



Staff Report

April 21, 2025 Council Regular Meeting

Public Hearing - Parklands at Camas Meadows Development Agreement Amendment

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Council approved a development agreement for the Parklands at Camas Meadows, a mixed-use development project at NW Camas Meadows Drive and NW McMaster Drive, on March 21, 2016. The agreement sets forth development standards governing the development of the property which includes a mix of commercial and residential components on 36.4 acres. Since 2016, the property has been developed with 42 single-family homes, two separate commercial office buildings, and open space. The owners of the three remaining undeveloped commercial lots along Camas Meadows Drive are requesting to amend the development agreement to allow for these lots to be developed with residential units and a pocket park. The draft development agreement was presented at the April 7, 2025, Council Workshop.

SUMMARY: Development agreements are contracts between jurisdictions and owners of property which specify the standards and conditions governing the development of the property and detailing the obligations of both parties. Cities are authorized to enter into development agreements under RCW 36.70B.170. Camas Municipal Code Section 18.55.340 provides for Council approval of development agreements within the City of Camas.

The approved Parklands at Camas Meadows development agreement proposed 42 single-family lots, four commercial buildings, and one mixed-use building with 24 units. The 42 single-family lots have been fully developed. Two commercial buildings have also been developed: a 20,000 sq. ft. two-story office building at 3517 NW Camas Meadows Drive and a 10,500 sq. ft. one-story medical office building at 3409 NW Camas Meadows Drive.

Three remaining lots along NW Camas Meadows Drive were contemplated for two additional commercial buildings and one mixed-use building with 24 residential units. This 4.82-acre area is outlined in blue in Figure 1. The owners of these properties have been unsuccessful in finding commercial users for these properties and have requested that the City amend the development agreement to allow for these properties to be developed with up to 11 single-family dwellings and two duplexes – a total of 15 residential units.

The proposed development would be divided into two parts. Parcel nos. 986043914 and 986043913 located on the north side of NW Camas Meadows Drive, between NW Pittock Place

and NW McMaster Drive and owned by MAS1A LLC would be developed into eight single-family lots accessed off a new private street. Parcel no. 986043915 owned by VESTCAPITAL FUND II LLC is located between NW McMaster Drive and the existing two-story commercial office building. This would be developed into three single-family lots accessed from the existing NW McMaster Drive and two duplexes fronting NW Camas Meadows Drive.

A new pocket park would be developed on the northwest corner of NW Camas Meadows Drive and NW McMaster Drive. The park would consist of a play area, a picnic area, an open turf area, and a trail connection to the existing open space. The park will be owned and maintained by a homeowners association but will be accessible to the public. The owners would also be required to install a pedestrian crossing signal across NW Camas Meadows Drive connecting the park to the residential developments south of the project.

The proposal would result in a total of 15 residential units, nine less than the 24 currently allowed. It would also eliminate the three commercial buildings proposed in the current agreement.

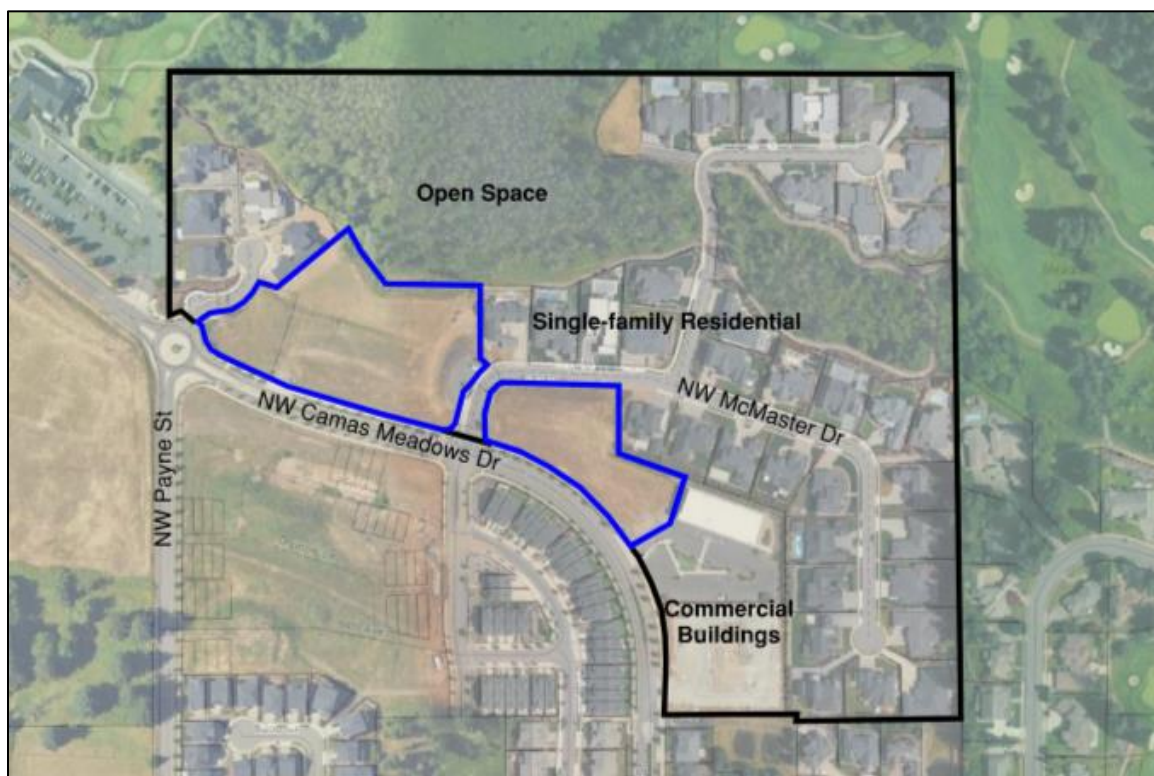


Figure 1: Parklands at Camas Meadows The Parklands at Camas Meadows project is outlined in black. The proposed development agreement amendment would affect the two areas outlined in blue along NW Camas Meadows Drive.

Since the April 7, 2025, Council Workshop, the applicant has amended their request to eliminate the proposed eight townhome units and replace these with two duplexes. The duplexes would have a maximum building height of 25 ft.

Council may approve amendments to an existing development agreement at its discretion, following a public hearing.

BENEFITS TO THE COMMUNITY: The proposal would result in a project complementing the surrounding residential development and shift undeveloped commercial property into a developed residential use land use. The proposed pocket park would benefit nearby residents who do not have any City parks nearby.

POTENTIAL CHALLENGES: The proposal would result in a loss of almost five acres of commercial property and potential jobs and tax revenues.

RECOMMENDATION: Staff recommends Council hold the public hearing, take public testimony, and move to direct the City Attorney to draft a resolution approving the development agreement for consideration at a future Council meeting.