

A scenic landscape view of Camas, Washington, featuring a residential neighborhood with houses and trees in the foreground, and rolling hills and mountains in the background under a clear blue sky.

our 2045
Camas

our 2045
Downtown
Camas

CITY COUNCIL REGULAR MEETING
OCTOBER 19, 2026

Agenda

- **Staff Presentation**
 - Background
 - Draft Our Camas 2045 Comprehensive Plan
 - Draft Our Downtown Camas 2045 Subarea Plan
 - Draft Downtown Design Manual
 - Development Code Updates
- **Planning Commission Recommendation**
- **Public Hearing**

Growth Management Act

Washington adopted the **Growth Management Act (GMA)** in 1990. GMA directs cities and counties to:

- Concentrate urban development within Urban Growth Areas
- Accommodate projected population, housing, and employment growth
- Coordinate land use with transportation, utilities, public facilities, and services
- Protect critical areas and natural-resource lands

Periodic updates provide an opportunity to:

- Plan for the next 20 years
- Incorporate changes in state law
- Respond to community priorities



UGA	April 1, 2023 Population Estimate	2023 to 2045 VBLM Population Allocation	2045 Population Estimate
Battle Ground	24,444	12,774	37,217
Camas	29,352	7,729	37,080
LaCenter	4,462	3,884	8,346
Ridgefield	16,574	10,656	27,230
Vancouver (City)	199,600	66,855	266,455
Vancouver (UGA)	163,752	72,010	235,762
Washougal	18,026	6,848	24,874
Woodland	145	185	330
Yacolt	1,762	276	2,039
Total	458,116	181,216	639,332

source: Clark County, Geographic Information System and Community Planning, OFM
Note: Based on 95/5 urban/rural planning assumption; City of Vancouver adjusted to reflect 2023 OFM Estimate

What Is Shaping *Our Camas 2045*?

Growth

- 2045 population of **37,080**
- Allocation of **11,615** new jobs

Housing needs

- Camas must plan for **4,226** additional housing units
- Expand housing choices for all income levels and lifestyles

Community character

- Preserve Camas's small-town identity, historic downtown, established neighborhoods, tree canopy, and connection to the natural environment

New Legislation

HB 1110 the “middle housing” bill

HB 1337 requires Camas to allow up to two ADUs per lot

HB 1220 plan for and accommodate housing affordable to all income levels

HB 1181 develop and adopt a climate element

Visioning and Community Outreach

The planning process began by asking the community what Camas should be like in 2045 and what qualities should be preserved as the city grows.

Engagement occurred throughout the process through:

- Community conversations and surveys
- Community summits and event pop-ups
- Engage Camas updates and comment opportunities
- Planning Commission and City Council workshops
- Advisory committees

Three advisory groups provided focused guidance:

- **Community Advisory Committee**
Citywide vision, priorities, and policies
- **Downtown Advisory Committee**
Downtown vision, land use, mobility, design, and redevelopment
- **Climate Policy Advisory Team**
Climate resilience and greenhouse-gas reduction strategies.



Vision

Our Community

Camas is an inclusive community where residents experience a sense of belonging and connection. Community-wide events foster civic pride, strong bonds among neighbors and a welcoming atmosphere for new residents. Community amenities and recreation facilities throughout Camas promote active lifestyles and social interaction. Camas is recognized for excellent schools and its commitment to lifelong learning. The City promotes a strong culture of public safety, transparent communication, and good governance, allowing residents to thrive in their neighborhoods and engage in decision-making that shapes their community.

Our Environment

Camas embraces its connection to nature and enjoys a wealth of outdoor recreational opportunities. Access to forests, clean water, parks, and trails is foundational to Camas' quality of life. The community shares a deep reverence for Camas' beauty, scenery, and tranquility, and is committed to preserving and enhancing its natural resources and tree canopy. Through proactive planning, the City mitigates the effects of changing climate conditions and natural hazards, ensuring a resilient community for generations to come.

Our Neighborhoods

Camas embraces its small-town feel while responsibly managing growth, ensuring a prosperous and livable future for all. Camas provides a variety of housing options that meet the needs of all residents, while ensuring the town's charm and livability are sustained. Camas is home to a thriving economy and diverse businesses, affording residents ample employment opportunities and access to high wage jobs. Neighborhood commercial hubs connect residents to daily services and amenities through a network of sidewalks and bike lanes, improving access and connectivity.

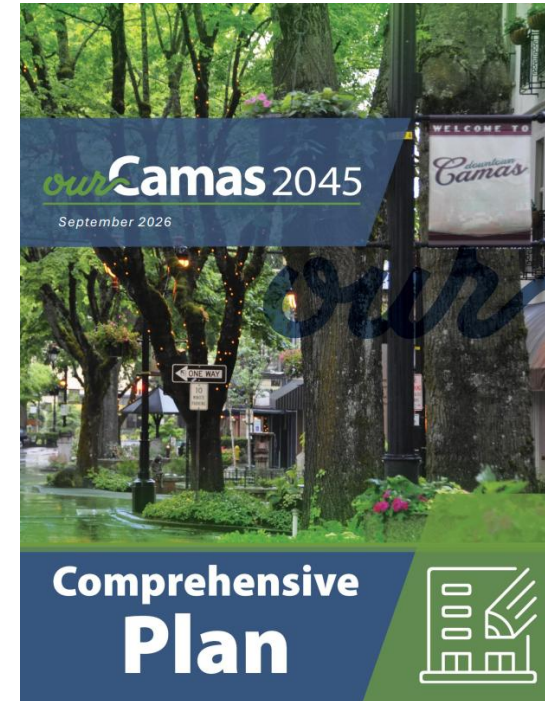
Our Downtown

Charming, vibrant, and walkable, Downtown Camas is the city's living room. Downtown's history is complemented by new businesses and inclusive housing options. Expansion, resiliency and a dynamic economic landscape are critical to its success. Downtown Camas anchors the community while fostering a culture of pride, support, and connection.

Final Draft Comprehensive Plan

The Our Camas 2045 Comprehensive Plan includes eight elements that establish the Our Camas 2045 vision and policy framework for growth and development over a 20-year planning horizon:

- Community Character
- Land Use
- Housing
- Natural Environment
- Climate Change and Resiliency
- Transportation
- Public Facilities and Services
- Economic Development



Community Character

- New Comprehensive Plan Element
- Emphasis on codifying “small-town feel” in land use policy
- Focus on community engagement, identity, art and history



Land Use

The Land Use element consolidates 12 designations into nine:

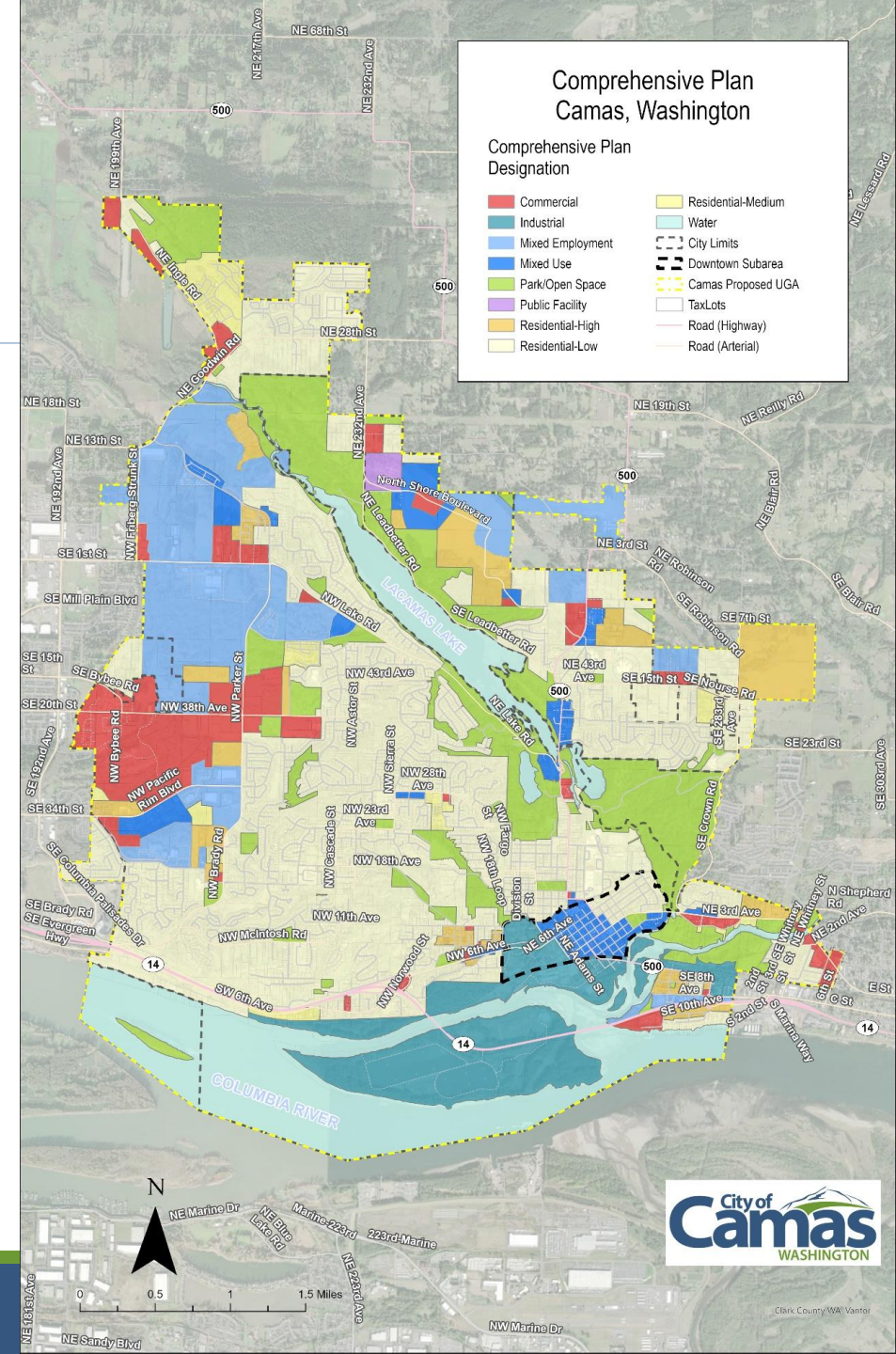
- Residential – Low, Residential – Medium, Residential – High
- Mixed Use
- Commercial, Mixed Employment, Industrial
- Parks and Open Space, and Public Facility

Key changes to goals and policies

- Emphasize sustainable development and integration of environmental considerations
- Promote equitable access to parks, food, and essential services citywide
- Encourage redevelopment and infill of underutilized land with better design standards
- Introduce new zones, consistent with the preferred alternative map

Urban Growth Area Expansions

- Grove Field
- Nevin Property



Housing

- Set out strategies to accommodate existing and **projected housing needs** for all segments of the community over the next 20 years
- **Enhance neighborhoods**, support the maintenance and improvement of existing housing stock, and guide the development of new housing stock to support a range of income levels, ages, and abilities
- Identify **goals and policies** providing a framework for meeting short- and long-term housing needs, preferences, and help the city meet GMA requirements



4,226 new homes will be needed over the next 20 years in the City of Camas

In addition, there will also need to be:

172 Emergency housing beds (temporary housing)

Natural Environment

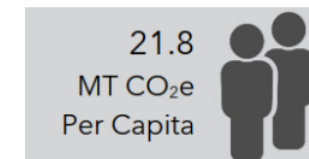
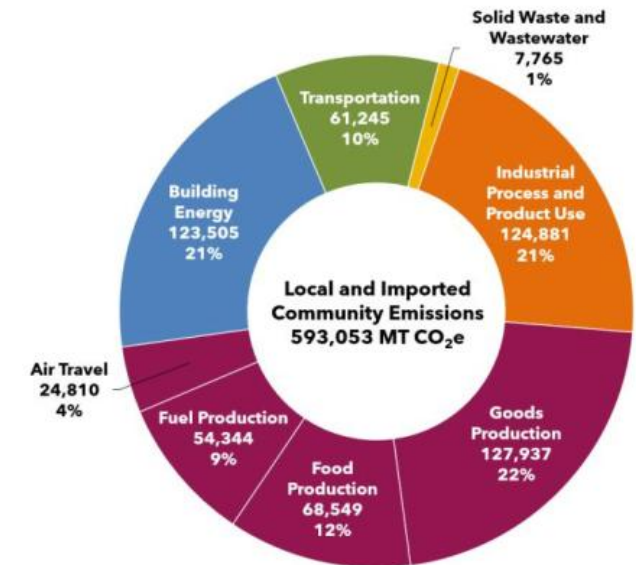


Key changes to goals and policies

- Added detailed policies on climate resilience, ecosystem services, and environmental justice
- Strengthen protection of soil, hydrology, and native species
- Encourage adaptive management strategies for climate change impacts
- Support restoration of natural areas and removal of invasive species
- Promote urban forestry and native landscaping to increase tree canopy and reduce heat islands

Climate Change & Resiliency

- New Comprehensive Plan Element
- Assess current greenhouse gas emissions and climate resiliency
- Assess vulnerable communities and assets
- Goals and policies focus:
 - Potential for energy, land use and transportation impacts on climate change
 - Emphasis on partnerships and coordination for emergency preparedness
 - Resource preservation



Transportation

Key changes to goals and policies

- Expand focus on Complete Streets and multi-modal networks (biking, walking, transit)
- Promote retrofitting street networks to improve connectivity and eliminate dead-ends
- Encourage equity in transportation planning and impact fee allocation
- Support better access to employment centers, schools, and natural areas
- Improve signage and wayfinding to enhance pedestrian and visitor experience



Public Facilities & Services

Key changes to goals and policies

- Integrate sustainability and climate resilience into utility and infrastructure planning
- Expand planning for decentralized public safety facilities and annex stations
- Encourage reclaimed water use and green infrastructure
- Highlight the need for proactive planning in annexation areas and future growth corridors
- Promote inclusive access to recreational services and development of new park amenities



Economic Development

Key changes to goals and policies

- Link economic development more closely with land use, housing, and transit planning
- Support innovation hubs, start-ups, and high-tech job growth
- Encourage local employment opportunities in all neighborhoods
- Invest in mixed-use centers and commercial corridors for business vitality
- Align economic goals with environmental sustainability and community identity

Final Draft Downtown Subarea Plan

The Downtown Subarea Plan provides a more detailed policy and investment framework for downtown within the citywide comprehensive plan.

- Strategy to balance history with future transformations
- Emphasis on preserving a distinct identity through design
- Goals and policies address:
 - Architecture and design
 - Downtown housing
 - Urban amenities
 - Economic development
 - Civic life
 - Multimodal connectivity
- Implementation plan with specific actions for the City and key stakeholders



Downtown Districts

- **Historic Main Street Core**

- Active retail storefronts
- Maintains historic character

- **Downtown Mixed-Use Mid-Rise**

- Mid-rise apartments with active ground floor
- Live/work units
- Higher density middle housing allowed

- **Downtown Mixed-Use Low-Rise**

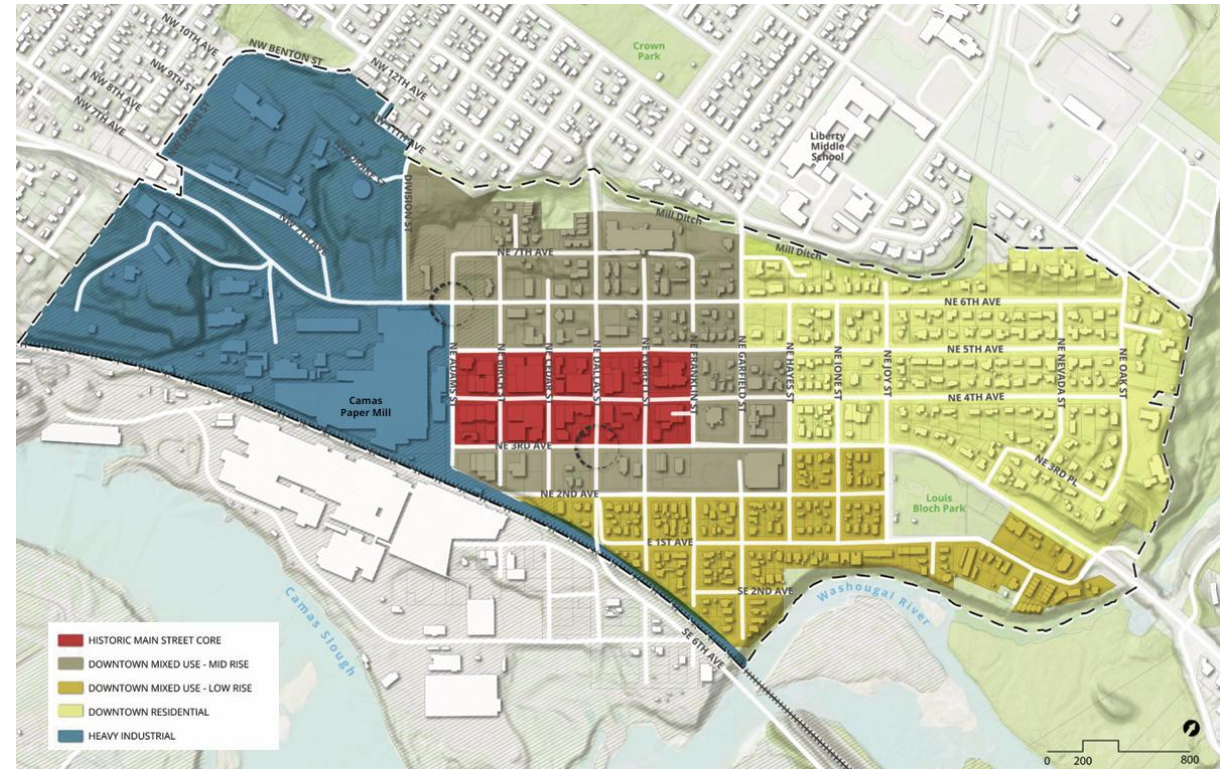
- Mix of low-rise apartments with active ground floor
- Live/work units
- Duplexes, Townhomes, Triplexes

- **Downtown Residential**

- Single-family homes, Duplexes, ADUs

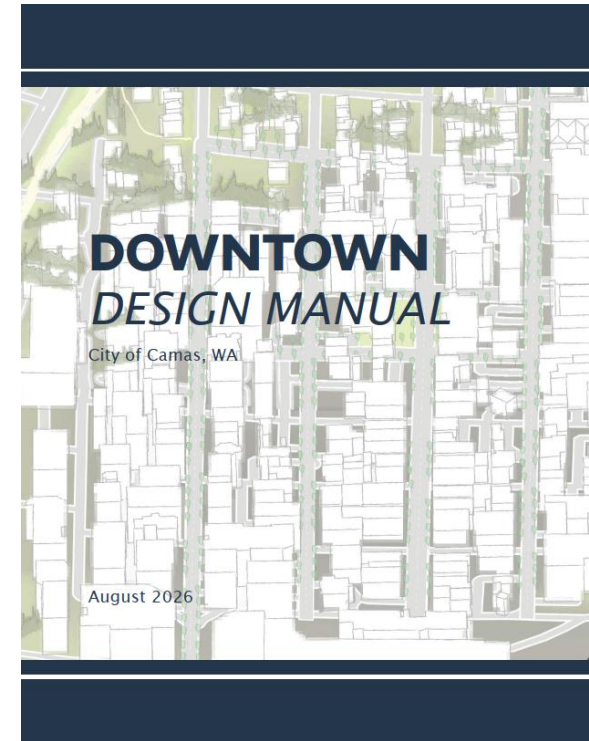
- **Heavy Industrial**

- Camas Paper Mill
- Industrial, Commercial, Recreational and Educational uses
- Residential development



Downtown Design Manual

- Principal tool for achieving the Downtown Subarea Plan's vision with new development
 - Architectural design requirements
 - Framework for development standards
 - District
 - Street
 - Frontage
- Zoning sections and design standards supported by clear illustrations and visual aids, enabling applicants to interpret and apply requirements with confidence
- Zoning components include the regulating plan, base zoning districts, detailed provisions for land use and parking, and street types to guide future growth



Development Code Updates

- As part of Our Camas 2045, various updates to Titles 17 and 18 are proposed to ensure that development regulations are aligned with the updated plan's goals, policies, growth objectives and changes to state law.

- Chapter 17.09 – Short Subdivisions
- Chapter 18.03 – Definitions
- **Chapter 18.05 – Zoning Map and Districts**
- **Chapter 18.07 – Use Authorization**
- Chapter 18.09 – Density and Dimensions
- **Chapter 18.11 – Parking**
- **Chapter 18.13 – Landscaping**
- Chapter 18.15 – Signs
- Chapter 18.18 – Site Plan Review
- Chapter 18.19 – Design Review
- Chapter 18.20 – Design Overlays

- **Chapter 18.22 – Mixed Employment**
- Chapter 18.23 – Planned Residential Development (PRD)
- **Chapter 18.24 – Mixed Use**
- Chapter 18.26 – Flexible Development
- Chapter 18.32 – Park and Open Space Zoning
- Chapter 18.43 – Conditional Use Permits
- Chapter 18.45 – Variances
- **Chapter 18.51 – Comprehensive Plan and Zoning Amendments**

Chapter 18.05

Zoning Map and Districts

- Chapter 18.05 establishes the City's zoning districts and describes the purpose and intended character of each district.
- The proposed plan would consolidate plan designations from 14 to 8 and the total number of zoning designations will be reduced from 26 to 25.
 - The Light Industrial, Business Park, and Light Industrial/Business Park zones will be consolidated into a new Mixed Employment zone.
 - Four park zones will be consolidated into a new Parks and Open Space zone.
 - New zones will include a Multifamily Residential – 24 zone and four new downtown zones – Downtown Residential, Downtown Mixed Use – Low Rise, Downtown Mixed Use – Mid Rise, and Downtown Historic Main Street Core.

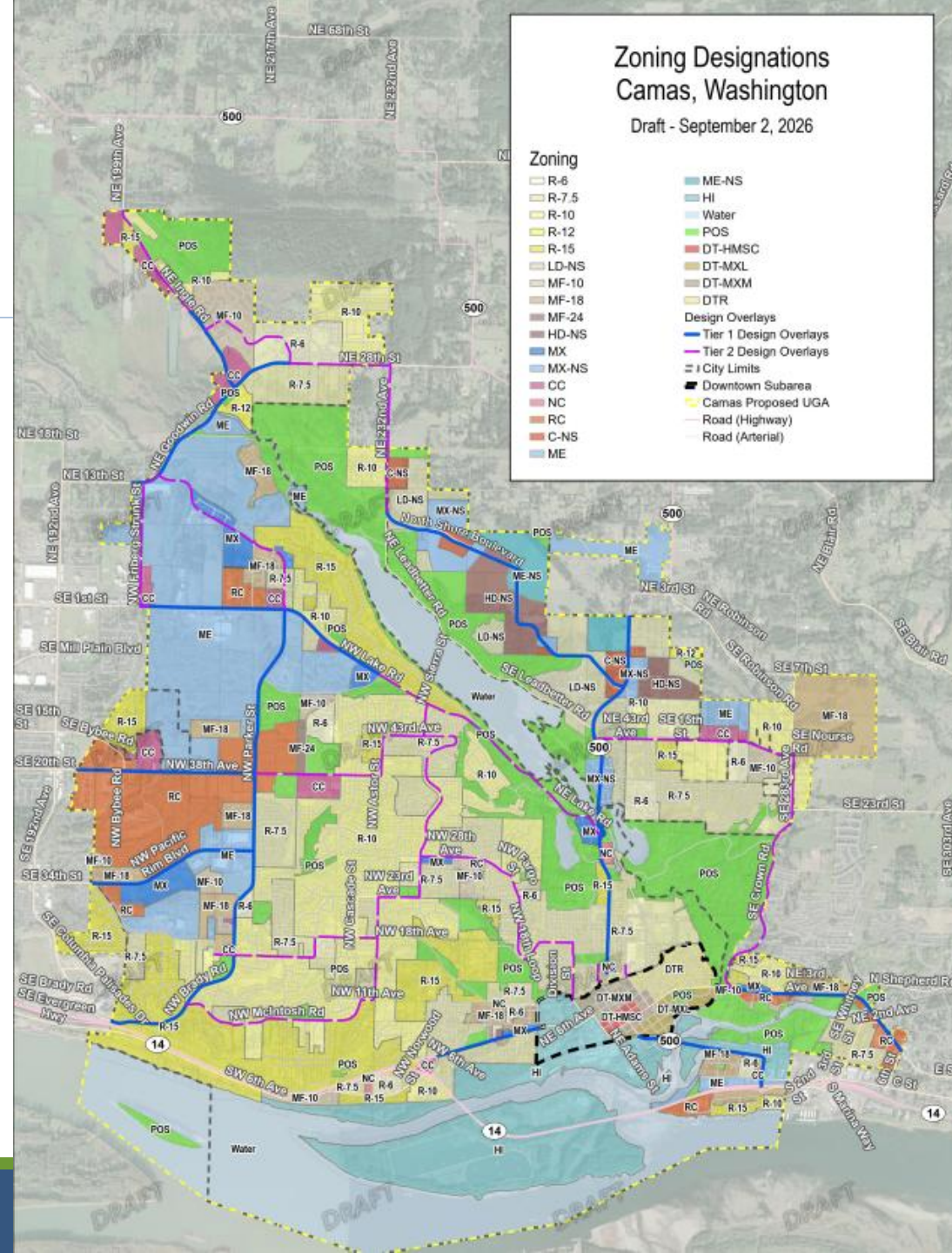
COMPREHENSIVE PLAN DESIGNATIONS							
Residential – Low	Residential – Medium	Residential – High	Mixed Use	Commercial	Mixed Employment	Industrial	Parks and Open Space
Residential-6	Multifamily 10	Multifamily 18	Mixed Use	Neighborhood Commercial	Mixed Employment	Heavy Industrial	Parks and Open Space
Residential-7.5		Multifamily 24	North Shore Mixed Use	Community Commercial	North Shore Mixed Employment		
Residential-10		North Shore Higher Density Residential	Downtown Mixed Use – Low Rise	Regional Commercial			
Residential-12			Downtown Mixed Use – Mid Rise	North Shore Commercial			
Residential-15			Downtown Historic Main Street Core				
North Shore Lower Density Residential							
Downtown Residential							

Zoning Designations Camas, Washington

Draft - September 2, 2026

Zoning

- | | |
|-------|------------------------|
| R-6 | ME-NS |
| R-7.5 | HI |
| R-10 | Water |
| R-12 | POS |
| R-15 | DT-HMSC |
| LD-NS | DT-MXL |
| MF-10 | DT-MXM |
| MF-18 | DTR |
| MF-24 | Design Overlays |
| HD-NS | Tier 1 Design Overlays |
| MX | Tier 2 Design Overlays |
| MX-NS | City Limits |
| NC | Downtown Subarea |
| RC | Camas Proposed UGA |
| C-NS | Road (Highway) |
| ME | Road (Arterial) |



Chapter 18.07

Use Authorization

- Chapter 18.07 identifies the land uses that are permitted, conditionally permitted, temporarily permitted, or prohibited within all zoning districts. The chapter is organized into tables for commercial and industrial zones, residential zones, the parks zone, and a new table for downtown zones.
- Table 1 - Commercial and industrial land uses would be reorganized to correspond with the revised zoning districts established in Chapter 18.05.
 - The Downtown Commercial, Business Park, Light Industrial/Business Park, and Light Industrial columns would be removed.
 - A new Mixed Employment column would be added, and downtown uses would be moved into a separate downtown use table.

18.07.030 Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

Zoning Districts	NC	DE	CC	RC	MX	ME	BP	UP	BT	HI	C-NS	MX-NS	ME-NS
Commercial Uses													
Animal kennel, commercial boarding ^a	X	X	X	P++1	X	P++1	P++	X	P++	P++1	X	X	P++1
Animal shelter ^a	X	X	X	C	X	C	C	X	C	P	X	X	C
Antique shop ^a	P	P	P	P	P	P	C	X	X	P	P	P	P
Appliance sales and service ^a	X	P	P	P	P	P	P	X	C	P	P	P	P
Automobile repair (garage) ^a	X	P	C	P	X	P	P	X	P	P	C	X/P ²	P
Automobile sales, new or used ^a	X	P	X	P	X	P	P	X	P	P	X	X	P
Automobile service station ^a	X	P	C	P	X	P	P	X	P	P	C	X	P
Automobile wrecking ^a	X	X	X	X	X	X	X	X	X	C	X	X	X
Bakery (wholesale) ^a	X	X	X	P	X	P	P	P	P	P	C	C	P
Bakery (retail) ^a	P	P	P	P	P	P	P	P	P	P	P	P	P
Banks, savings and loan	X	P	P	P	P	P	P	P	P	P	P	P	P
Barber and beauty shops ^a	P	P	P	P	P	P	P	P	P	P	P	P	P
Boat building ^a	X	X	X	C	X	C	C	X	C	P	X	X	C
Boat repair and sales ^a	X	P	X	P	X	P	P	X	X	P	X	X	P
Book store ^a	C	P	P	P	P	P	P	P	P	P	P	P	P
Bowling alley/billiards ^a	X	P	X	P	P	P	P	X	P	P	X	P	P
Building, hardware and garden supply store ^a	X	P	C	P	P	P	P	X	P	P	C	P	P
Bus station ^a	X	C	C	P	C	P	P	X	P	P	P	P	P
Cabinet and carpentry shop ^a	X	P	C	P	C	P	P	P	P	P	C	C	P
Candy, confectionery store ^a	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery ^a	X	X	X	C	X	C	X	X	C	P	X	X	C
Clothing store ^a	C	P	P	P	P	P	P	X	P	P	P	P	P

Mill Redevelopment - Residential

- The Camas Mill cleanup process is being conducted under an agreed order between the Department of Ecology and Georgia-Pacific. The current process involves contamination and evaluating cleanup options, after which Ecology will establish a cleanup level.
- The City has stated its desire for an unrestricted cleanup level and has explained why the site should be cleaned at this level under WAC 173-340-740.
- The Heavy Industrial zone already allows a range of commercial, public, and recreational uses that extend beyond industrial activity. Also allowing for residential use further demonstrates that the property is not intended to be permanently limited to industrial use and strengthens the basis for an unrestricted cleanup.
- Proposed Footnote #8 establishes a new conditional-use pathway for residential development in the Heavy Industrial district west of Lacamas Creek and the Washougal River, occupied by the Camas Mill.

8. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use only when part of a mixed-use development project. Heavy industrial uses must have ceased on the portion of the site proposed for residential development and the applicant must demonstrate that the proposed residential development will not interfere with any continuing industrial operations on adjoining properties in a manner that cannot be reasonably mitigated through conditions of approval.

Chapter 18.11 — Parking

- Chapter 18.11 would be substantially reorganized and updated to provide more flexible parking standards, establish clearer procedures for parking reductions, and reflect changes in state law.
- **SB 5184 (2025)** sets the following limits on local government development regulations regarding parking:
 - No more than 0.5 off-street stalls per multifamily unit.
 - No more than 1 stall per single-family unit.
 - No more than 2 stalls per 1,000 square feet of commercial space.
 - No parking may be required for residences under 1,200 square feet, commercial spaces under 3,000 square feet, affordable housing, senior housing, childcare centers, ground level non-residential space in mixed-use buildings, or for buildings changing use.
- The bill applies to cities with a population of 30,000 or more.
- **HB 1183 (2025)** eliminated parking requirements for certain types of residential projects. Cities and counties planning under the GMA may not require off-street parking as a condition for permitting:
 - affordable housing
 - new construction or the retrofit of existing buildings meeting passive house requirements
 - modular construction
 - mass timber construction

Alternative Minimum Parking Standards

- A new Section 18.11.120 would establish an administrative process through which an applicant could request that the reduced parking requirements of SB 5184 be applied to their project. The alternative standards would allow parking requirements to be reduced to:
 - One-half space per multifamily dwelling unit.
 - One space per single-family dwelling.
 - Two spaces per 1,000 square feet of commercial space.
- No minimum parking would be required under the alternative standards for:
 - Residences smaller than 1,200 square feet.
 - Commercial spaces smaller than 3,000 square feet.
 - Affordable housing.
 - Senior housing.
 - Child care centers.
 - Ground-floor nonresidential space in mixed-use buildings. Certain residential or commercial changes of use.
- The applicant would be required to submit a parking assessment explaining the requested reduction, anticipated parking needs, available on-site and on-street parking, transportation options, and relevant site constraints.
 - Multifamily projects containing more than 20 units would be required to submit a full parking study instead of an assessment.

Parking Study

- Section 18.11.110 establishes that a parking study would be required when:
 - Parking is proposed below the alternative minimum standards.
 - A multifamily project containing more than 20 dwelling units seeks to use the alternative standards.
 - No reasonably comparable parking standard exists for a proposed use.
 - The Community Development Director determines that the scale, mix, phasing, or operating characteristics of a project warrant additional analysis.
- The study would evaluate anticipated parking demand, project phasing, shared and off-site parking, on-street parking, transit access, transportation demand management, accessible parking, and other relevant site and operational conditions. The Director could impose conditions such as parking agreements, monitoring, management measures, or additional review if the use changes materially.
- A parking study could allow for fewer parking spaces than the parking standards or alternative minimum standards.

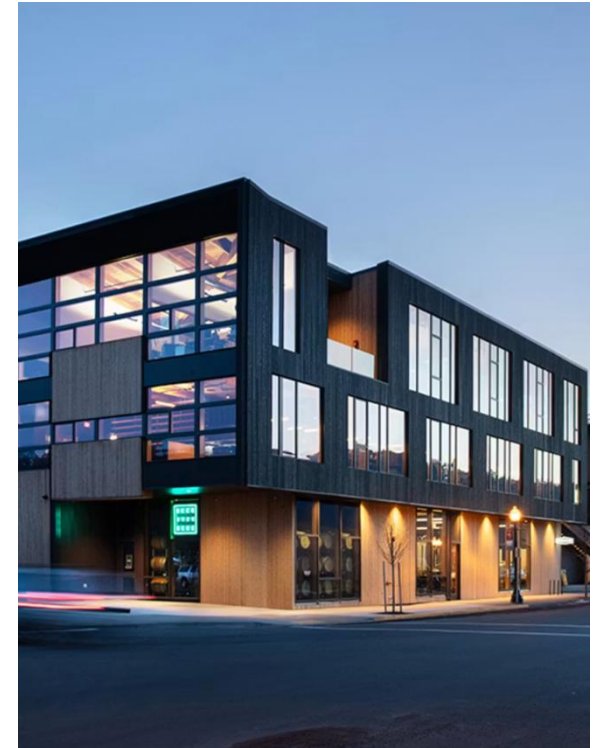
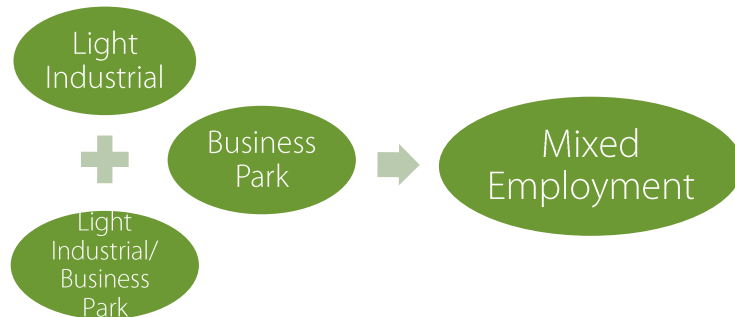
Chapter 18.13 – Landscaping

- Section 18.13.051 establishes the minimum tree density requirements for development.
 - When first established, the required minimum tree density was set at 20 tree units per acre.
 - In 2023, when adopting North Shore zoning, the City established a standard of 30 tree units per acre in the North Shore subarea. Additionally, the 2023 changes required that at least 50 percent of the tree density be achieved with existing trees in most cases and that replacement trees be native or coniferous.
- The proposed amendments to this section increase the citywide tree standards by increasing the minimum tree density from 20 to 30 tree units per net acre and eliminating the separate North Shore tree density standard.



Chapter 18.22 - Mixed Employment

- A mixed employment zone is a flexible, jobs-focused zone that is not purely industrial, office, or retail. The draft Our Camas 2045 plan supports expansion of mixed employment areas in Camas.
 - **Goal ED-4 Mixed Employment and Industrial Areas.** [Provide] a mix of traditional industrial and non-industrial land uses to maximize opportunities and partnerships and facilitate employers to remain, expand, or locate in Camas.
 - **Policy ED-4.5.** Ensure zoning and development regulations support both large - scale employers and small businesses, including start -ups and maker spaces.
- The proposed new Mixed Employment zone would emerge from the consolidation of three light industrial/business park zones.



Chapter 18.24 - Mixed Use

- The draft Our Camas 2045 plan supports expansion of mixed-use areas throughout Camas.
- **Goal LU-1 Citywide Land Use.** Maintain a land use pattern that respects the natural environment and existing uses while **accommodating a mix of housing and employment opportunities** to meet the City's growth projections in coordination with the capital improvement plan.
- **Goal LU-5 Mixed-Use Areas.** Foster economically and socially diverse **mixed-use neighborhoods** that meet the multi-modal transportation, housing, employment, education, recreation, and health needs of the community.
 - Create a mixed-use zone that requires developments to include **a minimum percentage of commercial space** in both vertical and horizontal mixed-use settings.
- The proposed revisions to the Mixed Use zone establishes a requirement for a mix of uses that can be achieved through vertical or horizontal projects, but does allow for some flexibility on smaller lots and to help facilitate commercial development on a quicker timeframe.



Chapter 18.24 - Mixed Use

- Vertical mixed-use
 - Residential uses may be located above ground-floor commercial or other nonresidential uses.
 - A building with ground-floor commercial or nonresidential uses and residential uses above would be considered consistent with the mixed-use intent of the chapter.
- Horizontal mixed-use
 - The draft requires the development to consist of a maximum of 50 percent residential uses and a minimum of 50 percent commercial or nonresidential uses.
 - The required use mix may be measured by either site acreage or gross floor area.
- Residential Flexibility
 - On lots smaller than 20,000 square feet, a development proposal may be allowed to be 100 percent residential.
 - For larger sites, the approval authority may allow residential uses to exceed 50 percent of the site acreage, up to a maximum of 70 percent residential acreage, when the applicant demonstrates that the proposal will provide a superior mixed-use outcome by ensuring timely delivery of the commercial or nonresidential component.
 - The proposal also includes an incentive for affordable housing projects, allowing affordable housing to count towards the commercial component of a project when calculating the use mix.

Chapter 18.51 – Comprehensive Plan and Zoning Amendments

- Chapter provides for comprehensive plan and zoning map/text amendments which can be requested by any party.
- Updates include adding application requirements for requests for zoning text changes and provide for concomitant rezones.
 - A concomitant rezone is a zoning map change that is approved together with specific and binding conditions for how the property must be developed.
 - This is a useful tool that would allow the City to impose site-specific conditions when approving a zone change request such as use limitations, density requirements, design standards, phasing, and public improvements.

The County Council approved the Clark County Comprehensive Plan on October 13, 2026. The County's plan includes the 80-acre Grove Field urban growth area expansion.



Planning Commission Recommendation

The Planning Commission recommends adoption of the Our Camas 2045 Comprehensive Plan Periodic Update, Our Downtown Camas 2045 Subarea Plan, Downtown Design Manual, and associated amendments to Titles 17 and 18 of the Camas Municipal Code with the following additional recommendations:

- For the Downtown Plan, the City should consider additional details and plans for the following historic areas: the historic [city] steps, the Mill Ditch Green Space Connector, and the Cedar Street right-of-way.
- Adjust the border of the new multifamily zone east of Elm Street to retain the existing zoning.
- Recommend that the City Council look closely at the infrastructure needed to support demand for water under the new plan, and recommend a demand analysis, and transport study to understand the extent and movement of the [PFAS] contamination and consider mandatory conservation measures.

Recommendation

Staff recommends Council hold the public hearing, take public testimony, and direct the City Attorney to draft an ordinance adopting Our Camas 2045 Comprehensive Plan Periodic Update, Our Downtown Camas 2045 Subarea Plan, Downtown Design Manual, and associated amendments to Titles 17 and 18 of the Camas Municipal Code.