



STAFF REPORT

REPEAL CAMAS MUNICIPAL CODE CHAPTER 18.22 MIXED USE PLANNED DEVELOPMENT OVERLAY

FILE #MC16-02

To: Bryan Beel, Chair
Planning Commission

From: Sarah Fox, Senior Planner

Public Hearing: February 17, 2016
Report date: February 10, 2016

Compliance with state agencies: Notice of the public hearing before Planning Commission was published in the Camas Post Record on February 9, 2016 (publication no. 553571). Expedited review was sent to the Department of Commerce on February 3, 2016 (Material ID#22060).

SUMMARY

Over the past two years, the city has been working on an extensive update to their comprehensive plan document and maps. Through this process, it was identified that a subarea plan was necessary in the commercial and industrial areas on the west side of the city, also referred to as "Grass Valley". It is anticipated that the city will adopt an updated comprehensive plan by the state mandated deadline of June. Soon after adoption, the city will begin a process of analysis, citizen involvement, and ultimately, development of a subarea plan for Grass Valley.

Generally, a Mixed Use Planned Development Overlay is a tool for developers to request a change to the zoning of their properties, through a development agreement, and subsequent development permit approvals. Typically, this tool is used on industrial and employment lands to allow for residential uses.

In order to avoid piecemeal development during the subarea planning process, Staff proposes to repeal this zoning tool, until such time that a subarea plan is adopted.

DRAFT COMPREHENSIVE PLAN (2016-2035)

The following is an excerpt from the comprehensive plan update that is in progress, and has not yet been adopted. The selected section is the proposed policies for Grass Valley, which is mostly comprised of industrial and commercial properties on the western side of the city. Proposed policies ED-3.1 and ED-3.2 support the development of a subarea plan. Policy ED-3.3 requires additional protection of employment areas from conversion to residential uses. Together, these proposed policies would not support approval of an MXPD Overlay for properties within Grass Valley until a subarea plan is developed.

An excerpt from the draft Camas 2035 Comprehensive Plan:

"Grass Valley

Grass Valley is home to several national and international technology and manufacturing firms. Land uses in Grass Valley include large technology and

manufacturing campuses, surrounded by retail and commercial services and residential development. The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area.

Grass Valley Economic Development Goal

ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

Grass Valley Economic Development Policies

ED-3.1: Promote the development of a subarea plan that will capitalize on the creation and retention of industries that provide family-wage jobs.

ED-3.2: Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.”

ANALYSIS

Chapter 18.22 was adopted in 2004, entitled “Mixed Use”. The title of the chapter was amended in 2009 to read “Mixed Use Planned Developments (MXPD)” to distinguish it from another mixed use zone. The current title of “Mixed Use Planned Development Overlay” was adopted in 2015, along with updates to procedures, definitions, and uses allowed within the overlay area.

No applications were received after adoption of the MXPD Overlay, however two MXPD applications are actively being reviewed and one has begun the public hearing portion of the approval process. Both applications are subject to the former MXPD code that was in effect at the time of submittal, and not the MXPD Overlay that is currently in effect.

FINDINGS: No development applications are under review, nor were any approved under the current provisions of the MXPD Overlay. Staff is unaware of any proposed MXPD development applications, and has not conducted any pre-application meetings for such proposals. For these reasons, staff finds that the MXPD Overlay zone could be repealed without any adverse impacts.

RECOMMENDATION

That Planning Commission conducts a public hearing, accepts testimony, deliberates and makes a motion to repeal CMC Chapter 18.22 MXPD.

EXHIBITS

Exhibit A: Camas Municipal Code, Chapter 18.22 Mixed Use Planned Development Overlay, shown with strikethrough text to indicate that the chapter in its entirety would be repealed.