



City of Damascus

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Item 1

January 24-25, 2012 meeting
ATTACHMENT

January 8, 2013

Land Conservation and Development Commission
635 Capitol Street NE, Suite 150
Salem OR 97301-2540

Honorable Commissioners:

RE: Comprehensive Plan Status Report and Request for Extension

I am pleased to report the City of Damascus has made significant progress on developing a new Comprehensive Plan, Development Code, Transportation System Plan, and Public Facility Plan. I anticipate all these documents will be adopted and before you for acknowledgement by January 2014, well ahead of the final compliance deadlines in the LCDC's July 22, 2011 Compliance Order.

However, due to voter approved charter amendments, the City is not able to comply with a number of interim work program completion dates. As the Commission knows, in May 2011 the voters of Damascus rejected the Comprehensive Plan adopted in December 2010. It took the community leadership a year to absorb and regroup from that critical decision. A new and comprehensive strategy for getting the Comprehensive Plan completed was adopted in early 2012.

The initiative impacting the ability to comply with the various 2012 deadlines in the Order was approved by the voters in May 2012. This measure requires voter approval of all plans and planning related ordinances. Therefore, it is impossible to submit approved plan elements to the Commission on an incremental basis.

We are focusing our strategy and all our efforts on the November 2013 election. At that election we intend to have before the voters the Comprehensive Plan, Development Code, Transportation System Plan, and Public Facility Plan. If these plans are approved, the City will submit them to you for acknowledgement in January 2014.

I am attaching two status reports for the Commission's information and use. The first is an analysis of the Compliance Order work program, the City's progress on each task, and a forecast. Every item with an underlined date will not be met by that date.

The second status report is a more comprehensive report and forecast. It includes documentation of the extensive work that has been undertaken by a large body of citizens during 2012. It forecasts the work yet to be done in 2013 leading up to the July referral of the draft planning documents to the voters for the November 2013 election.

I request the Land Conservation and Development Commission approve a revised Continuance and Compliance Order extending the completion date for all non-completed tasks to January 2014.

I look forward to discussing our progress, our forecast, and our extension request with you on January 24th.

Thank you for your time and consideration.

Sincerely,



John N. Morgan
Community Development Director

cc: City Council
Planning Commission
Development Code Topic Specific Team
Committee for Citizen Involvement
Greg Baker, City Manager
Community Development Staff

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
2	Adopt development standards and implementing ordinance for the Damascus Comprehensive Plan. Once Damascus adopts implementing ordinances and adequately addresses Goals, 5, 6, 7, 8, 9, 10, 12, and 14 (listed below), the Damascus comprehensive plan will comply with Goal 2	June 2014	Work focused on putting draft Comprehensive Plan, Development Code, Transportation System Plan, and Public Facility Plan on the November 2013 general election. If the documents are approved by the voters, final city adoption will immediately follow with submission to LCDC for acknowledgement by January 2014.
5	The city shall complete an inventory of significant scenic views and sites; and shall complete and ESEE analysis for significant views and sites.	<u>December 2011</u>	No inventory work has been completed and none is anticipated until after adoption of the core Comprehensive Plan late in 2013. The sole exception is reference to the Clackamas River Scenic Waterway. As this inventory work is not mandated by Goal 5, LCDC is requested to remove the requirement from the Compliance Order.
	Adopt goal 5 implementing ordinances.	June 2014	<p>The focus of the City's planning efforts over the last year has been on Goal 5 issues as these are the highest priority for resolution. Controversy over Goal 5 issues is credited with the defeat of the 2010 Comprehensive Plan at the May 2011 election.</p> <p>A Natural Features Protection Strategy has been developed by the Planning Commission. It includes both policy and code provisions. It was developed in conjunction with the Development Code Topic Specific Team. Three well attended Town Halls were held on the topic from June through October. The strategy is recommended to the City Council for approval. Once approved it will be incorporated into the draft Comprehensive Plan and Development Code.</p>

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
6	The City shall work with DEQ on a TMDL: implementation plan and water quality issues.	June 2012	Completed in 2011
	The City shall further develop their goal 6 chapter with the data and findings in the city's public facilities master plan, when it is completed.	<u>June 2012</u>	The Public Facility Plan is being developed now and will be referred to the voters for approval at the November 2013 election
	The city shall adopt goal 6 implementing ordinances	June 2014	Public facilities implementing ordinances will be referred to the voters for approval at the November 2013 election
7	The city shall adopt goal 7 implementing ordinances	June 2014	Natural Hazard ordinance provisions are being developed as part of the Natural Features Protection Strategy. The Planning Commission will finish its work and make a recommendation to the Council in January 2013. These will be integrated into the draft Development Code which will be referred to the voters for approval at the November 2013 election.
8	The city shall complete an inventory of recreational resources and incorporate proposed goals and policies into the implementing ordinances	<u>June 2012</u>	Inventory is complete. Goals and Policies are drafted and will be reviewed and accepted as part of the Comprehensive Plan. The parks elements will be part of the Comprehensive Plan and Development Code which will be referred to the voters for approval at the November 2013 election.
	The City shall adopt goal 8 implementing ordinances	June 2014	Implementing ordinance language will be incorporated into the draft Development Code which will be referred to the voters for approval at the November 2013 election.

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
9	The City shall adopt a suitable land development code and implementing ordinances that support and facilitate economic development in the City	June 2014	Updated EOA being completed. Development Code will be referred to the voters for approval at the November 2013 election.
	The City shall reconsider or make findings about the availability of sites for heavy industrial activity	<u>June 2012</u>	Findings that there are no suitable sites for heavy industrial activity will be adopted as part of the Comprehensive Plan which will be referred to the voters for approval at the November 2013 election.
10	Adopt a 20 year population forecast that is coordinated with METRO and that complies with Goal 14, OAR 660-024-0030, ORS 195.025, and ORS 195.036	November 2012	Coordinated population forecasts were approved by the City Council in November 2012
	Complete and adopt a residential Buildable Land Inventory (BLI) that complies with Goal 10, OAR chapter 660, division 7, and ORS 197.295	<u>November 2012</u>	Land Use inventory is complete. Extensive update of Natural Features Inventory completed in September 2012. Results of Natural Features Inventory now integrated into BLI. Update of Title 3 mapping is underway in coordination with County. BLI will be approved by the Council first quarter 2013

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
	<p>Complete and adopt a 20-year housing needs analysis (HNA) that complies with Goal 10, OAR chapter 660, division 7, ORSA 197.295, and ORS 197.303. The HNA shall be based on an overall residential density of eight or more dwelling units per net buildable acre for new construction, consistent with OAR 660-007-0035.</p>	<p><u>November 2012</u></p>	<p>ECONorthwest is completing an updated Housing Needs Analysis the results of which will be incorporated into the Comprehensive Plan, Development Code, and Zoning Map in the spring of 2013.</p>
	<p>Complete and adopt a 20-year residential lands needs analysis (RLNA) that complies with Goal 10, OAR chapter 660, division 7, ORS 197.205, ORS 197.307, ORS 197.312, ORS 197.314, ORS 197.475, ORS 197.480, ORS 197.485, and ORS 197.660 through 197.670. The RLNA shall be based on an overall residential density of eight or more dwelling units per net buildable acre for new construction, consistent with OAR 660-007-0035. The RLNA shall designate sufficient buildable land to provide the opportunity for at least 50% of new residential units to be attached single family housing or multiple family housing, consistent with OAR 660-007-0030.</p>	<p>June 2014</p>	<p>ECONorthwest is completing an updated Residential Lands Needs Analysis the results of which will be incorporated into the Comprehensive Plan, Development Code, and Zoning Map in the spring of 2013.</p>

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
	Complete and adopt implementing land use/development regulations, zoning map, revised comprehensive plan map, and revised residential plan policies to designate, zone, and govern development on residential lands within the urban growth boundary for 1)housing consistent with the HNA and RLNA, and 2) on-residential uses permitted in residential zones, if any, consistent with 20-year urban needs.	June 2014	Development Code under development. It will be referred to the voters for approval at the November 2013 election.
	Adopt all of the above described documents, except for land use/development regulations, into the city's comprehensive plan.	June 2014	The first draft of the Comprehensive Plan, based on the Planning Commission's work, will be released in January 2013. The Comprehensive Plan and Development Code will be referred to the voters for approval at the November 2013 election.
11	Revise the public facilities plan to comply with Goal 11, OAR chapter 660, division 11, and the city's adopted coordinated 20-year population forecast. Adopt the revised public facilities plan into the City's comprehensive plan.	<u>September 2013</u>	Public Facility plan is fully drafted and under review by the Planning Commission. The Plan will be referred to the voters for approval at the November 2013 election.

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
	Prepare and adopt implementing ordinances that address the provision of water, sanitary sewer, storm water, and transportation facilities and services consistent with the revised public facilities plan and with the land use designations in the urban growth boundary.	June 2014	Implementing Ordinances for the Public Facility Plan will be referred to the voters for approval at the November 2013 election.
12	The City shall adopt a Transportation System Plan (TSP) that meets OAR 660-12	<u>November 2012</u>	TSP goals and policies are drafted. Modeling being completed by Metro modeling staff. Planning Commission has reviewed assumptions. Draft implementing code language will be reviewed by the Commission in January. The TSP will be referred to the voters for approval at the November 2013 election.
	The city shall adopt goal 12 implementing ordinances	June 2014	Implementing ordinances will be referred to the voters for approval at the November 2013 election.
14	Adopt a 20-year population forecast that is coordinated with METRO and that complies with Goal 14, OAR 660-024-0030, ORS 195.025, and ORS 195.036.	June 2014	Population forecasts were adopted in November 2012

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
	Coordinate with the applicable school district or districts to prepare and adopt a school facilities plan for the urban growth boundary consistent with ORS 195.110 and the city's comprehensive plan. Adopt the school facilities plan into the city's comprehensive plan.	June 2014	Gresham-Barlow Plan competed in summer 2012. Four other district plans yet to be developed.
	Ensure that all lands within the urban growth boundary have urban plan designations consistent with need determinations, in compliance with Goal 14 and OAR 660-024-0050(6).	<u>November 2012</u>	Draft Comprehensive Plan Map has been developed by the Planning Commission. The final map will be referred to the voters for approval at the November 2013 election.
	Ensure that all lands within the urban growth boundary are zoned either 1) for urban use, or 2) to manage their use and division in a manner that maintains their potential for planned urban development until appropriate public facilities and services are available or planned, by either retaining the rural zoning or by adopting interim zoning, in compliance with Goal 14 and OAR 660-024-0050(6).	<u>November 2012</u>	Draft Zoning Map has been developed by the Planning Commission. The final map will be referred to the voters for approval at the November 2013 election.

**Progress Report on LCDC Compliance Order Work Program
January 2013 Update**

GOAL	LCDC ORDERED COMPLIANCE TASKS	LCDC ORDERED COMPLETION DATE	DAMASCUS STATUS & FORECAST
	Work with department staff to revise transition and urbanization plan policies for consistency with Goal 14. Adopt revised policies into the city's comprehensive plan.	June 2014	Revised policies will be referred to the voters for approval at the November 2013 election.

Comprehensive Plan Process

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Introduction

- The City of Damascus is half way through a 22 month strategy to create a new draft Comprehensive Plan, Development Code, Transportation System Plan, and Integrated Water Capital Plan.
- This report gives a chronology of the first 11 months of the project and forecasts what will happen during the second 11 months.

History

- Damascus was incorporated in November 2004. A major motivation for incorporation was to take responsibility and control over planning the community following the inclusion of Damascus in the regional Urban Growth Boundary in 2002.
- The City had a difficult time creating a Comprehensive Plan and implementing plans and ordinances between 2004 and 2010. The Oregon Land Conservation and Development Commission had to grant extensions and give orders several times to move the process forward.
- In November 2010 the Council adopted a Comprehensive Plan, just before a submission deadline. The Land Conservation and Development Commission on July 22, 2011 issued an order acknowledging the City's work for Goals 1, 3, 4, and 13. The balance of the Plan was sent back to the City with a new compliance order and work program for successfully completing the Plan.
- In May 2011 the voters of Damascus considered an initiative ballot measure to overturn the ordinance adopting the Comprehensive Plan. The measure passed by a two to one margin.
- Early in 2012, the Council adopted a new 22-month strategy for creating a new Comprehensive Plan and supporting documents. The strategy is discussed more below.
- In March 2012, the Damascus voters approved an initiative petition creating a requirement for a public vote on the Comprehensive Plan and any elements of that Plan.

Strategy

- Take the draft Comprehensive Plan, Development Code, Transportation System Plan, and Integrated Water Capital Plan to the voters, as required by Charter, in November 2013. This requires the drafts to be complete in July 2013.
- Work prioritized to address the major controversial issues first, with the highest priority to address natural features protection.
- Work to greatly simplify the draft Comprehensive Plan and Development Code
- Responsibility is given to the Planning Commission to take the lead on developing the draft Comprehensive Plan, Development Code, Transportation System Plan, and Integrated Water Capital Plan. The Development Code Topic Specific Team is to assist with Code language development and advise the Commission on certain policy issues.

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- All work focuses on the Community's Core Values as developed and adopted in May 2012.

Chronology and Forecast

See Chronology in Appendix

Citizen Involvement

- Six well attended Town Halls since June, all hosted by the Committee for Citizen Involvement
- Six more Town Halls planned from January through April
- Over 140 on-site visits with property owners to review natural features on their properties
- Monthly newsletters sent to every household detailing current issues, options, and opportunities for input

Accomplishments

Comprehensive Plan Strategy

- A new, highly simplified and focused strategy for completing a new Comprehensive Plan and supporting Codes and Plans was adopted by the Council in February. It is focused on the November 2013 election
- The Comprehensive Plan strategy has guided all work in the ensuing months

Core Values

- Updated and simplified Core Values adopted in May 2012 by the City Council.
- The Core Values are the foundation and benchmark for all work on the Comprehensive Plan.

Natural Features

- Draft Natural Features Strategy approved by the Development Code Team and Planning Commission in January 2013
- Strategy uses Metro Title 3 standards as the foundation and adds on significant additional open space requirements for larger developments
- Steep slopes are protected by very low density development provisions
- Wildlife habitat is protected by inclusion in protected riparian and steep slope areas, as well as high priority for inclusion in open space dedication areas
- Natural Features Goals and Policies approved by the Planning Commission

Land Use

- Simplified land use map created and generally endorsed by the Planning Commission
- Land Use Goals and Policies approved by the Planning Commission

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Housing

- Housing strategy being discussed by Planning Commission
- Focus on flexibility in design and zoning pattern
- Housing Goals and Policies approved by the Planning Commission

Parks and Open Space

- Parks location and design criteria accepted by the Planning Commission
- Parks Goals and Policies approved by the Planning Commission

Transportation

- Kittelson and Associates working with staff on preparing a final Transportation System Plan based on the proposed land use map
- Planning Commission and Council review of core assumptions completed
- Development Code Team and Planning Commission have reviewed Code language concepts and are reviewing specific Code language proposals in January

Infrastructure

- CH2M-Hill working with staff on preparing the Public Facility Plan, known as the Integrated Water Capital Plan. The plan covers sewer, water, storm, and re-use water. It is based on the proposed land use map
- Planning Commission and Council review of core assumptions completed

Economic Development

- Updates to the Economic Opportunity Analysis and Buildable Lands Analysis are underway. EcoNorthwest retained up update EOA.
- Public forum held on economic development

Development Code

- Work began in December to revamp the 2009 draft Development Code to reflect the draft Comprehensive Plan elements and to be generally simpler and more streamlined.
- Development Code committee reviewed new sections on residential zoning in January.

Looking Ahead to Adoption

Council Review

- The Planning Commission, Development Code Team, and City Council meet in joint session on January 31st. That evening the Planning Commission will present the work to date to the Council, focusing on the Natural Features Strategy, and housing and land use.
- Council will begin its review of these elements and other elements as they come from the Planning Commission focusing on concurring on a draft to be put forward for public hearing in May, June, and July.

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The Election

- Everything must go to the voters for double majority approval
- The target election is November 2013
- The Council must have the draft documents completed by the end of July so that a resolution can be passed at least 90 days before the election putting the questions on the ballot

Appendix - Chronology

DATE	GROUP	TOPIC
01/04/12	Development Code Topic Specific Team (DCTST)	sight obscuring fencing along riparian corridors
01/18/12	Committee for Citizen Involvement (CCI)	Core Values survey
01/04/12	DCTST	infill development standards for existing residential subdivisions
01/10/12	Planning Commission	Comprehensive Plan
01/12/12	City Council and Planning Commission	joint work session to review the land use
01/14/12	Town Hall	Core Values
01/17/12	City Council	Approve interim land use map
01/18/12	DCTST	infill development standards and sustainability standards.
01/24/12	Planning Commission and DCTST	riparian and smart code policy recommendations
02/01/12	DCTST	food access and assessments, infill development standards and sustainability standards
02/15/12	DCTST	infill development and sustainability standards
02/15/12	CCI	opportunities to increase citizen involvement
02/28/12	City Council and Planning Commission	strategic Comprehensive Plan work plan
03/05/12	City Council	Comprehensive Plan status
03/06/12	Planning Commission	Comprehensive Plan strategy
03/07/12	CCI	citizen involvement elements of the Comprehensive Plan strategy
03/17/12	Town Hall	Core Values
03/21/12	Planning Commission & DCTST	policy
03/21/12	CCI	citizen involvement engagement plan
04/02/12	City Council	preliminary coordinated population forecast and adopted Resolution 12-302 accepting the preliminary forecast
04/04/12	CCI	citizen involvement engagement plan, Core Values questionnaire
04/10/12	Planning Commission & DCTST	approach to the goals and policies project regarding the process, procedure, substance and schedule
04/12/12	City Council	Committee for Citizen Involvement Core Values Survey results and status report on Public Facility Plan
04/18/12	CCI	community involvement engagement plan
04/24/12	Planning Commission	Core Values
04/26/12	City Council	strategic plans for Public Facility Plan Memorandums of

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DATE	GROUP	TOPIC
		Understanding, Water Master Plan Work Orders, discussion about Core Values input.
05/02/12	CCI	citizen involvement engagement plan discussion setting town hall and focus group engagement topics
05/07/12	City Council	Core Values
05/17/12	City Council	Public Facilities Master Plan Memorandums of Understanding
05/21/12	City Council	adopted Memorandum of Understanding with Sunrise Water District for Public Facilities Master Planning
05/22/12	Planning Commission	Comprehensive Plan strategy, Core Values, and Comprehensive Plan Goals and Policies
05/31/12	City Council	update on Comprehensive Plan work
06/06/12	CCI	citizen involvement process for natural features and Town Hall meeting schedule
06/12/12	Planning Commission and DCTST	Kaiser and SARE grants, natural environment and parks and open space draft goals and policies
06/14/12	City Council	Transportation System Plan and Urban Growth Boundary
06/18/12	City Council	Transportation System Planning and update on Comprehensive Planning Work
06/20/12	Town Hall	Natural Features
06/25/12	CCI	August and October Town Hall preparation
06/26/12	Planning Commission	Comprehensive Plan Natural Features Inventory and Policies approval, housing and land use patterns
08/27/12	Town Hall	Natural Features
07/12/12	City Council	Metro Meeting update regarding the urban growth boundary
07/16/12	City Council	update on Comprehensive Plan work and direction on referring an urban growth boundary adjustment
07/17/12	Planning Commission and DCTST	Comprehensive Plan Natural Features Inventory
07/19/12	City Council	urban growth boundary
07/26/12	City Council	quarterly goals and strategic plan review
07/31/12	Planning Commission and DCTST	comprehensive plan natural features inventory review of wetlands, wildlife habitat and riparian areas
07/31/12	Planning Commission	Public Facilities Plan presentation
08/06/12	City Council	urban growth boundary
08/07/12	Planning Commission, DCTST & Natural Features TST	Comprehensive Plan Natural Features Inventory review of wetlands, wildlife habitat and riparian areas
08/14/12	Planning Commission and DCTST	Comprehensive Plan Natural Features Inventory review of wetlands, wildlife habitat and riparian areas
08/16/12	City Council	Integrated Water Capital Plan
08/21/12	Planning Commission	Comprehensive Plan Natural Features Inventory review of wetlands, wildlife habitat and riparian areas Town Hall preparation finalization
08/23/12	DCTST	Natural Features
08/28/12	Planning Commission and DCTST	Comprehensive Plan Natural Features Inventory review of the wetlands, wildlife habitat and riparian areas and review of the Natural Features Town Hall
08/30/12	City Council	update on the Comprehensive Plan work
09/04/12	Planning Commission	Comprehensive Plan Natural Features Inventory Wetlands, Wildlife Habitat and Riparian areas and the

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DATE	GROUP	TOPIC
		classification of Natural Features
09/05/12	DCTST	natural features, riparian and open spaces chapters
09/11/12	Planning Commission	Comprehensive Plan natural Features Inventory Wetlands, Wildlife Habitat and Riparian Areas. Review of the Natural Features Town Hall and discussion of policy and implementation strategies. Comprehensive Plan land Use and Housing Element
09/13/12	City Council	update on the Comprehensive Plan work
09/17/12	City Council	update on the Comprehensive Plan work
09/18/12	Planning Commission and DCTST	Comprehensive Plan Natural Features Element Development Code standards review, the Comprehensive Plan Land Use and Housing Element Review and make preparations for the land Use and Housing Town Hall
09/18/12	Planning Commission, DCTST, and Transportation System Plan Citizen Advisory Committee	Transportation System Plan schedule overview and prior work relationship, review the goals and objectives, development code framework, and provide feedback on the top 3 priorities to accomplish or address on the Development Code
09/19/12	Town Hall	Housing and Land Use
09/24/12	DCTST	riparian and open spaces
09/25/12	Planning Commission and DCTST	Comprehensive Plan Natural Features element Development Code standards and Comprehensive Plan land Use and Housing Element
09/27/12	City Council	Transportation System Plan Assumptions, Goals and Policies, and update on the Comprehensive Plan work
10/02/12	Planning Commission	Comprehensive Plan Natural Features Development Code Topic Specific Team Policy and Strategy proposal and recommendation to the City Council, review of the Comprehensive Plan Element Section One – Housing and Section Four – Land Use and Community design
10/03/12	DCTST	Comprehensive Plan Natural Features Code standards proposal update and establish the process and timeline for complement of the Development Code standards
10/09/12	Planning Commission	Comprehensive Plan Element Section One – Housing to recommend revised policies; section Four – Land Use and Community Design to recommend revised policies and finalize Town Hall preparations. Recommendation to the City Council on the coordinated population projections
10/17/12	DCTST	Comprehensive Plan Natural Features Code standards proposal update and establish Development Code process and timeline for completion of the standards
10/20/12	Town Hall	Housing and Land Use
10/23/12	DCTST	Comprehensive Plan Natural Features Code Standards Proposal Update
10/23/12	Planning Commission	coordinated population projections to the City Council, review Comprehensive Plan Element Section One – Housing to recommend revised policies and Section Four – Land Use and Community Design
10/25/12	City Council, Planning Commission and DCTST	proposed coordinated population projections, and an update on the Comprehensive Plan work

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DATE	GROUP	TOPIC
11/06/12	Planning Commission	coordinated population projections, Comprehensive Plan Element Section One – Housing, and Section Four – Land Use and Community Design to recommend revised policies. City's Kaiser Permanente grant and recommended the Chapter Four - Stewardship of Our Environment on Natural Features identified as significant
11/07/12	DCTST	Transportation System Plan Code parking and connectivity standards
11/13/12	Planning Commission	Comprehensive Plan Element Chapter Four – Stewardship of Our Environment to recommend natural feature items to be identified as significant
11/14/12	DCTST	the Development Code review of language in the Natural Features, Hillside Overlay District and Natural Resources Overlay District chapters
11/19/12	City Council	adopt the population projections, and received an update on the Comprehensive Plan work
11/27/12	Planning Commission	Comprehensive Plan Element Chapter Four – Stewardship of Our Environment to recommend natural feature items to be identified as significant and review of the Natural Features Town Hall Preparation and the buildable lands Inventory Assumptions
12/01/12	Town Hall	Natural Features
12/04/12	Planning Commission	follow up review of the Natural Features Town Hall, finalized the natural features goals and policies as well as the Development Code standards language through review of Comprehensive Plan Element Chapter Four – Stewardship of Our Environment. The Commission also reviewed the Transportation System Plan policies and Development Code Language pertaining to parking and connectivity, and the Comprehensive Plan Element Section Two – Economic Development to provide direction on proposed goals and policies
12/05/12	DCTST	process and timeline for completion of the standards
12/06/12	Public Forum	Economic Development
12/11/12	Planning Commission	review of the Natural Features Town Hall, reviewed the Comprehensive Plan Element Chapter Four – Stewardship of Our Environment to finalize the natural features goals and policies as well as the Development Code standards language, Chapter Three Infrastructure, Section One – Public Facilities to see a presentation and review proposed Public Facilities goals and policies, Chapter Two – A Healthy Economy, Section Two – Economic Development to review and provide direction on proposed Economic Development Goals and policies and Chapter Two – a Healthy Economy, Section Three – Parks and Open Space presentation on 2011 survey results and proposed levels of park services
12/12/12	DCTST	Development Code language for Natural Features, Hillside Overlay Distinct and Natural Resources Overlay District chapters
12/19/12	DCTST	Transportation System Plan Code parking and connectivity standards
12/18/12	Planning Commission	Comprehensive Plan element Chapter Three –

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DATE	GROUP	TOPIC
		Infrastructure, Section One – Public Facilities to hear a presentation and review proposed Public Facilities goals and policies; Chapter Four – Stewardship of Our Environment to finalize natural features goals and policies as well as the Development Code standards language; Chapter Two – A Healthy Economy Sections Two – Economic Development to review and provide direction on proposed Economic Development goals and policies, but also Section Three – parks and Open Space to review and provide direction on proposed parks and open space needs analysis
01/08/13	Planning Commission	Approve Comprehensive Plan Chapter 2 – Economic Development, Chapter 2 – Parks and Open Space. Discuss Chapter 3, Public Facilities Goals and Policies and Chapter 4, Stewardship of our Environment
<i>January 12</i>	<i>Town Hall</i>	<i>Parks and Public Facility Plan</i>
<i>January 15</i>	<i>Planning Commission</i>	<i>Parks and Public Facility Plan. Natural Features Strategy</i>
<i>January 16</i>	<i>DCTST</i>	<i>Transportation Page 1 & 2 Code language</i>
<i>January 17</i>	<i>City Council</i>	<i>Comp Plan update, Parks and Public Facility Plans</i>
<i>January 23</i>	<i>DCTST</i>	<i>Commercial/Industrial Use Types. Introduction and administration language</i>
<i>February 2</i>	<i>Town Hall</i>	<i>Transportation System Plan</i>
<i>February 23</i>	<i>Town Hall</i>	<i>Land Use, Housing, Economic Development, Parks, and zoning map</i>
<i>March 16</i>	<i>Town Hall</i>	<i>Transportation System Plan</i>
<i>April 6</i>	<i>Town Hall</i>	<i>Development Code and zoning map</i>
<i>April 27</i>	<i>Town Hall</i>	<i>Comprehensive Plan and Development Code</i>
<i>May-June</i>	<i>Planning Commission and City Council</i>	<i>Public Hearings</i>
<i>July</i>	<i>Planning Commission and City Council</i>	<i>Final deliberation. Set Plans for November election</i>
<i>November 5</i>	<i>Damascus Citizens</i>	<i>Election on the Plans</i>
<i>November-December</i>	<i>City Council</i>	<i>Final approval and adoption if approved by the voters</i>
<i>January</i>	<i>City Council</i>	<i>Plans forwarded to LCDC for acknowledgement</i>