

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 WORKSHOP
OCTOBER 5, 2026

Agenda

- Growth Management Act
- Our Camas 2045
 - Draft Comprehensive Plan Update
 - Draft Downtown Subarea Plan
 - Draft Downtown Design Manual
 - Draft Development Code Updates
- Planning Commission Recommendation
- Next Steps

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.

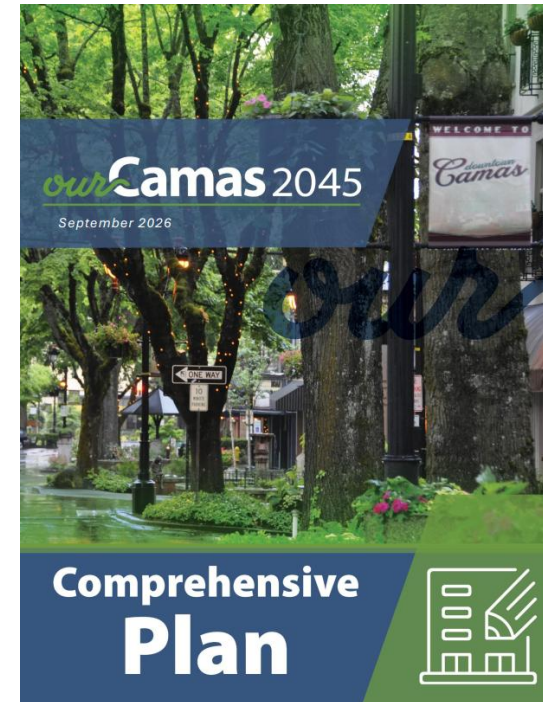
Our Downtown

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



Land Use Map

The Land Use element consolidates 12 designations into nine:

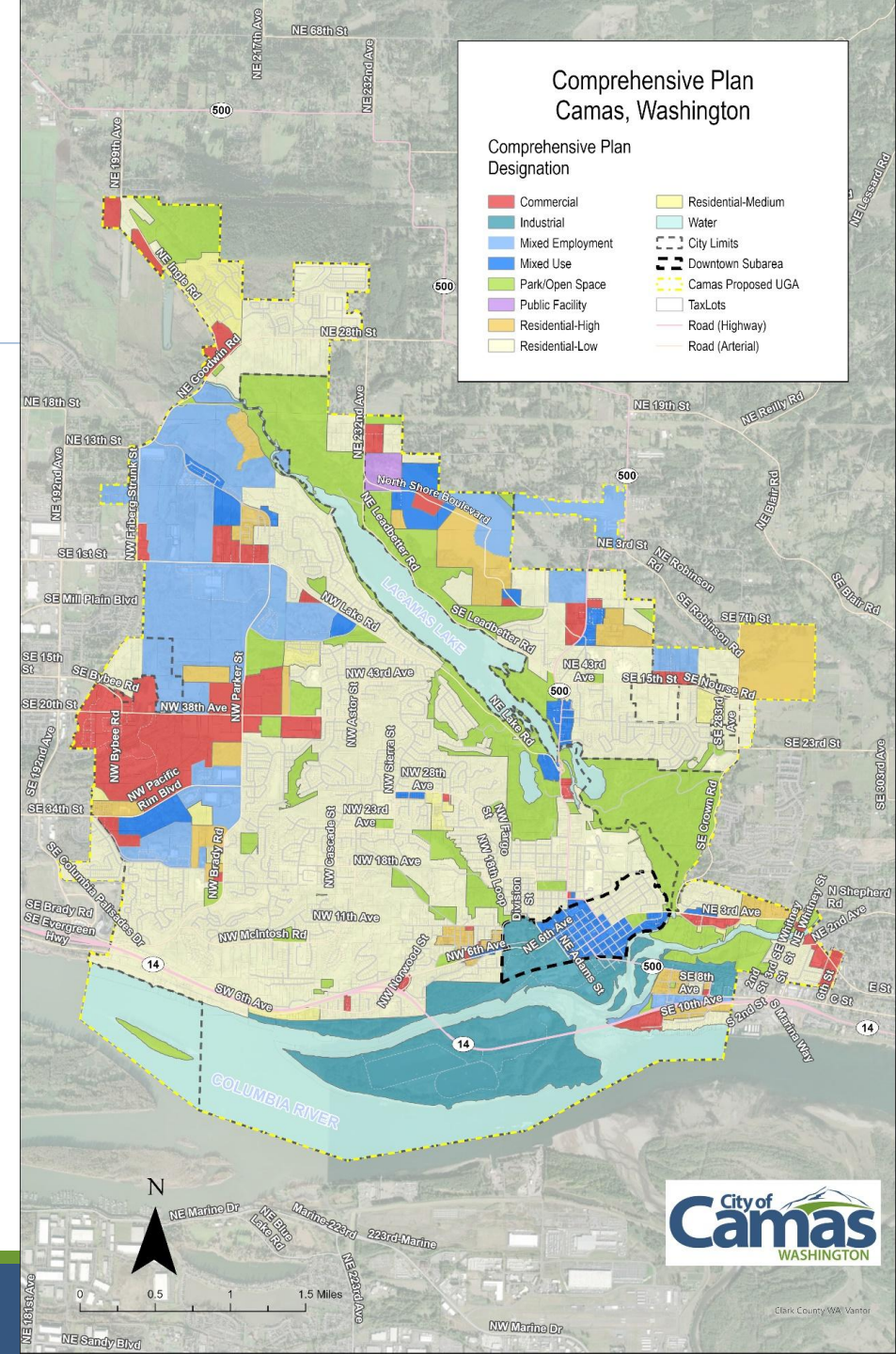
- Residential – Low, Residential – Medium, Residential – High
- Mixed Use
- Commercial, Mixed Employment, Industrial
- Parks and Open Space, and Public Facility

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



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**

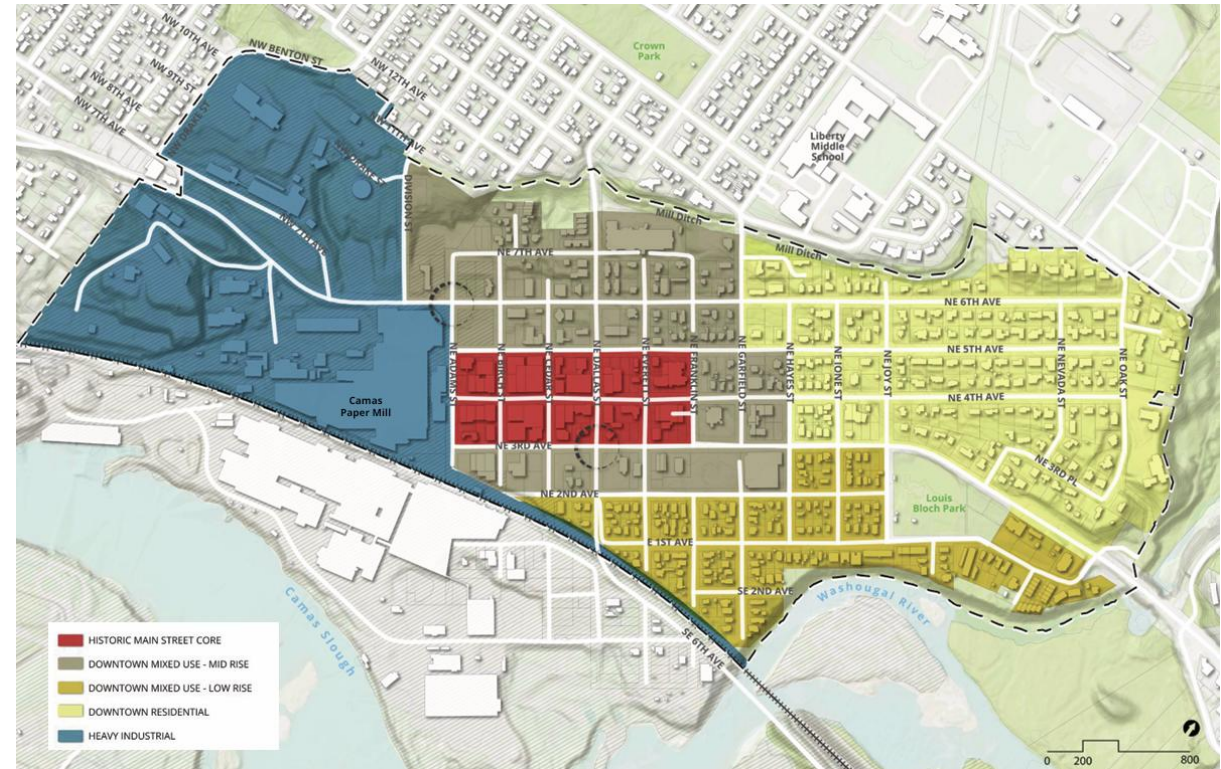
- Mix of low-rise apartments with active ground floor
- Live/work units
- Duplexes, Townhomes, Triplexes

- **Downtown Residential**

- Single-family homes, Duplexes, ADUs

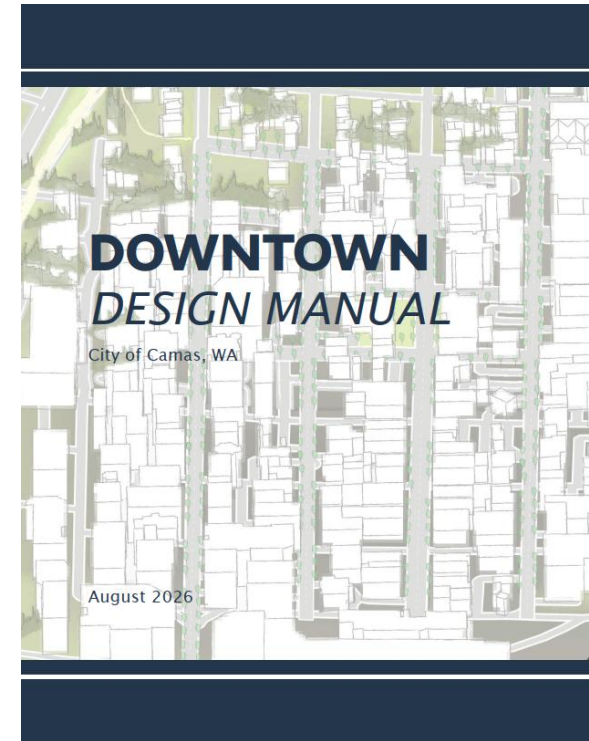
- **Heavy Industrial**

- 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.

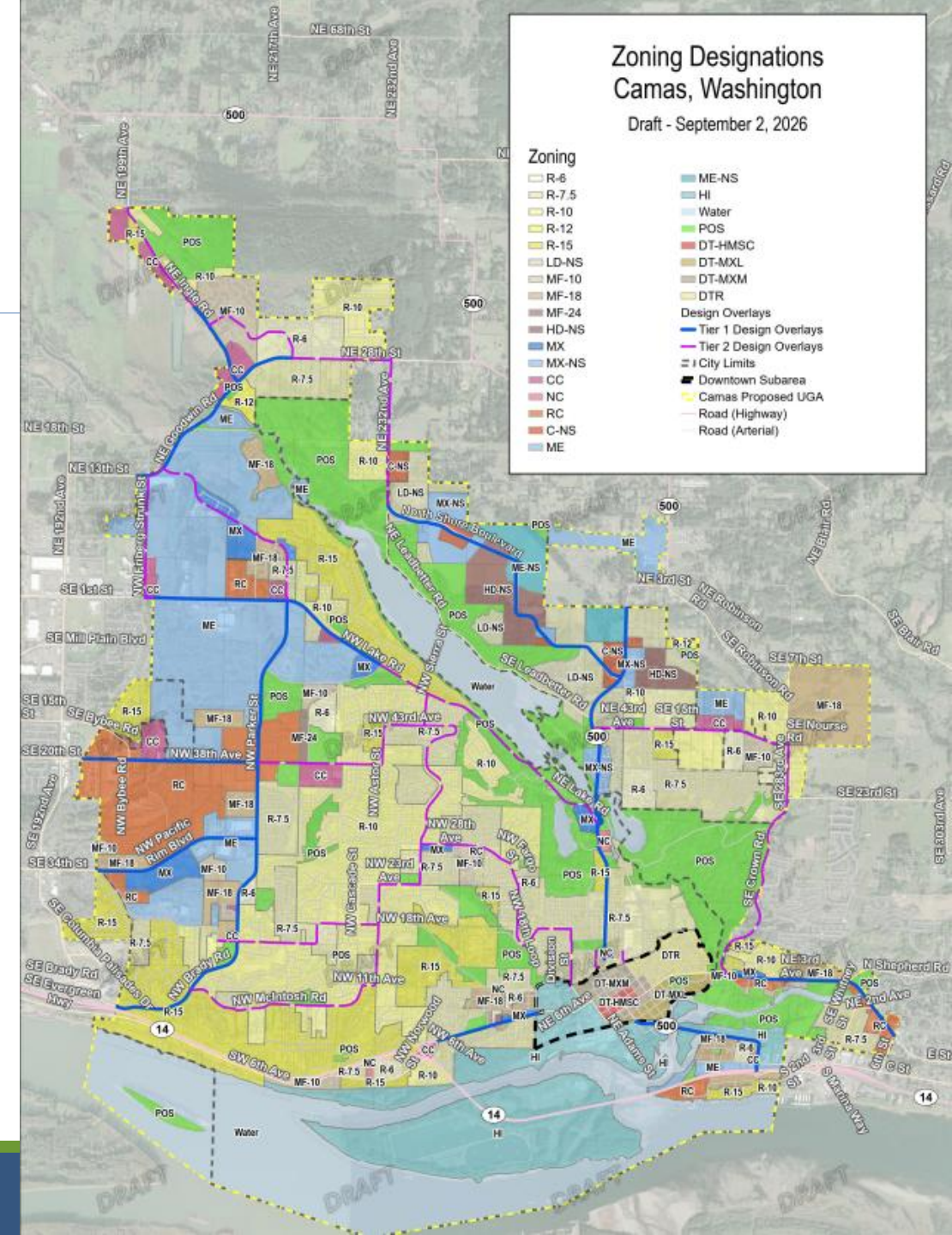
- Chapter 17.09 – Short Subdivisions
- Chapter 18.03 – Definitions
- Chapter 18.05 – Zoning Map and Districts
- Chapter 18.07 – Use Authorization
- Chapter 18.09 – Density and Dimensions
- Chapter 18.11 – Parking
- Chapter 18.13 – Landscaping
- Chapter 18.15 – Signs
- Chapter 18.18 – Site Plan Review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

Zoning Map

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							



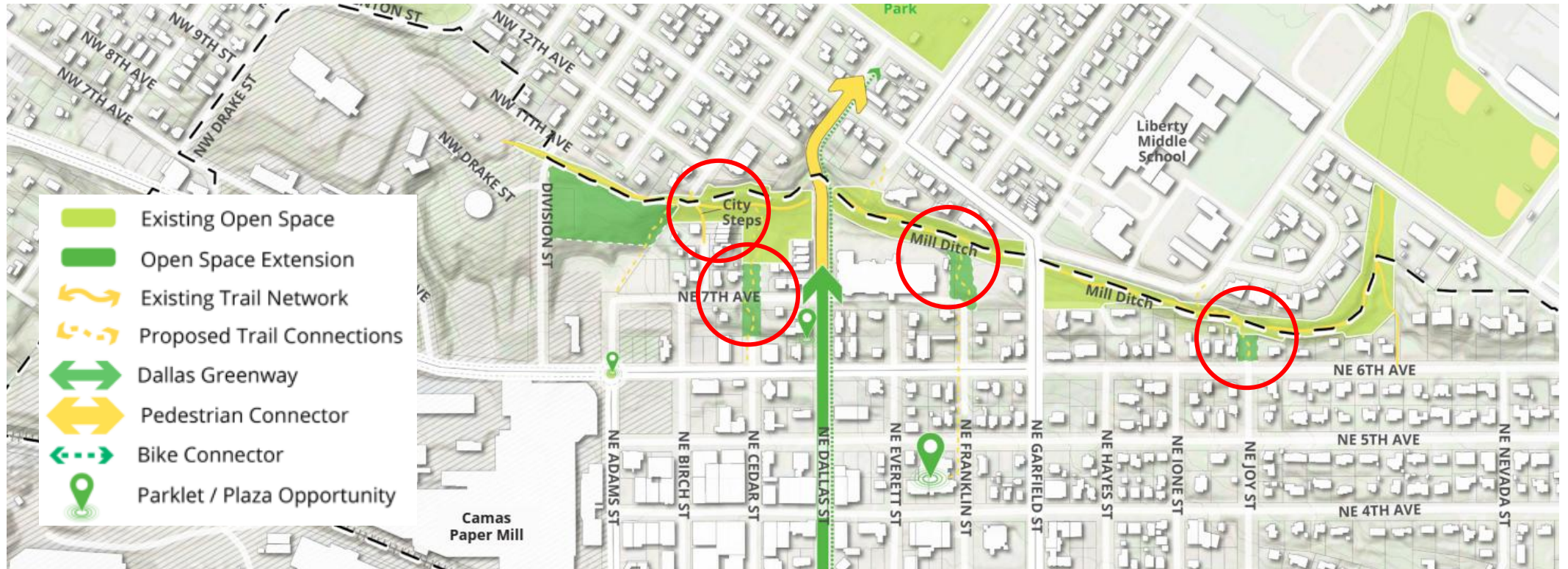
Recommendation

The Planning Commission held a public hearing on September 15 and voted on September 29.

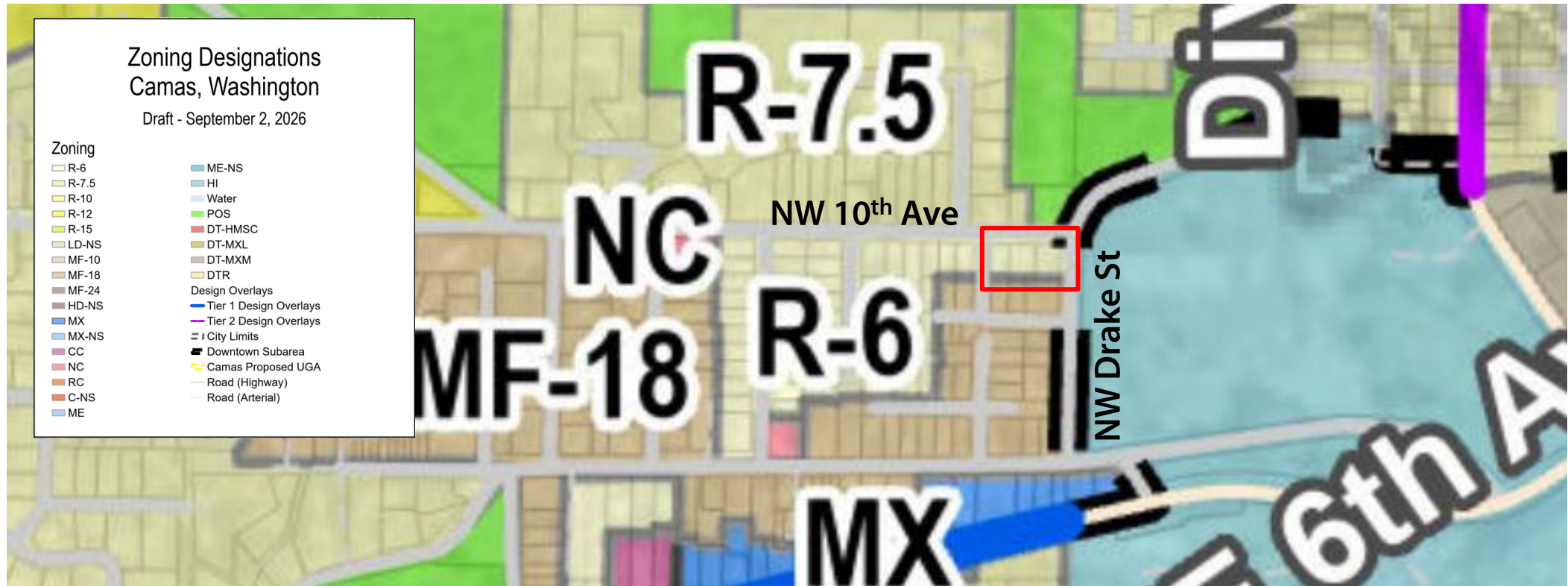
The Planning Commission recommends adoption of the Our Camas 2045 Comprehensive Plan Periodic Update, Our Downtown Camas 2045 Subarea Plan, Downtown Design Manual, and associated amendments to Titles 17 and 18 of the Camas Municipal Code with the following additional recommendations:

- 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.

Downtown Plan



Map Change



Next Steps

City Council makes the final legislative decision

- Council may approve the Planning Commission's recommendation as submitted or may modify it.
- City Council Hearing – October 19, 7 pm
 - Public feedback to Council on plans, design manual, and code updates

