

Annual Comprehensive Plan Amendments

File #CPA19-05



Current Comprehensive Plan Map

Dear Resident, What could change?

The city is undertaking an annual review of the comprehensive plan and map. These planning documents are used to coordinate new development. Public meetings will be held over the next few months and your **early** comments are appreciated and welcome!

You are receiving this letter because one of the proposals is near your property or may affect your property.

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.

Full details can be found on the city's website*. You may also contact project staff, Sarah Fox, Senior Planner at:
Phone.....360.817.7269

Emailcommunitydevelopment@cityofcamas.us

***Website**..www.cityofcamas.us/2019CPA

The proposal would change the underlying comprehensive plan designations. This means that a new development would need to meet the new standards. **For already developed parcels**, this means that the standards would only apply when expanding or adding new structures to your property.

Development Standards

Single family High (SFH): Average lot sizes of 6,000 sq. ft. and setbacks at front yards (20'), side (5'), and rear (25').

Commercial (COM): Landscape buffer of 10' to residential lots.

Land uses: The city must also review what land uses (e.g. offices, restaurants, apartments, warehouse) are allowed in the newly zoned area. There must be an analysis of the affect of that change.

Please review the city's rules (**Camas Municipal Code**) online at the following:

- ◇ Chapter 18.07 Uses
- ◇ Chapter 18.09 Dimensions
- ◇ Chapter 18.51 Comprehensive Plan Amendments

Website https://library.municode.com/wa/camas/codes/code_of_ordinances