



# 2019 Comprehensive Plan Amendments

Planning Commission Workshop

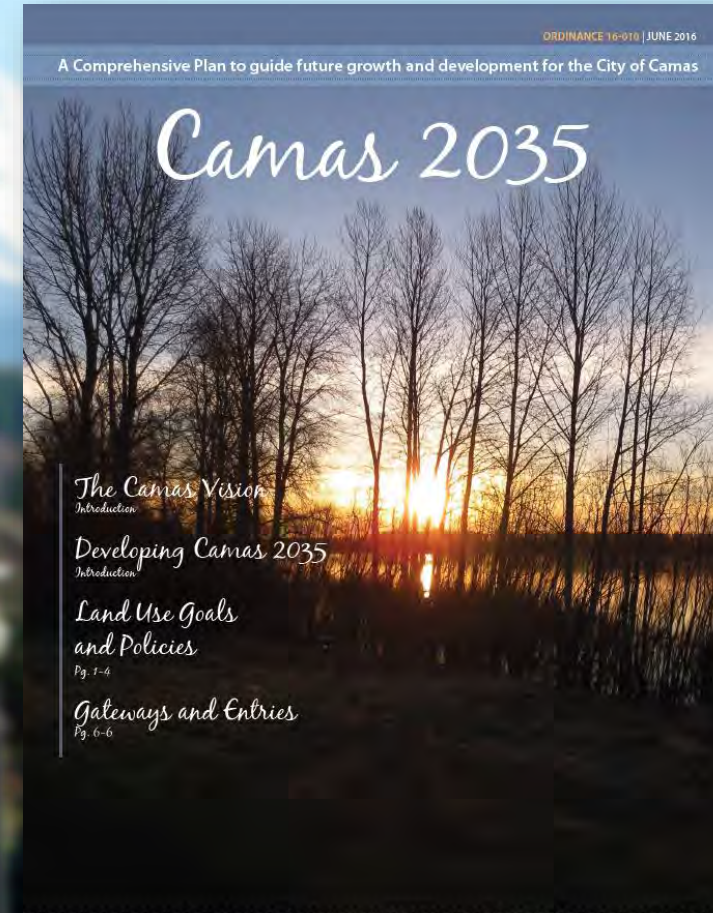
April 2019

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

CAMAS VISION STATEMENT FROM CAMAS 2035, COMPREHENSIVE PLAN

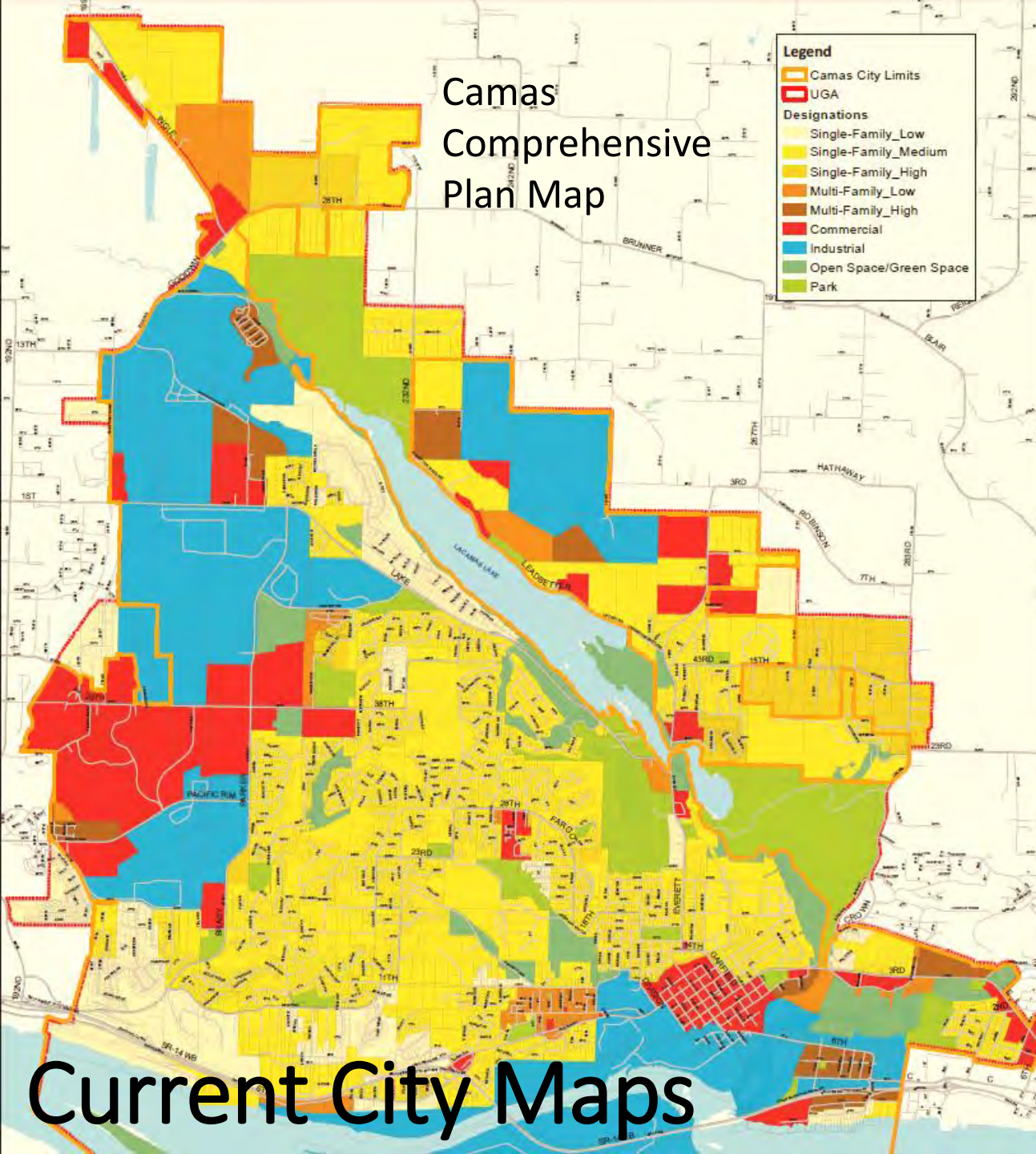
# Elements of Camas 2035

Land Use	1
Housing	2
Natural Environment	3
Transportation	4
Public Facilities & Services	4
Economic Development	6
Appendices	



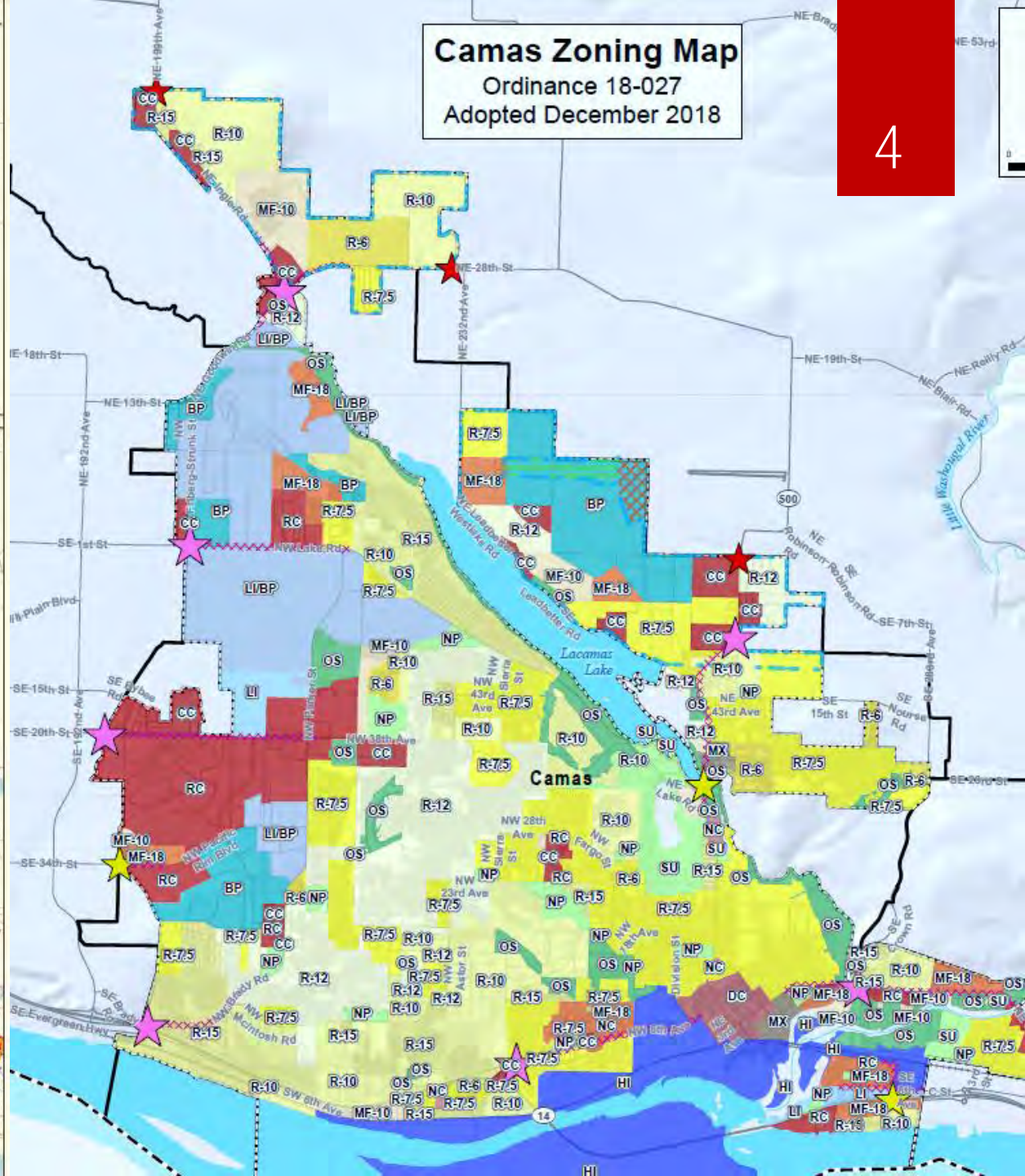
# Camas Comprehensive Plan Map

- 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

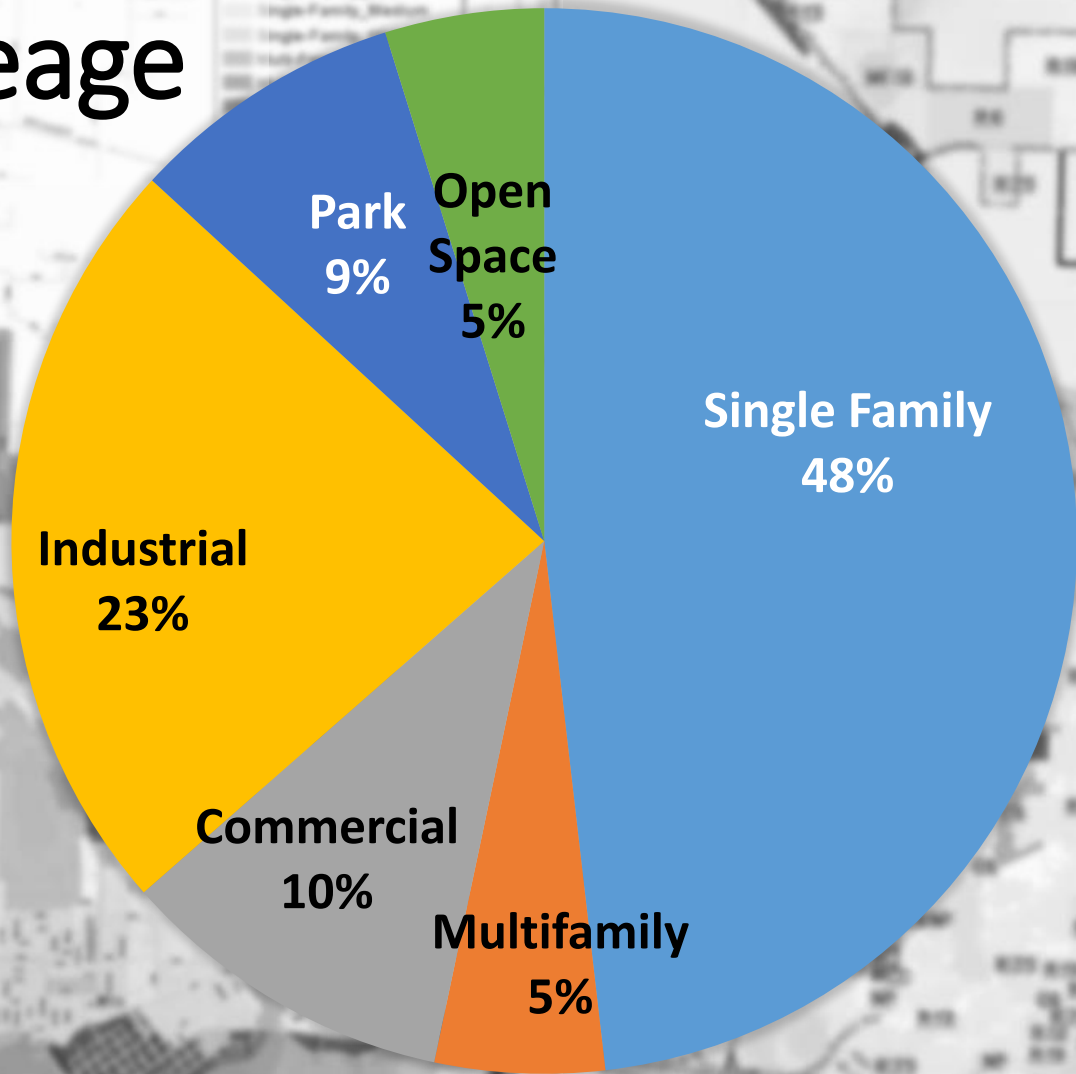


# Current City Maps

## Camas Zoning Map Ordinance 18-027 Adopted December 2018



# Total City Acreage





# Commercial

## Comprehensive Plan

- Land Use
- Economic Development

## Zoning

# Regional Commercial Zone

7



## 3<sup>rd</sup> Avenue

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



## NW 28<sup>th</sup> Ave

Chevron  
Summit Animal Hospital  
Apartments



## NW Pacific Rim Blvd.

Fisher Investments  
Townhomes

# Community Commercial Zone



## Sixth Avenue

Chevron

Verizon

Dutch Bros

High Expectations Dog  
Training

## NW 38<sup>th</sup> Ave

Lacamas Athletic Club

Tennis Center

Future Site of Holland  
Shopping Center

## NW Brady Road

Hidden Gardens Nursery

Vacant Land

Row houses





# Residential

## Comprehensive Plan

- Housing
- Land Use

## Zoning

# Multifamily High

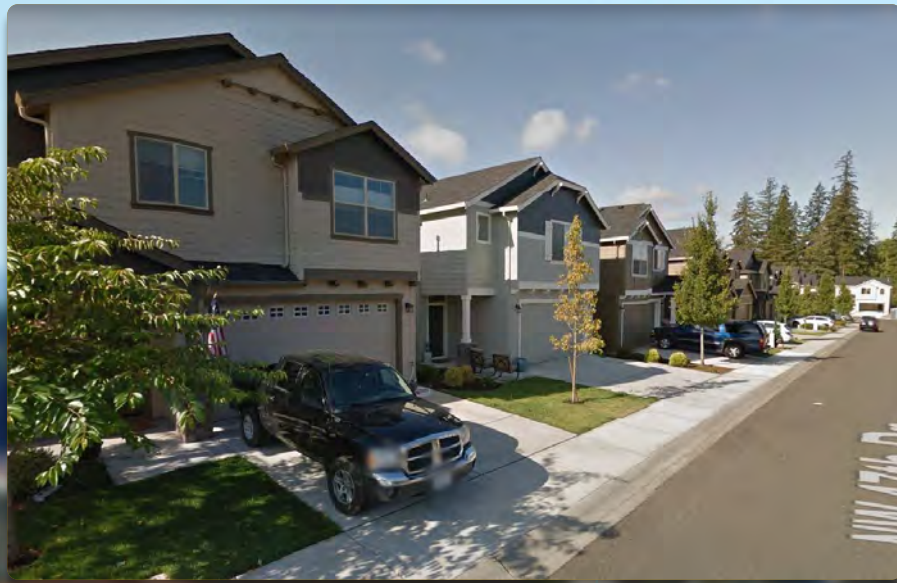
10



# Single Family High



Lacamas  
Meadows PRD



Green Mtn. PRD

# Evaluation Criteria

## Impact upon

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

Alternatives to the proposal?

## Sui Hui Property #CPA19-01

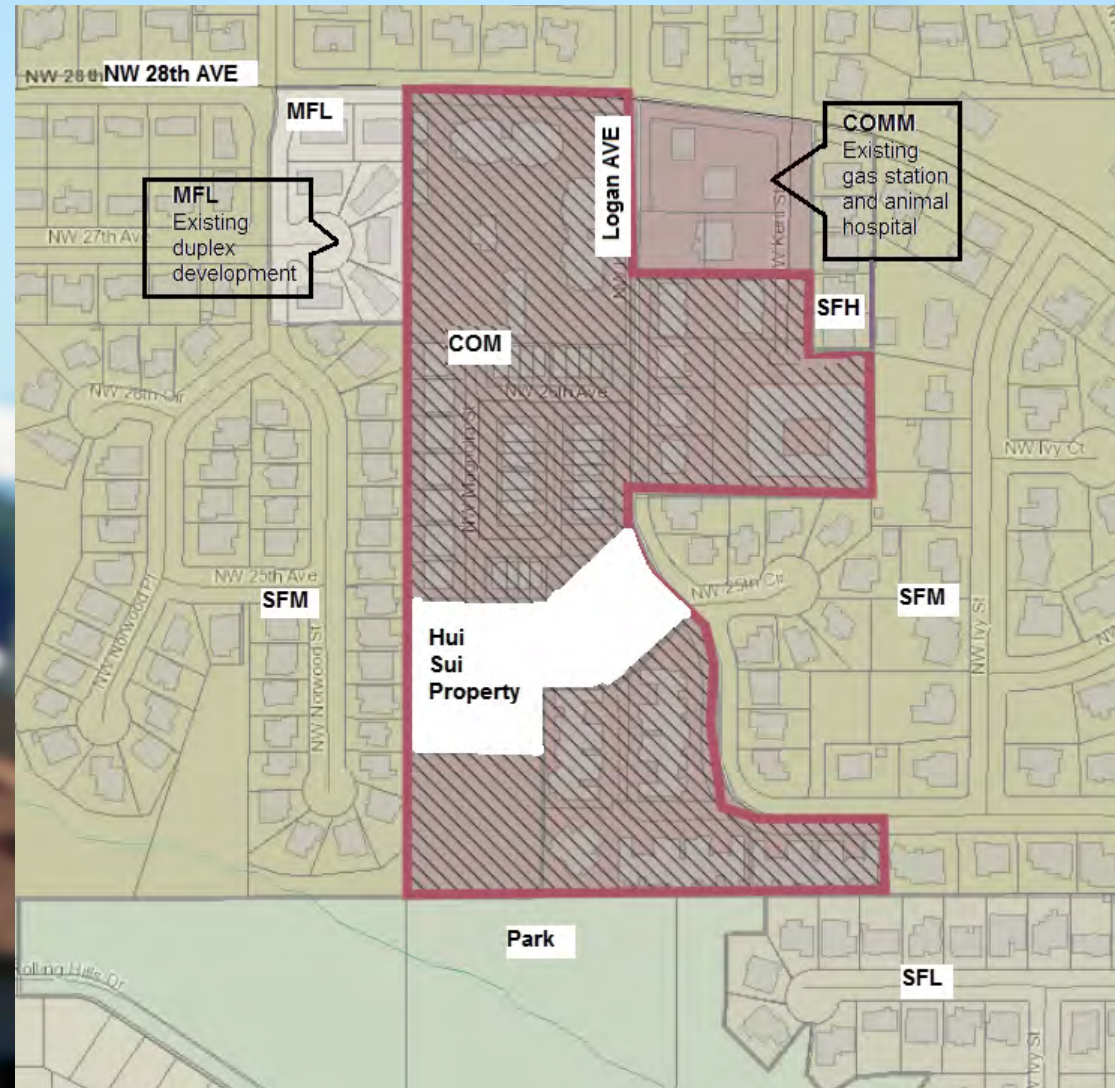
Size: 2.2 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Vacant

Adjacent Use: Residential







Food Mart

Waves of change

HERE WE GO

Coors  
LIGHT

NO  
LOITERING

BANT652







**SUMMIT  
ANIMAL HOSPITAL**

2708

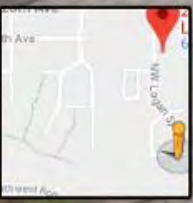








2300 NW Logan St  
Carnas, Washington  
Google  
Street View - Sep 2014



Google





# Sui Hui Property #CPA19-01

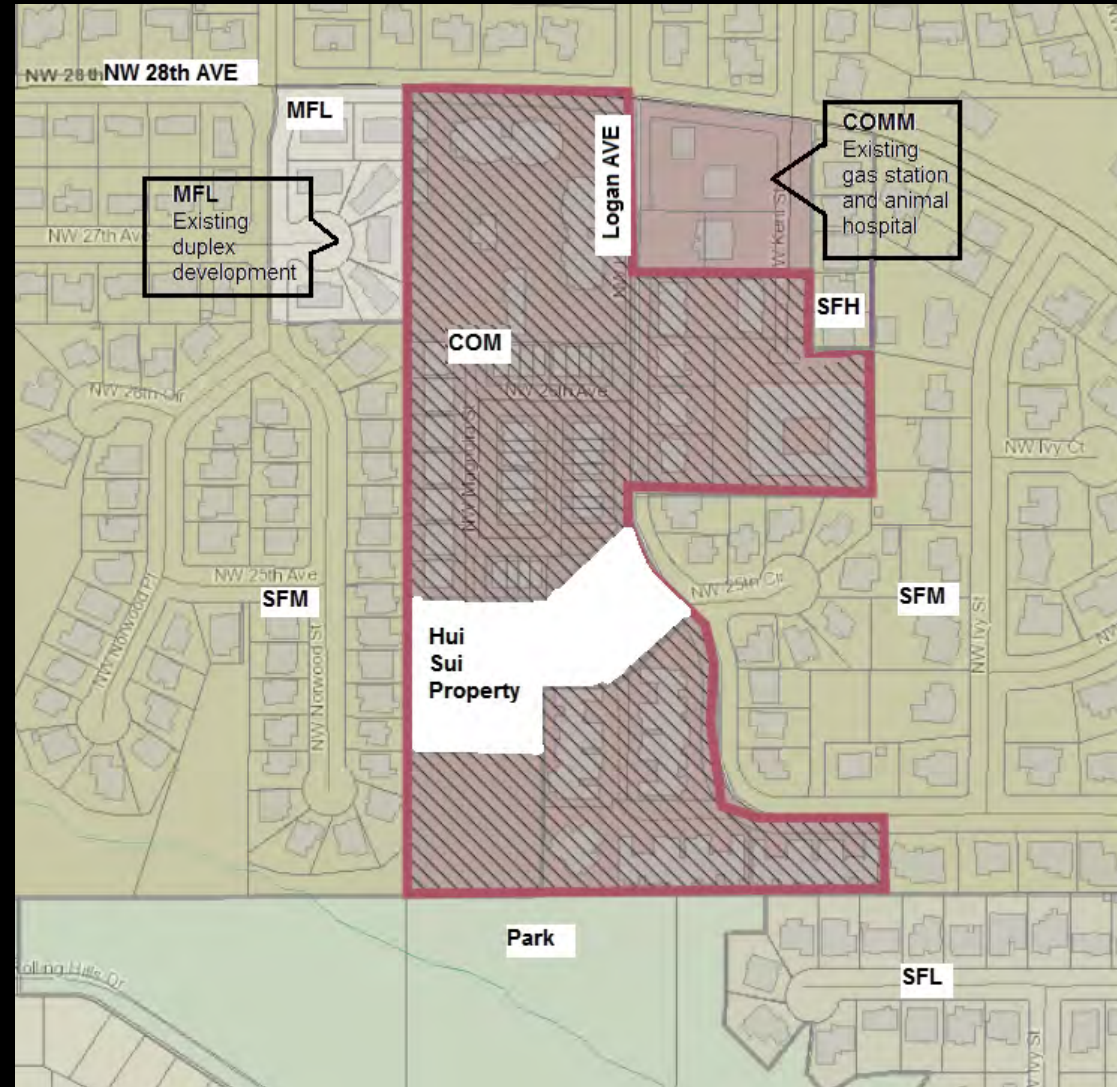
**Size:** 2.2 Acres

**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 6<sup>th</sup> & Across the street from Trout Court





Looking  
north on  
Trout  
Court













## Rouse Property #CPA19-02

Size: 14,162 sq. ft.

Current: Single Family Med.

Proposed: Single Family High

Current Use: Residential

Adjacent Use: Residential



# Knopp Property #CPA19-03

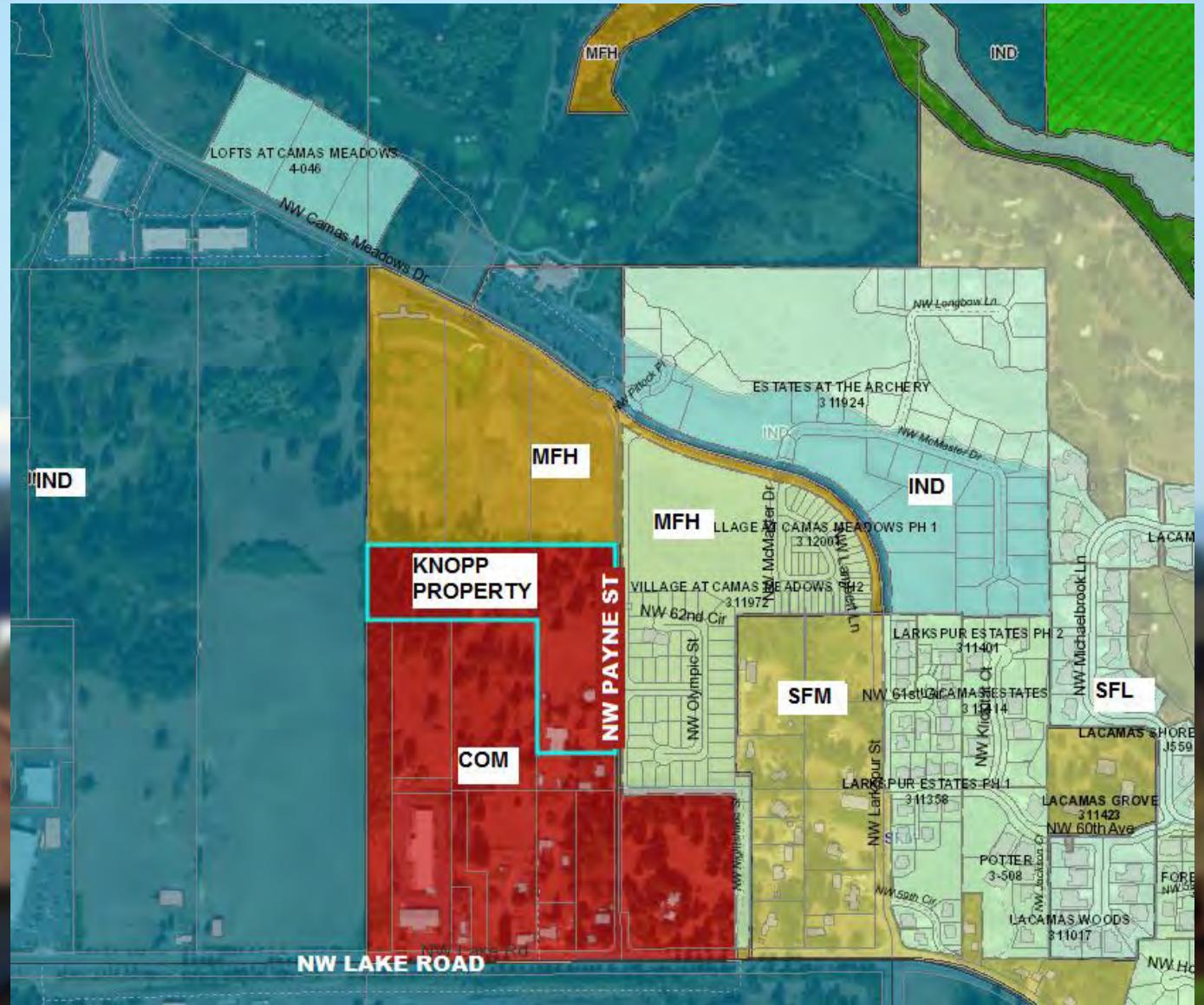
Size: 6.0 Acres

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

# Knopp Property #CPA19-03

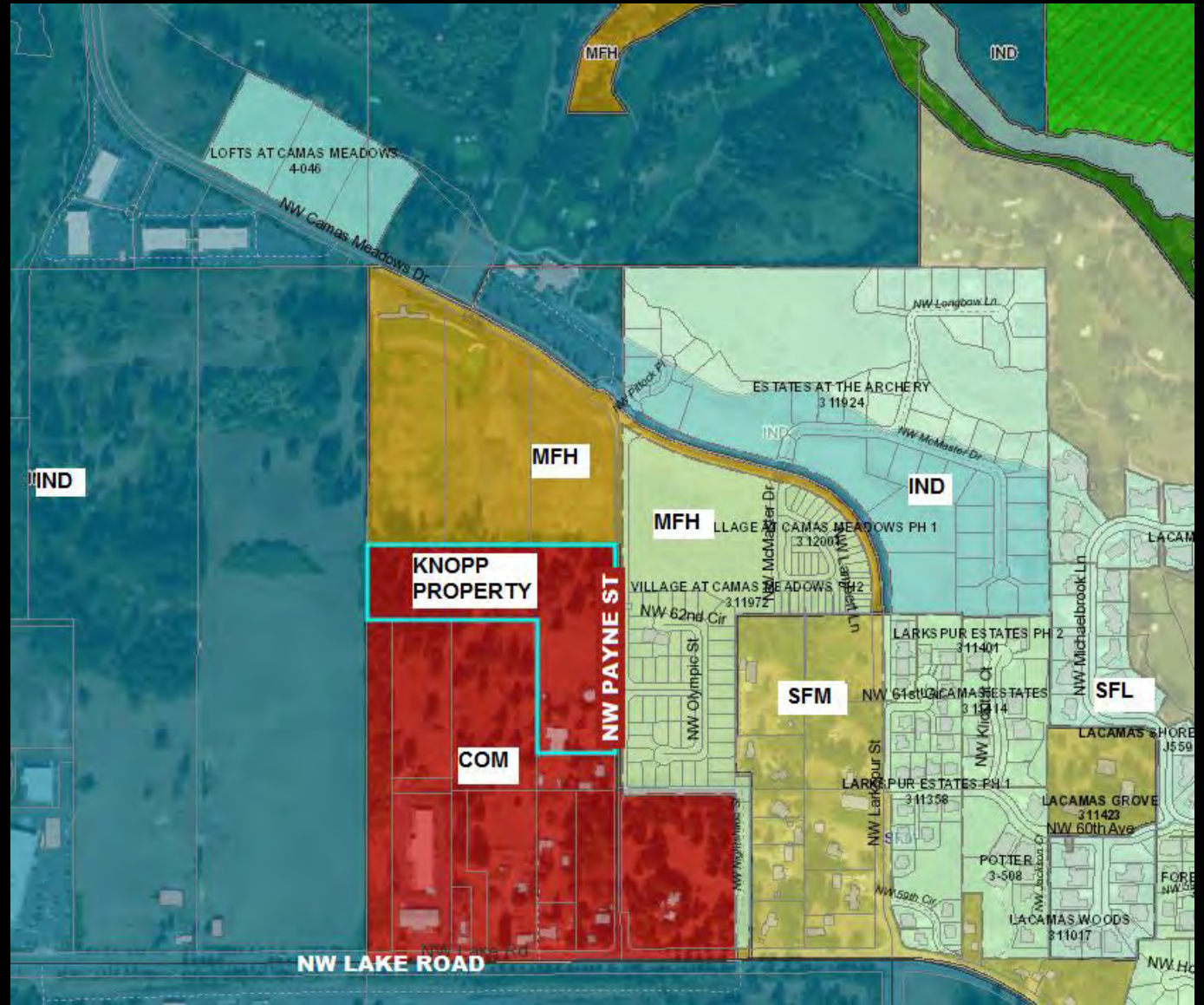
**Size:** 6.0 Acres

**Current:** Commercial

**Proposed:** Multifamily

**Current Use:** Residential/Agricultural

**Adjacent Use:** Residential



# Camas Crossing Property #CPA19-04

Size: 4.0 Acres

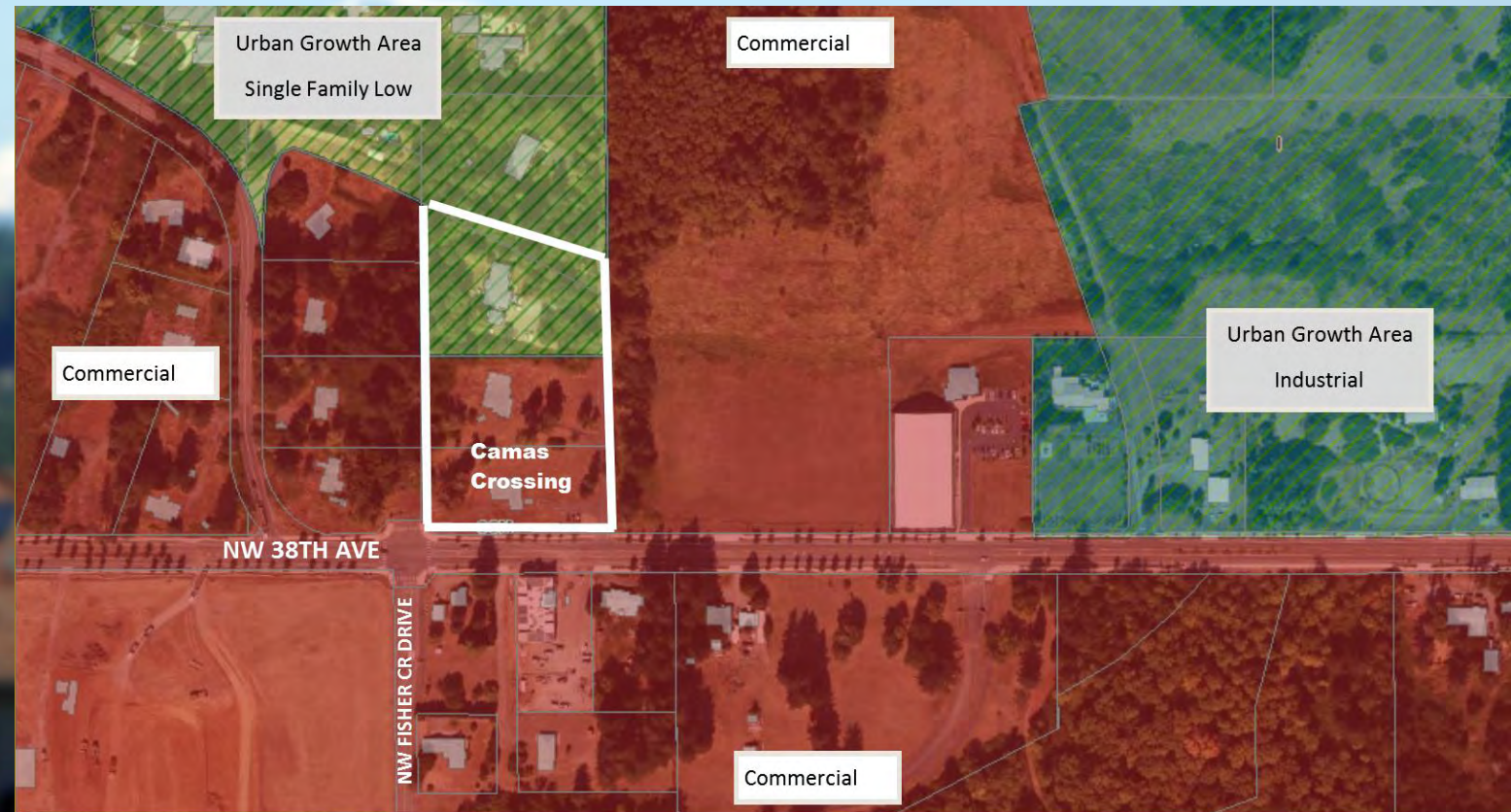
Current: Commercial

Proposed: Multifamily

Current Use: Vacant & Residential

Adjacent Use\*: Vacant

Note: \*City limits





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  
38<sup>th</sup> Ave.

Across  
the NW  
38<sup>th</sup> Ave.  
from the  
subject  
property



Across  
the street  
from the  
subject  
property



Northernmost  
property





Looking  
north from  
the  
northernmost  
property

Looking south  
towards NW  
38<sup>th</sup> Ave.







# 10<sup>th</sup> Avenue #CPA19-05

Size: 7.74 Acres for 20 lots

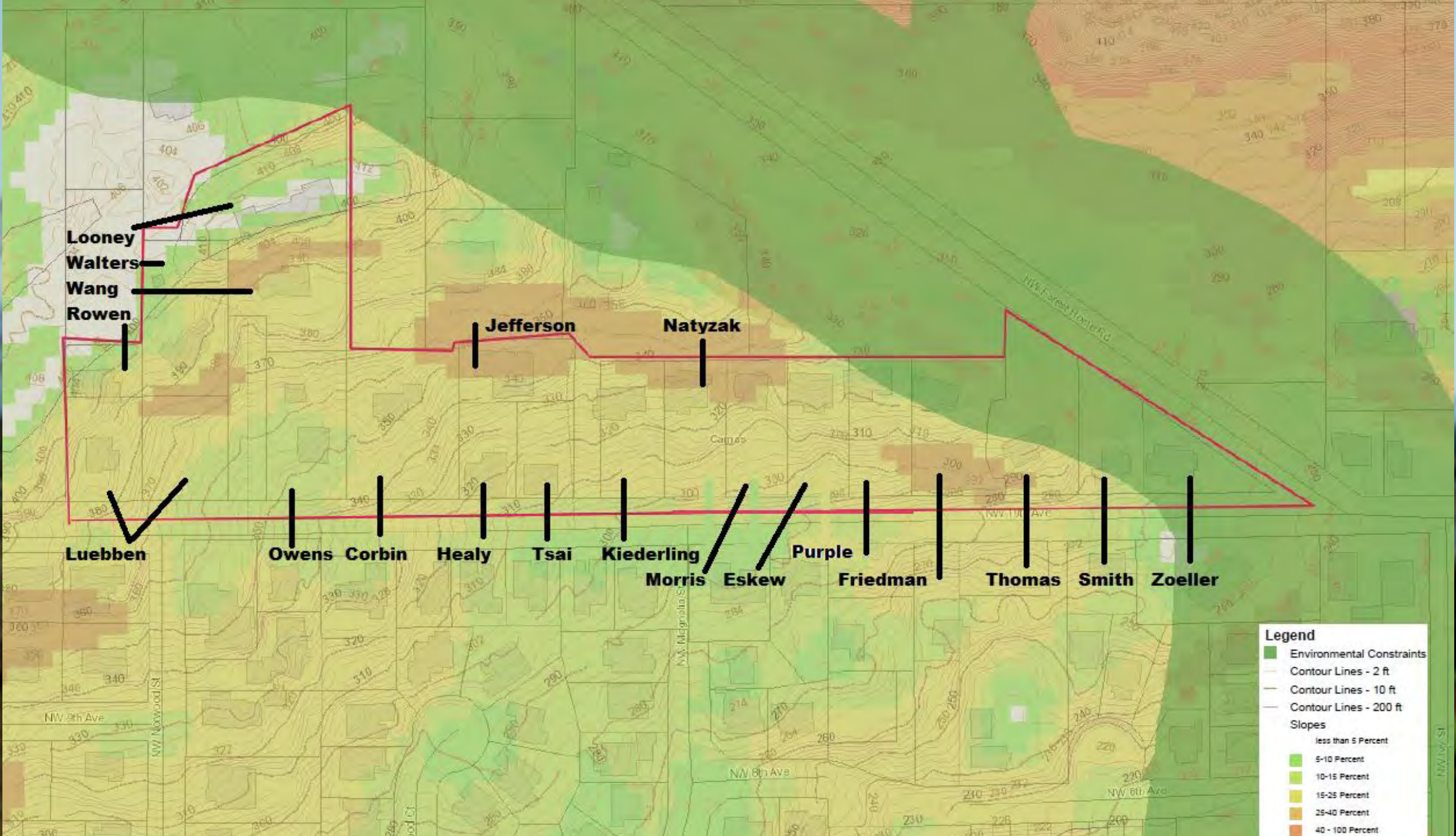
Current: Single family Low

Proposed: 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**

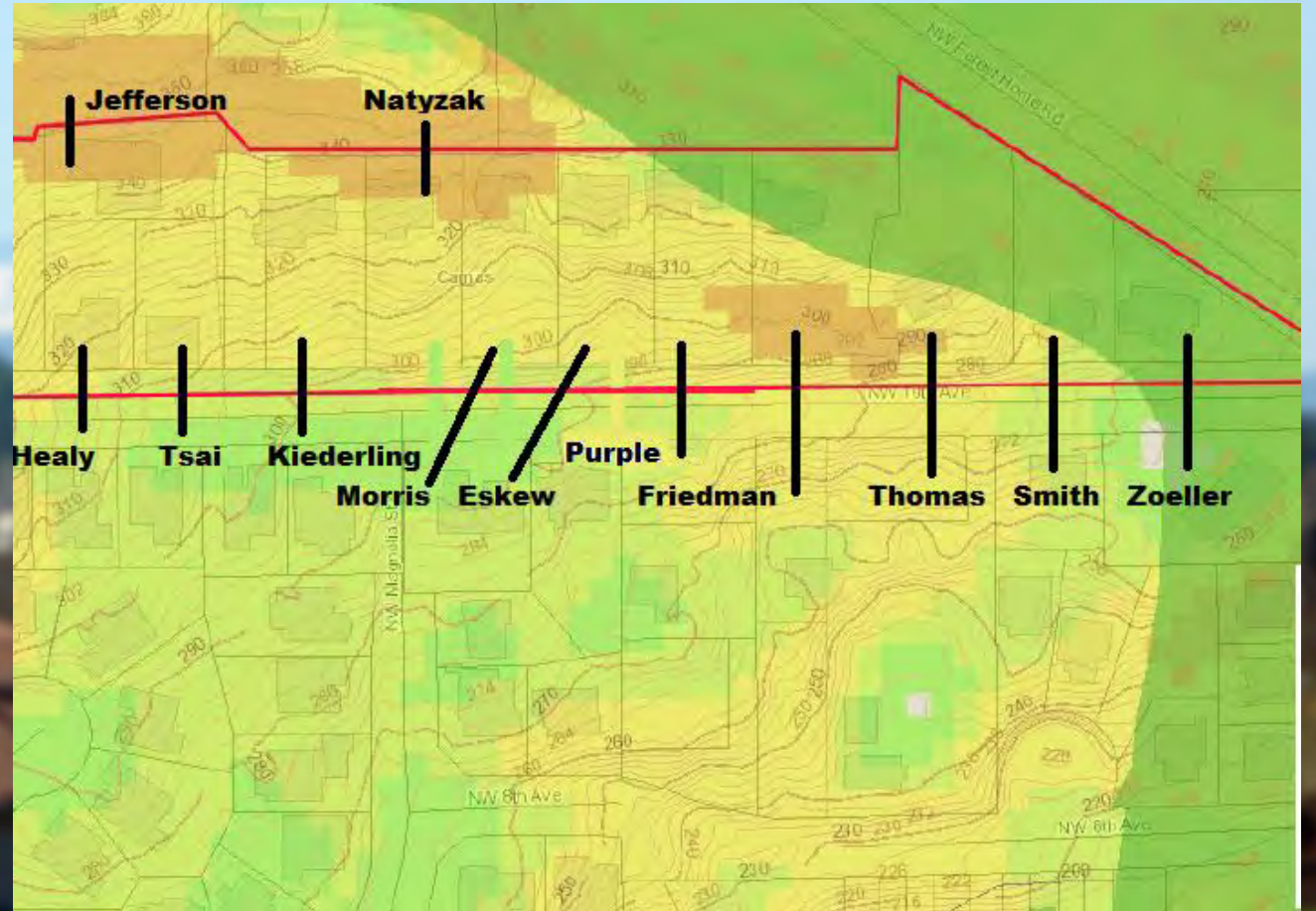
- less than 5 Percent
- 5-10 Percent
- 10-15 Percent
- 15-25 Percent
- 25-40 Percent
- 40 - 100 Percent

# East Side Lots

Range: 8,700 to 25,265

Average Lot Size: 14,040

Encumbered: Friedman, Thomas, Smith & Zoeller



# Dimensions of Lots – East

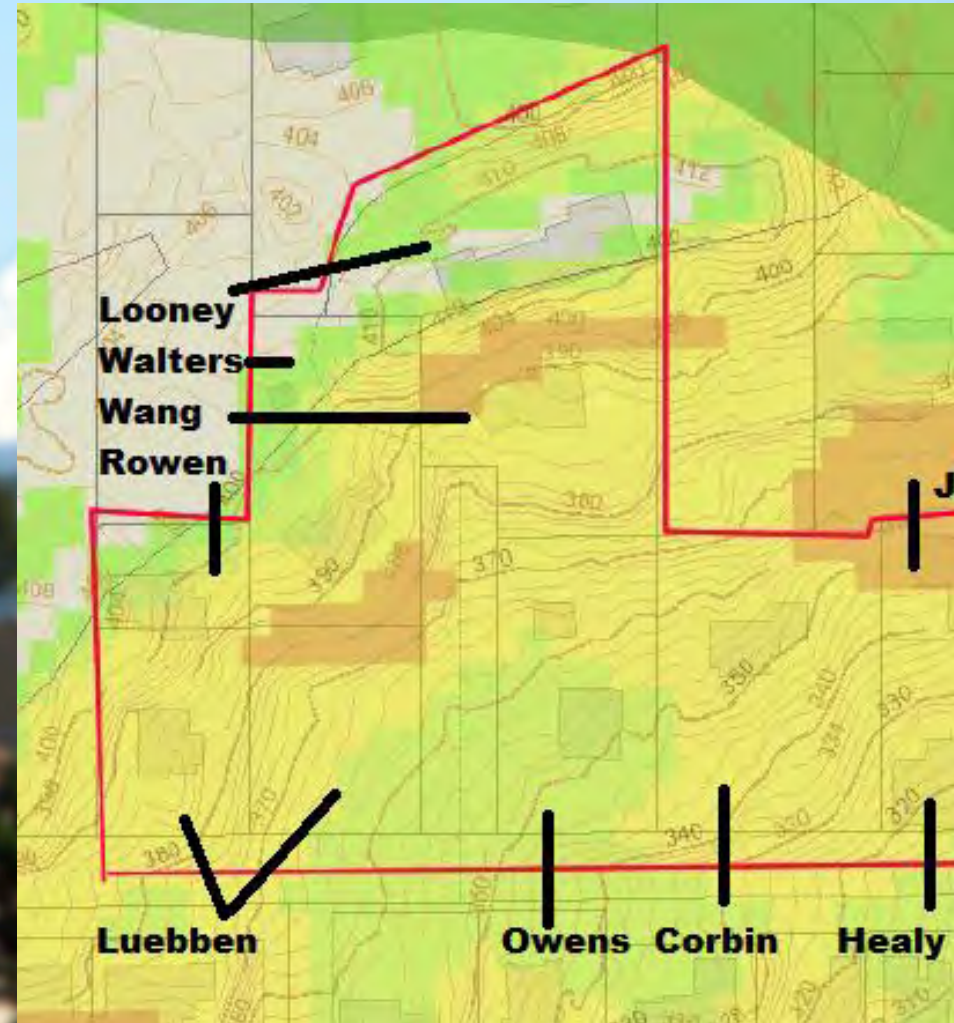
NAME	Lot Size	Front Setback	Standards	Rear Setbacks	Standards
ZOELLER	8,712	10.0	20	<b>Critical Area</b>	-
HEALY	10,454	4.5	20	65.0	25
TSAI	10,454	4.4	20	79.0	25
JEFFERSON	10,545	52.0	20	20.0	25
SMITH	12,375	9.0	25	<b>Critical Area</b>	-
KEIDERLING	14,145	93.0	25	18.0	30
NATYZAK	14,149	93.0	25	18.0	30
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	<b>Critical Area</b>	-

# 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

<b>NAME</b>	<b>Lot Size</b>	<b>Dividable at R-7.5 *</b>
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

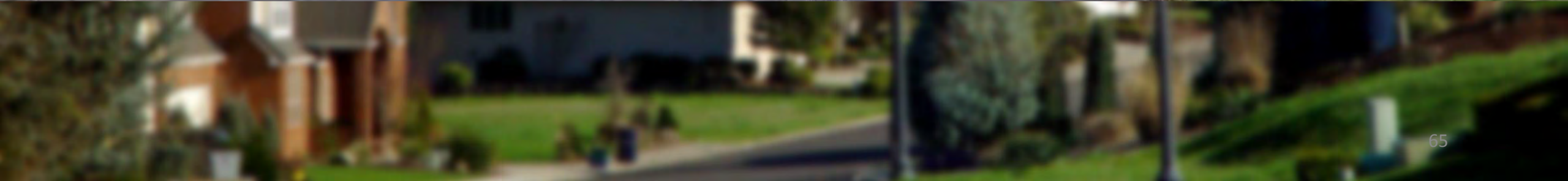
\*Determined by size, and does not include other factors such as slopes, or lot shape.

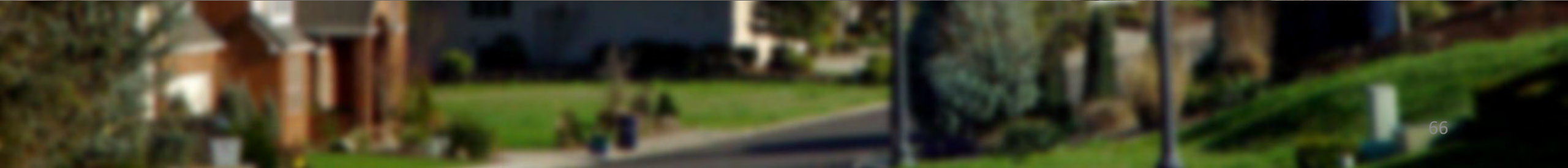
# NW 10<sup>th</sup> & Hill Street #CPA19-05

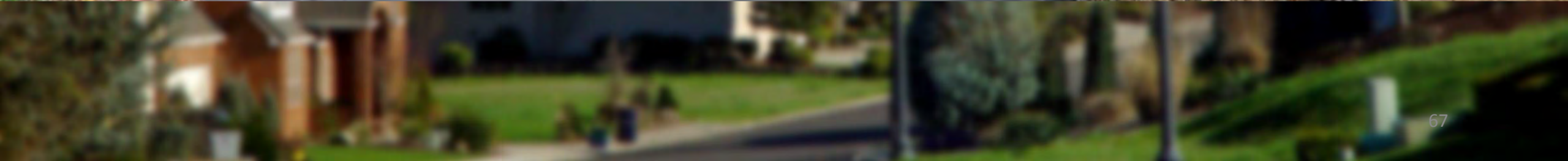
Size: 1.1 acres for 2 lots  
Current: Multifamily & Park  
Proposed: Commercial  
Current Use: Gym & Vacant  
Adjacent Use: Residential











1927 = Forest Home School  
was opened and used  
until 1953

1956 = WA State National  
Guard Armory

2001-03 = The building was  
used as the 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

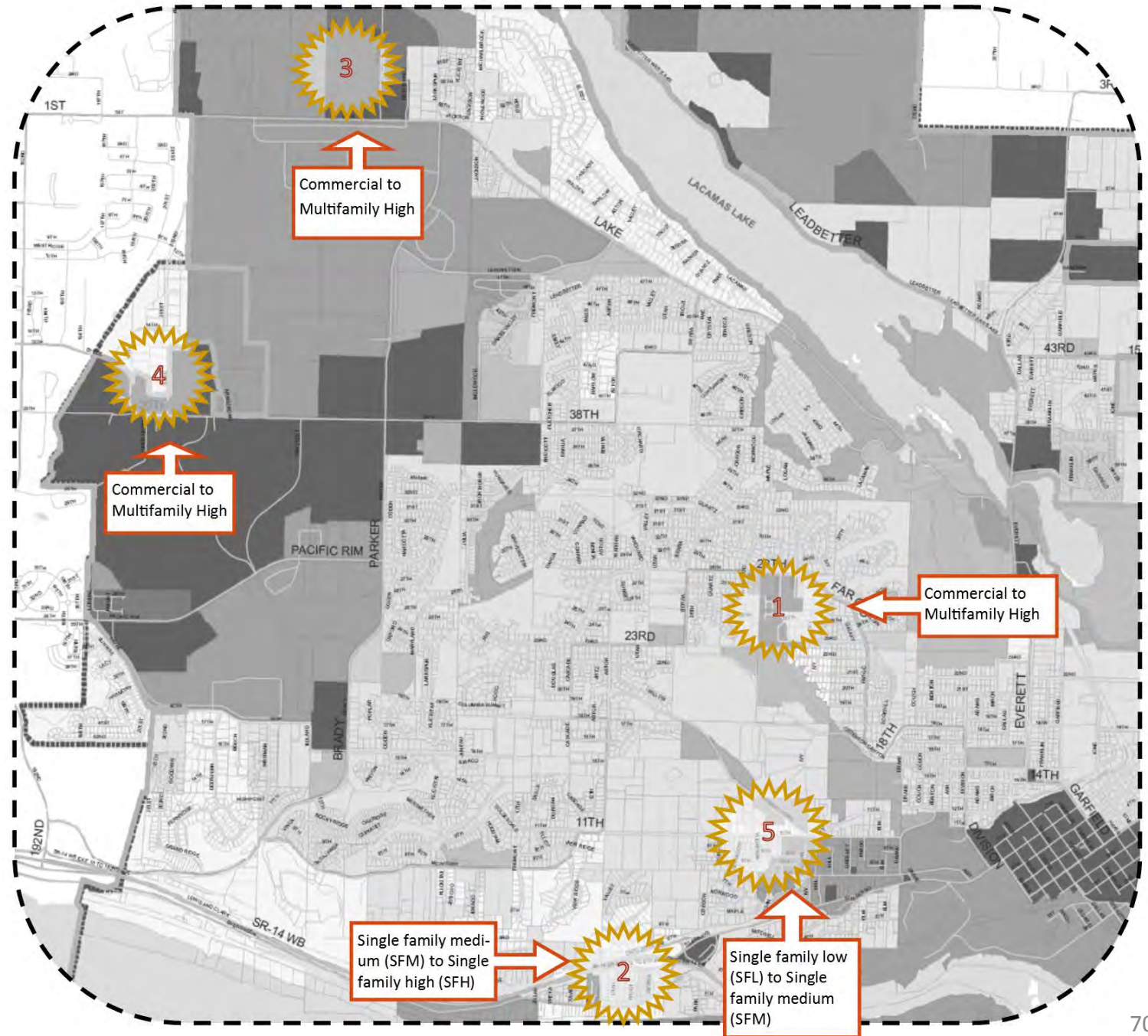
# Proposed 2019 Comprehensive Plan Map Amendments

1. Sui Hui Property—File #CPA19-01 2.22 acres
2. Rouse Property—File #CPA19-02 0.325 acres
3. Knopp Property—File #CPA19-03 6.32 acres
4. Camas Crossing—File #CPA19-04 4.32 acres
5. City Staff—File #CPA19-05

Hill Street 0.28 acres

NW 10th 7.74 acres

**Total potential change (approx.): 21 acres**



# Next Steps

- ✓ Public Hearing on May 21st
- ✓ Staff report will include the department's recommendation as follows:
  - Adoption,
  - Rejection or
  - Deferral of each proposed change