



Staff Report – Ordinance

August 7th, 2023 Council Regular Meeting

Ordinance No. 23-010 AN ORDINANCE adopting text amendments to Title 18 Zoning of the Camas Municipal Code pursuant to the adopted North Shore Subarea Plan

Presenter: Alan Peters, Community Development Director

Time Estimate: 5 minutes

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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.

Zoning Text Amendments

The proposed amendments to Title 18 of the Camas Municipal Code establish six new zones identified within the Subarea Plan:

- LD-NS (Lower Density Residential)
- HD-NS (Higher Density Residential)

- C-NS (Commercial)
- ME-NS (Mixed Employment)
- MX-NS (Mixed Use)
- P/OS-NS (Parks/Open Space)

The amendments provide land uses and density and dimensional requirements for each new zoning district and implement the Subarea Plan's design guidelines.

Other updates include new or revised definitions to land use terms, expansion of cottage-style dwellings, row houses, and accommodation for live-work units in the North Shore. There are also significant changes to the tree protection requirements. All new development in the North Shore will be required to preserve or establish at least 30 tree units per net acre (the current city-wide standard is 20 tree units). Additionally, at least 50% of the minimum tree density must be achieved through retention of existing trees. If this standard is unable to be met, then replacement trees are required to be native or coniferous.

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 17th, 2023 and directed the City Attorney to prepare an adoptive ordinance, which is contained herein.

Staff recommends Council adopt Ordinance 23-010 as prepared.