



2019 Comprehensive Plan Amendments

Planning Commission Public Hearing

May 2019

“In the year 2035, residents of Camas continue to appreciate their safe, diverse and welcoming community...”

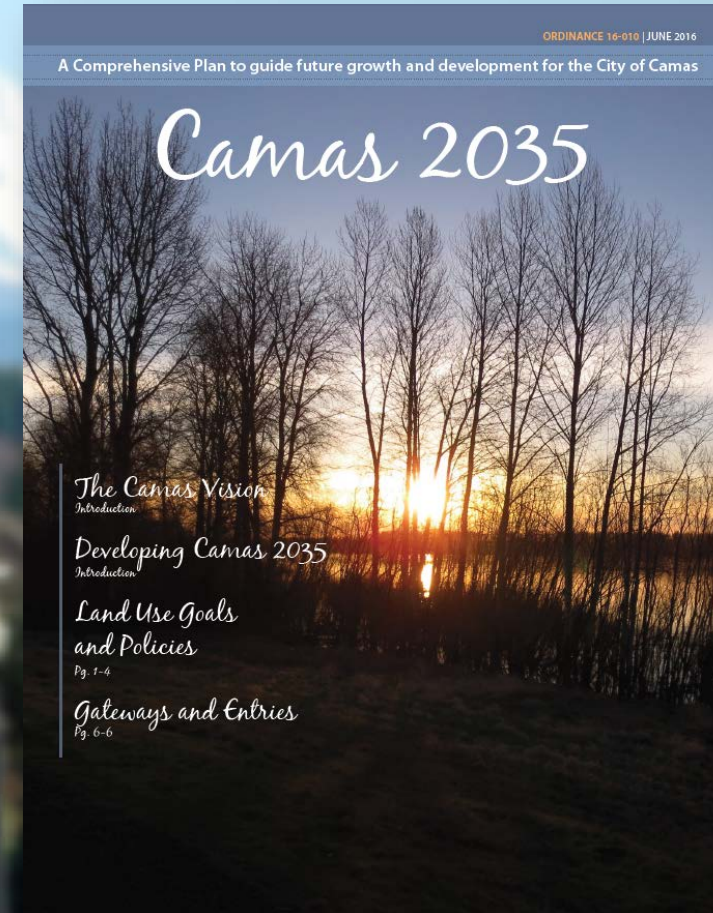
CAMAS VISION STATEMENT FROM CAMAS 2035, COMPREHENSIVE PLAN

Agenda

- ✓ Overview of Camas 2035
- ✓ Character of Land Use Designations
- ✓ Zoning Overlay
- ✓ Evaluation Criteria
- ✓ Proposed Map Amendments
- ✓ Next Steps

Camas 2035

<u>Elements</u>	<u>Chapter</u>
Land Use	1
Housing	2
Natural Environment	3
Transportation	4
Public Facilities & Services	5
Economic Development	6
Appendices	



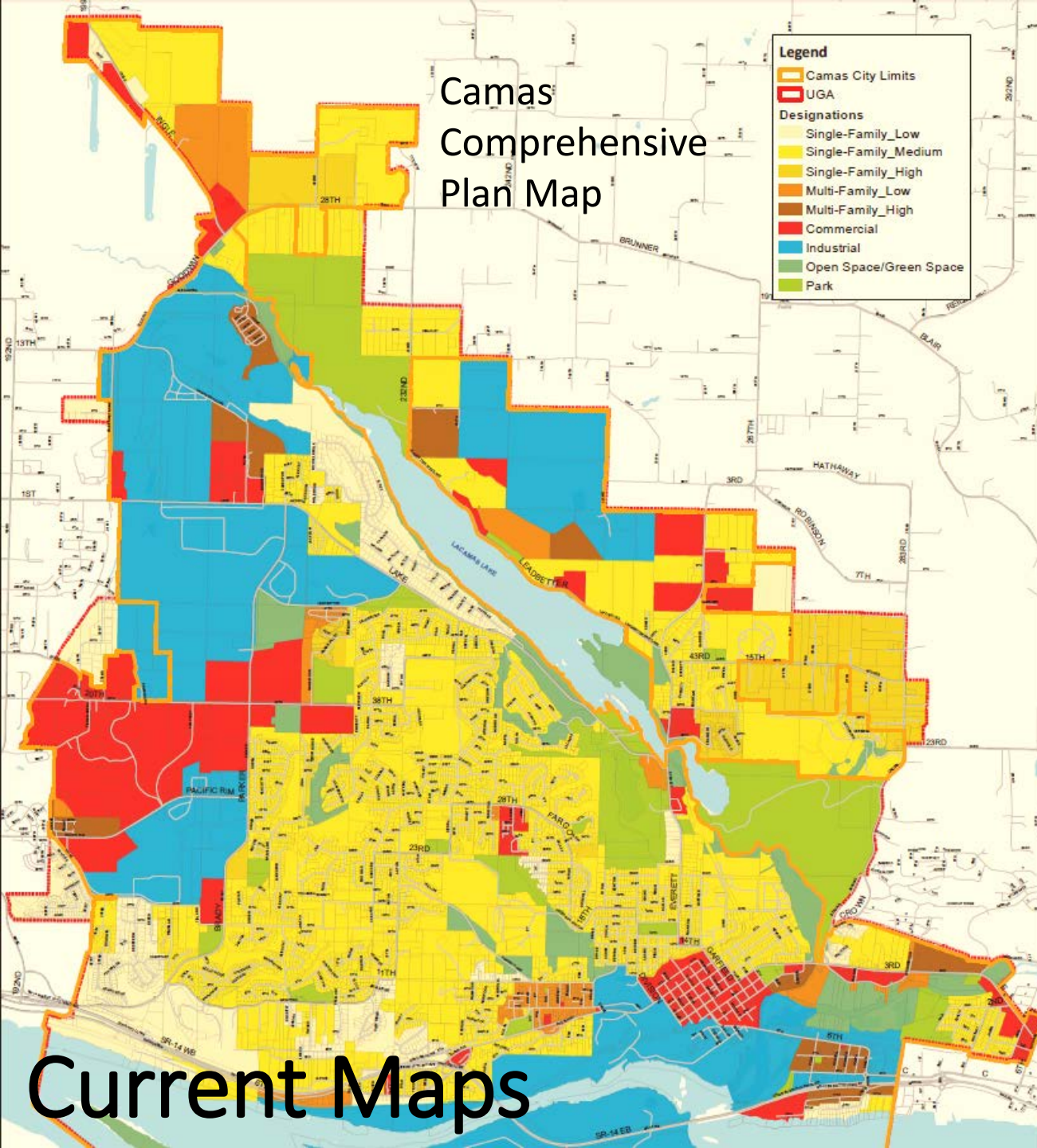
Camas Comprehensive Plan Map

Legend

- Camas City Limits
- UGA

Designations

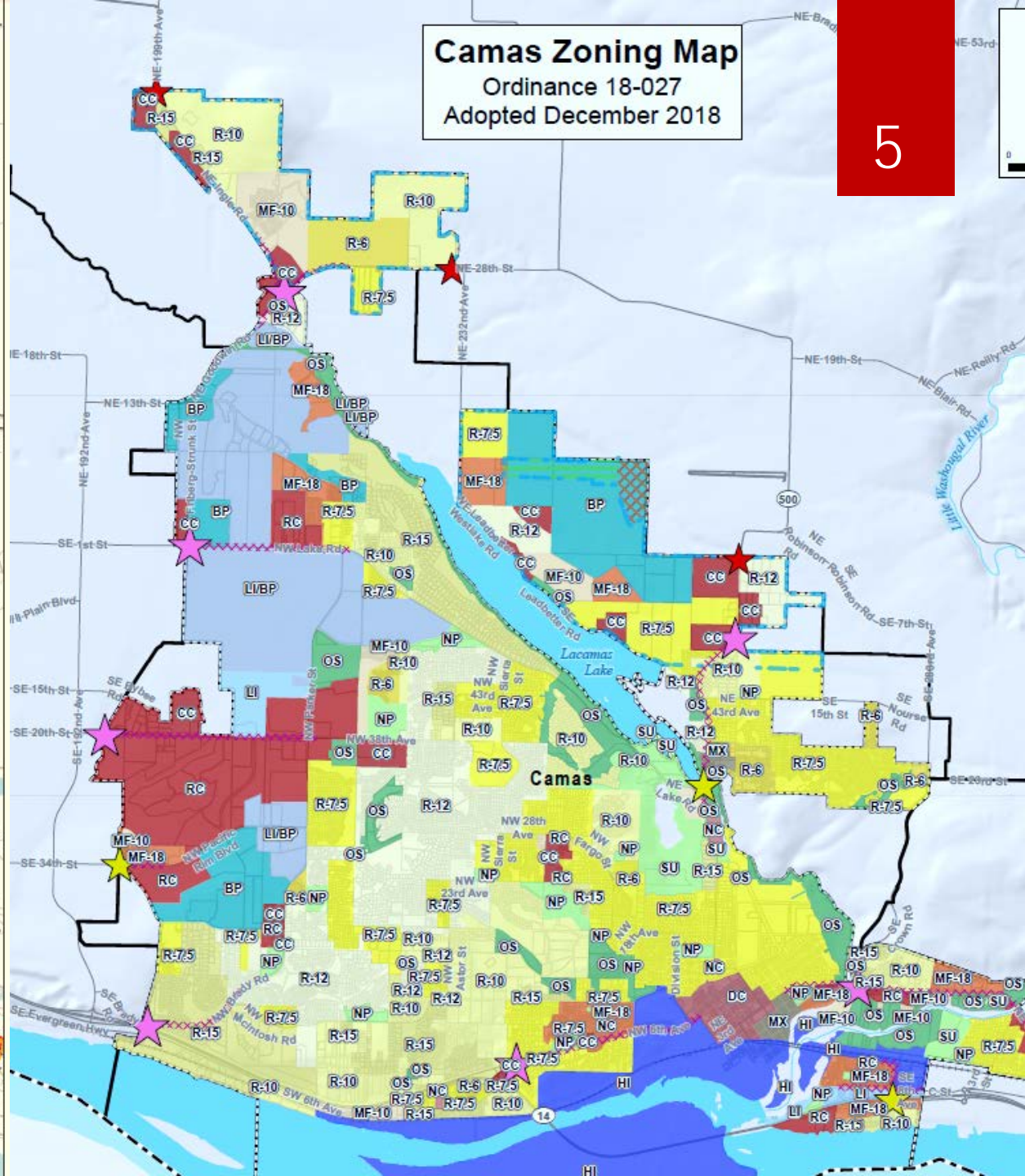
- Single-Family_Low
- Single-Family_Medium
- Single-Family_High
- Multi-Family_Low
- Multi-Family_High
- Commercial
- Industrial
- Open Space/Green Space
- Park



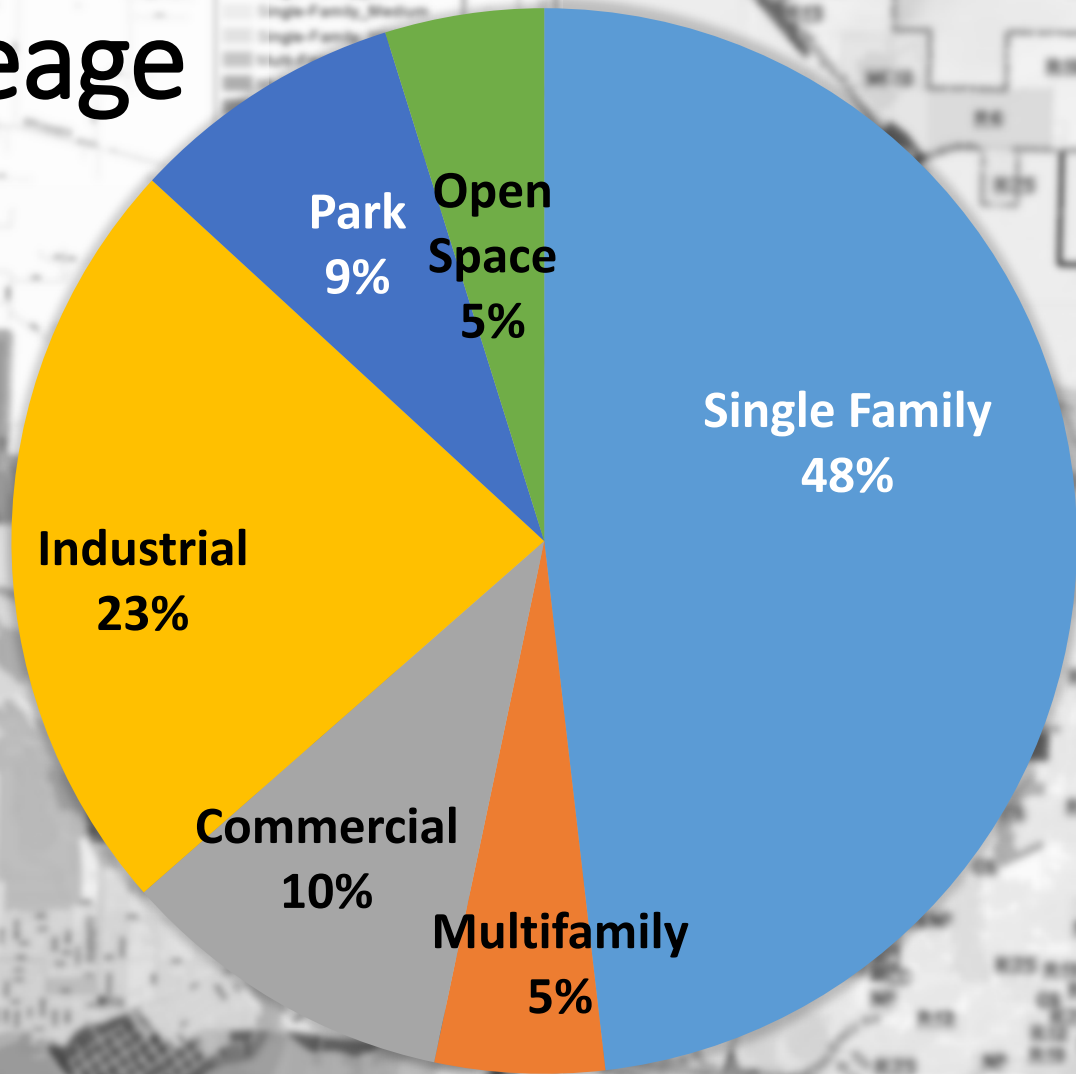
Current Maps

Camas Zoning Map

Ordinance 18-027
Adopted December 2018



Total City Acreage





Commercial

Comprehensive Plan

- Land Use
- Economic Development

Zoning

Regional Commercial Zone

8



3rd Avenue

Mini-mall that includes national chains: McDonalds, Walgreens, Dollar Tree, Grocery Outlet



NW 28th Ave

Chevron
Summit Animal Hospital
Apartments



NW Pacific Rim Blvd.

Fisher Investments
Townhomes

Community Commercial Zone

9



Sixth Avenue

Chevron

Verizon

Dutch Bros

High Expectations Dog
Training

NW 38th Ave

Lacamas Athletic Club

Tennis Center

Future Site of Holland
Shopping Center

NW Brady Road

Hidden Gardens Nursery

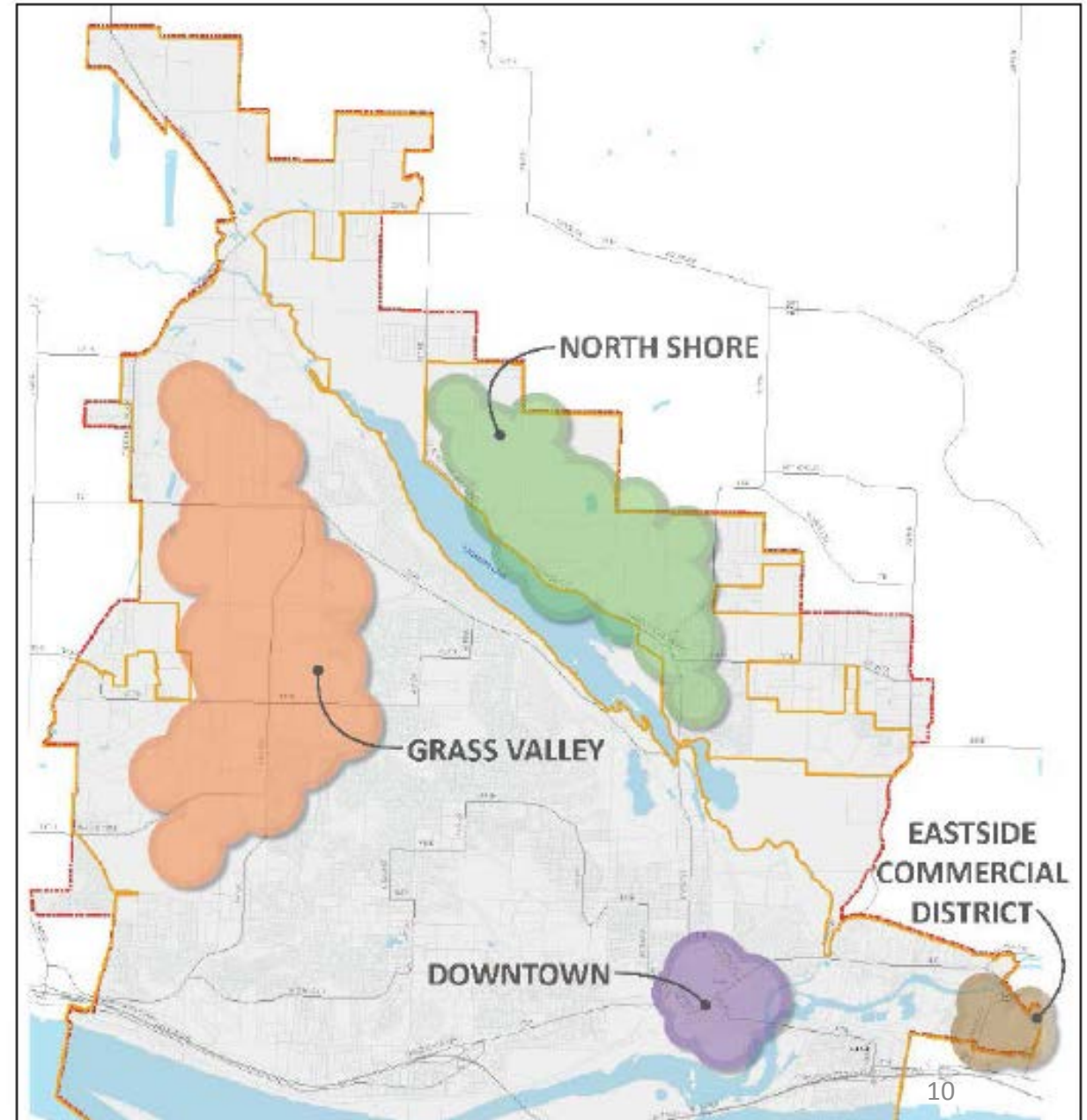
Vacant Land

Row houses

Grass Valley Area

“The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area.”

Figure 6-1. Economic Development Areas



Gateway Zoning Overlay

11

- ▶ Robust landscaping
- ▶ Distinctive pedestrian walkways
- ▶ Hanging baskets
- ▶ Iconic street lights
- ▶ Street trees and shrubs
- ▶ No free standing signs
- ▶ Main entrances face the street



Primary Gateway

(looking east towards Camas Crossing)





Residential

Comprehensive Plan

- Housing
- Land Use

Zoning

Multifamily High

14



Single Family High



Lacamas
Meadows PRD



Green Mtn. PRD

Evaluation Criteria

Impact upon

- Comprehensive Plan or zoning code?
- Surrounding properties?
- Code & other adopted documents?

Alternatives to the proposal?

Is the Plan **deficient** or should not continue as adopted?

Sui Hui Property #CPA19-01

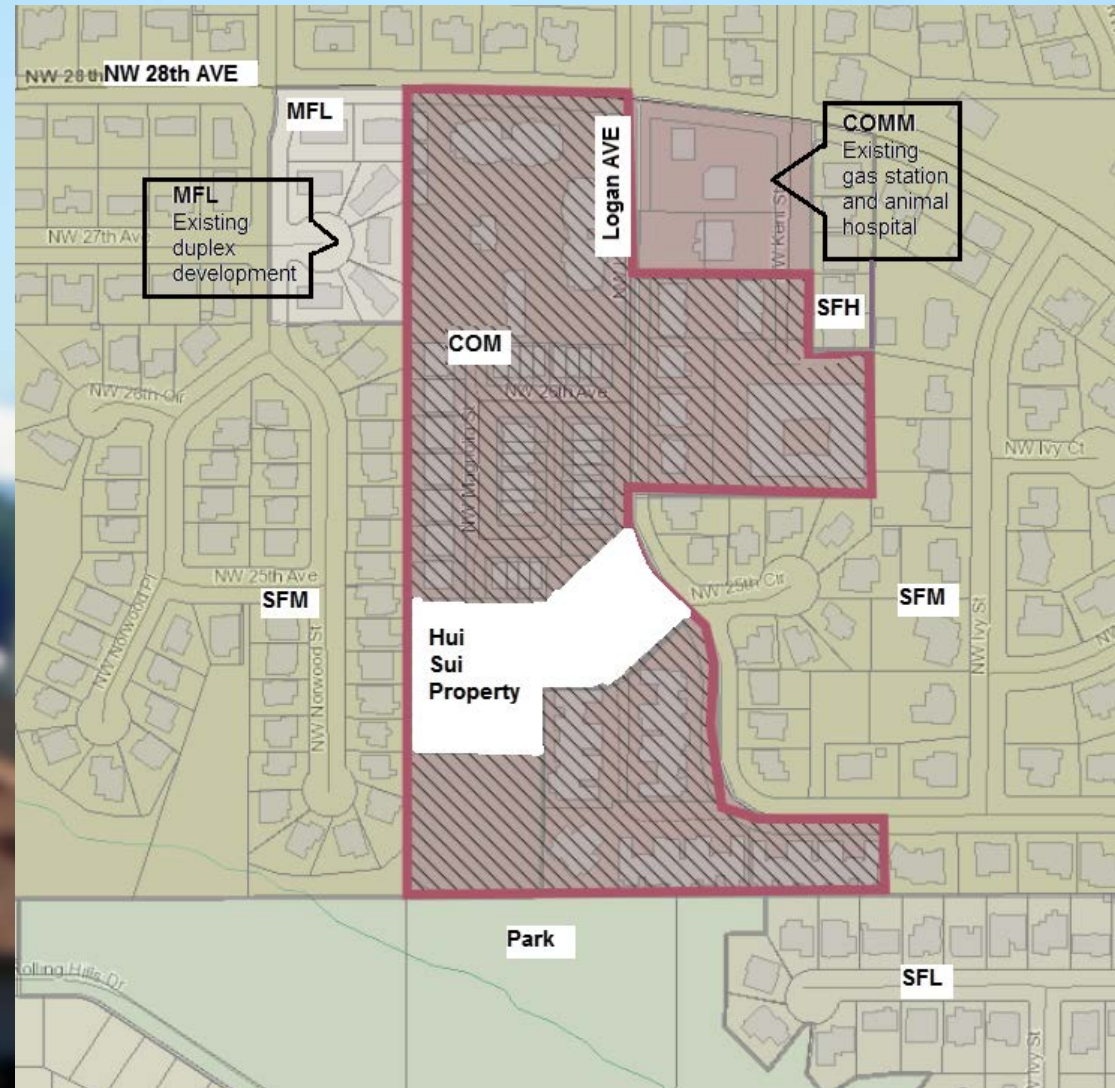
Size: 2.2 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Vacant

Adjacent Use: Residential







Food Mart

Waves of change

NO LOITERING

Coors LIGHT

HERE WE GO





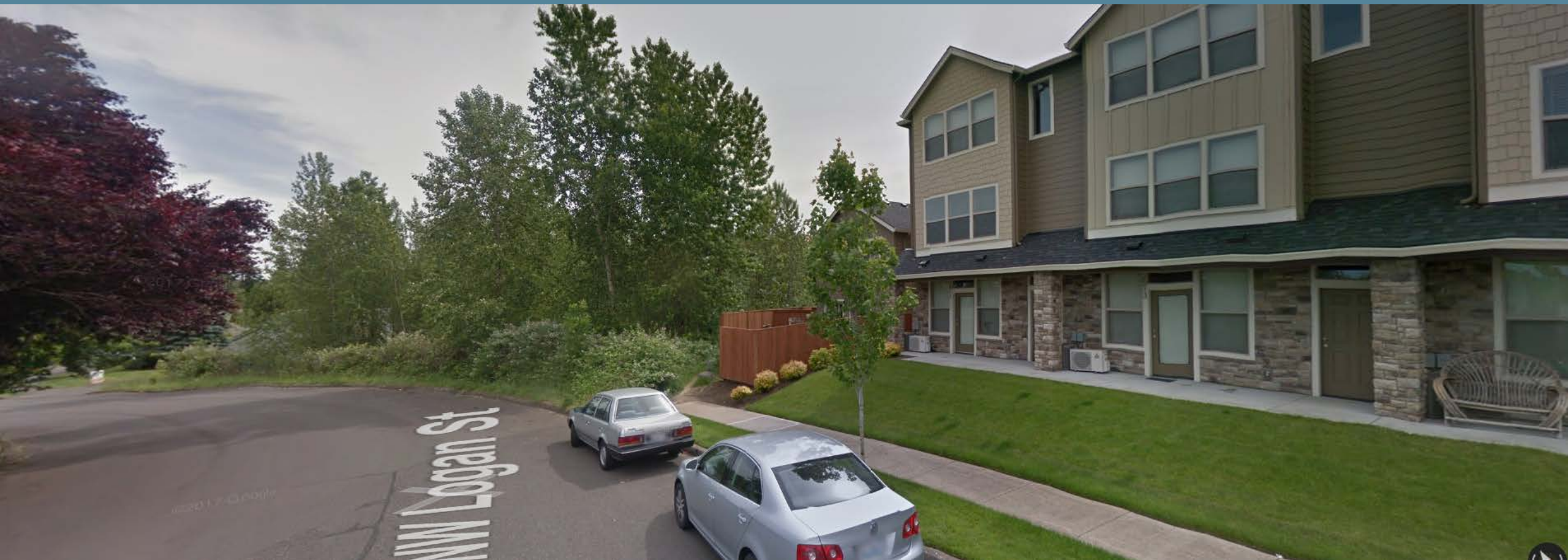
SUMMIT
ANIMAL HOSPITAL

2708

730-243







2300 NW Logan St
Camas, Washington

Google

Street View - Sep 2014



Google



Sui Hui Property #CPA19-01

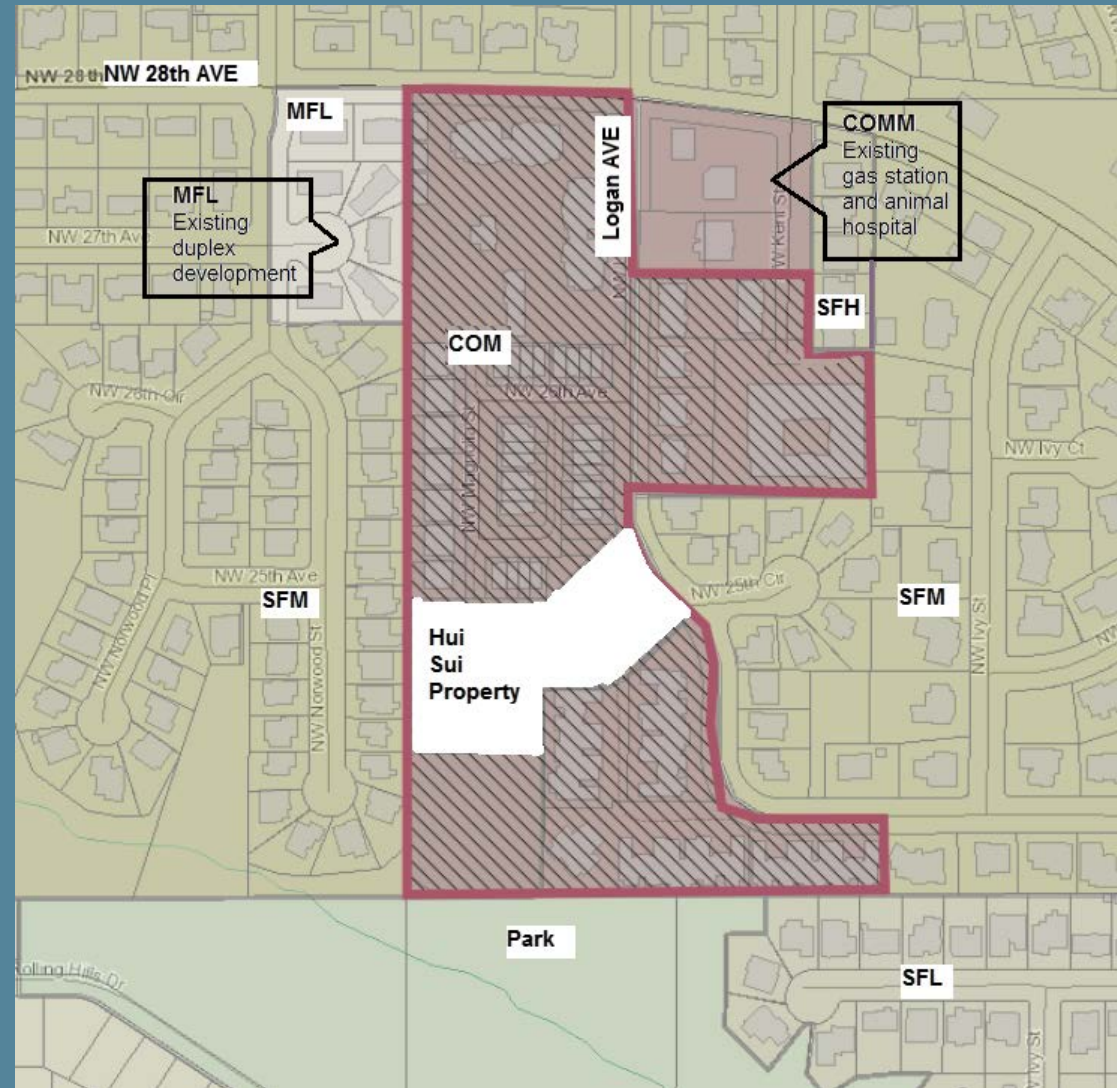
Size: 2.2 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Vacant

Adjacent Use: Residential



Rouse Property #CPA19-02

Size: 14,162 sq. ft.

Current: Single Family Med.

Proposed: Single Family High

Current Use: Residential

Adjacent Use: Residential



SW Utah St.



Trout Court





SW 6th & Across the street from Trout Court



Looking
north on
Trout
Court













Knopp Property #CPA19-03

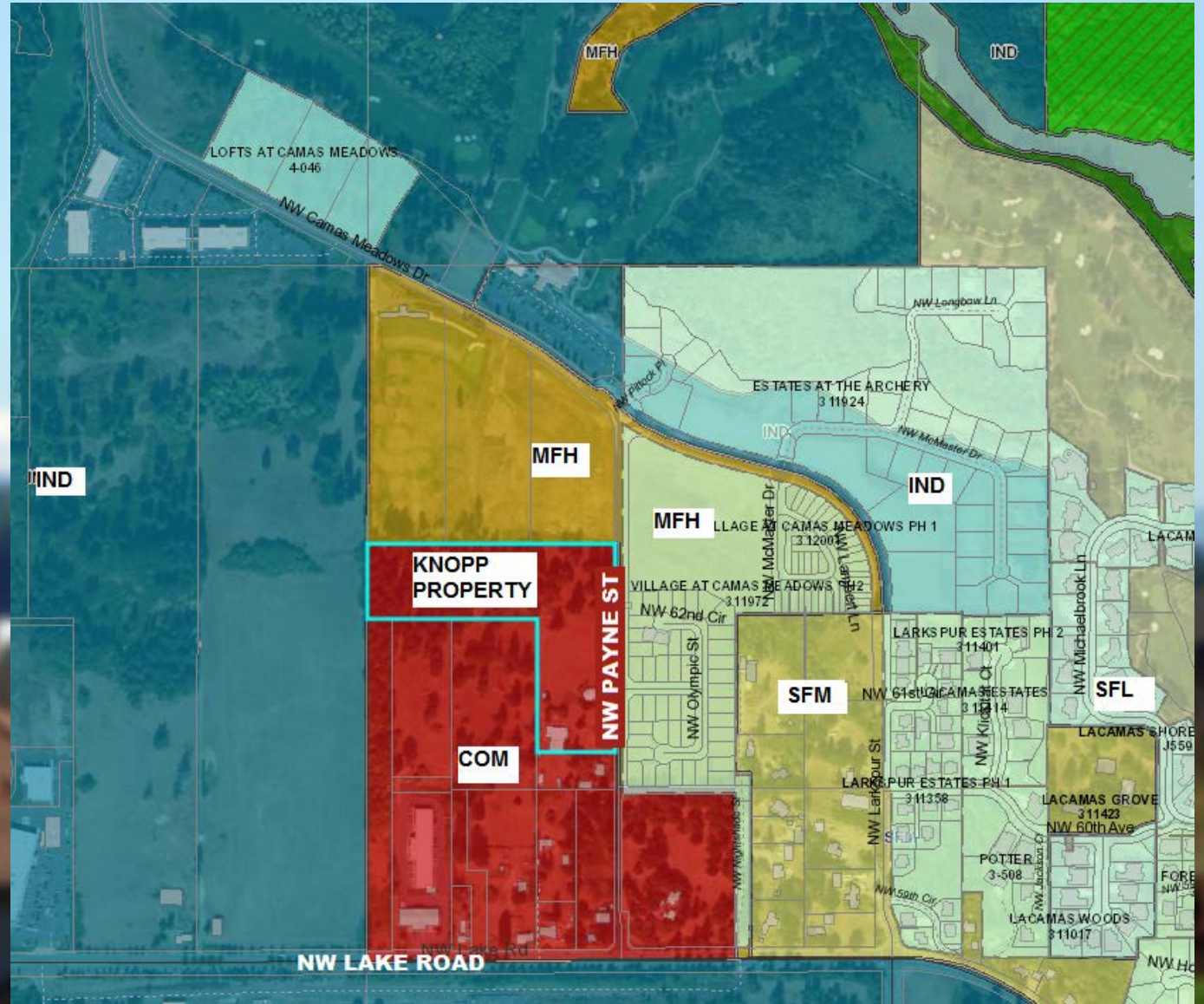
Size: 10.0 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Residential/Agricultural

Adjacent Use: Residential



Intersection of Payne Road and NW Lake Road



Looking
south
on
Payne
Road







Looking
east on
Payne
Road





North of
subject
property

Camas Crossing Property #CPA19-04

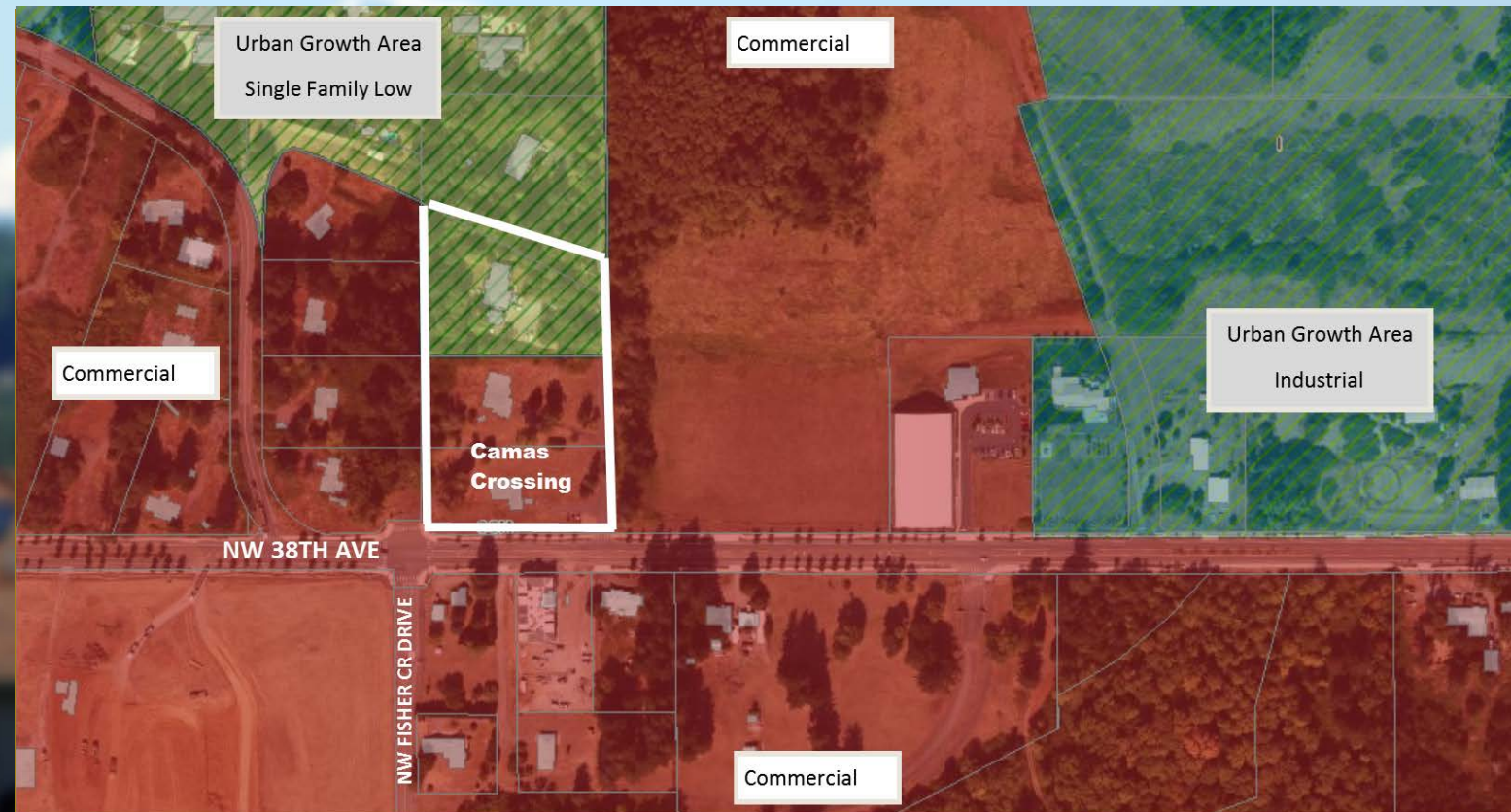
Size: 4.0 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Vacant &
Residential

Adjacent Use within City:
Vacant, and new dental building
across the street





Gateway

Subject Site

SE 187th Pl
SE 187th Ave
SE 18th Way
SE 19th St
SE 19th Ave
SE 19th Way
SE 19th St
SE 20th Ave
SE 20th St
SE 21st St
SE 22nd Cir
SE 23rd St
SE 23rd Ave
SE 23rd St

NW 38th Ave

SE 19th Ave
SE Eybeco Rd
SE 19th Cir



Looking
north at
subject
properties



Looking
northeast
at subject
properties

Looking west
from subject
properties





Looking west of the subject properties



West of
the
subject
properties



East of
properties
along NW
38th Ave.

Northernmost
property





Looking
north from
the
northernmost
property

Looking south
towards NW
38th Ave.



Across
the street
from the
subject
property



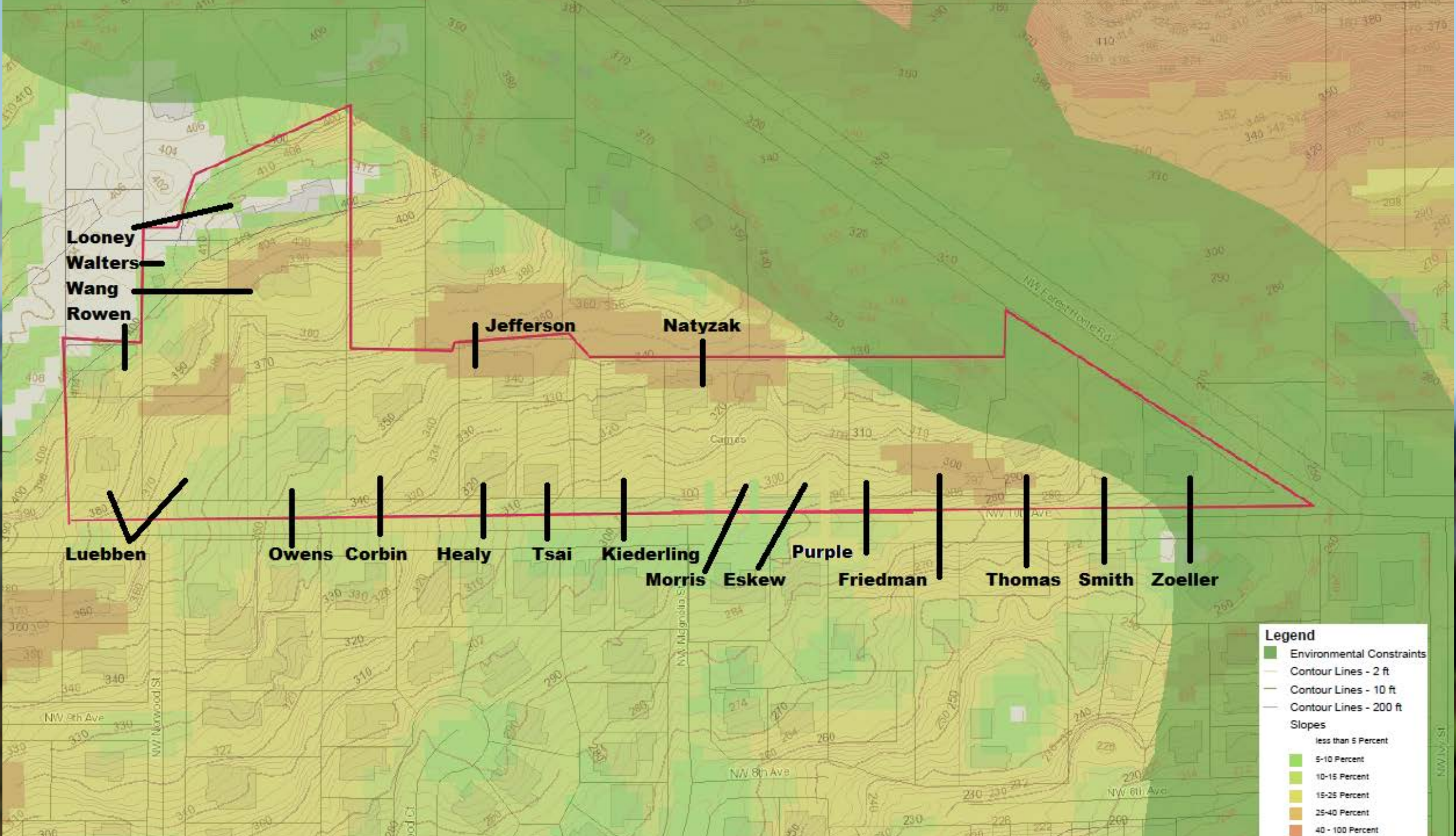
Across
the NW
38th Ave.
from the
subject
property



10th Avenue #CPA19-05

Size: 7.74 Acres for 20 lots
Current: Single family Low
Analyzed: Single family Medium
Current Use: Residential
Adjacent Use: Residential





Looney
Walters
Wang
Rowen

Jefferson **Natyzak**

Luebben

Owens **Corbin** **Healy** **Tsai** **Kiederling** **Morris** **Eskew** **Purple** **Friedman** **Thomas** **Smith** **Zoeller**

Legend

- Environmental Constraints
- Contour Lines - 2 ft
- Contour Lines - 10 ft
- Contour Lines - 200 ft

Slopes

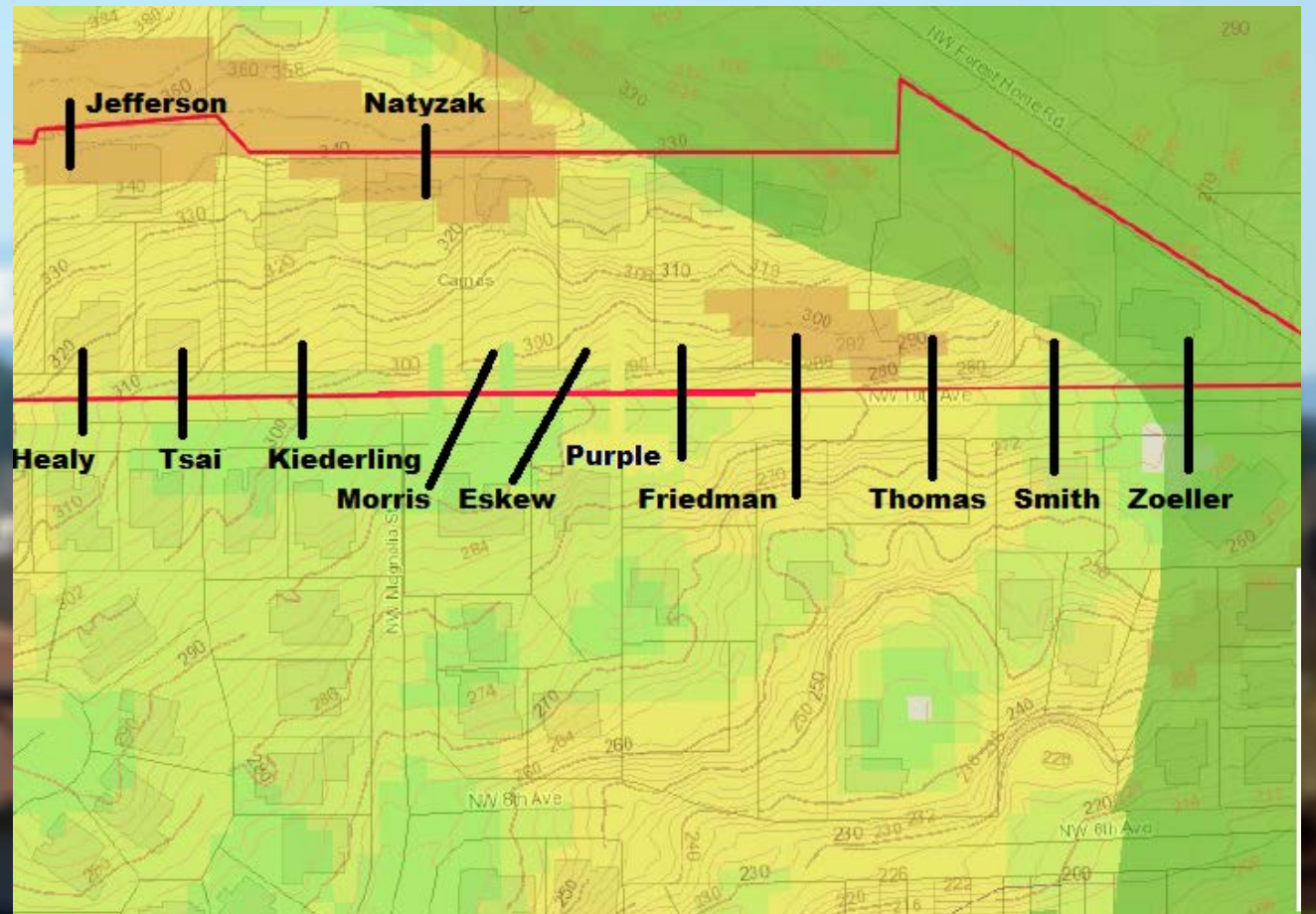
- less than 5 Percent
- 5-10 Percent
- 10-15 Percent
- 15-25 Percent
- 25-40 Percent
- 40 - 100 Percent

East Side Lots

Range: 8,700 to 25,265

Average Lot Size: 14,040

Encumbered: Friedman, Thomas,
Smith & Zoeller



Dimensions of Lots – East

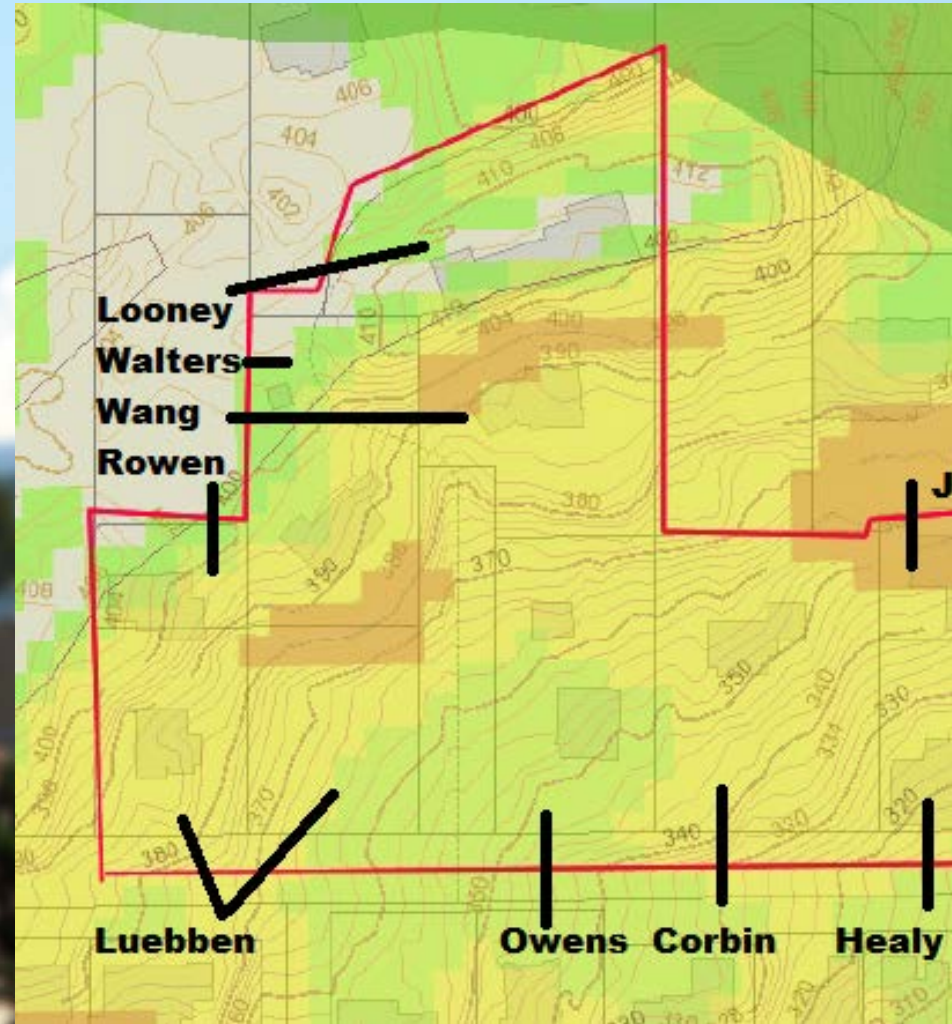
NAME	Lot Size	Front Setback	Standards	Rear Setbacks	Standards
ZOELLER	8,712	10.0	20	Critical Area	-
HEALY	10,454	4.5	20	65.0	25
TSAI	10,454	4.4	20	79.0	25
JEFFERSON	10,545	52.0	20	20.0	25
SMITH	12,375	9.0	25	Critical Area	-
KEIDERLING	14,145	93.0	25	18.0	30
NATYZAK	14,149	93.0	25	18.0	30
MORRIS	14,170	93.0	25	18.0	30
ESKEW	14,218	109.0	25	15.0	30
PURPLE	14,255	118.0	25	13.0	30
FRIEDMAN	19,740	104.0	30	21.0	40
THOMAS	25,265	34.0	30	Critical Area	-

West Side Lots

Range: 6,534 – 38,333

Average Lot Size: 21,072

Encumbered: Looney, Walters & Wang



Dimensions of Lots - West

NAME	Lot Size	Front Setback	Standards	Rear Setbacks	Standards
CORBIN	29,185	45.8	30	100.0	35
LOONEY	23,087	71.0	30	58.0	35
LUEBBEN	13,504	34	25	40	30
LUEBBEN	14,810	VACANT	25	VACANT	30
OWENS	20,909	78.0	30	43.0	35
ROWEN	6,534	20	20	32	25
WALTERS	22,216	104.0	30	23.0	35
WANG	38,333	55.0	30	20.0	35

Dimensions of Lots - West

NAME	Lot Size	Dividable at R-7.5 *
CORBIN	29,185	3
LOONEY	23,087	3
LUEBBEN	13,504	-
LUEBBEN	14,810	-
OWENS	20,909	2
ROWEN	6,534	-
WALTERS	22,216	2
WANG	38,333	4

*Determined by size, and does not include other factors such as slopes, or lot shape.

Hill Street #CPA19-05

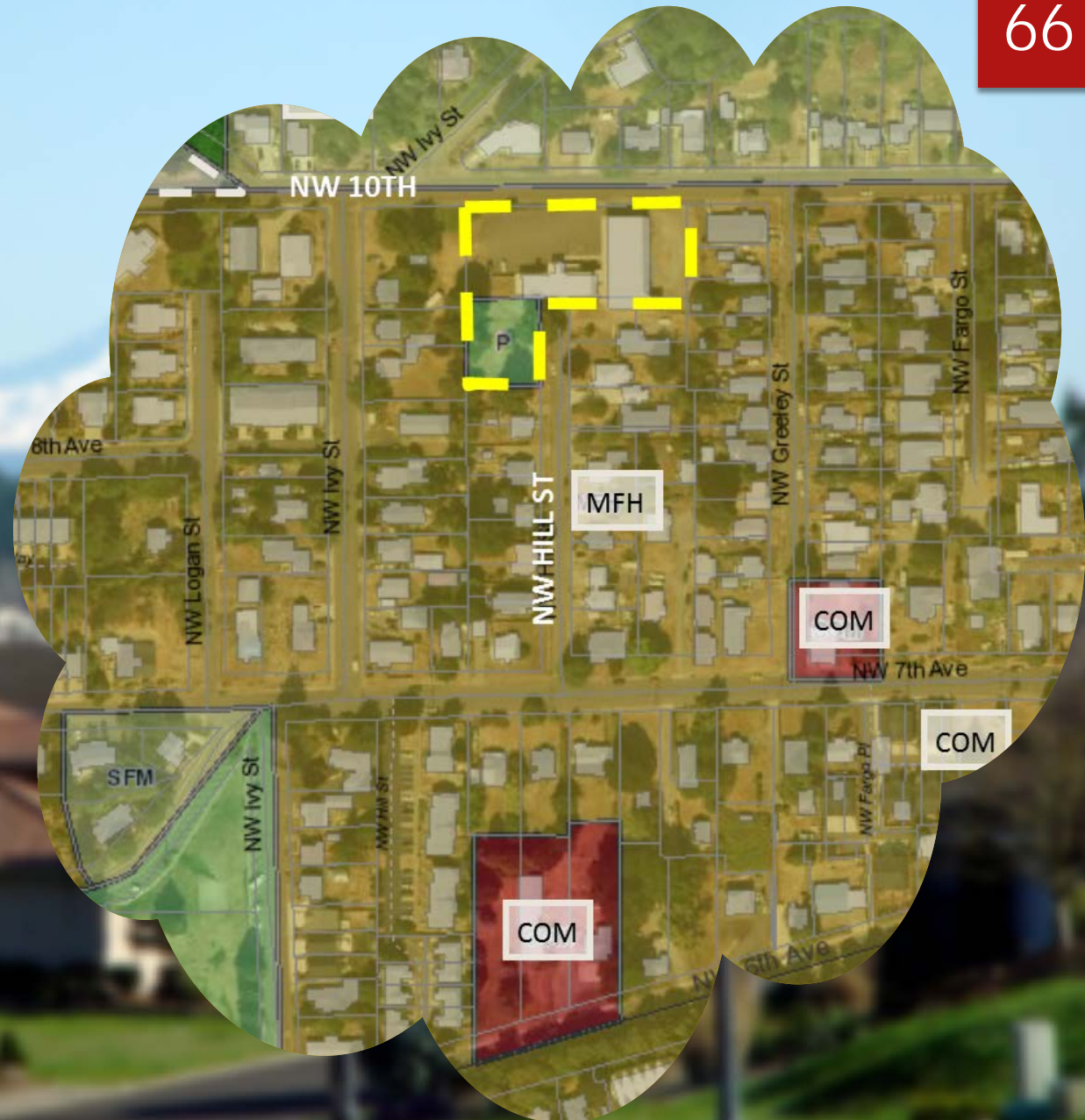
Size: 1.1 acres for 2 lots

Current: Multifamily & Park

Analyzed: Commercial or MF

Current Use: Gym & Vacant

Adjacent Use: Residential



1927 Forest Home School was opened and used until 1953

1956 National Guard Armory

2001-03 Camas Library while the new library was being built downtown

Present School of gymnastics



The **Forest Home School** was built in 1927. The march of development up Prune Hill had really begun in 1891 when the Forest Home addition was platted for five- and 10-acre homesites. The school later became the National Guard Armory.





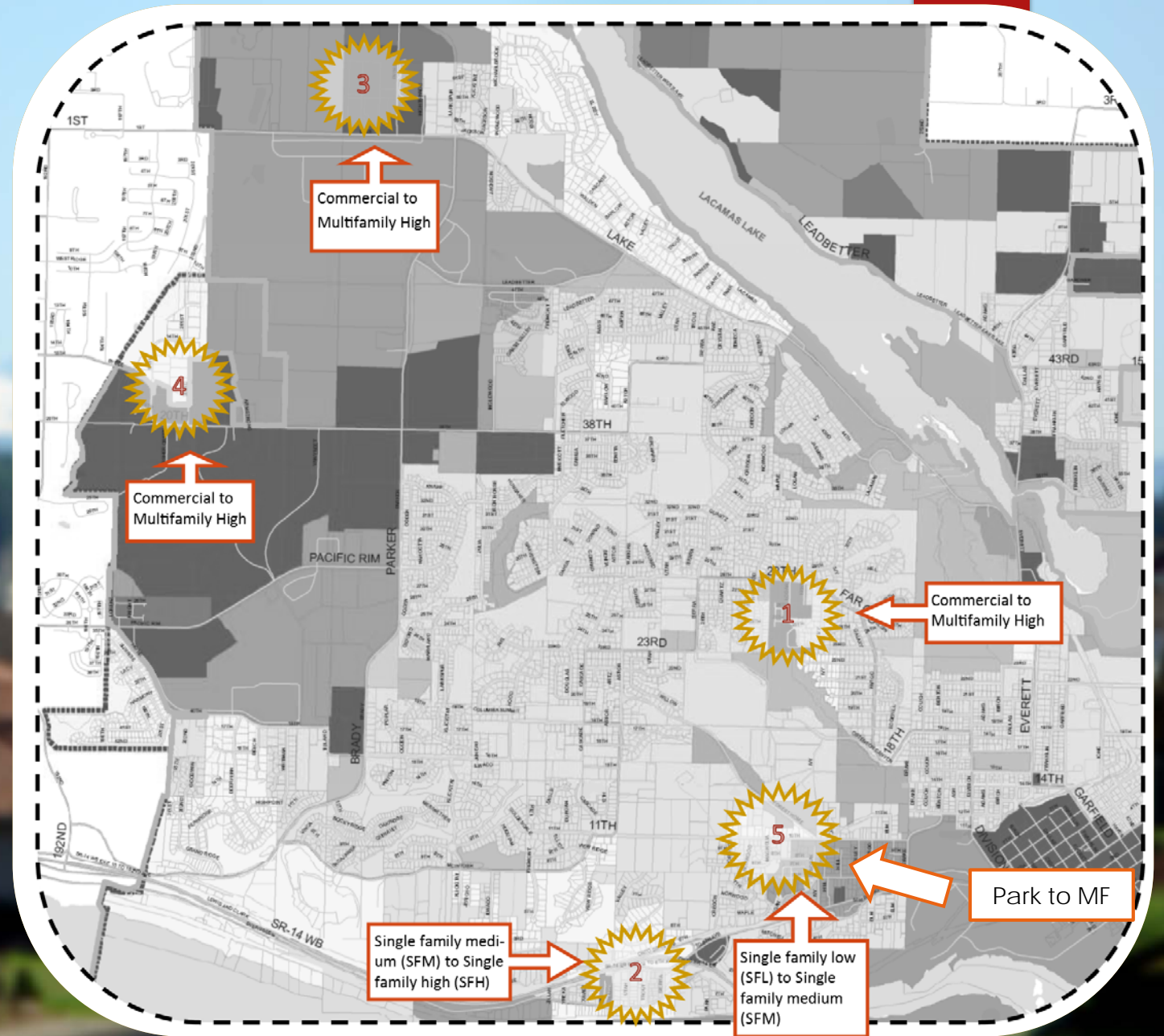




Hill Street
Property

Recap

- ✓ Overview of Camas 2035
- ✓ Character of Land Use Designations
- ✓ Zoning Overlay
- ✓ Evaluation Criteria
- ✓ Proposed Map Amendments



Next Steps

- ✓ Provide Recommendation to Council
- ✓ Council may take the following actions:
 - Approve as recommended
 - Approve with additional conditions
 - Modify
 - Deny
 - Remand back to the planning commission for further proceedings