



Staff Report

July 17, 2023 Council Regular Meeting

Public Hearing - North Shore Subarea Zoning Text Amendments, Zoning and Comprehensive Plan Map Amendments, and Design Manual

Presenter: Alan Peters, Community Development Director and Robert Maul, Planning Manager

Time Estimate: 30 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 (Exhibit 1)

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.

Comprehensive Plan and Zoning Map Amendments (Exhibits 2 and 3)

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.

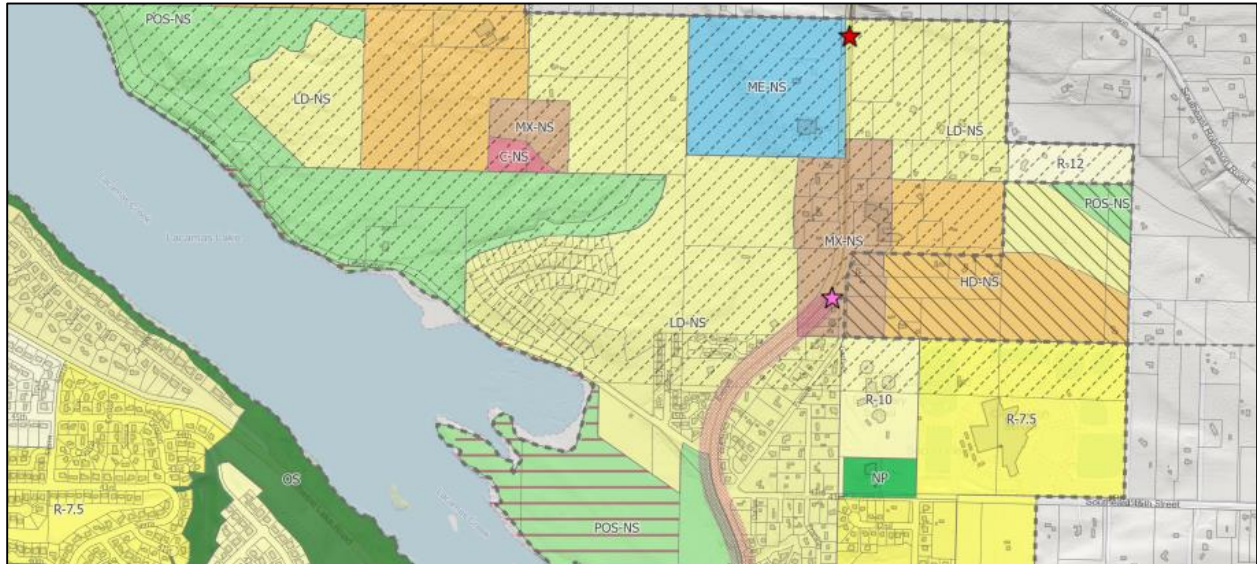


Figure 1. Portion of North Shore Zoning Map.

Design Manual (Exhibit 4)

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.



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.

Staff recommends Council hold the public hearing, take public testimony, and approve the proposed North Shore Subarea zoning text amendments, zoning and comprehensive plan map amendments, and design manual as recommended by the Planning Commission, and direct the City Attorney to prepare an ordinance for adoption on August 7, 2023.