



Staff Report

May 19, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments

Presenter: Nicole McDermott, WSP

Time Estimate: 60 minutes

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BACKGROUND: The City of Camas is currently updating its Comprehensive Plan and developing a Downtown Subarea Plan. As part of this effort, the City will also be reviewing and updating portions of the zoning code to ensure that development regulations are aligned with the updated plan’s goals, policies, and growth objectives. The Planning Commission will be discussing several code sections during upcoming meetings as part of this implementation effort.

SUMMARY: The proposed amendments discussed in this report focus on updates to CMC Chapter 18.19 Design Review, adoption of a new Design Overlay chapter, and the draft revised Downtown Design Manual.

Downtown Design Manual

The Downtown Design Manual will serve as an implementation tool for the Our Downtown Camas 2045 Subarea Plan and updated zoning regulations. The manual combines zoning and design standards into a single illustrated document intended to provide applicants with a clearer and more user-friendly framework for development review.

The draft manual establishes four downtown zoning districts and five street types intended to guide future downtown growth and redevelopment. It also includes a step-by-step review process intended to clarify which standards apply to different permit types and project scales.

The manual emphasizes pedestrian-oriented design, active ground-floor uses, frontage standards, streetscape improvements, and public realm enhancements intended to support a vibrant and walkable downtown environment consistent with the Our Downtown Camas 2045 vision.

CMC Chapter 18.19 – Design Review

Staff is proposing amendments to CMC Chapter 18.19 Design Review to align the chapter with the Downtown Design Manual, North Shore Design Manual, and proposed Design Overlay regulations.

The proposed amendments would update references and terminology, clarify applicability of design review requirements, expand applicability to development within Design Overlay corridors,

and incorporate design review into the consolidated review process by City planning staff, removing the need for a design review committee.

Design Overlays

Staff is also proposing a new Design Overlay chapter intended to establish corridor-focused design standards throughout the city. These new design overlay corridors would replace the existing Gateway standards and complement the new Downtown Design Manual.

The overlays would apply to properties fronting designated Tier 1 and Tier 2 corridors identified on the Design Overlay Corridors Map. Proposed standards address landscaping, lighting, signage, sidewalks, street trees, bicycle facilities, gateway features, and other corridor design elements intended to improve community appearance and pedestrian experience.