



Staff Report

October 20, 2026 Planning Commission Meeting

Updates to Washougal & Evergreen School District Capital Facility Plans, General Sewer Plan, Water System Plan, and Transportation System Plan

Presenter: Alan Peters, Community Development Director; Rob Charles, Utilities Manager; and James Carothers, Engineering Manager

Time Estimate: 60 minutes

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BACKGROUND: The City of Camas is in the final stages of adopting the *Our Camas 2045* Comprehensive Plan. The Planning Commission forwarded a recommendation to City Council to approve the periodic update to the plan on September 29, 2026. The City's utility system plans, transportation plans, and school district capital facilities plans are also being updated to ensure consistency with *Our Camas 2045* and the City's 20-year growth projections. This workshop provides an opportunity for the Planning Commission to review the plans and provide feedback prior to their consideration for adoption at a public hearing on November 17, 2026.

SUMMARY: Capital facilities planning is an essential component of the Washington State Growth Management Act (GMA), ensuring that public infrastructure and services are planned and provided in coordination with anticipated population and employment growth. Under RCW 36.70A.070, comprehensive plans must include a capital facilities element that inventories existing facilities, forecasts future needs, and identifies proposed improvements. The GMA also requires a transportation element that addresses future transportation needs, establishes performance standards, and identifies transportation improvements and funding strategies.

Capital facilities plans (CFPs) help ensure that adequate public services are available to support planned development while maintaining adopted levels of service. As part of the *Our Camas 2045* update, the City has updated its General Sewer Plan, Water System Plan, and Transportation System Plan to reflect the land use assumptions and needs associated with anticipated growth through 2045. The Washougal and Evergreen School Districts have also updated their capital facilities plans, which the City adopts by reference pursuant to WAC 365-196-415.

Evergreen School District Capital Facilities Plan

The Evergreen School District (ESD) captures a portion of the northwest area of Camas, including ongoing residential development in Camas Meadows and Green Mountain. ESD's CFP was adopted June 10, 2025, and covers the 2026-2032 horizon. The plan identifies existing school capacities, projected student enrollment, anticipated facility needs, and funding strategies to accommodate future growth. Notably, the plan projects declining student enrollment through

2032 and focuses on maintaining or replacing existing facilities rather than expansion of new schools. As a result, ESD will not be collecting any school impact fees.

Washougal School District Capital Facilities Plan

The Washougal School District (WSD) captures a small area of Camas along SE 3rd Ave with no anticipated residential growth. The WSD CFP was adopted June 10, 2025, and covers the 2022-2027 horizon. Like ESD, the plan projects declining student enrollment and no need for collection of school impact fees.

General Sewer Plan

The purpose of the City's General Sewer Plan (GSP) is to provide a roadmap for managing the wastewater collection system over the next 20 years, accommodating growth, and maintaining a high level of service for existing customers. The Plan addresses key issues such as the replacement of older, deteriorating sanitary sewer facilities, evaluation of collection and treatment capacity for existing deficiencies and future development, assessment of sanitary sewer lift stations and force mains, and the City's infiltration and inflow (I/I) reduction program. The GSP and its recommendations were prepared in accordance with Washington Administrative Code (WAC) 173-240-050 and meet the requirements of the Washington Growth Management Act (GMA). The City owns and operates most of its sewer collection system, which includes gravity sewers, pump stations, force mains, and Septic Tank Effluent Pump (STEP) systems, and treats wastewater at the Camas Wastewater Treatment Plant (WWTF) before discharge to the Columbia River.

Water System Plan

The Water System Plan (WSP) documents changes to the City's water system, identify required system improvements, and appropriately outline capital improvement projects to meet future water demands. Maintaining a current WSP is required to meet the regulations of the Washington State Department of Health (DOH) and the requirements of the Washington State Growth Management Act. The WSPU complies with the requirements of DOH as set forth in the Washington Administrative Code (WAC) 246-290-100. The plan is intended to guide improvements over the next 10 years while providing a framework for the 20-year planning horizon through 2046.

The Capital Improvement Plan includes investments in new and expanded wells, reservoirs, pump stations, transmission pipelines, and distribution system improvements. Major near-term projects include expansion of Wells 8, 11, and 12, storage improvements in the 343 and 542 pressure zones, pumping improvements, and the North Shore transmission pipeline.

The plan identifies PFAS as a significant concern requiring additional investment and planning. The plan recommends an adaptive approach to PFAS mitigation, including continued monitoring, evaluation of treatment alternatives, and development of treatment facilities to achieve regulatory compliance. The City has initiated treatment improvements at Well 13, and the plan anticipates additional treatment may be necessary at other wellfields. PFAS mitigation and related source development projects are incorporated into the Capital Improvement Plan to guide future funding and implementation decisions.

Transportation System Plan

The Camas TSP is a long-range plan to guide transportation investments within the City's planning area through the future horizon year of 2045. As the transportation element of the City's Comprehensive Plan, these transportation system improvements address current deficiencies and serve future local and regional needs, and align with the community's goals, objectives, and vision for the future. This TSP was developed through community and stakeholder input and is based on the City's transportation system needs, opportunities, and anticipated available funding. The State of Washington Growth Management Act (GMA) in RCW 36.70A.070 (6) requires the TSP to include:

- An inventory of transportation facilities and services.
- Adoption of multimodal levels of service standards for all locally owned arterials and active transportation facilities.
- A forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel (in this case, 25 years based on the adopted regional land-use plan).
- Identification of specific actions to bring transportation facilities and services to established multimodal levels of service.
- A list of transportation system needs to meet current and forecasted demand and implement the multimodal network.
- A finance plan that serves as the basis for the six-year transportation improvement program.