



## Staff Report

January 5, 2026 Council Workshop Meeting

Our Camas 2045 – Preferred Land Use Alternative

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

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|--------------|------------------------|
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**BACKGROUND:** The City of Camas is conducting a periodic update to the Comprehensive Plan pursuant to the Growth Management Act (GMA). Under the GMA framework, the City must adopt a land use element and a future land use map that align with Clark County's adopted population, housing, and employment allocations. Clark County adopted these allocations on May 7, 2024, assigning Camas a 2045 population of 37,080 residents, 4,226 new housing units, and 11,615 jobs.

Clark County is in the process of selecting a countywide preferred land use alternative map which will determine if and how urban growth areas (UGAs) within the county will expand and determine the footprint of Camas's UGA. Staff is seeking Council direction on which Clark County growth alternative the City should formally support as the County moves toward selecting a countywide preferred land use alternative.

**SUMMARY:** The County Council is considering three growth alternatives for the County. These alternatives are based on site-specific requests received by individual property owners and alternative maps provided by each jurisdiction. Camas's alternatives were first presented to the community at Community Summit #2 on October 22, 2024. Following the summit, a draft preferred land use alternative was presented to Council on February 18, 2025. A revised draft preferred alternative was published in July 2025 and presented to Council on November 17, 2025.

Alternative 1. This alternative assumes no changes to the current comprehensive plan's land use map and development patterns. Under this scenario, existing policies and zoning remain in place and UGA boundaries are not expanded.

Alternative 2. This alternative includes city-submitted proposals for updated future land uses and potential modest expansions to UGAs, policies, and regulations that respond to projected population, housing, and employment needs through 2045. This alternative includes a proposed expansion of 83.79 acres near the North Shore Subarea that would bring the Port of Camas-Washougal's Grove Field into the City's UGA. It is anticipated that this area would be assigned a mixed employment zoning, allowing the Port to further develop Grove Field, providing additional employment capacity.

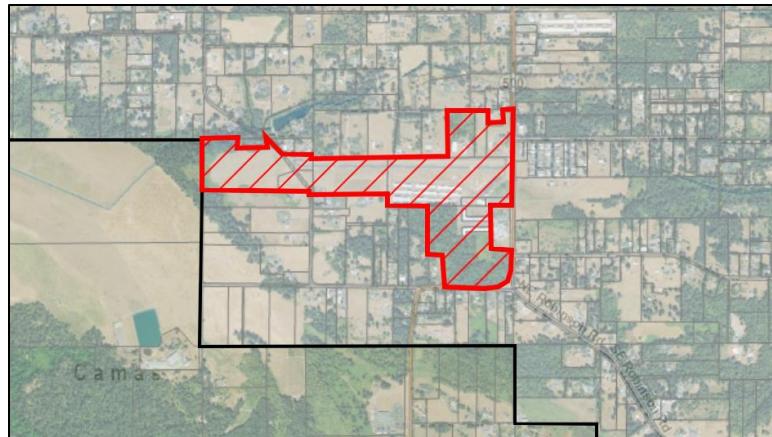


Figure 1: Port of Camas-Washougal UGA Expansion Request

Alternative 3. This alternative includes a more expansive update to future land uses and additional larger expansions to the UGAs. This alternative includes an expansion of 161.2 acres near SE Nourse Rd and SE 283rd Ave. The area is currently designated agricultural land and is subject to the County's agricultural resource lands study. Based on this study, the County's Agricultural Advisory Commission has recommended that Clark County maintain all currently designated agricultural resource lands.

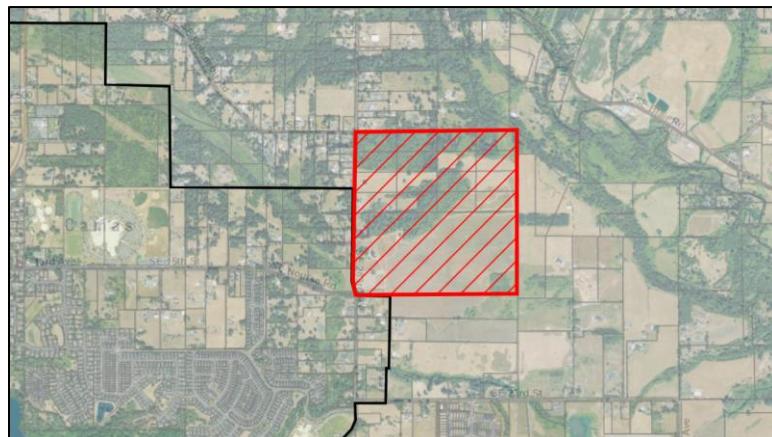


Figure 2: Nevin UGA Expansion Request

Council direction at this stage will help inform the City's position as Clark County moves toward selection of a countywide preferred land use alternative. The County Planning Commission is expected to make a recommendation on a preferred alternative following a joint County Council/County Planning Commission hearing on January 8, 2026, and the County Council is expected to decide on the preferred alternative following a hearing on February 3, 2026.

**BENEFITS TO THE COMMUNITY:** The City's preferred land use alternative will support the *Our Camas 2045* vision statement while providing adequate land capacity for future residential and employment growth through 2045 while preserving community character, expanding housing opportunities, and supporting economic vitality.

**STRATEGIC PLAN:** The City's preferred land use alternative supports the Strategic Plan's "Economic Prosperity" priority by ensuring a supply of developable employment land and supporting balanced employment and housing growth. The preferred alternative would expand the Camas urban growth area for additional employment land and provide for housing options for all income levels and demographic needs.

**POTENTIAL CHALLENGES:** The County's preferred alternative will set the stage for the remainder of the comprehensive update process in Camas and throughout Clark County, including the completion of capital facilities plans in process. If the County Council does not select a preferred alternative in February or selects an alternative drastically different from what the cities have anticipated, then completion of the comprehensive plan and capital facilities plan updates will be impacted further.

**BUDGET IMPACT:** Funding for development comprehensive plan has been included in the City's biennial budget and has been supported by grant funding from the Department of Commerce. Proposed expansions of the urban growth area may include capital facility implications which will be studied in the City's updates to the transportation, water, and sewer system plans.

**RECOMMENDATION:** Staff recommends that Council support Clark County Alternative 2 as the County's preferred land use alternative. This recommendation reflects a balanced approach that accommodates the City's assigned population, housing, and employment growth through 2045 while prioritizing compact urban development and supporting modest UGA expansion to support long-term employment growth in Camas.

Staff further recommends that the City request that the Nevin property be designated as an Urban Reserve. The purpose of the urban reserve overlay is to identify lands as being possible future additions to the UGA and to protect these areas from premature land division and development that would preclude efficient transition to urban development.