 2025.

ADOPTED AND APPROVED THIS 9th day of June, 2025.

Instrument # 2025092 # Pages: 6
CAMAS COUNTY, Ida.
Jun 10, 2025 9:01:56 am Fee: \$
For: CAMAS COUNTY BOARD OF COMM
BRIANNA WALTER, Recorder
LPETERSON, Deputy


Travis Kramer, Chairman


Galen Colter, Commissioner


Marshall Ralph, Commissioner

Attested to by


Brianna Walter, Camas County Court Clerk

Publication Date: June 11, 2025: Camas Courier

BEFORE THE CAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

FINDINGS OF FACT AND CONCLUSIONS OF LAW

In the matter of:

Hearing of Application for Rezone of a 215 acre lot from Ag.-80 to Ag.-20 located 9 miles east and .5 miles south of the intersection of U.S. 20 and Soldier Road, Camas County, Idaho.

On April 28, 2025, a hearing was held in the Camas County Commissioner Annex building to determine whether rezone of a 215 acre lot from Ag.-80 to Ag.-20 located 9 miles east and .5 miles south of the intersection of U.S. 20 and Soldier Road, Camas County, Idaho, is appropriate and whether it conforms to the County Comprehensive Plan and Future Land Use Map. (RP01S16E184800)

The public hearing was noticed by publication March 12th, 19th and 26th, 2025 in the Camas Courier. Notice to neighbors went out on March 13, 2025. The property was posted March 17th 2025. At the hearing, present were the applicant landowners Robert Struthers and Katie Breckinridge. Both landowners spoke in favor of the rezone. The record indicates that no further public comment was received either orally or in writing at the time of the April 28, 2025, hearing.

The following Findings of Fact were relied upon to reach the determination by the Camas County Board of County Commissioners (BOCC). If any of these Findings of Fact are deemed to also constitute Conclusions of Law, they shall be incorporated therein. The Findings of Facts consist of a summary of those facts and exhibits, if any, received by the BOCC as part of the underlying record in the instant case, or presented on the record at the public hearing in this matter, and which the BOCC have most heavily relied upon in reaching their determination in this case.

FINDINGS OF FACT

- A. Notice of the hearing to rezone a 215 acre lot from Ag.-80 to Ag.-20 located 9 miles east and .5 miles south of the intersection of U.S. 20 and Soldier Road, Camas County, Idaho, was provided to the current adjoining landowners, by posting of a sign alongside the property, by mail, in the Camas County Courier News and on the County website.
- B. Evidence was received by the landowner, by landowners Robert Struthers and Katie Breckinridge to rezone a 215 acre lot from Ag.-80 to Ag.-20 located 9 miles east and .5 miles south of the intersection of U.S. 20 and Soldier Road, Camas County, Idaho. Josh Ashmead, Camas County Road and Bridge Supervisor was present and had no negative opinion of the rezone.

- C. The Planning and Zoning Administrator provided a Staff Report (incorporated into this record) that the proposed rezone is in compliance with the County Comprehensive Plan and Future Land Use Map. In addition, the Staff Report found that the rezone did not violate any of the criteria relative to being in an environmentally sensitive area, that no historic buildings sites are affected, that there is no traffic access issue and there are no storm management issues created.
- D. The Staff Report concluded, the proposed rezone on parcel RP01S16E184800 from Ag 80 to Ag 20 is in compliance with the Camas County Zoning Ordinance and Comprehensive Plan. The proposed rezone is also in compliance with the Future Land Use Map which has the parcel listed under the Ag 2.5 zone.

APPLICABLE LEGAL STANDARDS

- A. ALL APPLICABLE RULES AND REGULATIONS IN CAMAS COUNTY ZONING ORDINANCE TITLE 2 AND ANY CROSS REFERENCES CONTAINED THEREIN, TOGETHER WITH ANY LEGAL AUTHORITY CONTAINED IN THE RECORD.

CONCLUSIONS OF LAW

The Board of County Commissioner for Camas County hereby finds that the underlying record supports the following conclusions:

- 1. Evidence is sufficient to support the rezone of a 215 acre lot from Ag.-80 to Ag.-20 located 9 miles east and .5 miles south of the intersection of U.S. 20 and Soldier Road, Camas County, Idaho
- 2. Rezoning the property from Ag. 80 to Ag. 20 will not conflict with the Camas County Comprehensive Plan or Future Land Use Maps
- 3. Access is available off U.S. Highway 20 and Macon Flat Road.
- 4. Power is available at U.S. Highway 20.
- 5. Water will be from a domestic well.
- 6. Furthermore, the commissioners shall cause these Findings of Fact and Conclusion of Law to be recorded along with an appropriate amended Zoning Ordinance reflecting the change in zoning characteristics from Ag. 80 acre to Ag. 20 acre zoning be recorded in the Camas County records and the official maps of the Planning and Zoning Department be amended to reflect the changes in zoning.

DECISION

As a result of the Conclusions of Law outlined above, together with the Findings of Fact as applied, the Camas County Board of County Commissioners hereby determines that rezone of a 215 acre lot from Ag.-80 to Ag.-20 located 9 miles east and .5 miles south of the intersection of U.S. 20 and Soldier Road, Camas County, Idaho as referenced herein, is hereby, **GRANTED**.

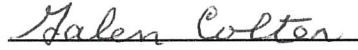
APPLICANTS AND THE PUBLIC ARE NOTIFIED THAT this order constitutes a final decision of the Board of County Commissioners in this matter.

DATED THIS 9th day of June 2025.

Instrument # 2025092981 # Pages: 6
CAMAS COUNTY, Idaho
Jun 10, 2025 9:01:56 am Fee: S
For: CAMAS COUNTY BOARD OF COMM
BRIANNA WALTER, Recorder
LPETERSON, Deputy



Travis Kramer, Chairman



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Brianna Walter, Camas County Court Clerk