



## Staff Report

July 3, 2023 City Council Workshop

North Shore Subarea Design Review Manual, Code Changes and Adoptive Maps  
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 (see attached report). In the months since the Subarea Plan was adopted by City Council, Staff has developed zoning text amendments, a new design manual, and map updates to implement the North Shore 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 City Council approve the proposal.

**SUMMARY:** The North Shore Subarea Plan is the result of a years' long effort with public engagement and public process to create new land use designations and standards for the area north of Lacamas Lake. 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.

In April, Community Development staff presented draft municipal code changes to the Planning Commission to reflect new zoning and design principles envisioned with the North Shore Subarea plan. In May, Staff presented the Planning Commission the associated Design Review Manual that will support and provide additional guidance to the code changes and provide clarity for future development proposals in the North Shore area. A public hearing with the Planning Commission was held on June 21, 2023 at 7 pm to consider the code changes, design standards manual and the revised citywide maps for zoning and comprehensive planning. There were two public comment letters for the record at the Planning Commission. Both are included in the packet and are part of the record. The Planning Commission unanimously recommended approval for the North Shore Design Review Manual, Code Changes, and Adoptive Maps to the Camas City Council.

A public hearing before City Council is scheduled for July 17, 2023.

**BUDGET IMPACT:** N/A

**RECOMMENDATION:** This item is for discussion purposes only. No action to be taken.