



2035 COMPREHENSIVE PLAN STAFF REPORT

Edition 3.0

Attachments

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

Plan document includes draft maps as appendices, however for ease, a draft Comprehensive Plan Map and draft Camas Zoning Map are attached separately.

- **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.

FILE #CPA16-01



2035 COMPREHENSIVE PLAN

STAFF REPORT – EDITION 3.0

Prepared by: Sarah Fox, Senior Planner **Report date:** May 13, 2016

Hearing date: May 17, 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), the Camas 2035 project website (www.Camas2035.com), on Facebook (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 10, 2016 (Legal publication #560071). 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 3.0) is part of a series of reports on the final draft of the Camas 2035 Comprehensive Plan update (Camas 2035). Given the scope of this update, public hearings will be held on parts of the project, with a final hearing that will be held to render a consolidated decision on the update.

Edition 3.0 will provide an overview of each element of the draft Camas 2035 document.

II. PLAN ELEMENTS

The Camas 2035 Comprehensive Plan will guide land use development and public facility investment decisions until 2035. To provide a framework for the goals and policies of the proposed plan, The Camas Vision Statement was adopted on February 17, 2015 (Res. 15-002) after extensive public involvement. The draft Camas 2035 Comprehensive Plan includes six elements that are intended to work together to achieve the vision and ensure long-term economic vitality:

1. Land Use
2. Housing
3. Natural Environment
4. Transportation
5. Public Facilities and Services

6. Economic Development

Each element sets goals that will implement the vision and provides policies that will guide land use and infrastructure decisions for the 20-year planning horizon.

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.

The proposed amendments to the Camas Comprehensive Plan map and the Camas Zoning Map are described within Chapter 1 and within Staff Report Edition 1.0 (attached to this report). The bulk of map changes will modify the designations of Light Industrial/ Business Park (LI/BP) areas and Multifamily High areas; and includes minor expansions to commercial areas downtown and near the lake. The maps will be consolidated with the proposed comprehensive plan amendments.

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. This element goes on to describe how housing affordability is determined in the region. The median household income in Clark County in 2013 was \$57,341, while in Camas it was \$81,897. The majority of new housing built in Camas over the past few years is multi-level and more than 3,000 square feet. The city's analysis concluded that there is adequate residential acreage to accommodate the anticipated population growth, however zoning alone does not address the needs of a growing population of seniors or those with mobility challenges. The proposed goals and policies of Chapter 2 provides direction to implement necessary changes to residential development standards.

For example, requirements for including diverse housing types in new developments are addressed at Policies H-1.4 and H-1.7. Diverse housing types include (not limited to) single story, universal design, and cottages (less than 1,000 square feet). The Housing Element is complimentary to the development standards that are currently available within CMC Title 18 Zoning, such as Planned Residential Developments (PRD), Mixed Use, and Flexible Developments.

On the comprehensive plan map and zoning map, amendments to the land use designations within Single Family and Multifamily zones will support the proposed policies. Specifically, amendments are proposed to R-5, R-20 and MF-24 zones. Section 2.4.2 of the plan includes policies that will direct a residential or mixed use development to add affordable housing units, if the approval requires a comprehensive plan change (e.g. master plans). The proposed policies together with the proposed map amendments are essential to achieving the housing goals.

Natural Environment Element – Chapter 3

Through the extensive public involvement process for the plan update, natural areas were a high priority for the majority of citizen participants. The top citizen concerns included: tree preservation, open space protection, and trail maintenance. As a result, part of the Camas Vision states, *“Camas appreciates and remains good stewards of its natural environment. A vegetated corridor provides habitat and safe passage for wildlife from Green Mountain to the Columbia River. Lacamas Lake is treasured as a unique and pristine resource. City policies preserve trees and natural areas.”*

The proposed plan maintains the city's open space areas and proposes more protection. Natural areas can be found on the proposed comprehensive plan map, which includes land use designations for “Open Space” and “Parks”. There are no proposed changes to the natural areas or park areas on the maps.

Current development regulations for natural areas are within CMC Title 16 Environment and CMC Chapter 18.31 Sensitive Areas and Open Space, and Chapter 18.32 Park and Open Space Zoning. No amendments to

the city's critical area regulations (CAO) were considered necessary, as the CAO is generally consistent with GMA.

Natural Environment policies and goals are woven throughout the proposed plan, not only within Chapter 3. Within the Land Use Element (Chapter 1), Goal LU-4 states, *"Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors."* At Chapter 3, the goals focus on environmental stewardship, critical areas and shoreline protections, and landscape and tree preservation. Natural area goals and policies are also found within the city's plans for parks and recreation facilities (page 5-3), and in the City of Camas Parks, Recreation and Open Space Comprehensive Plan document (Appendix F to the comprehensive plan).

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 element also includes an updated Camas Transportation Comprehensive Plan map. The map includes existing and proposed streets and is consistent with the city's Six-year Street Plan (Appendix C to the comprehensive plan).

Part of the process of updating the transportation element included an analysis of the proposed comprehensive plan and zoning maps in order to ensure that there would be a consistent level of service standards to accommodate growth. The element was also developed in coordination with regional transportation officials. Staff submitted a checklist to the SW WA Regional Transportation Council (RTC) to certify the proposed transportation plans and policies. A response from RTC was not received at the time this report was written.

And finally, the element must demonstrate consistency with the state's Complete Streets Act (ESHB 1071), which encourages streets to be designed to meet the needs of all users and to preserve a community's environment and character. The state goals at RCW 47.04.325 are as follows: *"(a) Promoting healthy communities by encouraging walking, bicycling, and using public transportation; (b) Improving safety by designing major arterials to include features such as wider sidewalks, dedicated bicycle facilities, medians, and pedestrian streetscape features, including trees where appropriate; (c) Protecting the environment and reducing congestion by providing safe alternatives to single-occupancy driving."* Cities must adopt a complete streets ordinance and have it integrated into a community plan in order to be eligible for grant funding.

The Transportation goals and policies are intended to be in alignment with complete streets provisions, and a final ordinance for the Camas 2035 Comprehensive Plan will ensure that this is clearly stated.

Public Facilities Element– Chapter 5

The Public Facilities Element at Chapter 5 includes a description of current facilities for Fire, Police, the Camas Library, Parks and Recreation, the City Cemetery, Animal Control, Administrative offices, and Utilities. Commerce summarized the purpose of this element of the plan as, *"(The capital facilities element) should serve as a check on the practicality of achieving other elements of the plan."* The element includes the goals and policies for public facilities to be installed concurrently with new development. The element does not include level of service standards or staffing, which can be studied in detail after the facilities plans are adopted.

The capital improvement plan is intended to apply to those major projects that are *"planned, purchased, constructed, or otherwise acquired for the betterment of the community which add physical value to the City"* (page 5-10 of the Public Facilities Element). The state requires that the planned facilities be included within a six-year financing plan. The Camas 2035 Plan includes a 20 year financing plan, and the **"2016-2035 Capital Improvement Plan, Project List"** is attached at Appendix D to the comprehensive plan.

Economic Development – Chapter 6

The Economic Development Element is an optional element of a comprehensive plan. However, it is an essential element, given that the high quality of life in Camas is due, in part, to a diversified economy and family wage jobs. The analysis determined that there is adequate capacity within the city's commercial and industrial zones to accommodate the planned increase of 11,182 more jobs by 2035.

The chapter includes an overview of the types of industry and jobs that are available within the city, and what types of industries to target for growth. The economic goals and policies are applicable citywide, along with design elements for gateway and corridor areas. 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. The policies and goals for these areas are intended to be unique and reflect the character of each area, rather than applying a single vision to every commercial zone in the city.

III. CRITERIA OF APPROVAL CMC§ 18.51.010 - Comprehensive Plan Amendments

(CMC citation is in italics.)

A. A detailed statement of what is proposed and why;

Findings: The city is updating their comprehensive plan, entitled Camas 2035, which is required by the state Growth Management Act (RCW Chapter 36.70A). In 2035, the City of Camas is expected to have an estimated population of 34,098, an 11,255 person increase from the 2015 population of 22,843. Camas 2035 provides the framework for accommodating the increased population with the requisite amount of housing, employment, transportation, schools, and other city services.

B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;

Findings: The geographic area of the Camas 2035 Comprehensive Plan includes all lands within city limits and the urban growth boundary (UGB), which is approximately 10,200 acres. The proposed amendments to comprehensive plan designations and zoning districts on the maps do not change the city limits or the UGB limits. Refer to Staff Report Edition 1.0 for a detailed discussion in regard to the proposed map amendments.

In brief, the proposed map amendments are a response to public input, the Camas Vision, updated environmental information, property owner input, and the need to balance the amount of buildable land that is available citywide for housing and employment. The proposed Camas Comprehensive Plan map and Camas Zoning map allocate land uses to accommodate the projected population growth, and results in an excess of both residential and employment lands (Refer to pages 1-2 and 1-3 of the comprehensive plan).

C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;

Findings: The city's current (2004) comprehensive plan is not fully consistent with the Camas Vision, the revised goals and policies of GMA, or county population allocations. Staff recommends that the Camas 2035 Comprehensive Plan replace the current plan.

D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

Findings: Given that Camas 2035 was an extensive update to the city's comprehensive plan, Staff utilized the guidance checklists provided by Commerce, in order to ensure that the plan would be in compliance with the specific goals and requirements of GMA. The Department of Commerce Expanded Comprehensive Plan

Checklist and the SW Washington Regional Transportation Council, Certification Checklist are attached to this Staff Report to demonstrate compliance with this criterion.

E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;

Findings: Camas 2035 provides a description of the city's current capacity and future facility needs at Chapter 5- Public Facilities. The functional plans were not found to be deficient and will not be modified with this update. There are periodic updates to the functional plans (e.g. Six Year Street Plan, CIP Project List), which will replace those that are in the appendix of the comprehensive plan after they are adopted.

F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;

Findings: The Public Facilities and Services element (Chapter 5) provides an overview of the current capacity of facilities and services. The chapter also describes how the city will accommodate growth through a compendium of technical reports, including a plan for financing of those improvements. The additional technical reports include: the Capital Improvement Plan Project List (Appendix D); Water System Plan (Appendix G), General Sewer Plan (Appendix H); 6-year Street Plan (Appendix C); and the Comprehensive Stormwater Drainage Plan (Appendix I).

G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and

Findings: At an early stage of the update process, there were three development regulations that were identified as deficient or inconsistent with the proposed Camas 2035 plan. In advance of the periodic comprehensive plan amendment, staff brought forward amendments to the zoning map and development code to include Airport Overlay Zoning, Gateway and Corridor Overlays, and a repeal of MXPD Overlay zoning. The proposed regulations are anticipated to be accepted by ordinances prior to adoption of the comprehensive plan update.

The plan also includes updates to the Transportation Comprehensive Plan map (Map 4-1 of the comprehensive plan) and the Camas Wetlands map (Map 3-1 of the comprehensive plan). After adoption of the plan, Staff anticipates only minor CMC amendments will be necessary in order to update the references.

H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

Findings: The city issued a State Environmental Policy Act (SEPA) Determination of Non-significance for Non-project Action on May 10, 2016. The comment and appeal period ends on May 24, 2016. Notice of intent to adopt amendments (60-day) was sent on April 1, 2016, and received by the Department of Commerce on April 6, 2016 (Material ID #22250).

VI. RECOMMENDATIONS

Planning Commission's recommendations on the Camas 2035 Comprehensive Plan may include the following actions which will be forwarded to Council for a final decision, pursuant to CMC§18.51.050 (B) (1-5) in part,

- (1) Approve as recommended;
- (2) Approve with additional conditions;
- (3) Modify, with or without the applicant's concurrence;
- (4) Deny; or
- (5) Remand