



2019 COMPREHENSIVE PLAN AMENDMENTS

STAFF REPORT

TO: Bryan Beel, Chair
Planning Commissioners

FROM: Sarah Fox, Senior Planner

REPORT DATE: April 11, 2019

Public Notices: A letter and a notice of application was sent to property owners in the vicinity of the proposed amendment areas on April 8, 2019. Notice of intent to adopt amendments (60-day) was received by the Department of Commerce on April 2, 2019 (Material ID #2019-S-23). The 60-day notice period ends on June 1, 2019.

Contents:

I. COMPREHENSIVE PLAN AMENDMENT PROCESS 1

II. BACKGROUND 2

III. LAND INVENTORY 2

IV. APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES 3

V. PROPOSED AMENDMENT AREAS 5

VI. PUBLIC COMMENT 9

VII. NEXT STEPS 9

VIII. TABLE 1 –2019 COMPREHENSIVE PLAN ACREAGE (PROPOSED) 10

IX. TABLE 2 - DEVELOPMENTS APPROVED **SINCE 2016** TO DATE 11

X. FIGURES OF EACH PROPOSED AMENDMENT 12

This Staff Report will:

- Analyze the City's Comprehensive Plan policies and goals
- Analyze the issues set forth in CMC 18.51

I COMPREHENSIVE PLAN AMENDMENT PROCESS

Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan will be received for 30 days. The 2019 announcement was published in the Camas Post Record and ran weekly the entire month of November 2018.

The City received four applications during the open review cycle. All of the individual requests will increase residential density. The City also proposes changes to the comprehensive plan designation for properties that are located along NW 10th Avenue and Hill Street.

II BACKGROUND

In 2016, the city adopted a cover to cover update to its comprehensive plan and map, titled Camas 2035 (Ord. 16-010). The city's comprehensive plan guides land use development and public facility investment decisions, consistent with the state's Growth Management Act (GMA) and Clark County's Community Framework Plan.

The plan includes six elements that work together to achieve the community's vision and long-term economic vitality. Those elements include policies and goals as follows: Land Use; Housing; Natural Environment; Transportation and Street Plans; Public Facilities, Utilities, and Services; and Economic Development.

The plan anticipated that the city would have a total population of 34,098 in 2035 and would add 11,182 new jobs. The city's current population according to the Office of Finance and Budget (OFM) is 23,770.

The City must evaluate proposed comprehensive plan changes in order to provide a balance of residential and employment lands. The City must also carefully evaluate the amount of developable land for each use, after deducting for critical areas or other challenges. The following report will discuss the city's compliance with the population and employment allocations to date and provide an analysis of the proposed amendments.

III LAND INVENTORY

EMPLOYMENT LANDS

The city's vision for economic development (Camas 2035, Section 6.1) in part reads, "In 2035, the economy has grown to attract a variety of businesses that offer stable employment opportunities and family wage jobs in the medical and high tech fields."

The City has approximately 3,419 acres designated for employment (combined commercial and industrial lands), or 33% of the overall acreage. Based on Clark County's Vacant Buildable Lands Model, it is estimated that there is 1,124 net acres of vacant and underutilized employment land in Camas. The model estimates that the city needs 337 net acres of Commercial land and 493 acres of Industrial land (total of 830 net acres) to create 11,182 additional jobs by 2035. According to the calculations, there is excess capacity of 294 net acres of employment land.

Given the high-level nature of the buildable lands analysis, there may be additional land that cannot be developed when detailed site plans are researched, and alternatively, a new employer may exceed the estimated jobs per acre based on whether their industry can expand vertically instead of lineally.

The Industrial comprehensive plan designation is comprised of the following zones: Light Industrial (LI); Light Industrial Business Park (LI/BP); Business Park (BP); and Heavy Industrial (HI). Aside from the school district properties, the city's industrial lands include the top employers and provide family-wage jobs. Commercially designated properties include the following zones: Regional Commercial (RC); Downtown Commercial (DC); Mixed Use (MX); Neighborhood Commercial (NC); and Community Commercial (CC). The most recent commercial developments and preliminary approvals have occurred in the city's downtown and along NW 38th Avenue.

RESIDENTIAL LANDS

The majority of land in Camas is designated for residential uses as it comprises approximately 53% of total acreage. Camas 2035 states that the city must add 3,868 new residential units within residentially designated areas by 2035 to meet the growth rate of 1.26 percent population growth per year. Since adoption in 2016, there has been an average of 250 residential units built per year.

Since 2016, preliminary plat approval has been granted to 11 developments for a total of 1,735 lots. The city has approved six multi-family developments, with a combined multi-family unit total of 642 units. Refer to Section X of this report for a detailed list of developments.

IV APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES

In order to support changes to the comprehensive plan, Camas 2035, the city must determine that the plan is deficient or should not continue in effect. Further, the city must agree that the proposed amendments comply with and promote the goals of the growth management act.

As noted at the outset of this report, all of the applications under consideration, with the exception of the city's proposed amendment at Hill Street, will increase residential density. Three of the proposals are requesting that the commercial designation be amended to multifamily.

The city groups commercial and industrial properties as areas where we anticipate job growth, and includes goals and policies for these lands within the Economic Development Element of the plan. There are specific economic development policies for the "Grass Valley" area (Ch. 6), where Camas Crossing (CPA19-04) and Knopp (CPA19-03) properties are located. Camas Crossing (CPA19-04) would also be subject to the "Gateway and Corridor" goals and policies within the Land Use chapter of the plan (Ch. 1). All of the four proposals would be subject to the Housing Element's goals and policies (Ch. 2).

Housing (Camas 2035, Ch. 2): The city's housing goals and policies focus on increasing housing diversity and affordability. Citywide housing goal (H-1) states, "*Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.*" The following policies are particularly applicable to the proposed amendments:

H-2.3: Any comprehensive plan designation change that increases residential capacity should require a quarter (25 percent) of the new units to be affordable to households earning 50 to 80 percent of Camas' MHI at the time of development.

H-2.4: All affordable housing created in the City should remain affordable for the longest possible term, whether created with public funds, through development agreements, or by regulation.

H-1.4: Require a percentage of newly created lots to include one or more of the following unit types (to be designated on the face of the plat): Single-story dwellings; Barrier-free dwellings (consistent with Americans with Disabilities Act [ADA] guidelines); ADUs, to be constructed concurrent with primary dwellings.

Economic Development (Camas 2035, Ch. 1 and Ch. 6): The Camas Crossing and Knopp Properties are located within the Grass Valley area. Relating to this area, (Sec. 1.4.2) the plan states, "*Professional office, medical, and industrial uses typify western Camas, with retail businesses supporting large campus firms.*" The city's commercial zone has a wide range of outright allowed uses to include professional office and service land uses, and has a much

shorter list of prohibited uses. The following policies are particularly applicable to the proposed amendments:

Lu-2.7: Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

Grass Valley Economic Development Goal, ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

Gateways (Camas 2035, Ch. 1 and Ch. 6): "Development/redevelopment within a designated gateway or corridor must adhere to the goals and policies included in the Economic Development Element as well as the applicable development regulations and design guidelines of the Camas Design Review Manual." (page 1-4). The city designated NW 38th Avenue as a primary Gateway and Corridor to the city. There are design guidelines that are provided at Table 1-3, and these were recently adopted within the city's Design Review Manual. Some of the features that are expected within a primary gateway include: Iconic street lighting; Layered landscaping; and monument-style signage. Corridors must include: Pedestrian and bicycle amenities (bike lanes, crosswalks, and sidewalks); Signage (wayfinding, historic, and/or interpretive); Iconic street lighting; and Street trees. The following goal and policy is particularly applicable to the proposed amendments:

Gateways and Corridors Economic Development Goal, ED-6: Create attractive and welcoming entrances to the City and distinguish Camas from adjacent jurisdictions through the development of community gateways.

ED-6.7: Building entrances should face the street and provide pedestrian connections from the building entrance to the sidewalk. Encourage landscaping, rather than parking, between the building and the street in order to create a welcoming streetscape.

EVALUATION CRITERIA – CMC SECTION 18.51.030 (A-D)

The application materials must include responses to eight questions (A-H, of CMC§ 18.51.010). All applications included responses as required and included SEPA checklists.

After considering whether or not the current plan is deficient, the Planning Commission must recommend whether to support, reject or defer the amendments to City Council. The code provides the following criteria at CMC§ 18.51.030:

- A. Impact upon the city of Camas comprehensive plan and zoning code;*
- B. Impact upon surrounding properties, if applicable;*
- C. Alternatives to the proposed amendment; and*
- D. Relevant code citations and other adopted documents that may be affected by the proposed change.*

At the following section, staff will address the applicable criteria for each proposal. At Section VIII of this report there is a summary of the land use acreage changes. There are also detailed maps of each proposal at Section XI.

V PROPOSED AMENDMENT AREAS

A. SUI HUI PROPERTY (FILE # CPA19-01)

Site Description: The subject property is 2.2 acres that is located at the intersection of NW Logan Street and NW 25th Circle (Parcel #819518-123). It is currently designated Commercial (zoned Community Commercial), and the applicant requests a change to Multifamily High, with an associated zone of Multifamily 18 (MF-18). The surrounding properties are designated Commercial to the north and south; and Single-family Medium (SFM) to the east and west. There are not any zoning overlays on the subject property, such as gateways or corridors.

Discussion: A notice of application was sent to property owners within the commercial zone along Logan Street and property owners within 300-feet of the identified area. The reason staff included a larger area for consideration of a designation change, was due to the fact that all but three properties at the northeast corner of the commercial district are developed residentially. The three parcels excluded from the amendment are currently used for commercial uses, which is consistent with the comprehensive plan. One of the properties is a gas station and the other is used as a veterinary clinic. Refer to the map for this proposal at Section XI. In brief, the development of the area, in spite of the commercial designation has been almost entirely multifamily.

Specifically, at the north end of the commercial designation along NW 28th Avenue is Camas Ridge, a 51-unit apartment complex (16 units/acre). South of Camas Ridge is the Logan Place Subdivision, which includes 34 townhome lots and seven duplex lots (9 units/acre). Across from Logan Place to the east are three duplex lots, and a lot that contains 10 row houses. To the south of the subject property is Summit Hill Condominiums with 26 units (8units/acre). The average residential unit density within this commercially designated area is 10 units per acre, which is consistent with the Multifamily Low comprehensive plan designation.

The current land uses aside, Staff and the applicant discussed that a proposal to only amend a single parcel could be invalidated if it meets the definition of a "spot zone". A "spot zone" is a bit of a misnomer as it refers to comprehensive plan designations rather than zoning. Spot zoning is defined as an arbitrary and unreasonable action when a small area is singled out of a larger area and is zoned totally different from and inconsistent with the classification of the surrounding land, **not in accordance** with a comprehensive plan.

According to the Municipal Research and Services Center, the reasons for invalidating an illegal spot zone usually include one or more of the following: (1) the rezone primarily serves a private interest, (2) the rezone is inconsistent with a comprehensive plan or the surrounding territory, or (3) the rezone constitutes arbitrary and capricious action.

The application materials did not address Policy H-2.3 or H-2.4 in regard to providing a portion of the new units to be affordable. A further discussion on this aspect of the proposal is warranted.

The current comprehensive plan designation of Commercial does not reflect the existing development pattern of the area. All of the properties in the district have been developed residentially (except three parcels at the Northeast corner). The effect of the change would be to allow similar residential development to occur on the subject property rather than allowing an inconsistent commercial development.

B. ROUSE PROPERTY (FILE #CPA19-02)

Site Description: The subject property is designated “Single-family Medium” (SFM) with a zone of Residential-7,500 (R-7.5). Properties to the north, south and west of the subject parcel are also designated SFM. To the east are properties that are designated as “Single family High” (SFH) and are developed consistent with a (repealed) zoning design standard of Residential-5,000 (R-5). Across the street to the south are properties that are designated as “Single family low” (SFL), which generally have deep yards that are encumbered by steep slopes.

Discussion: The applicant requests that the SFM district be amended to SFH similar to the designation of the district to the east. In this case, the city could extend the designation of the SFH to include the subject property (0.32 acres) as it would not be considered to be a spot zone. The city could also expand the amendment to include the entire SFM district (10 acres). The applicant provides findings within their narrative to support this change, namely due to the fact that a majority of the surrounding properties do not conform to the current designation.

The properties north of SW 6th Avenue are designated either SFM or SFH, with commercial properties bracketing to the west and east of the residential district. The applicant notes that the Camas West subdivision, which is adjacent to the east of the subject property does not conform to the zoning standards of R-6 as the lot sizes are an average of 5,000 square feet. Between Trout Court and Utah Street, there are 20 properties and 12 of those (60%) do not conform to the zoning designation of R-7.5, as their lot sizes are either considerably smaller or larger than the target average of 7,500 square feet. There are another 15 lots between SW Valley Street and SW Utah Street, with four of those lots exceeding the lot size standards of the zone (26%).

The comprehensive plan policies in regard to supporting a wide variety of housing types (refer to Policies H-2.1 and H-2.3) would be consistent with this proposal as it would encourage infill development, in addition to the currently available option to build an ADU¹. There are roughly 10 lots within the SFM district that would be able to short plat into at least two lots if this amendment were approved (28%). Absent an amendment to the comprehensive plan, the properties could utilize the ADU standards to add a residential unit to their properties as the backyard area appears to be deep enough to accommodate.

The proposed amendment would increase residential density similar to other proposed 2019 amendments, however, it is not a conversion from a commercial designation. The city would expect 12 new lots spread over this 10 acre area, and likely redevelopment of distressed properties. Properties along the 6th Avenue arterial road would likely not change with this proposed amendment as they are an average of 5,000 square feet and could not divide.

C. KNOPP PROPERTY (FILE #CPA19-03)

Site Description: The subject property is designated “Commercial” and has commercially designated properties to the south. There is currently a residential home on the property that fronts NW Payne Street. To the north and east are multifamily designated properties, with the

¹ Accessory Dwelling Unit (ADU) development can be found at CMC Ch. 18.27. An ADU is a subordinate dwelling unit on a lot or conversion of a portion of an existing home into a separate dwelling unit.

Village at Camas Meadows (east) under construction. To the west is vacant industrial land, which is designated as Light Industrial/Business Park (LI/BP).

Discussion: The applicant requests that the comprehensive plan designation of Commercial be amended to Multifamily, with an associated rezone of MF-18.

The property is commercially designated, but does not include a gateway overlay. The comprehensive plan policies in regard that were identified at Section IV of this report in regard to the Land Use, Housing and Economic Development Elements of the plan are applicable to this proposal.

The application narrative states that the property has steep slopes at the northern portion of the property, which are not ideal for commercial development. Further it notes that residential development would better be able to incorporate the terrain without significant grading. The properties to the north and east are multifamily developments which are within a 56 acre area that was amended from LI/BP to MF in 2012. The subject property is adjacent to the multifamily district, and for that reason, expansion of the MF designation would not be a spot zone.

The city organizes many uses within the Use Authorization Table at CMC Chapter 18.07, as "Commercial" however the level of intensity varies greatly. For example, the current Regional Commercial zone would outright allow for offices, medical and veterinary clinics, along with brew pubs, grocery stores, florist shops, and fast food restaurants. The zone also allows nursing homes, hotels and apartments (with a development agreement).

The conversion of commercial lands to residential generates more need for parks and trails than a commercial use. However, the subject property is not large enough to accommodate a city park. There may be an opportunity to provide trail connections or other park amenities nearby or on a portion of the property.

The application materials did not address Policy H-2.3 or H-2.4 in regard to providing a portion of the new units to be affordable. A further discussion on this aspect of the proposal is warranted.

The property is within a commercial district that is adjacent to properties that were converted to multifamily designations in 2012. The subject property is not within a gateway or corridor area, and is not located along Lake Road, which was upgraded through grants that the city acquired to support and boost economic development.

D. CAMAS CROSSING (FILE #CPA19-04) (Associated Files: ANNEX18-01; ZC15-02; ARCH15-09; CA15-03; DA15-06; SEPA15-20; Other names include Moxie Village and Kate's Crossing)

Site Description: Two of the subject properties are designated "Commercial" and properties to the south, east and west are similarly designated. To the north and immediate east, the properties are outside city limits, but within the urban growth area. One of the subject properties is outside the city limits and is designated as "Single Family Low". The applicant owns adjacent properties of approximately 20 acres, with only 4.0 acres that are proposed to be amended. The 20 acres of combined properties has been the subject of previous applications under the same name, which were proposals for mixed use developments.

Discussion: The applicant's narrative requests that the city annex Parcel # 177437-005, and amend all properties to Multifamily (MF) with an associated rezone of MF-18.

The site is commercially designated and it includes both a gateway and corridor zoning overlay. The site is adjacent to NW 38th Avenue, which was recently improved by the city through

economic development grants. All of the comprehensive plan policies identified at Section IV of this report are applicable to this proposal.

The applicant's narrative includes a discussion in regard to development of the entire 20 acres and how residential development will support their future plans for a mix of uses on the site. Although not under review with this application, there are tools available for creating mixed use developments with the current zoning (Refer to Footnote 10, CMC§18.07.030 Table 1).

The narrative also states that the amendment to MF would better serve the surrounding commercially designated properties as, "there are no specific multifamily areas along NW 38th Avenue." Contrary to this statement, across the street to the south are 288 apartments approved for development (Holland Group), and the Grandview Apartments are located 0.27 miles to the west of the subject property with 178 units at a density of 20 units per acre. Further west, across 192nd Avenue, are single family lots at a density of approximately six units per acre. Refer to Section X of this report, and the aerial photo of the site at "b".

If the requested amendments were approved, the combined four acres could accommodate approximately 50 new units after accounting for any critical areas and infrastructure (net site area). The narrative stated that the conversion of commercial land (pages 8-10) to residential will conform to the housing goals and policies of the comprehensive plan. However the city doesn't have an adopted code or other specific method to ensure that 25% of the new units will be affordable, or that they will be single story or ADA-accessible.

E. STAFF PROPOSED AMENDMENTS (FILE #CPA19-05)

Hill Street (1.10 acres): The city is considering amending two parcels to a Commercial designation from Multifamily High (MFH) and Park (P), in order to match the historic and current uses in the area. The 0.28 acre property that is designated as "Park" is owned by the State of Washington and is not within the city's Park, Recreation and Open Space Comprehensive Plan. The property has never been developed and would fit the criteria for amending based on the reason that the current designation cannot continue as it will not be a city park. The question is whether it should be designated to match the surrounding properties (MF) or whether it should be grouped with the adjacent commercially used property.

The adjacent property, which is designated MF was developed as a neighborhood school, and has since that time been used as the city's library, an armory, and now is currently being used by a gymnastics company. The property has historically been used for commercial purposes.

Staff noted that there is an opportunity to convert the commercially used property to a conforming land use designation, when amending the park property. As previously discussed in this report, the city cannot approve a spot zone. A spot zone is when a single property is rezoned to be inconsistent with the surrounding properties or comprehensive zone. However, the city could consider the two properties together for conversion to a Commercial designation. Alternatively the city could determine that there is only a need to amend the park designated property to match the multifamily designated properties that surround it.

NW 10th (7.74 acres): The area under consideration is located north of NW 10th Avenue, east of NW Norwood Street, and west of Logan Street. The city has received queries over the years as to the reasons for the Single-family Low (SFL) district being surrounded by Single Family Medium (SFM), and there have been requests to amend the area to SFM. For this reason, staff analyzed the area to determine the need for an amendment.

The area includes 20 properties and 19 property owners. The SFL designation dates to at least the 2004 Comprehensive Plan, which was the first comprehensive plan amendment in the city's history that converted many single family zoned areas throughout the city to higher densities in conformance with the Growth Management Act. The properties have steep slopes that rise above street level, with the easterly four properties also encumbered with stream and habitat areas. The average lot size is 16,853 square feet (sq. ft.), although there are five lots that are less than 10,000 sq. ft. The majority of the properties do not conform to setback standards of the current zone, or any zone. For example, nine of the properties (45%) have rear setbacks that are less than the depth required for their lot size. Three of the properties have four foot front setbacks. In sum, the district of 20 properties does not conform to any current zoning development standard.

If the district were amended to another residential designation, such as Single-family Medium or High, then it would appear that only the westerly group of six properties would be able to benefit from a designation change (see box at right). The reasons for this would be that these properties are not encumbered by the habitat corridor, and have less steep slopes in comparison to the properties east of them. The sizes of the properties and position of current structures could allow for future short plats, and ADU development.



VI PUBLIC COMMENT

At the writing of this report, two comments were received and are attached to the agenda.

VII NEXT STEPS

This report was provided in order for Planning Commission to discuss the applications and provide feedback to staff. No action is required at this time.

A public hearing will be held to consider the proposed amendments. At that time, a staff report "shall contain the department's recommendation on **adoption, rejection or deferral** of each proposed change" pursuant to CMC18.51.030.

VIII. TABLE 1 –2019 COMPREHENSIVE PLAN ACREAGE (PROPOSED)

The following acreages represents the proposals as submitted, and does not include expansions or reductions to those areas as discussed within the staff report.

Comprehensive Plan Designations	Current Acres	Proposed Change	Final Acres
Single Family			
· Low Density	871	-9.36	861.6
· Medium Density	3617	7.425	3624.4
· High Density	425	0.325	425.3
Multi-Family			
· Low Density	279		279.0
· High Density	246	11.94	257.9
Commercial	992	-10.05	982.0
Industrial	2427		2427.0
Park	851	-0.28	850.7
Open Space / Green Space	492		492.0
Total acreage:			10,200

IX TABLE 2 - DEVELOPMENTS APPROVED **SINCE 2016** TO DATE

The following list includes those developments that have received preliminary approvals since 2016.	Lots	Master FILE #
Dawson Ridge Subdivision	43	SUB17-01
43rd Avenue Subdivision	12	SUB18-01
Valley View Subdivision	36	SUB18-02
Larkspur Subdivision	10	SUB18-03
Kern Short Plat	2	SP17-02
Sundem Short Plat	2	SP17-01
Summit Terrace Subdivision	55	SUB16-01
Elm Street Short Plat	4	
The Village Phase 2	46	SUB15-04
The Parklands Subdivision	42	DA15-03
Green Mountain Planned Residential Development (127 lots developed)	1,483	Various
Hancock Springs (pending)	20	SUB18-05
Total	1,755	

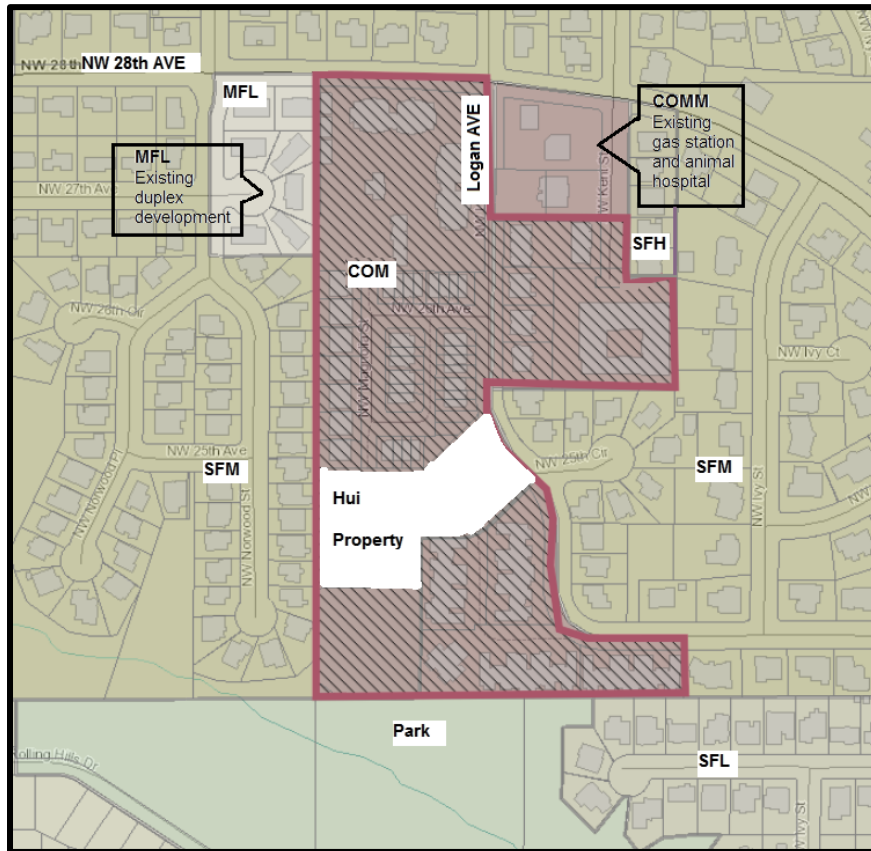
New multi-family developments:	Units	Built?
Hetherwood Apartments	150	NO
Riverview Apartments	120	YES
6th & Birch Mixed Use	30	NO
The Village Phase 1	30	NO
Parklands Multifamily	24	NO
Grass Valley Master Plan - Holland Group	288	NO
Total	642	

New Commercial /Industrial developments:	Built?
Grains of Wrath - Restaurant	YES
Union Self-Storage (under construction)	NO
NW 38th Avenue Medical / Dental Building	YES
Lacamas Heights Elementary School	YES
Camas Self-Storage (under construction)	NO
Discovery High school	YES
Grass Valley Master Plan - Holland Group	NO
Pumpkin Property Office Development	NO
Three Rivers Development Office Building	NO
Lacamas View Care Facility	NO
Samson Sports – Expansion	NO

X FIGURES OF EACH PROPOSED AMENDMENT

SUI HUI PROPERTY (CPA19-01)

Description: The property is designated "Commercial" and has commercially designated properties to the north and south. To the east and west are properties that are designated "Single family Medium". The development pattern to the north and south of the Hui Property is at multi-family densities and development styles. To the south is Summit Hills, a condominium development at 8 units per acre. To the north lies the Logan Place development with a mix of row houses and duplexes at 9 units per acre, and the Camas Ridge Apartments at 16 units per acre.



ROUSE PROPERTY (CPA19-02)

Location: 617 SW Trout Court

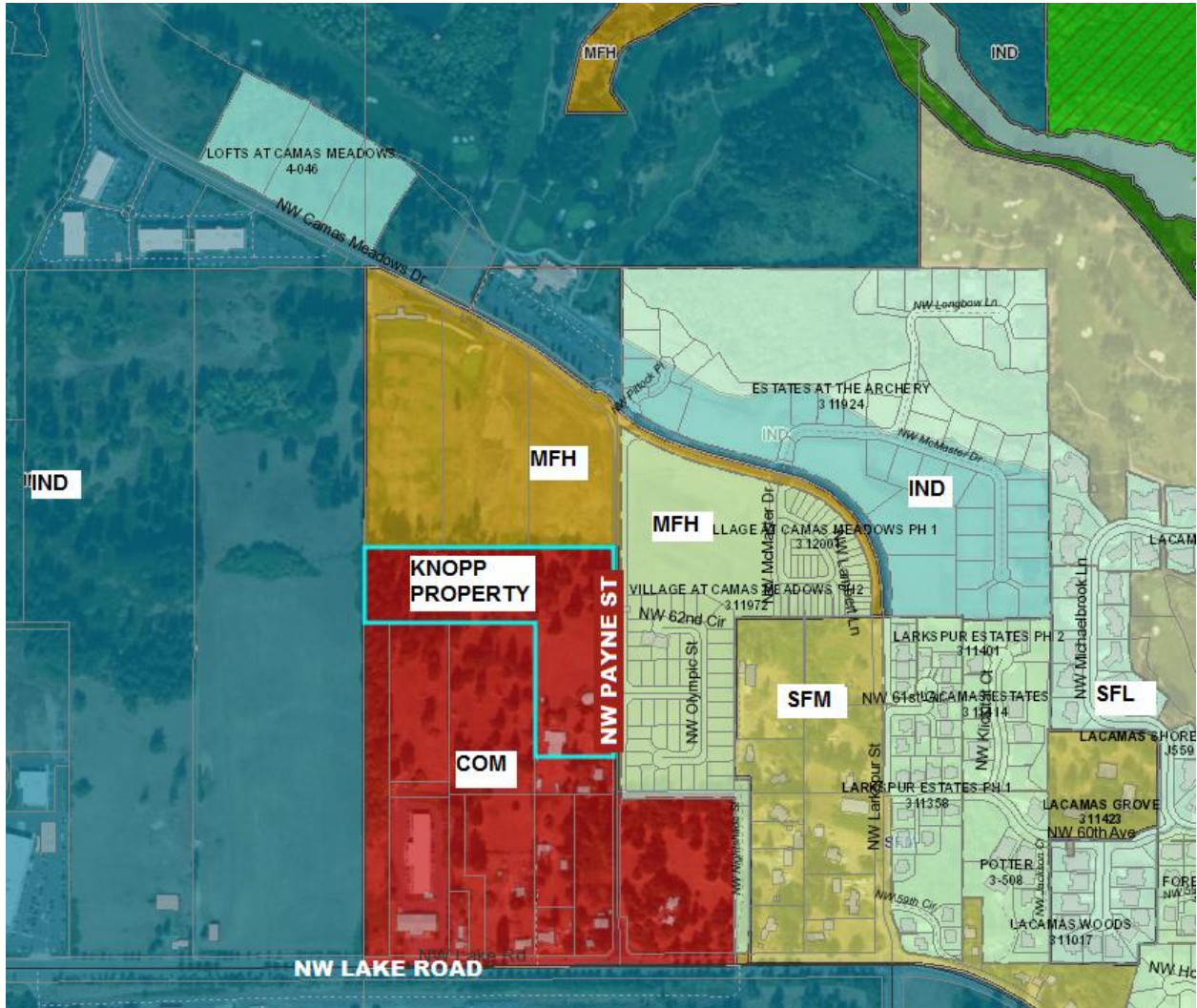
Description: Property is designated as "Single family Medium" and has the same designation to the north, south, and west. To the east are properties that are designated as "Single family High" and are developed similar to a (repealed) zoning design standard of Residential-5,000. Across the street to the south are properties that are designated as "Single family low" which generally have deep yards which are encumbered by steep slopes.



KNOPP PROPERTY (CPA19-03)

Location: 6201 NW Payne Street

Description: Property is designated "Commercial" and has commercially designated properties to the south. To the north and east are multifamily designated properties, with the Village at Camas Meadows (east) under construction. To the west is vacant industrial land.



CAMAS CROSSING (CPA19-04)

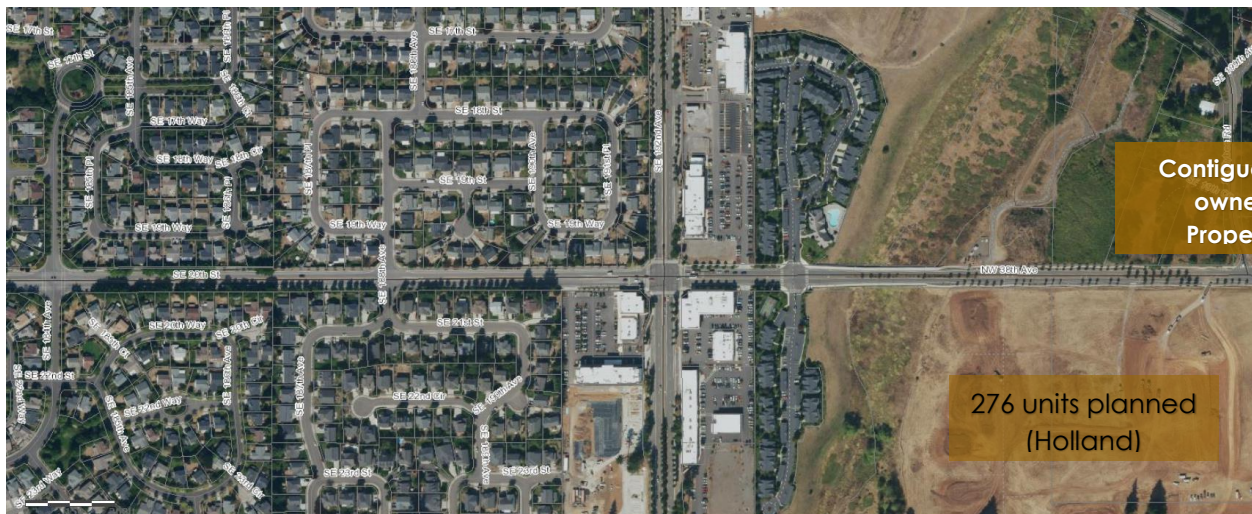
Location: NW 38th Avenue and SE 202nd Ave

Description: The property is designated "Commercial" and properties to the south, east and west are similarly designated. To the north and east, the properties are outside city limits, but within the urban growth area. One of the subject properties, and to the north of the site are designated as "Single Family Low".

(A) Comprehensive Plan Designations



(B) Aerial photo of surrounding development pattern



CITY PROPOSALS (CPA19-05)

Hill Street (Yellow Box): The city is considering amending the area outlined in yellow to be changed from Multifamily High (MFH) and Park (P) to Commercial (COM), in order to match the historic and current uses in the area.

NW 10th (White Box): The city is considering amending this Single Family Low (SFL) area to Single Family Medium or High (SFM or SFH) to better reflect existing development patterns.

