



## Staff Report

November 7<sup>th</sup>, 2022 City Council – Public Hearing

North Shore Subarea Plan Public Hearing

Presenter: Robert Maul, Interim Community Development Director

Time Estimate: 30 min

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**BACKGROUND:** City Council directed staff to engage in a subarea planning effort for the North Shore area of Camas, north of Lacamas Lake. Phase 2 is entering into the legislative adoption process and is anticipated to be adopted in November of 2022.

**SUMMARY:** The City Council will conduct a public hearing for the North Shore Subarea plan on November 7<sup>th</sup>, 2022. The preferred alternative plan that will be considered was derived from considerable public outreach during both phases of the project, steering and citizen advisory committee coordination, and was informed by market analysis and traffic impacts (see Appendix A of the North Shore Subarea Report). The North Shore Subarea report provides a full summary of the analysis that went into the plan. Supporting documents include all three appendixes for the report, Preferred Alternative map, Leeland Economic Study, Preferred concept capacity analysis, a Frequently Asked Question memo addressing key concerns, and the trip generation summary.

A public hearing was recently held with the Planning Commission on Wednesday, October 19<sup>th</sup>, 2022. One public comment was received and contained in this packet. The Planning Commission voted unanimously to recommend approval of the plan to the Camas City Council.

**BUDGET IMPACT:** N/A

**RECOMMENDATION:** The Planning Commission recommends APPROVAL of the Plan. Staff recommends that Council conduct a public hearing, take testimony, and direct the City Attorney to return with an adoptive ordinance for the November 21<sup>st</sup>, 2022 Council Meeting.