

ORDINANCE NO. 2596

AN ORDINANCE adopting a Comprehensive Land Use Designation and Zoning for lands being annexed into the City of Camas.

WHEREAS, the City of Camas has heretofore adopted a Comprehensive Plan and Comprehensive Land Use Map as required by the provisions of RCW 36.70A, Revised Code of Washington, the Growth Management Act, and

WHEREAS, RCW 35A.14. 330 and .340 requires two public hearing by the legislative body when establishing zoning commensurate with an annexation, and

WHEREAS, the City Council wishes to establish a Comprehensive Land Use Plan Designation and Zoning of lands being annexed under City File #Annex10-01, and

WHEREAS, the City Council held Public Hearings on July 6, 2010 and August 16, 2010 to consider the Comprehensive Land Use Plan and Zoning of said property,

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Application file #Annex10-01 concerns an annexation of property generally identified as Clark County Assessor's Parcel No. 172526-000 (986028380), located south of NE Ingle Road and west of NE Goodwin Road, with a combined total area of 9.87 acres. The proposal is to establish a Comprehensive Land Use Plan Designation of Commercial and a Zoning designation of Community Commercial (CC). The City Council hereby adopts the recommendation of Staff, and directs the Community Development Director to amend the Comprehensive Land Use Map to designate the 9.87 acres as Commercial. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate the 9.87 acres as Community Commercial (CC).

Section II

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 16th day of August, 2010.

SIGNED: Paul Di
Mayor

ATTEST: John M. Argen
Clerk

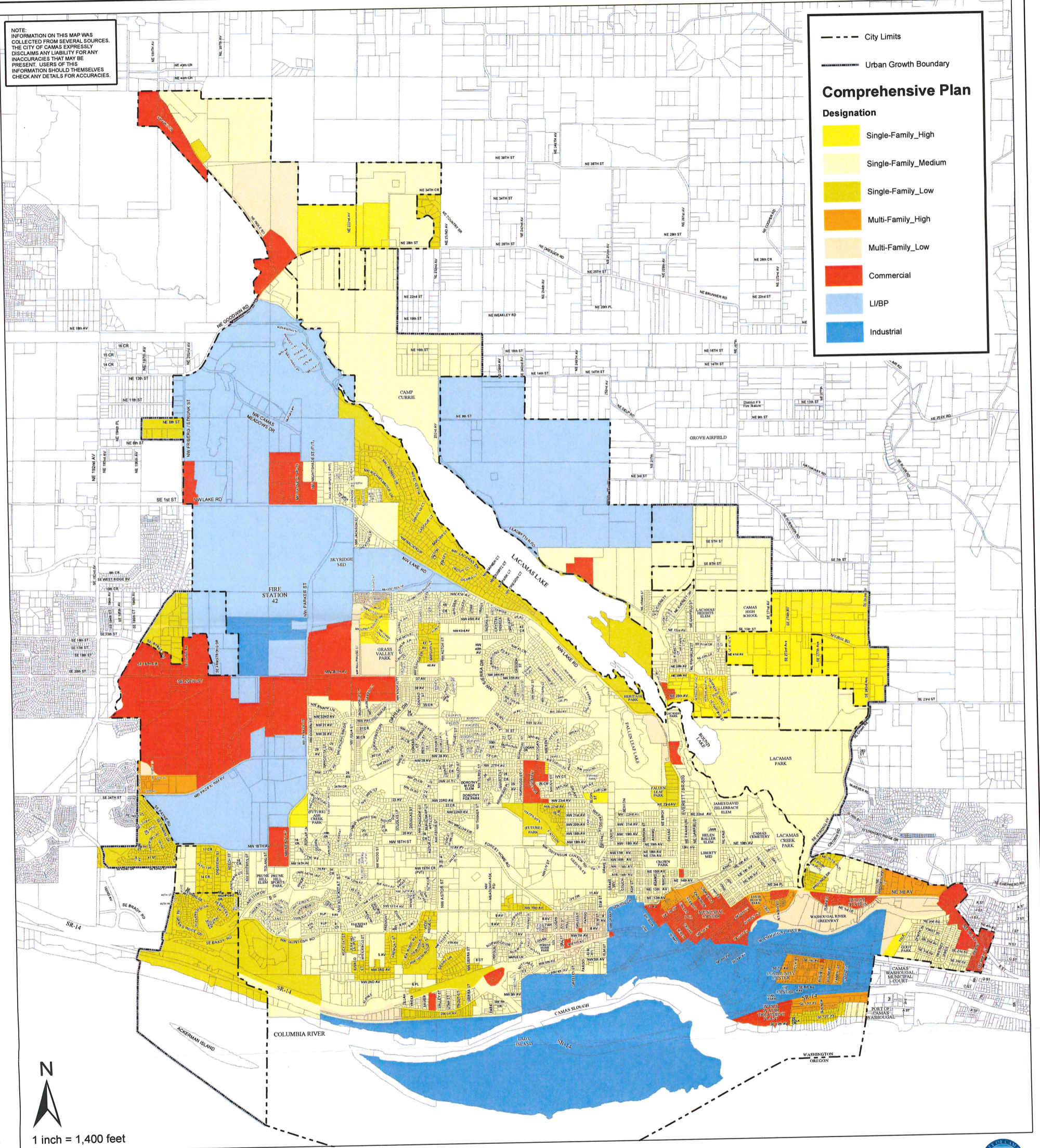
APPROVED as to form:
Shirley Marshall
City Attorney

NOTE:
INFORMATION ON THIS MAP WAS
COLLECTED FROM SEVERAL SOURCES.
THE CITY OF CAMAS EXPRESSLY
DISCLAIMS ANY LIABILITY FOR ANY
INACCURACIES THAT MAY BE
PRESENT. USERS OF THIS
INFORMATION SHOULD THEMSELVES
CHECK ANY DETAILS FOR ACCURACIES.

--- City Limits
--- Urban Growth Boundary

Comprehensive Plan
Designation

- Single-Family_High
- Single-Family_Medium
- Single-Family_Low
- Multi-Family_High
- Multi-Family_Low
- Commercial
- LI/BP
- Industrial



**CITY OF CAMAS
COMPREHENSIVE PLAN**
(Revised as per Ordinance # 2596 August 16, 2010)



CAMAS GIS
COMP10 8/25/10

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Zone	Average Lot Size	Range of Lot Sizes ¹		Density	PRD ² Density Bonus	
		Minimum	Maximum	Units/Acre	Units/Acre	
R-20	20,000	16,000	24,000	2.10	2.52	
R-15	15,000	12,000	18,000	2.90	3.48	
R-12	12,000	9,600	14,400	3.63	4.36	
R-10	10,000	8,000	12,000	4.63	5.23	
R-7.5	7,500	6,000	9,000	5.81	6.97	
R-6	6,000	4,800	7,200	7.26	8.71	
R-5	5,000	4,000	6,000	8.71	10.45	

¹ 20% Range from / to average lot size

² All R zones may be developed as
a PRD, provided that the minimum
parcel(s) is 10 acres

- City Limits
- Urban Growth Boundary
- Park
- Green Space
- Municipal Features
- School Property
- PID Overlay
- Zoning Boundary
- Zoning Overlay**
- Mixed-Use
- Area 'E'

N
1 inch = 1,400 feet

The Zoning Map of the City of Camas

(Revised as per Ordinance # 2596 August 16, 2010)

