



Staff Report

August 17th, 2026, Council Regular Meeting

Public Hearing – HSR Development Agreement and Master Plan

Presenter: Robert Maul, Planning Manager

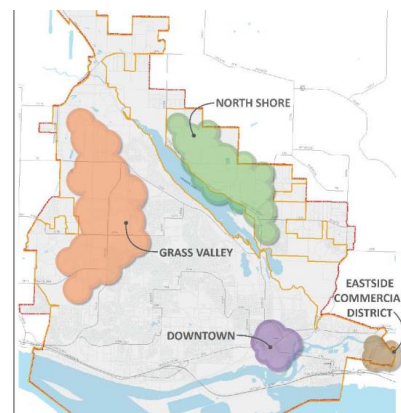
Time Estimate: 30 minutes

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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 Agreement for the 300 acre Johnston Family Farm.

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.

The owner of this project, HSR Capital, has purchased approximately 36.03 acres just south of the Johnston Family properties to pursue a mixed-use development (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, HSR wants to 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. 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 property where natural drainage has flowed historically. Additionally, HSR has offered to install and dedicate public art with this project.

This is the first of two workshops' staff will be holding with the city council. This particular workshop is simply to inform council and the community on the proposed project and a more detailed workshop will be forthcoming to allow for a deep and thoughtful discussion to provide direction to staff and the developer.

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
 - Streetscape
 - Lighting
- Public Art
- Early Grading
- Stormwater
- Reimbursement for Water upsizing
- Impact fee credits and latecomers agreements
- Dedication and management of public amenities
- Land Use Designation
- 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 development agreement has been informed in part by the adopted North Shore Subarea Plan, which was part of the City of Camas 2018-2020 strategic plan, priority 4. See following **Figure 3**

City of Camas
Strategic Plan
2018-2020



OUR MISSION		CITY OF CAMAS 2018-2020 STRATEGIC PRIORITIES			
<i>The City of Camas commits to preserving its heritage, sustaining and enhancing a high quality of life for all its citizens and developing the community to meet the challenges of the future.</i>		1. Meet COMMUNITY NEEDS with optimal use of community resources	2. Build FINANCIAL SUSTAINABILITY for our City	3. Ensure CORE INFRASTRUCTURE to meet community needs	4. Proactively MANAGE GROWTH in line with our vision & decision principles
OUR VISION		2018-2020 KEY OBJECTIVES			
HOME TOWN FEEL Great Place to Raise A Family Jobs That Support Our Community Integrated with Outdoors Camas is... Great Schools SAFE		- All community needs & chosen priorities funded at defined service levels by 2020 - Improve efficiency: Six (6) process improvements completed annually	- Balanced Budget (with reserve funded AND community needs and high priority wants funded) - Improve Bond Rating from AA to AAA	- Infrastructure capacity - Corrective Maintenance/ Preventive Maintenance %	"Jobs" Ready Land/Residential "Ready" Land - Green Space per capita - Infrastructure capacity
OUR DECISION PRINCIPLES		2018-2020 KEY INITIATIVES			
Are we... - Providing services in line with community needs & priorities? - Maintaining or building financial sustainability for our City? - Preserving our integration with the outdoors? - Creating an inclusive community that feels like a small town?		- Define and prioritize service levels, including performance measures - Implement Lean city-wide - Develop technology roadmap - Evaluate service delivery models - Develop community engagement and communications strategy	- Update all Financial Policies to GFOA best practices - Open and transparent program-based budget - Update Utility Rates, Impact Fees, SDC's - Revenue Strategy (overall size and diversification) - Develop Long-Term Financial Plan, Including Capital Programs	- Complete Condition assessment on all core infrastructure and facilities - SR500 corridor strategy with a Lake-Everett Intersection plan - Infrastructure and facilities capacity plan - Asset Management System specified - Water & Sewer Level of Service Analysis	- Protect Backdrop of Lacamas Lake on North Shore - Prioritize, fund & implement an updated Parks Recreation Open Space (PROS) plan - Complete Grass Valley subarea plan - Transportation Capital Facilities Plan and level of service analysis
OUR INTERNAL VALUES		Enhance tools and processes to improve communications: within departments, across departments, and with Council.			
- Service Oriented - Vision Driven - Partnering and Collaboration - Accountability - Continuous Improvement					

Updated as of 2017

BUDGET IMPACT: There are no anticipated budget impacts with the future 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 has held two workshops with Council on this proposed agreement. Staff recommends that the City Council hold a public hearing and take testimony for deliberations. If Council decides to approve, staff recommends that Council direct the City Attorney to prepare an adoptive ordinance for the September 21st, 2026, council meeting as presented, or with modifications as directed.