



Staff Report

February 17, 2026, Council Regular Meeting

Public Hearing – SunCal Development Agreement and Master Plan

Presenter: Robert Maul, Planning Manager

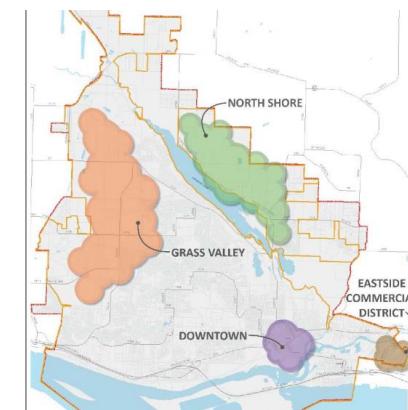
Time Estimate: 30 minutes

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BACKGROUND: In 2019 the Camas City Council directed staff to engage in a subarea planning process for the North Shore area as allowed for in the adopted comprehensive plan, Camas 2035 (see fig1). Subarea planning is an optional element that cities can elect to include in their respective comprehensive plans with the goal of providing a more area-specific level of master planning to encourage 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.

The North Shore subarea planning process was a two-part public engagement focused effort that spanned from 2020-2022 with final adoption in November 2022. The first year was largely public engagement with a series of open houses, surveys, first Friday events, participation at farmer's markets, Camas Days, and listening sessions with Camas High School students which resulted in a vision statement. The second phase of the subarea plan was taking the vision statement and shaping it into the plan that is now adopted today. Phase 2 was not only well vetted with the community, it was also informed by stakeholder groups and citizen advisory committee work. The North Shore subarea plan is specific to the area north of Lacamas Lake and encompasses over 900 acres of land, including the city owned legacy lands for preservation and recreation. The adopted subarea plan provides flexibly zoning standards, a variety of density and housing types, jobs lands, commercial center and public trails and multi-modal transportation elements throughout. There are also specific architectural design standards for residential and commercial developments.

Fig 1



SUMMARY: Since its adoption in 2022, the subarea plan has incentivized several developments within the plan boundary, which includes two recently approved subdivisions north of Camas High School, three other subdivisions submitted for entitlements just north of Lacamas Lake, and staff's recent negotiations with SunCal

development for a master plan development agreement, which is before council for a workshop.

Development agreements (DA) are authorized by RCW36.70B.170, and can be used as an effective tool with larger scale development as a voluntary agreement between the city and a developer/owner. Development agreements allow for flexibility in design, details and development standards beyond what is currently allowed for in adopted city code. It provides increased regulatory certainty, vesting standards, makes clear financial obligation, and can be more ideal for larger projects to create continuity and ensuring vision implementation. What is proposed is a master plan and development agreement similar to what was done for Green Mountain PRD and Hills at Round Lake PRD. Given the large scale of the development, it will take years to build out, which is where a DA can provide regulatory certainty for a longer period of time beyond normal vesting rights which currently range from 2 years to 7 under normal enlistment regulations. Typical timelines for DAs can range from 10-15 years, which is what is proposed for this project. The two documents of the DA and the master plan act as one adopted agreement.

SunCal has a development proposal for the approximate 300 acres of land currently owned by the Johnston family farm (see Fig 2). Within the proposed development area are several zoning designations as assigned by the adopted plan that do not follow property lines. As proposed, SunCal wants to shift the zoning around a bit to help create a neighborhood that designates several housing types for detached and attached single family residential, as well as higher density apartment units closer to the commercial village. The adopted commercial zoning in this section is 15 acres, and the applicant is proposing to maintain a minimum 15-acre commercial center, albeit shifted to the west a bit for design purposes. Included in the proposal is the construction of North Shore Boulevard from the existing terminus at the western boundary all the way through the site to connect to neighboring developments to the south (please refer to the master plan in the packet).

All major utilities will also be installed with this development and there is a proposed stormwater conveyance to the west at the Rose property where natural drainage has flowed historically. Additionally, SunCal has designed the required public plaza that will be adjacent to the Rose legacy lands near the storm conveyance. Other private open space, trails, and neighborhood pocket parks are proposed as well.

Staff has held two workshops with Council on this matter and were directed by Council to schedule a public hearing, which is February 17th, 2026.

Fig 2



Aside from the standard recitals and terms of a DA, the following are the project specific elements within the DA:

- Vesting
- Master Plan
- State Environmental Policy Act (SEPA) review and vesting
- Phasing
- Transportation
- Design Standards for public and private facilities
- Commitment to commercial development
- Maintenance responsibilities
- Stormwater conveyance
- Impact and SDC credits
- Process

BENEFITS TO THE COMMUNITY: The approval of this Development Agreement serves the community in several ways. It implements the vision from the adopted North Shore Subarea Plan as well as the adopted Comprehensive Plan. The development of the new neighborhoods provides a mix of housing types as supported by the housing action plan, subarea plan and comprehensive planning goals. This development will also provide needed infrastructure to serve not only the subject properties, but the surrounding region as well as envisioned by the adopted capital facilities plans.

STRATEGIC PLAN: This item supports several strategic plan priorities, including Economic Prosperity, Safe and Accessible Community, and Vibrant Community Amenities. The development agreement will ensure development of both housing and employment growth with predictable outcomes for the City and development community. The agreement also will provide for a significant portion of the new North Shore Boulevard alignment, providing a new east-west complete street connection with modern bicycle and pedestrian facilities. The proposal also will include new public spaces, including a new civic plaza, neighborhood park spaces, and connections to the planned Legacy Lands park.

This development agreement also implements the adopted North Shore Subarea Plan, which was developed in support of the City of Camas 2018-2020 strategic plan, Priority 4 to proactively manage growth in line with our vision and decision principles and to protect the backdrop of Lacamas Lake on North Shore.

BUDGET IMPACT: There are no anticipated budget impacts with the adoption of the development agreement. Future costs to the city will be with maintenance and service to the new development once completed. Any future capital improvement project from the city will need Council approval and will be an agenda item in the future, if needed.

RECOMMENDATION: Staff recommends that Council conduct a public hearing, take testimony, and direct the City Attorney to prepare an adoptive Ordinance, with or without changes, and schedule the adoption for a meeting in March.