



Staff Report

December 15, 2025, Council Workshop

Workshop – SunCal Development Agreement and Master Plan

Presenter: Robert Maul, Planning Manager

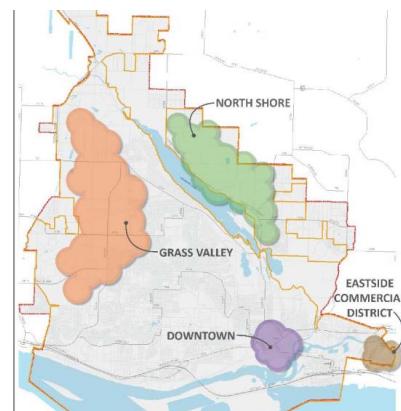
Time Estimate: 30 minutes

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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-model transportation elements throughout. There are also specific architectural design standards for residential and commercial developments.

Fig 1

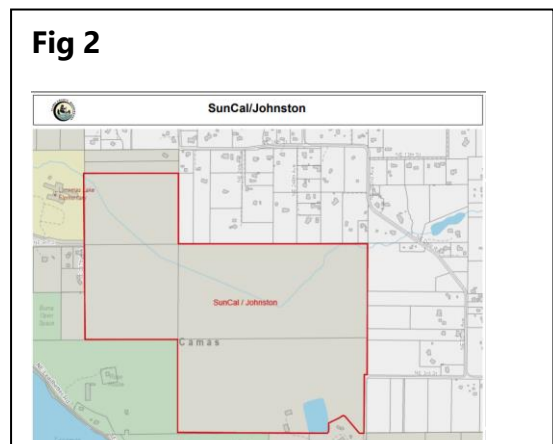


SUMMARY: Since its adoption in 2022, the subarea plan has incentivized several developments within the plan boundary, which includes two recently approved subdivisions north of Camas High School, three other subdivisions submitted for entitlements just north of Lacamas Lake, and staff's recent negotiations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

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

Development agreements (DA) are authorized by RCW36.70.B.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 DA's 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 nearby the storm conveyance. Other private open space, trails, and neighborhood pocket parks are proposed as well.

This process does require for a public hearing before adoption, so the goal for this second workshop is to allow for a deeper review of the proposal from council. Nothing is set in stone with this DA and master plan. The goal for staff and the applicant is to gain insight

and guidance from the City Council on the proposal so any changes can be made prior to a public hearing on the packet in early 2026.

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

RECOMMENDATION: This is for discussion purposed only. Staff is seeking input and direction from council prior to scheduling a public hearing.