

Annual Comprehensive Plan Amendments

Planning Commission Public Hearing

October 23, 2018

State Growth Management

RCW Chapter 36.70A the
Growth Management
Act (GMA)

- Annual Reviews **RCW 36.70A.130**
- May only be once a year (with limited exceptions)
- Must be considered concurrently so the cumulative effect of the various proposals can be ascertained

ORDINANCE 16-010 | JUNE 2016

A Comprehensive Plan to guide future growth and development for the City of Camas

Camas 2035

The Camas Vision
Introduction

Developing Camas 2035
Introduction

Land Use Goals and Policies
Pg. 1-4

Gateways and Entries
Pg. 6-6

Elements of the Plan:

- Land Use
- Housing
- Natural Environment
- Transportation
- Public Facilities and Services
- Economic Development

Camas Municipal Code

Chapter 18.51

Comprehensive plan and zoning amendments

- Process
 - November & December
 - January 31st
 - March 31st (60 days later)
- Application
- Evaluation Criteria
- Council Decision

Evaluation Criteria

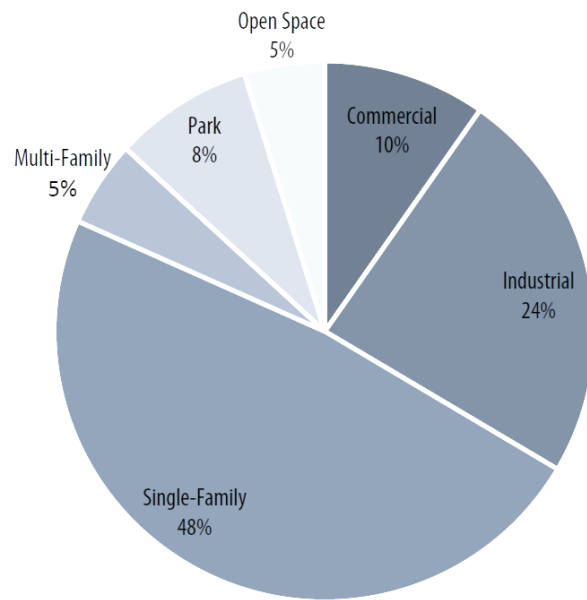
- A. **Impact** upon the city of Camas comprehensive plan and zoning code;
- B. **Impact** upon surrounding properties, if applicable;
- C. **Alternatives** to the proposed amendment; and
- D. Relevant code citations and other adopted documents that **may be affected** by the proposed change.

Camas Land Use Percentages

Designations	Total Acres	
Single Family High	425	48%
Single Family Medium	3617	
Single Family Low	871	
Multi Family High	246	5%
Multi Family Low	279	
Commercial	992	10%
Industrial	2427	24%
Park	851	8%
Open Space	492	5%

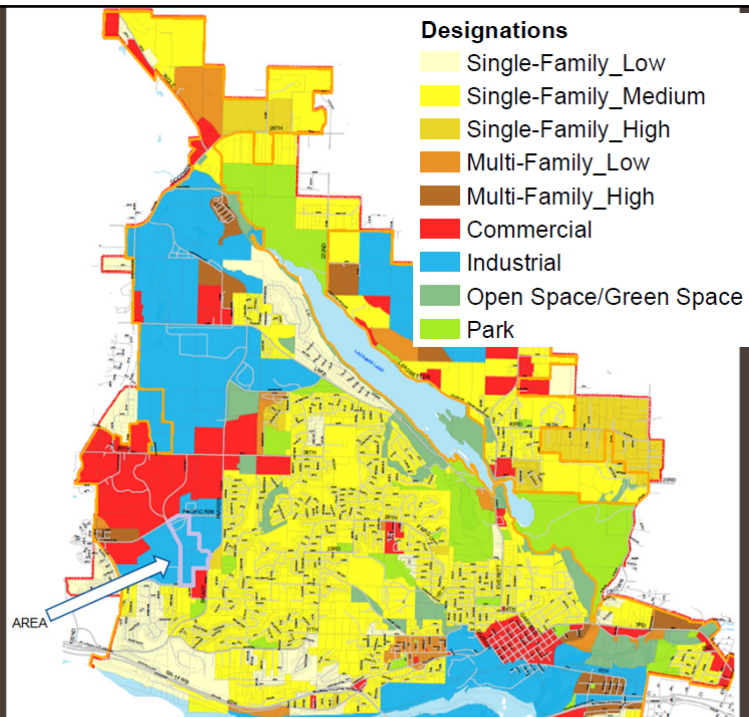
Designated Land Uses

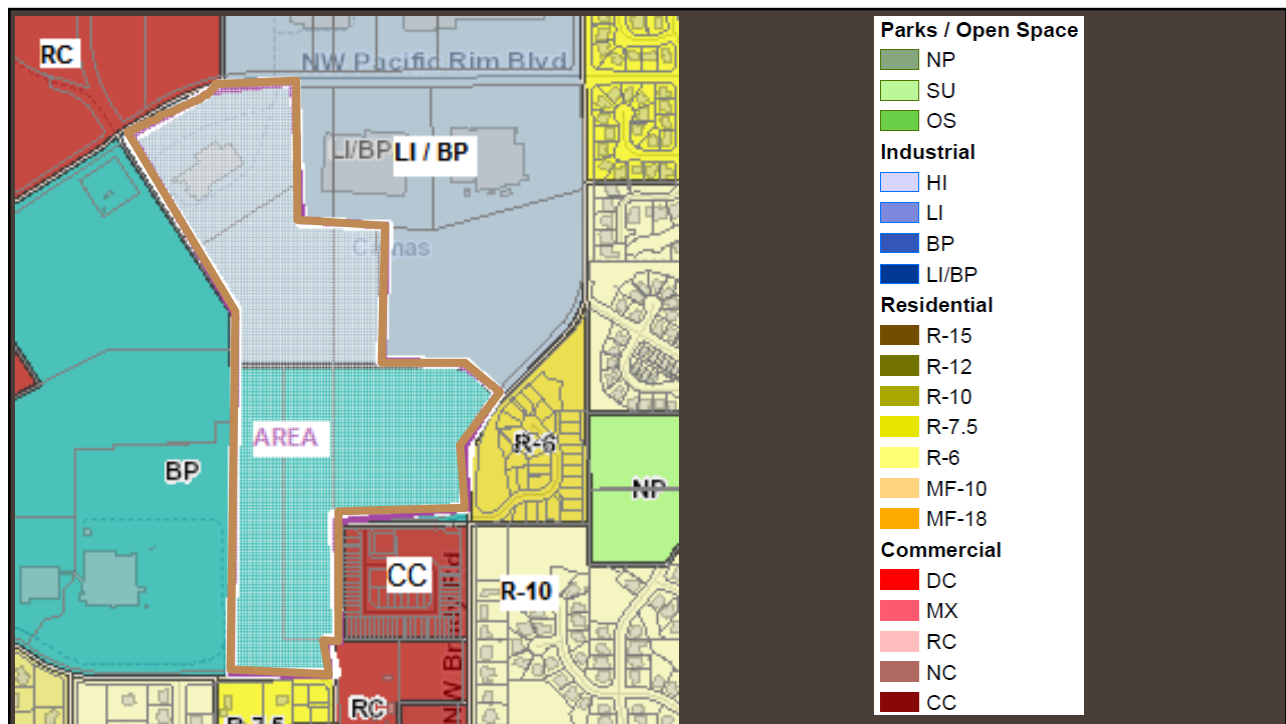
Figure 1-1. Land Use Percentages



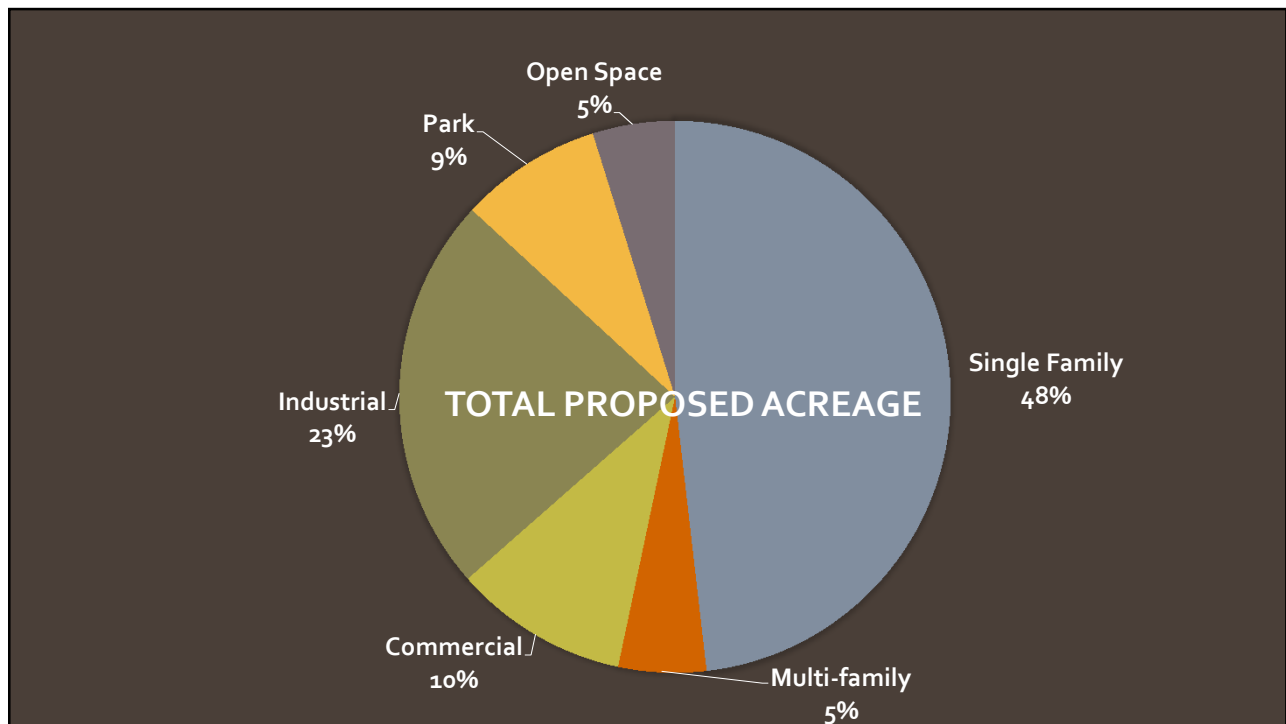
Citywide Impacts

"Impact upon the city of Camas comprehensive plan and zoning code"





Comprehensive Plan Designations	Current Acres	Proposed Change	Final Acres
Single Family Residential			
· Low Density	871	0	871
· Medium Density	3617		3617
· High Density	425		425
Multi-Family			
· Low Density	279	0	279
· High Density	246		246
Commercial	992	+50.73	1042.73
Industrial	2427	-50.73	2376.27
Park	851	0	851
Open Space / Green Space	492	0	492
Total acreage:	10,200		



↓

Land Uses	RC	BP	LI/BP
Day care, family home	P	X	P ⁵
Funeral home	P	X	X
Laundry/dry cleaning (industrial)	P	X	X
Manufactured home sales lot	P	X	X
Nursing, rest, convalescent, retirement home	P	X	X
Office supply store	P	X	P ⁵
Smoke shop/head shop	P	X	X
Assisted living	X/P ¹⁰	X	X
Home occupation	X/P ¹⁰	X	X
Housing for the disabled	X/P ¹⁰	X	X
Apartment, multifamily development, row houses	X/P ¹⁰	X	X
Residence accessory to & connected with a business	X/P ¹⁰	X	X

“Allowed Uses”
Differences
Between
Zones

"Allowed Uses" Differences Between Zones



Land Uses	RC	BP	LI/BP
Cotton, wool, other fibrous material	X	P	X
High-tech industry	X	P	P ²
Scientific and precision instruments	X	P	P

"Allowed Uses" Differences Between Zones

Land Uses	RC	BP
Convention center	C	P
Equipment rental	C	P
Mini-storage/vehicular storage	C	P
Research facility	C	P
Warehousing, wholesale and trade	C	P
Food production or treatment	C	P
Optical goods	C	P
Cemetery	C	X
Newspaper printing plant	C	X
Truck terminals	C	X
Warehousing, bulk retail	C	X
Recreational vehicle park	C	X
Railroad tracks and facilities	C	X

Development Standards

	RC	BP	LI/BP
Minimum lot area	None	½ acre	10 acres
Minimum lot width	None	100'	None
Minimum lot depth	None	100'	None
Setbacks: Minimum front yard	None Unless Residential	15'	200'
Minimum side yard	None	15'	100' for building; 25' for parking
Minimum rear yard	None	50'	100' for building; 25' for parking area
Lot coverage (% of gross site)	None	50%	1 story (30%), 2 stories (40%), 3 stories (45%)
Maximum building height	No limit	No limit	60 feet

**Note: Summary ---not exact code language*

Staff Recommendation

- The applicant requests 50.73 acres of the subject properties be amended to Commercial with associated zoning of Regional Commercial (RC).
- Staff supports amending the zoning of three (3) parcels that are currently zoned LI/BP to BP of 23 acres due to constraints of the development standards within the LI/BP zone.

Council Decision

CMC Section 18.51.050

The city council decision will be made after a planning commission recommendation

1. Approve
2. Approve with additional conditions
3. Modify, with or without the applicant's concurrence
4. Deny