

ORDINANCE NO. 2592

AN ORDINANCE adopting revisions to the Comprehensive Land Use Map of the City of Camas and to the Zoning Map of 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, under Chapter 36.70A, Revised Code of Washington, the City is required annually to consider amendments to the land use element of the Comprehensive Plan and associated rezones, and

WHEREAS, the Planning Commission has conducted a public hearing on the requests for revisions submitted to the City, and has forwarded its recommendation to the City Council, and

WHEREAS, the City Council has conducted a public hearing on the requests for revisions,

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

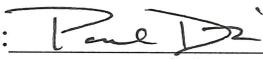
Section I

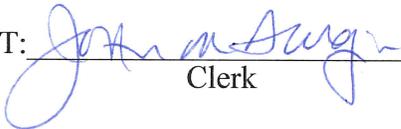
Application CPA10-01 concerns a proposal to change the Comprehensive Plan and zoning designations for three parcels, located north of the intersection of NE Ingle Road and NE Goodwin Road, with a combined total area of 13.44 acres. The proposal is to amend the Comprehensive Plan and zoning from a current comprehensive plan designation of Commercial and Multi-family low and associated zoning Community Commercial (CC) and MF-10, to a comprehensive plan designation of Single-Family Medium with a concurrent zone change to R-10. The City Council hereby adopts the recommendation of the Planning Commission, and directs the Community Development Director to amend the Comprehensive Land Use Map to designate the 13.44 acres as Single-Family Medium. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate the 13.44 acres as R-10.

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 6<sup>th</sup> day of July, 2010.

SIGNED:   
Mayor

ATTEST:   
Clerk

APPROVED as to form:

  
City Attorney



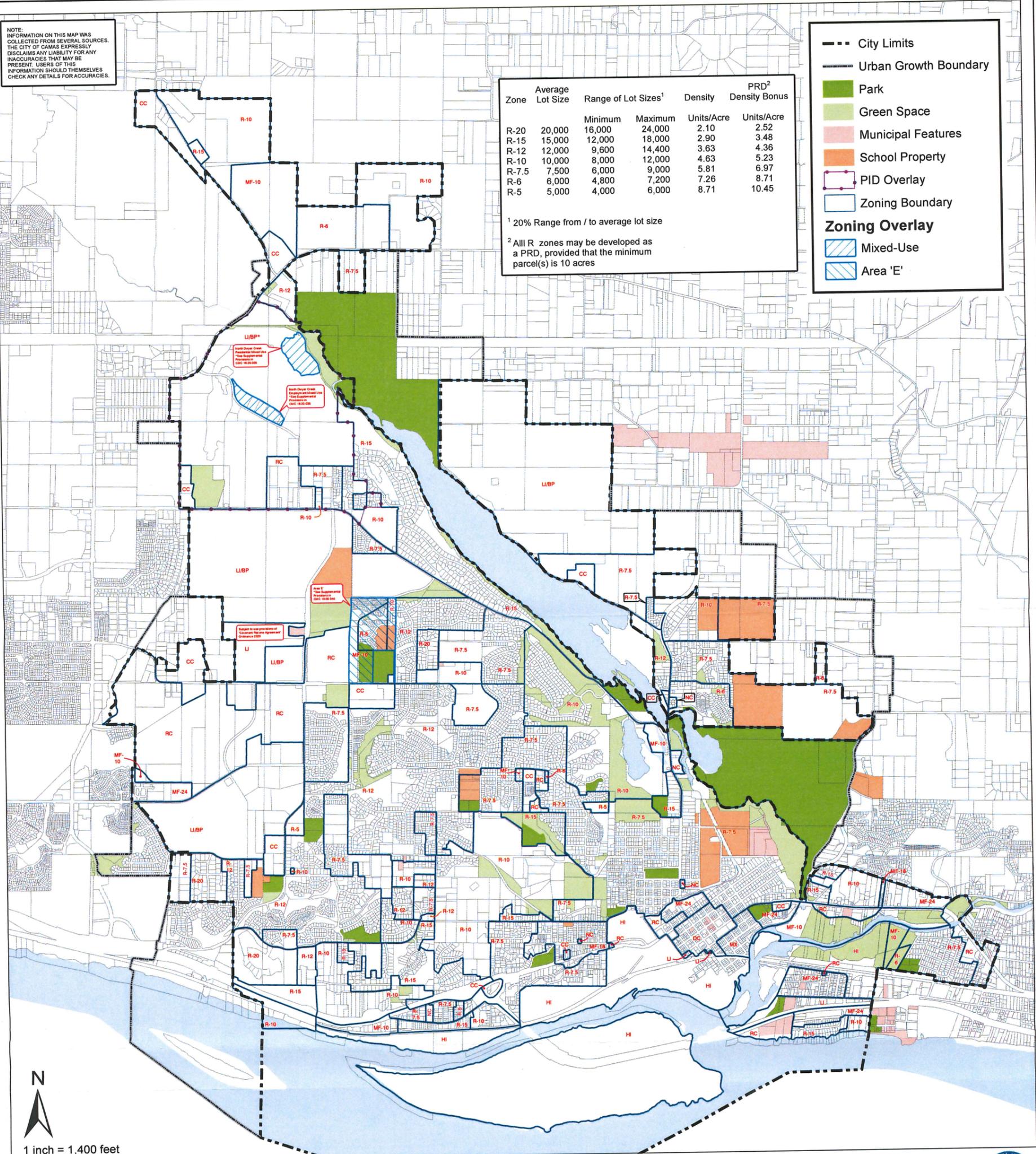
NOTE: INFORMATION ON THIS MAP WAS COLLECTED FROM SEVERAL SOURCES. THE CITY OF CAMAS EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES THAT MAY BE PRESENT. USERS OF THIS INFORMATION SHOULD THEMSELVES CHECK ANY DETAILS FOR ACCURACIES.

Zone	Average Lot Size	Range of Lot Sizes <sup>1</sup>		Density	PRD <sup>2</sup> 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

<sup>1</sup> 20% Range from / to average lot size

<sup>2</sup> 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'



1 inch = 1,400 feet

### The Zoning Map of the City of Camas

(Revised as per Ordinance # 2592, July 6, 2010)

