



## Staff Report – Ordinance

August 7<sup>th</sup>, 2023 Council Regular Meeting

Ordinance No. 23-009 An Ordinance adopting land use designation and zoning maps, and Design Manual consistent with the adopted North Shore Subarea Plan

Presenter: Alan Peters, Community Development Director

Time Estimate: 5 minutes

Phone	Email
360.817.1568	apeters@cityofcamas.us

**BACKGROUND:** In November 2022 the Camas City Council formally adopted the North Shore Subarea Plan. In the months since the Subarea Plan was adopted by Council, Staff has developed zoning text amendments, a new design manual, and map updates to implement the Subarea Plan. The proposals are informed by the adopted plan, as well as with detailed insight and recommendations from the Steering Committee and Citizen Advisory Committee. The Planning Commission held a hearing on June 21, 2023, and recommended that Council approve the proposal. Council previously reviewed the proposal at the June 19 and July 3, 2023, workshops.

**SUMMARY:** The City of Camas' Comprehensive Plan "Camas 2035", envisioned the development of a North Shore subarea plan "to encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices and a mix of shops, services and public spaces." After kicking off a subarea planning process in 2019, Council adopted the North Shore Subarea Plan in November 2022 and incorporated it into the City's Comprehensive Plan. The Subarea Plan includes conceptual options for land use and transportation consistent with the plan's vision statement, design guideline recommendations, and recommended updates to the city's development code.

The Washington State Growth Management Act requires that development regulations be consistent with and implement the Comprehensive Plan. Guided by the Subarea Plan, Staff has developed zoning text amendments, a new design manual, and map updates with the assistance of the Steering Committee and Citizen Advisory Committee. These regulatory tools will implement the Subarea Plan and ensure that new development in the North Shore Subarea is consistent with the community's vision.

### Comprehensive Plan and Zoning Map Amendments (Exhibits A and B)

The adopted Subarea Plan includes a new land use designation map and proposed zoning map for the North Shore. Staff has prepared updated city-wide Comprehensive Plan and Zoning maps that incorporate the plan's changes.



**Figure 1. Portion of North Shore Zoning Map.**

Design Manual (Exhibit C)

The Subarea Plan includes several design guidelines intended to encourage high-quality design that creates a sense of place consistent with the community’s vision for the North Shore. The North Shore Design Manual will work in conjunction with the zoning code to ensure that this vision is achieved with new development. The manual provides both recommended guidelines that are “encouraged” and “should” be incorporated and required design principles that “shall” be met.

The manual includes land use and development standards for each zone designation. Each designation describes the intent and character of the zone, site development guidelines, site development principles, and illustrations. The manual also provides minimum requirements and guidance for rights-of-way and streetscapes. This section will inform the development of the City’s engineering standards.

## Section 4. Sustainability

The following sustainable elements are strongly encouraged for all new development in the North Shore and shall not be prohibited by any covenants, conditions, and restrictions.

### 4.1 Sustainable Sites

- The form and layout of buildings should be oriented to retain or integrate with the existing topography, natural habitat, and respond to climatic or solar conditions.
- The amount of impervious surfaces around buildings, such as driveways, should be reduced by using permeable pavers or other pervious design elements where soil conditions permit.
- Waterways should be "daylighted," or restored to a more natural state, as part of stormwater management.
- Native soils, existing tree canopy, and topography should be preserved to the greatest extent possible.

### 4.2 Sustainable Buildings

- Sustainable features, such as solar panels and rain gardens, can be visually prominent.
- Bird-friendly windows and window treatments are encouraged, in particular next to open spaces and wildlife habitat.

### 4.3 Sustainable Streets

- Landscaped areas should use drought tolerant, native species that use



EV charging stations in curb zones  
(Source: © I-Wei Huang/ Adobe Stock)



Driveways using permeable pavers  
(Source: © Francesco Scatena/ Adobe Stock)



Solar panels on a green roof (Source:  
© René Notenbomer/ Adobe Stock)



**Figure 2. Excerpt from Design Manual Section 4.**

Following the July 3 workshop, Staff made minor amendments to the manual's sustainability section. Language has been added to encourage installation of electric vehicle charging stations within street curb zones and to ensure that no development's covenants, conditions, and restrictions prohibit the use or visual prominence of sustainable elements identified in the manual.

**BENEFITS TO THE COMMUNITY:** Adoption of the proposed North Shore Subarea zoning text amendments, zoning and comprehensive plan map amendments, and design manual will implement the City's Comprehensive Plan and North Shore Subarea Plan.

**RECOMMENDATION:** The Planning Commission at its June 20, 2023, meeting held a public hearing and recommended that City Council adopt the proposed North Shore Subarea zoning text amendments, zoning and comprehensive plan map amendments, and design manual. The Camas City Council held a hearing on July 17<sup>th</sup>, 2023 and directed the City Attorney to prepare an adoptive ordinance, which is contained herein.

Staff recommends Council adopt Ordinance 23-009 as prepared.