

Annual Comprehensive Plan Amendments

City Council Public Hearing
December 3, 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
- Application
- Planning Commission Recommendation
- Council Decision

Evaluation Criteria

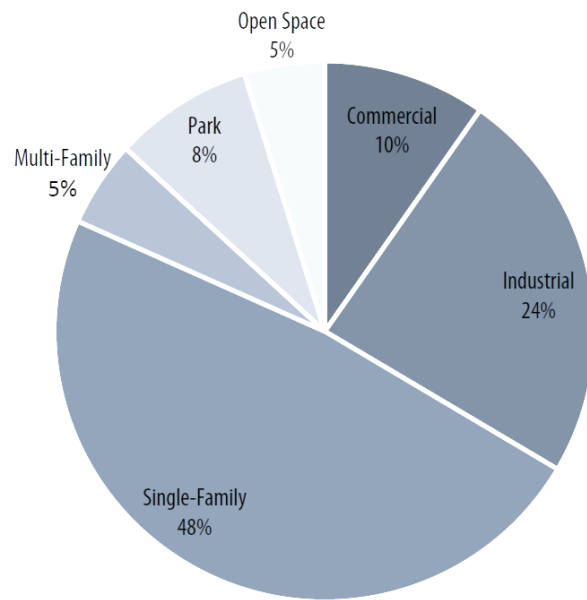
- A. **Impact** upon the city of Camas comprehensive plan and zoning code;
- B. **Impact** upon surrounding properties, if applicable;
- C. **Alternatives** to the proposed amendment; and
- D. Relevant code citations and other adopted documents that **may be affected** by the proposed change.

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%

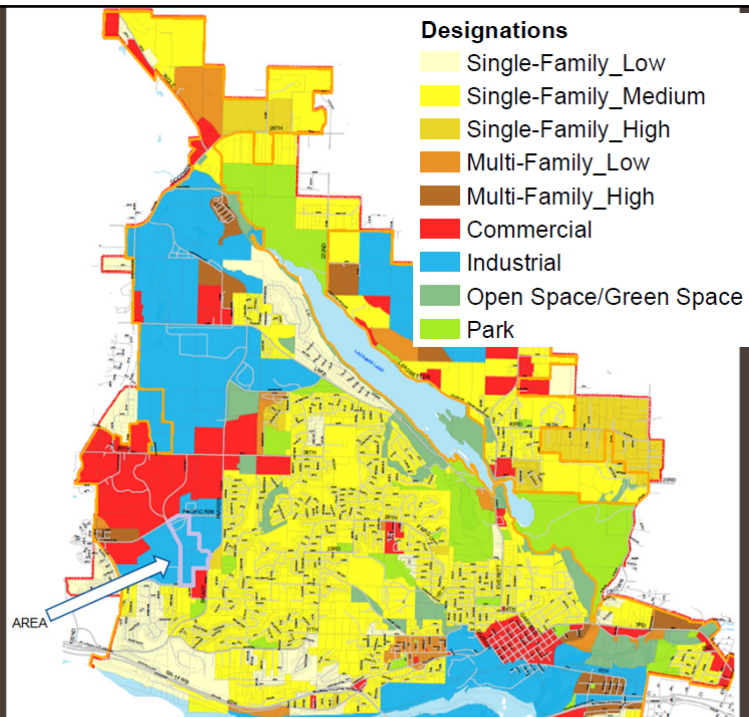
Designated Land Uses

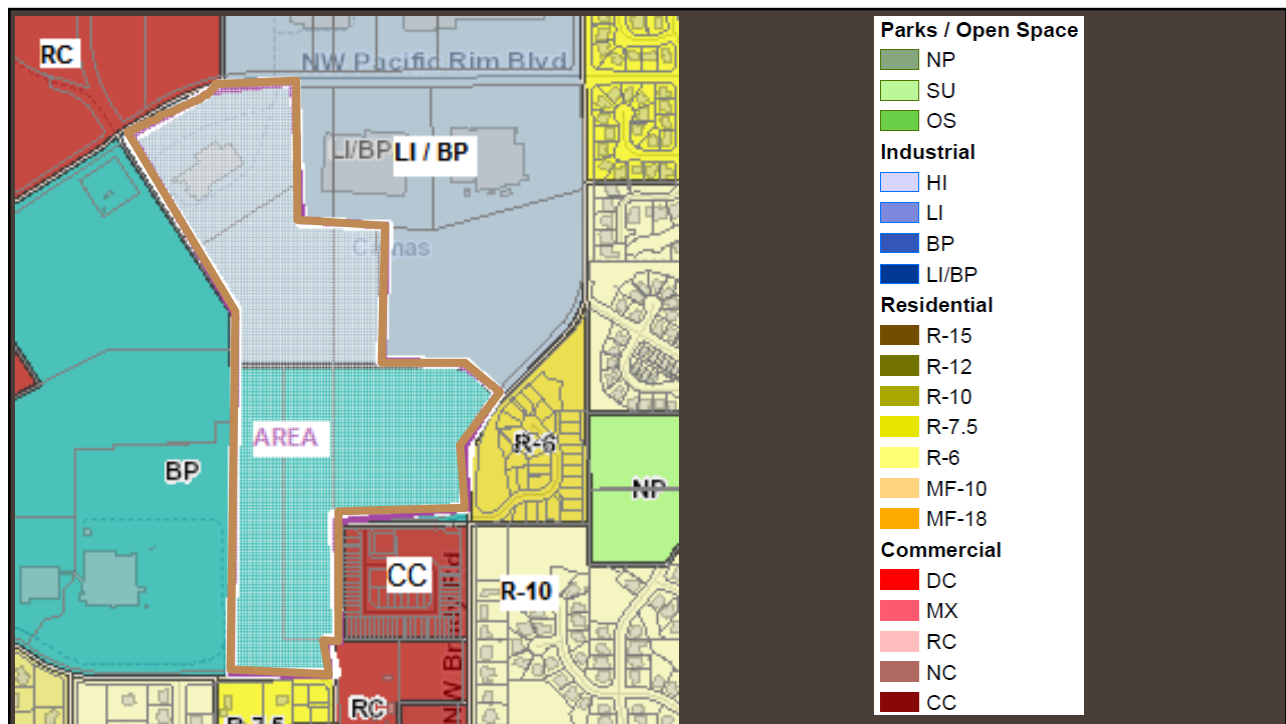
Figure 1-1. Land Use Percentages



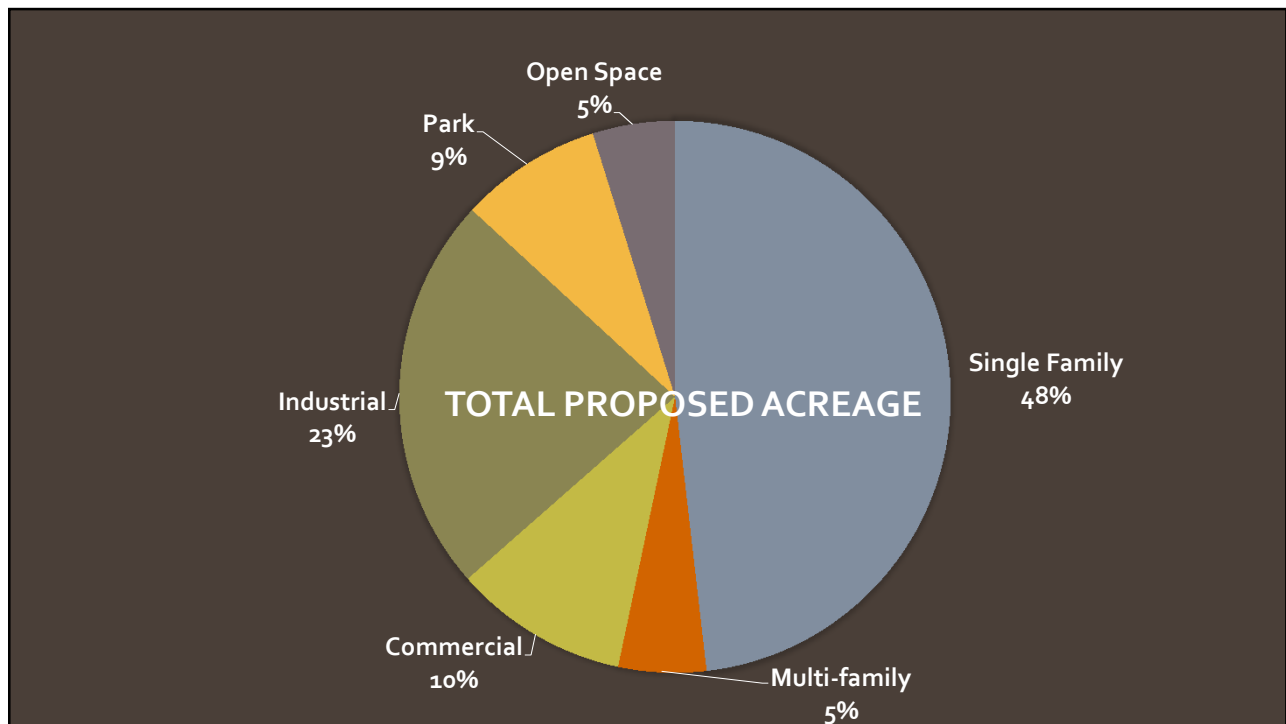
Citywide Impacts

"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		



↓

"Allowed Uses" Differences Between Zones	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



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

Summary ---not exact code language

Council Decision

CMC Section 18.51.050

The city council decision may include:

1. Approve
2. Approve with additional conditions
3. Modify, with or without the applicant's concurrence
4. Deny
5. Remand to the Planning Commission for further proceedings

Planning Commission Recommendation

Consistent with Option #3 of CMC 18.51.050 (B)

➤ Planning Commission supports amending the zoning of three (3) parcels that are currently zoned LI/BP to **BP for 23 acres**, due to constraints of the development standards within the LI/BP zone.

