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# 2035 COMPREHENSIVE PLAN STAFF REPORT

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Edition 4.0

## Attachments

- **Draft Camas 2035 Comprehensive Plan (dated June 2016)**

*Note: Plan document includes maps and appendices*

- **Department of Commerce, Expanded Comprehensive Plan Checklist**
- **SW Washington Regional Transportation Council, Certification Checklist**
- **Staff Report Edition 1.0**

*Describes the proposed map amendments; and provides land use assumptions/goals in order to confirm that Camas can accommodate mandated residential and employment growth.*

- **Staff Report Edition 2.0**

*Responds to concerns raised by citizens at the first public hearing before Planning Commission on March 15, 2016.*

- **Staff Report Edition 3.0**

*Describes each of the six elements of the document and includes responses to the criteria of approval for Comprehensive Plan Amendments per CMC§ 18.51.010.*

FILE #CPA16-01



## 2035 COMPREHENSIVE PLAN

### STAFF REPORT – EDITION 4.0

**Prepared by:** Sarah Fox, Senior Planner      **Report date:** May 31, 2016

**Hearing date:** June 6, 2016

**Public Participation:** Camas conducted a public participation program in accordance with RCW36.70A.130(2), which included providing ongoing updates to the public through the City of Camas website ([www.cityofcamas.us](http://www.cityofcamas.us)), the Camas 2035 project website ([www.Camas2035.com](http://www.Camas2035.com)), on Facebook ([www.facebook.com/Camas2035](http://www.facebook.com/Camas2035)), through direct mailings, emails, at public meetings, forums and summits since July 2014.

**Public Notice:** Notice of a public hearing to consider proposed comprehensive plan amendments was published in the Camas Post Record on May 31, 2016 (Legal publication #561601). An optional notice letter was mailed to over 600 residents on April 13, 2016, in regard to upcoming public hearings and an email was sent to over 300 citizens on the project notification list.

The city issued a State Environmental Policy Act (SEPA) Determination of Non-significance for Non-project Action on May 10, 2016. Notice of intent to adopt amendments (60-day) was received by the Department of Commerce on April 6, 2016 (Material ID #22250).

#### I. SUMMARY

As a community, we have been preparing a cover-to cover update of the Camas Comprehensive Plan, which is required by the Revised Code of Washington (RCW) Chapter 36.70A, the Growth Management Act (GMA). The last cover-to-cover update was in 2004. Counties and cities must be in compliance with the requirements of GMA to be eligible for grants and loans from certain state infrastructure programs.

This Staff Report (Edition 4.0) is part of a series of reports on the final draft of the Camas 2035 Comprehensive Plan update (Camas 2035), which combined, answer questions raised through public hearings to date, and compliance with GMA.

Edition 4.0 will describe the changes to the document in response to comments provided at the public hearing before the Planning Commission on May 17, 2016. Those changes are shown as red underlined text within the draft Camas 2035 document (dated June 2016). The Planning Commission forwarded a recommendation of approval. City Council must render a final decision on the update.

#### II. EDITS TO PLAN ELEMENTS

The Camas 2035 Comprehensive Plan document is organized into six elements that implement the vision and provides policies that will guide land use and infrastructure decisions for the 20-year planning horizon. Staff Report, Edition 3.0, provides a description of the six elements and how those elements, together, comply with GMA, which include: (1) Land Use; (2) Housing; (3) Natural Environment; (4) Transportation; (5) Public Facilities and Services; and (6) Economic Development.

Through further review and comments received at the public hearing before Planning Commission, staff incorporated those changes into the June 2016 draft, which is attached to this report. As noted earlier, the edits are identified in the draft document in red, underlined text. The following is a brief summary of the edits within each element. The proposed edits provide clarification to sections, and are not intended to be substantive.

### Edits to Land Use Element – Chapter 1

The Land Use Element (pages 1-1 to 1-4) provides an analysis of the current population, building intensities, and estimates of population growth. The element demonstrates that the city can accommodate the anticipated population growth with adequate land designated for residential and employment uses.

At Section 1.3.2, **Table 1-2 Acreage by Comprehensive Plan Designation** was updated. Through the iterations of document and map modifications, the table had not been changed in previous drafts. As provided in this June draft, Table 1-2 includes the acreages of the proposed land use designations that are reflected on the Camas Comprehensive Plan map.

In response to questions from Planning Commissioners, Figure 1-1 Land Use Percentages was inserted to add clarification to the land area allocated for each designation. Subsections 1.4.2 to 1.4.4 included a minor edit to add “In 2035”, in order to clarify that those statements are excerpted from the Camas Vision Statement.

### Edits to Housing Element – Chapter 2

The Housing Element (pages 2-1 to 2-3) describes the types of housing that is typical in the city and goals to provide housing to all ages and income levels.

At page 2-2, a chart to illustrate the housing trends in the City between 2010 and 2015 was added as Figure 2-1, and includes explanatory text.

There may need to be further refinement needed for Policy H-2.3 in regard to what would trigger this requirement. The statement “any comprehensive plan change” is unclear whether or not it would include a Planned Residential Development proposal, a Development Agreement, or only an amendment to the comprehensive plan map.

### Natural Environment Element – Chapter 3

Natural Environment policies and goals within Chapter 3 focus on environmental stewardship, critical areas and shoreline protections, and landscape and tree preservation.

Only a text edit to strike the word “sessions” on page 3-3 was suggested.

### Edits to Transportation Element – Chapter 4

The Transportation Element includes goals and policies to be in conformance with regional and state transportation planning. The first goal, T-1, states, (page 4-2), “*Streets will function for all users including bicyclists, pedestrians, transit users, and motorists.*” This type of transportation planning is also known as “complete streets”.

The reference to the Six Year Street Plan on the first page of the chapter (page 4-1) was changed to reflect that a plan is revised and adopted annually.

### Edits to Public Facilities Element– Chapter 5

The Public Facilities Element at Chapter 5 includes a description of current facilities and services. This element works in tandem with the “**2016-2035 Capital Improvement Plan, Project List**”, which is attached at Appendix D to the comprehensive plan.

Section 5.3 includes an edit to include “solid waste” in the description of services. No other edits were made to this element.

## Economic Development – Chapter 6

The chapter includes an overview of the types of industry and jobs that are available within the city, and areas to target for growth. The vision places an importance on attracting a variety of businesses that offer family-wage jobs and identifies four areas of the city for targeted employment growth. The four employment areas identified in the plan, are as follows: Downtown, Grass Valley, North of Lacamas Lake, and the Eastside Commercial District.

Figure 6-1 Economic Development Areas, was added to better illustrate the general location of the four economic areas. The graphic was included and discussed within the staff presentation at the public hearing before Planning Commission.

At Section 6.4.6, a reference to “Map 1-2” was removed as the maps within the draft plan are identified by name (e.g. Camas Zoning Map), and page number.

## VI. RECOMMENDATIONS

City Council’s recommendations on the Camas 2035 Comprehensive Plan may include the following actions, pursuant to CMC§18.51.050 (B) (1-5) in part,

- (1) Approve as recommended;
- (2) Approve with additional conditions;
- (3) Modify;
- (4) Deny; or
- (5) Remand