

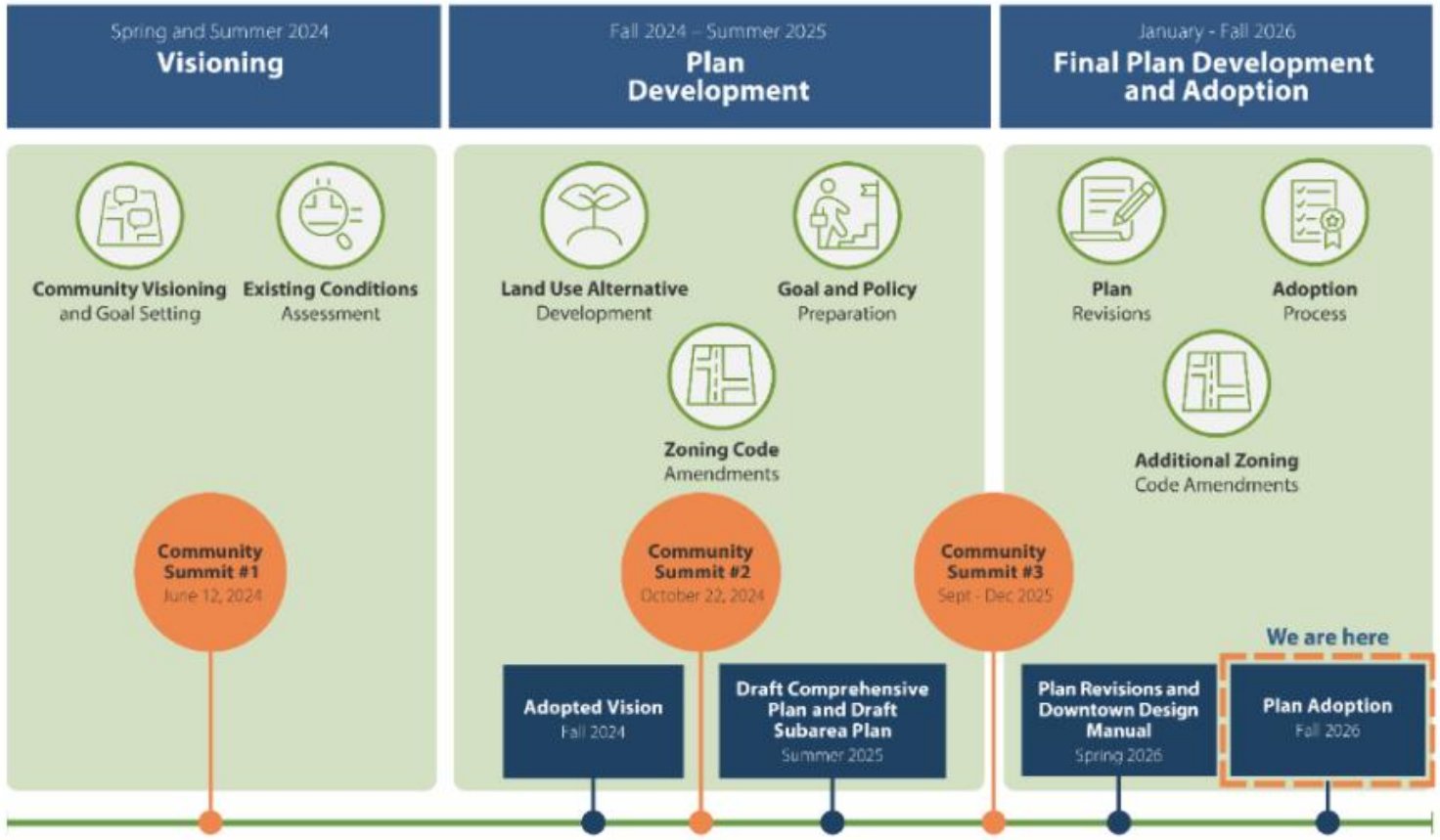
CITY COUNCIL REGULAR MEETING
NOVEMBER 2, 2026

Agenda

- **Staff Presentation**
  - Background
  - Housing Element Updates
  - Downtown Manual/Code Updates
- **Recommendation**

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Project Phases



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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.

Adoption

Draft Plans – July 2025

Planning Commission and City Council Draft Plan and Code Workshops – September 2025 – August 2026

Planning Commission Hearing – September 15

Planning Commission Recommendation – September 29

Clark County Council Hearing – October 1

Clark County Council Adoption – October 13

City Council Hearing – October 19

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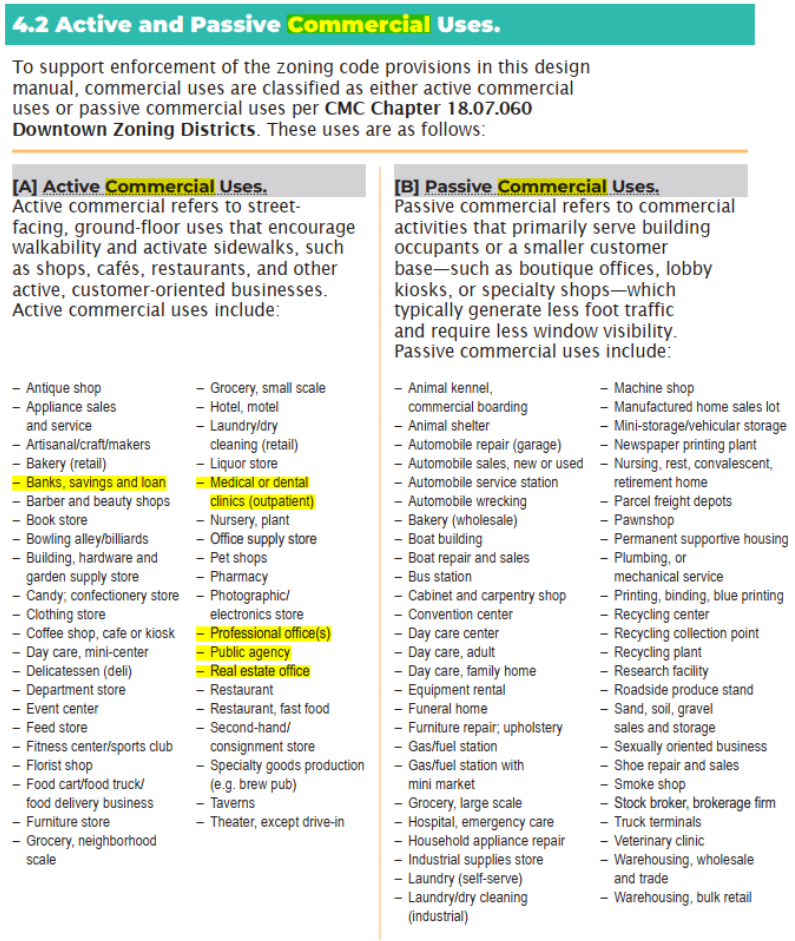
Housing Element

- Updated housing capacity assumptions to reflect the loss of 160 acres of multifamily zoning in the Nevin property expansion proposal.

Housing income category	Previous capacity	Revised capacity	Revised surplus
Lower income (0–80% AMI)	3,402	2,717	+56
Moderate income (80–120% AMI)	2,134	2,134	+1,369
Higher income (above 120% AMI)	944	944	+145
Total	6,480	5,795	+1,570

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Downtown Manual/Code Updates



4.2 Active and Passive Commercial Uses.

To support enforcement of the zoning code provisions in this design manual, commercial uses are classified as either active commercial uses or passive commercial uses per **CMC Chapter 18.07.060 Downtown Zoning Districts**. These uses are as follows:

[A] Active Commercial Uses.

Active commercial refers to street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented businesses. Active commercial uses include:

- Antique shop
- Appliance sales and service
- Artisanal/craft/makers
- Bakery (retail)
- Banks, savings and loan
- Barber and beauty shops
- Book store
- Bowling alley/billiards
- Building, hardware and garden supply store
- Candy; confectionery store
- Clothing store
- Coffee shop, cafe or kiosk
- Day care, mini-center
- Delicatessen (deli)
- Department store
- Event center
- Feed store
- Fitness center/sports club
- Florist shop
- Food cart/food truck/ food delivery business
- Furniture store
- Grocery, neighborhood scale
- Grocery, small scale
- Hotel, motel
- Laundry/dry cleaning (retail)
- Liquor store
- Medical or dental clinics (outpatient)
- Nursery, plant
- Office supply store
- Pet shops
- Pharmacy
- Photographic/ electronics store
- Professional office(s)
- Public agency
- Real estate office
- Restaurant
- Restaurant, fast food
- Second-hand/ consignment store
- Specialty goods production (e.g. brew pub)
- Taverns
- Theater, except drive-in

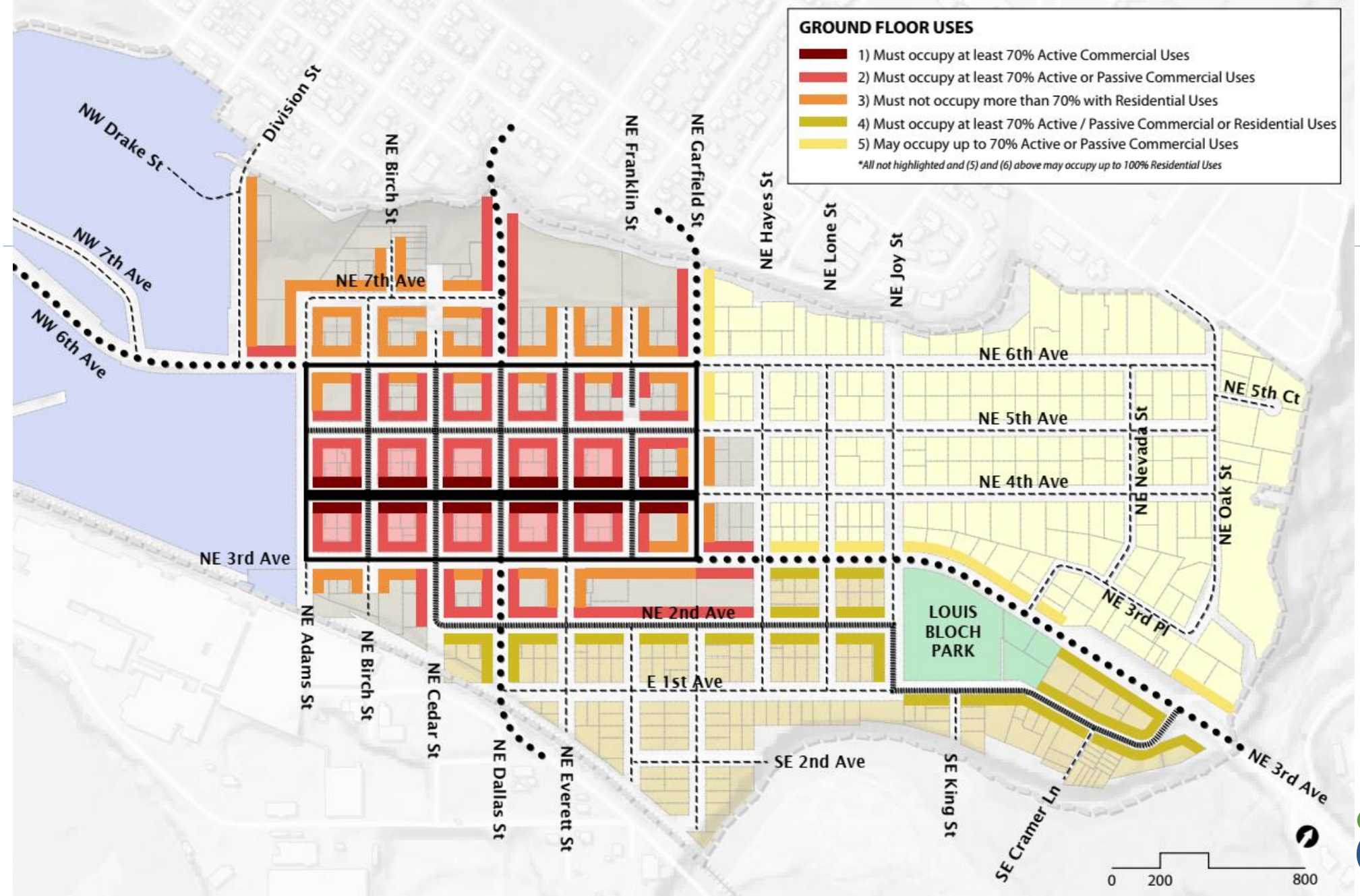
[B] Passive Commercial Uses.

Passive commercial refers to commercial activities that primarily serve building occupants or a smaller customer base—such as boutique offices, lobby kiosks, or specialty shops—which typically generate less foot traffic and require less window visibility. Passive commercial uses include:

- Animal kennel, commercial boarding
- Animal shelter
- Automobile repair (garage)
- Automobile sales, new or used
- Automobile service station
- Automobile wrecking
- Bakery (wholesale)
- Boat building
- Boat repair and sales
- Bus station
- Cabinet and carpentry shop
- Convention center
- Day care center
- Day care, adult
- Day care, family home
- Equipment rental
- Funeral home
- Furniture repair; upholstery
- Gas/fuel station
- Gas/fuel station with mini market
- Grocery, large scale
- Hospital, emergency care
- Household appliance repair
- Industrial supplies store
- Laundry (self-serve)
- Laundry/dry cleaning (industrial)
- Machine shop
- Manufactured home sales lot
- Mini-storage/vehicular storage
- Newspaper printing plant
- Nursing, rest, convalescent, retirement home
- Parcel freight depots
- Pawnshop
- Permanent supportive housing
- Plumbing, or mechanical service
- Printing, binding, blue printing
- Recycling center
- Recycling collection point
- Recycling plant
- Research facility
- Roadside produce stand
- Sand, soil, gravel sales and storage
- Sexually oriented business
- Shoe repair and sales
- Smoke shop
- Stock broker, brokerage firm
- Truck terminals
- Veterinary clinic
- Warehousing, wholesale and trade
- Warehousing, bulk retail

- "Active Retail Uses" and "Passive Retail Uses" have been renamed to "Active Commercial Uses" and "Passive Commercial Uses".
  - This more accurately reflects the allowed and preferred uses as commercial rather than retail specifically.
- These uses were moved from the "passive" to "active" category:
  - Banks, savings and loan
  - Medical or dental clinics
  - Professional office
  - Public agency
  - Real estate office

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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.

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Recommendation

Staff recommends Council direct the City Attorney to draft ordinances adopting 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, for Council's consideration at the November 16, 2026 City Council Regular Meeting.