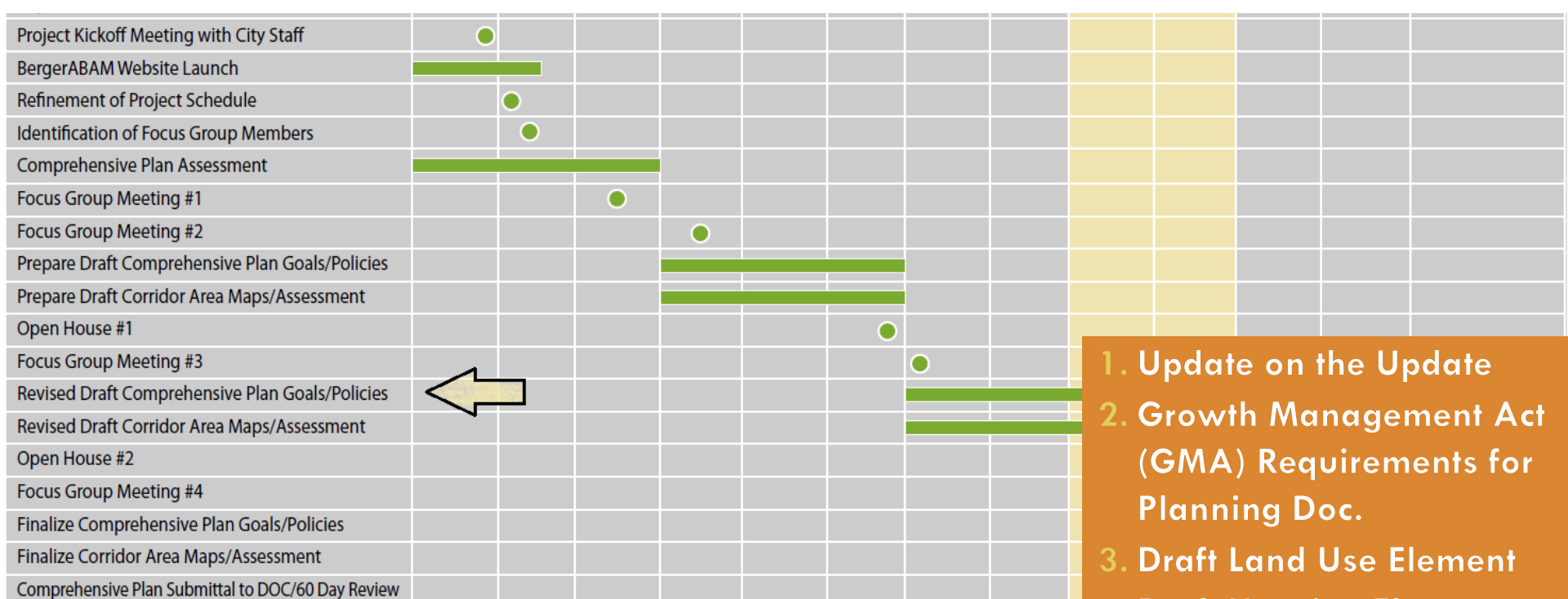


Planning Commission Workshop  
October 20, 2015



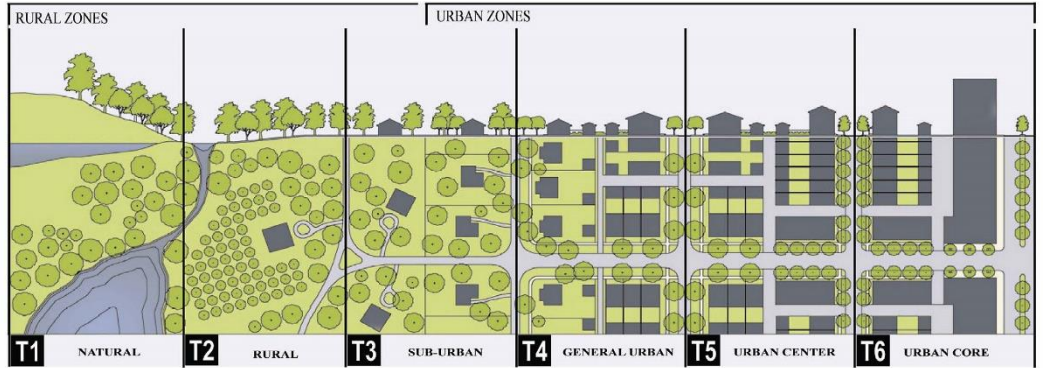
1. Update on the Update
2. Growth Management Act (GMA) Requirements for Planning Doc.
3. Draft Land Use Element
4. Draft Housing Element
5. Draft Economic Development Element
6. Draft Natural Environment Element

# TOPICS

# LAND USE ELEMENT

## GMA REQUIREMENT:

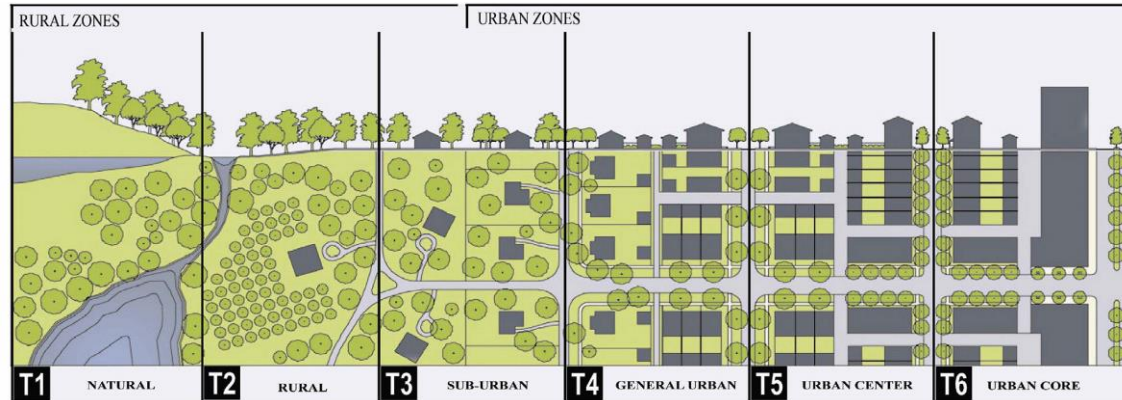
- Population projection
- Population and building densities
- Land use map
  - Comprehensive Plan Designations /Zoning
  - Groundwater protection
  - Public lands (utilities, roads, recreation)
  - Critical areas /Open space
  - Airport compatibility



# HOUSING ELEMENT

GMA Requirement:

- Current supply (Adequate for existing needs?)
- Future availability
  - Provide housing for all income levels
  - Affordable housing programs?
- Various types of housing
  - Must allow ADUs (assessor dwelling units)
  - Manufactured housing (no discrimination)



# NATURAL ENVIRONMENT ELEMENT

*GMA* Requirements:

Critical areas are regulated and protected

- Shorelines
- Wetlands
- CARA zones
- Fish & wildlife habitat
- Frequently flooded areas
- Geologically hazardous areas

Policies and regulations must use “best available science”

Policies must allow for “reasonable use of properties”



# LAND USE ELEMENT

## Proposed Goals to Discuss:

*(LU-2) Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities.*

## Proposed Policies to Discuss:

**LU-2.2:** Support village-style employment and retail development in the north shore area to serve the growing population. Discourage strip developments.

**LU-3.4:** Camas residents are protective of the small-town ambiance and family-friendliness of the community. Discourage exclusive neighborhoods, privacy walls, and gated communities.

# LAND USE ELEMENT

Combine and reduce comprehensive plan categories as follows:

## 1. Single Family

Currently there is High, Medium, Low

## 2. Multi-family

Currently there is High and Low

## 3. Industrial

Currently there are 2 ---Industrial and LI/BP

Comprehensive Plan Designation	Corresponding Zones
<b>Single-Family</b>	<ul style="list-style-type: none"> <li>Residential 6,000 (R-6)</li> <li>Residential 5,000 (R-5)</li> <li>Residential 12,000 (R-12)</li> <li>Residential 10,000 (R-10)</li> <li>Residential 7,500 (R-7.5)</li> <li>Residential 15,000 R-15)</li> </ul>
<b>Multi-Family</b>	<ul style="list-style-type: none"> <li>Multi-Family 18 (MF-18)</li> <li>Multi-Family 10 (MF-10)</li> </ul>
<b>Commercial</b>	<ul style="list-style-type: none"> <li>Neighborhood Commercial (NC)</li> <li>Community Commercial (CC)</li> <li>Regional Commercial (RC)</li> <li>Mixed Use (MX)</li> <li>Downtown Commercial (DC)</li> </ul>
<b>Industrial</b>	<ul style="list-style-type: none"> <li>Light Industrial/Business Park (LI/BP)</li> <li>Light Industrial (LI)</li> <li>Heavy Industrial (HI)</li> <li>Business Park (BP)</li> </ul>



# LAND USE ELEMENT

Proposed Policies to Discuss:

**LU-2.7:** Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.





# HOUSING ELEMENT

## Proposed Goals to Discuss:

**H-1.1:** Provide a range of housing options to support all ages and income levels.

## Proposed Policies to Discuss:

**H-1.4:** Require a percentage of newly created lots to include one or more of the following unit types (to be designated on the face of the plat):

- 1. Single-story dwellings
- 2. Barrier-free dwellings that are consistent with the guidelines of the Americans with Disabilities Act (ADA)
- 3. ADUs, to be constructed concurrent with primary dwellings

# HOUSING ELEMENT

## Proposed Goals to Discuss:

**H-2:** Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

## Proposed Policies to Discuss:

**H-2.3** Any comprehensive plan designation change that increases residential capacity should require a quarter (25 percent) of the new units to be affordable to households earning 50 to 80 percent of Camas' MHI at the time of development.

**H-2.7:** Conduct an affordable housing study in order to determine the number of existing affordable units and assess the need for additional units. Develop policies to implement recommendations of the affordable housing study.

# ECONOMIC DEVELOPMENT ELEMENT

This is an optional GMA element.



Reorganized the goals and policies by these areas:

- Citywide
- Downtown
- Grass Valley
- North of Lacamas Lake
- Eastside Commercial District
- Gateways and Corridors
- Residential Mixed Use Areas

# ECONOMIC DEVELOPMENT ELEMENT

## Proposed Goals to Discuss:

### **Eastside Commercial District Goal**

**ED 5:** To create a redeveloped and revitalized Eastside Commercial District that supports existing and new businesses and is uniquely Camas with a safe and pedestrian-friendly streetscape.

### ***Residential Mixed Use Goal***

**ED-7:** To foster economically and socially diverse mixed neighborhoods as the foundation for a healthy City, which includes meeting the multi-modal transportation, housing, employment, education, recreation, and health needs of the citizens

## Proposed Policies to Discuss:

**ED-1.2:** Encourage apprenticeship, internships, and on the job training in all industry sectors.

**ED-1.7:** Support retention, expansion, and recruitment activities for all businesses with a commitment to the community and operating in an environmentally responsible manner.

**ED-4.3:** Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work, commercial centers, public transit, and community facilities.

# ECONOMIC DEVELOPMENT ELEMENT

## Proposed Policies to Discuss:

### Citywide

**ED-1.6:** Ensure an adequate supply of commercial and industrial employment land to support the City's economic development goals.

### Downtown

**ED-2.3:** Ensure the Land Use Element supports higher residential densities adjacent to the downtown district and atop downtown businesses to increase activity in downtown in support of local businesses.

### Grass Valley

**ED-3.3:** Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

# NATURAL ENVIRONMENT ELEMENT

Proposed Goals to Discuss:

## *Landscape Enhancement and Tree Preservation Goal*

**NE 4:** To protect Camas' native landscape and mature tree cover.

Proposed Policies:

**NE-1.8:** Encourage the development of grading regulations that will preserve the natural contours of undeveloped properties, natural vistas, and mature vegetated corridors.

**NE-4.3:** Conduct an analysis of the tree canopy citywide, and encourage no net loss of significant tree cover, or provide a goal for improvement, in order to address air quality and low-impact development goals.

