



Planning Division | 616 NE 4th Ave | Camas, WA 98607

STAFF REPORT
NORTH SHORE SUBAREA PLAN
Phase 1 – Vision Statement

TO: Mayor McDonnell
City Council
DATE: September 8, 2020

FROM: Sarah Fox, Senior Planner, on behalf of the Planning Commission

PUBLIC NOTICES: Notice of Public Hearing before Planning Commission was published in the Post Record on 8/6/20 and 8/13/20, Legal publication #431350. Notice of Public Hearing was posted on the city’s website starting on 7/30/20. Emails were sent to interested citizens on July 28, 2020 and also throughout the project on the following days: 9/26/19; 11/15/19; 12/6/19; 12/16/19; 1/17/20; and 2/14/20. A mailer was sent citywide on December 12, 2019. The city newsletter included information on the project January 2020. Information has been available throughout the project at www.camasnorthshore.com, along with Facebook posts and invitations to join the public events.

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SUMMARY/PURPOSE

The North Shore Subarea Plan will guide future growth and development in the area north of Lacamas Lake. Today, the North Shore area consists of agricultural land and single-family residences with large, rural acreages. The area is anticipated to experience substantial growth and is currently zoned for a mix of employment, retail and residential uses.

In 2013, City Council established the current zoning through a Development Agreement with a coalition of property owners (adopted through Resolution 1277). Beginning in the summer of 2019, the first phase of the North Shore Subarea Plan process engaged the Camas community in an effort to re-think the current zoning, including a community vision, conceptual road alignment, land use designations, and a projection for future jobs and housing.

To create the community vision, the City conducted a series of vision outreach activities, including:

- Visits to Discovery High School, Camas Farmers Market, Camas High School and Camas Youth Advisory Council to encourage participation.
- Twenty-one stakeholder interviews with property owners within North Shore, representatives from the Camas School District, the Port of Camas-Washougal, and elected officials.
- Online survey #1 taken by 583 community members.
- Student workshop at Discovery High School to map future land uses.
- Community forum attended by approximately 100 community members (82 signed-in).
- Online survey #2 taken by 678 community members.
- Email and Facebook comments.
- Community Vision Workshop attended by approximately 100 community members (81 signed-in).
- Workshop before Planning Commission on July 21, 2020.

Among the thousands of comments collected, a series of themes emerged indicating how the Camas community wants to see the North Shore area develop over time. The vision outreach comments and these themes are translated into the North Shore Vision. At the public hearing, Planning Commission further refined the vision statement based on testimony received.

RECOMMENDATION

After a duly conducted public hearing on August 18, 2020, and unanimous support, the Planning Commission forwarded the North Shore Subarea Vision for your approval.