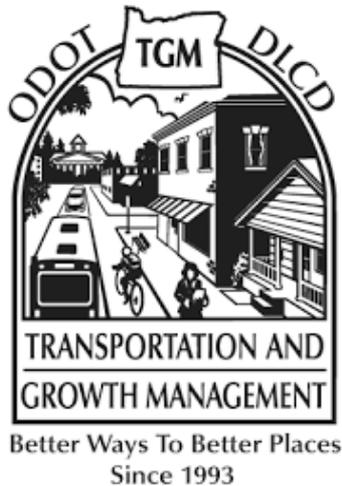


CITY OF BANKS CODE ASSISTANCE PROJECT CODE COMMITTEE MEETING #1



Project Management Team:

Serah Breakstone, Otak – Project Consultant

Laura Buhl, DLCD – Agency Grant Manager

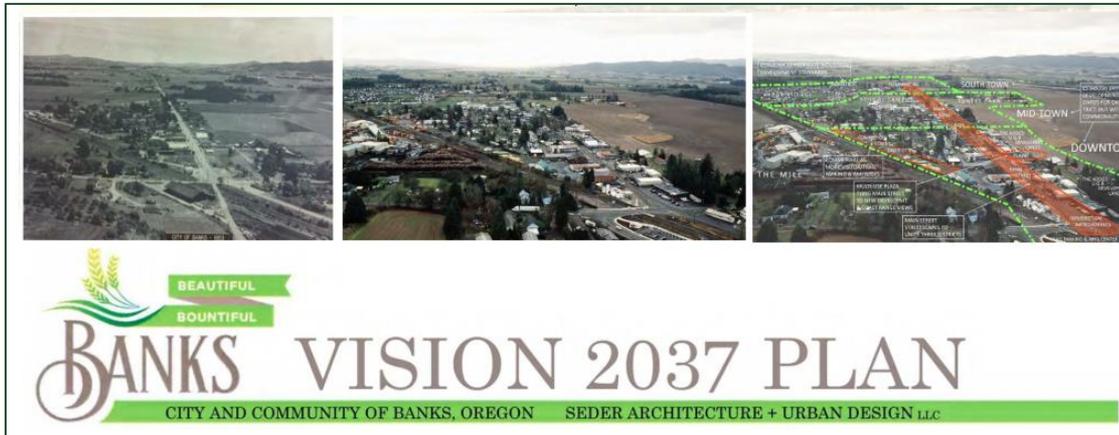
Jolynn Becker, Banks City Manager – City Project Manager

AGENDA

1. Introductions
2. Project background & purpose
3. Draft Zoning Ordinance Amendments Memo
 - Key discussion questions
 - Any additional comments/questions
4. Next Steps

PROJECT BACKGROUND & PURPOSE

- 2011 UGB expansion highlighted a need for code updates
- Recent planning efforts haven't been fully implemented
- City would like to infuse smart growth elements throughout
- Code audit conducted in 2019
- Funding provided by a Transportation Growth Management program grant



PROJECT BACKGROUND & PURPOSE

Smart Growth Principles

- Efficient use of land resources
- Full utilization of urban services
- Mixed-use development
- Multi-modal transportation options
- Detailed, human-scaled design for walkable communities

Camas, WA



PROJECT BACKGROUND & PURPOSE

Specific Key Project Objectives

- Streamline the Zoning Code
- Housing design for better compatibility within neighborhoods
- Provide a full range of housing options
- Design standards for the downtown district to enhance walkability
- Capture opportunities from nearby bicycle trails and amenities

PROJECT BACKGROUND & PURPOSE

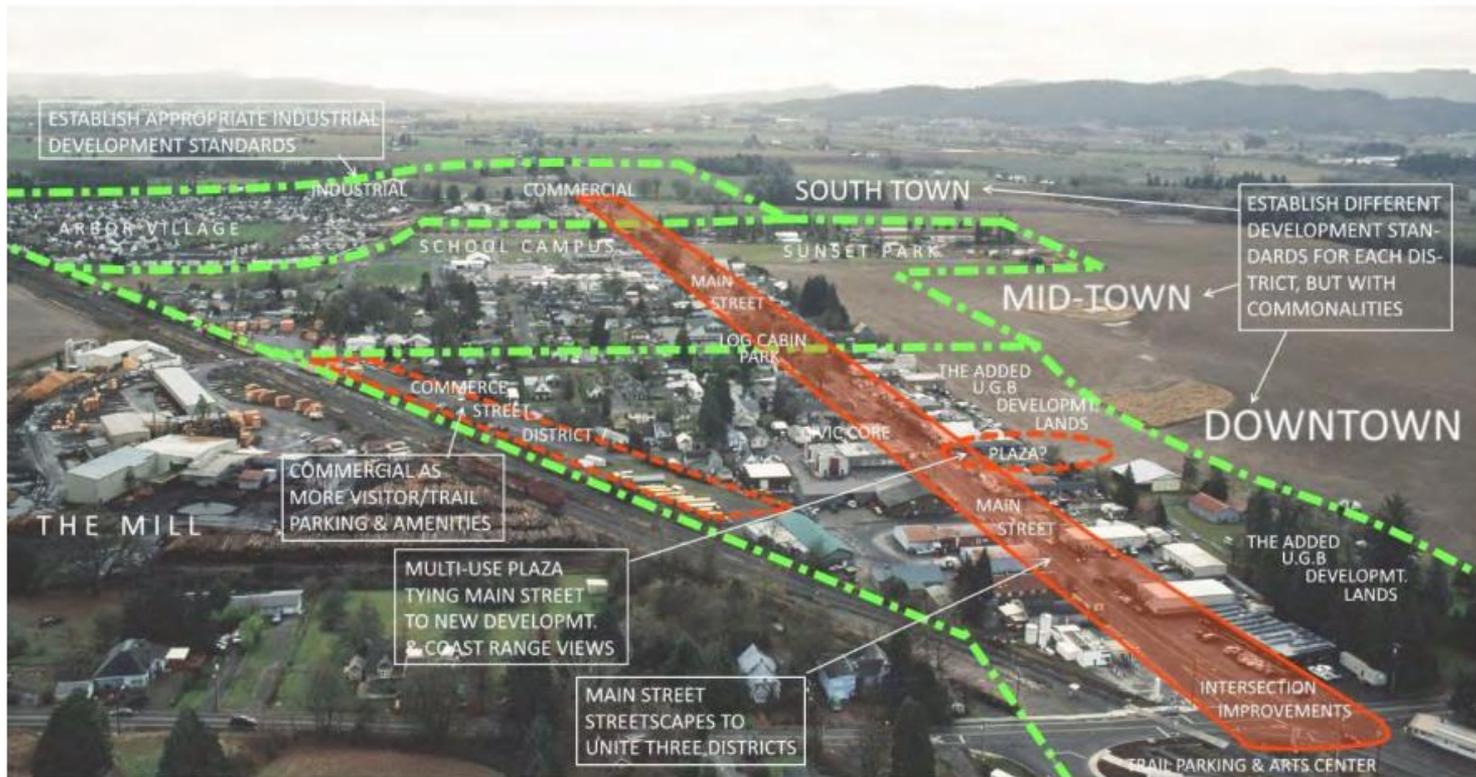


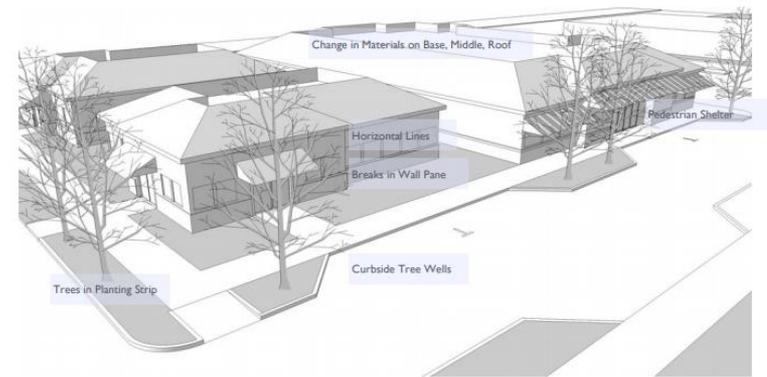
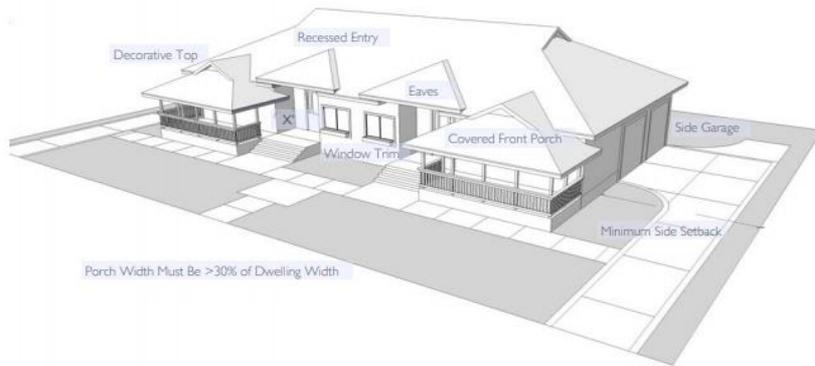
Image from the Vision 2037 document

DISCUSSION – DRAFT ZONING ORDINANCE AMENDMENTS MEMO

- 1. Does reducing the number of residential zones from five to three seem appropriate?**
 - New zones would be LDR, MDR and HDR
- 2. Does the mix of housing types proposed for each zone seem appropriate?**
 - LDR would include duplexes and cottage clusters
 - MDR would include triplex, fourplex, townhomes and courtyard housing
 - HDR would not allow single-family detached or duplexes

DISCUSSION – DRAFT ZONING ORDINANCE AMENDMENTS MEMO

3. What are the most important design elements for the downtown area?
4. What are the most important design elements for the residential areas, particularly for new infill development?



DISCUSSION – DRAFT ZONING ORDINANCE AMENDMENTS MEMO

- 5. Should the City consider changing the zoning approach for the downtown commercial area?**
 - Create a Downtown Commercial Zone
 - Combine with the existing Mixed-Use Zone
 - Design standards to enhance the north end of Main Street

DISCUSSION – DRAFT ZONING ORDINANCE AMENDMENTS MEMO

Other comments or questions about the memo?

NEXT STEPS

1. Revise the Zoning Ordinance Amendments Memo based on your feedback
2. Hold a community meeting (mid-May) via virtual meeting platform
3. Develop a Virtual Public Workshop for additional community input
4. Work session with the Planning Commission (late May)
5. Begin drafting actual code amendments for adoption (July)

THANK YOU FOR PARTICIPATING!

Reach me at serah.breakstone@otak.com