



CITY OF CAMAS STAFF REPORT

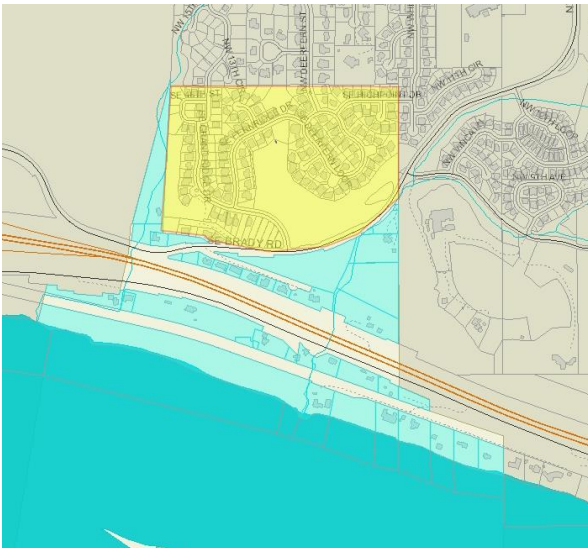
To: City Council
 From: Robert Maul, Planning Manager
 Date: September 8th, 2015
 Proceeding Type: Work Session
 Subject: Zoning Designation for Grand Ridge Annexation Area

Legislative History:

- First Presentation: September 8th, 2015
 - Public Hearing: September 8th, 2015
 - Adopt Ordinance: TBD
-

Background: On May 4th, 2015 the Camas City Council accepted a 10% notice of intent to annex land located in the Camas Urban Growth Boundary generally described as the Grand Ridge Annexation Area, Option 2 (See Fig. 1). The method of annexation being used is the 60% petition method. Before a public hearing can be held with the city council to entertain the 60% petition, the city must first affix a zoning designation for the area in question. The current comprehensive plan designation is Single Family Low, which is the lowest density the city has for residential development. There are two zoning designations that can be used to implement the Single Family-Low comprehensive plan designation, R-15 and R-20.

Fig. 1



The annexation area is highlighted in Blue, also located south of SE Brady Road and extending south to the Columbia River. The annexation area contains approximately 92 acres of land comprised of 35 parcels and a population of 53 people.

Analysis

The annexation area contains a mixture of platted and un-platted lots. There are seven smaller lots located within the Vista Del Rio subdivision which average 15,000 square feet in size and are located just south of SE Brady Road. The remaining lots in the annexation area located along the Columbia River and SE Evergreen Boulevard are larger acreage sized lots, some of which contain single family dwelling units. While some of the larger tracts have development potential, there are some environmental constraints such as critical areas, shorelines, and topography, which may limit densities if developed in the future. Those factors were taken into consideration when the comprehensive plan designation was set for the area. Using either the R-15 or R-20 zoning designations will be consistent with the adopted comp plan map. However, to allow for more efficient use of land and densities staff recommended that the Planning Commission consider the R-15 zoning designation at the hearing.

The subdivision located north of the annexation area, the Grand Ridge Subdivision, is the only other land between the annexation area and the city limits. All of the lots within the Grand Ridge Subdivision are within the 15,000 square foot range. Staff would recommend including this subdivision in this zoning designation effort. In doing so, there will be a pre-annexation zoning established for the Grand Ridge subdivision once it is annexed in the future.

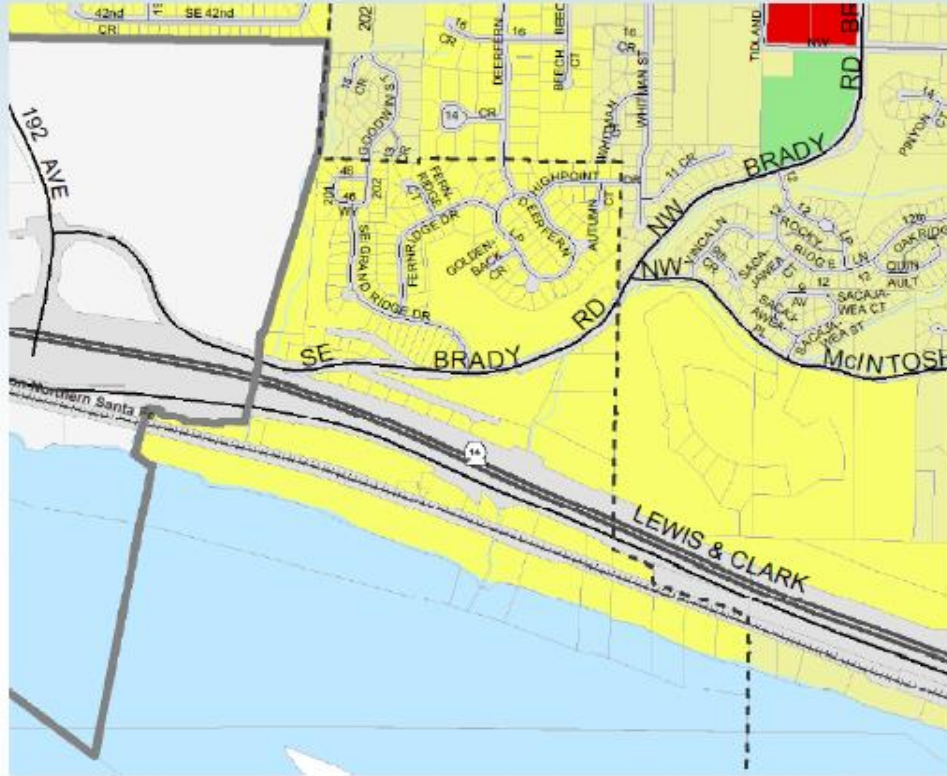
Recommendations

The Planning Commission held a public hearing on this matter on August 18th, 2015. There was no public testimony provided at the hearing. The PC voted unanimously to recommend setting the zoning designation for the entire area, both the current Grand Ridge annexation area and the Grand Ridge subdivision itself, is set at R-15.

Exhibits

1. Comprehensive Plan Map
2. Zoning Map

Grand Ridge Area Comprehensive Plan Designation



Comprehensive Plan

- Single-Family_Low
- Single-Family_Medium
- Single-Family_High
- Multi-Family_Low
- Multi-Family_High
- Commercial
- Light industrial/Business park
- Industrial
- Park
- Open space/Green space
- Water
- City Limits
- Urban Growth Area (UGA) Boundary

