



## Staff Report

February 18, 2025 Council Workshop Meeting

Our Camas 2045 – Draft Preferred Land Use Alternative

Presenter: Alan Peters, Community Development Director and Nicole McDermott, WSP

Time Estimate: 30 minutes

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**BACKGROUND:** The City of Camas is undergoing a periodic update of its comprehensive plan. Under the Growth Management Act's (GMA) planning framework, the City must adopt a land use map that aligns with the population, housing, and employment allocations developed and adopted by Clark County. Over the past several months, the *Our Camas 2045* project team has worked with the Community Advisory Committee, held a community summit, and solicited feedback through a community survey to develop a preferred land use alternative to meet these growth allocations and support the *Our Camas 2045* vision statement.

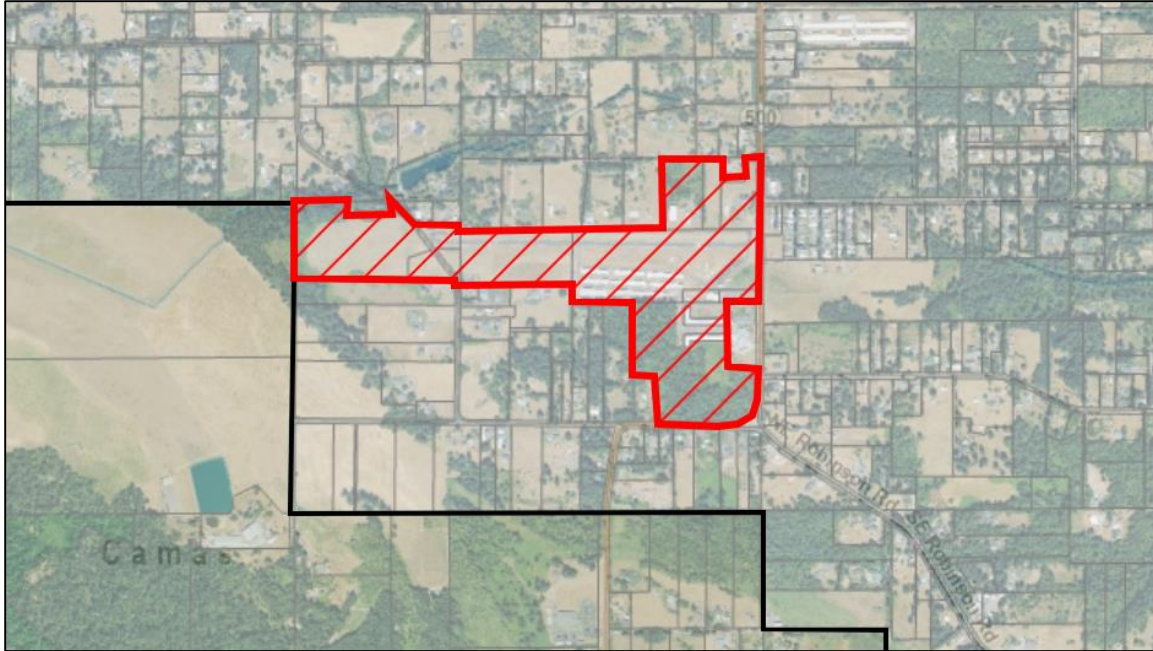
**SUMMARY:** Clark County's growth targets for Camas by 2045 include:

- Population: 37,080
- Housing Units: 4,226
- Employment: 11,615 jobs

The City is also required to address additional housing needs by income level under HB 1220 and incorporate new zoning requirements from HB 1110 and HB 1337, which expand residential development capacity.

The draft preferred alternative focuses on increasing high-density residential capacity in areas with existing infrastructure and proximity to jobs and transit and increasing opportunities for economic development by allowing more employment diversity in existing industrial areas and providing additional employment lands throughout the City and its Urban Growth Area (UGA).

This alternative includes one UGA expansion of 83.79 acres near the North Shore Subarea that would bring the Port of Camas-Washougal's Grove Field into the 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**

Based on Clark County’s Vacant Buildable Lands Model (VBLM), this alternative would provide capacity for 5,896 residential units and 11,498 jobs.

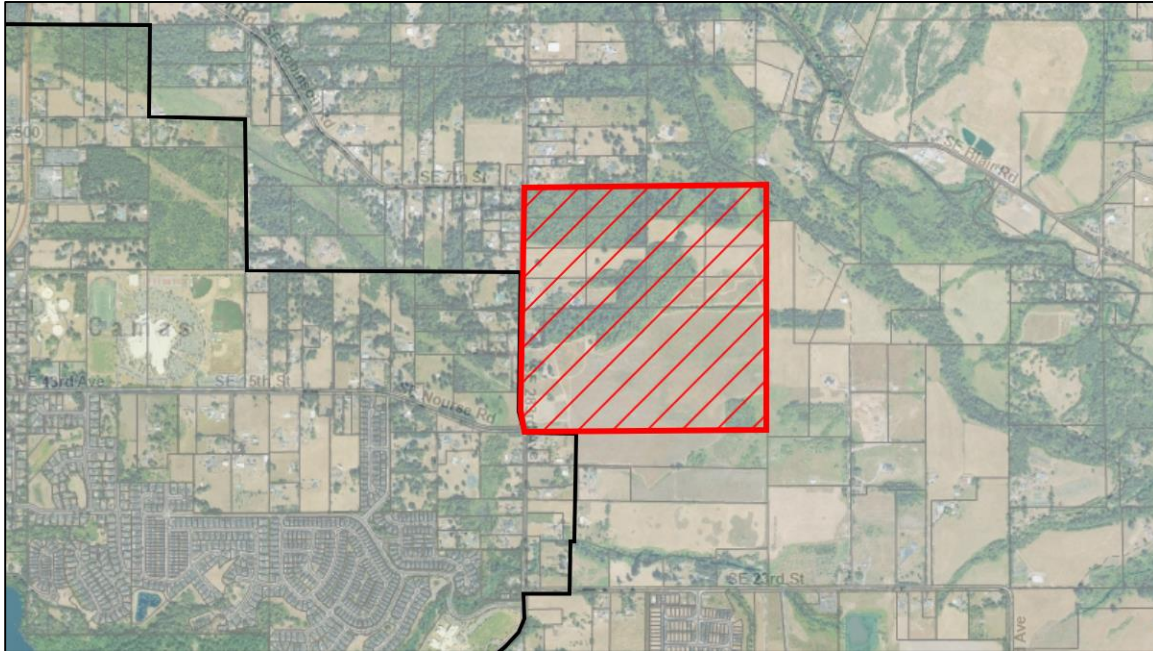
The draft alternative does not include two additional UGA expansion requests that have been made to the City and Clark County by their respective property owners.

The Merritt UGA expansion is a 57.12-acre site consisting of three tax parcels within the Green Mountain area on the north side of Camas. This area is surrounded to the west, south, and east by the developed Green Mountain development, and on the north by Clark County open space. This area is currently designated forest land.

The Nevin UGA expansion is a 161.2-acre area consisting of 18 parcels located near SE Nourse Rd and SE 283<sup>rd</sup> Ave, east of the existing UGA boundary. This area contains agriculturally designated lands.



**Figure 2: Merritt UGA Expansion Request**



**Figure 3: Nevin UGA Expansion Request**

**BENEFITS TO THE COMMUNITY:** The draft preferred land use alternative supports the *Our Camas 2045* vision statement while providing adequate land capacity for future residential and employment growth. The launch of a preferred alternative online StoryMap will allow community members to navigate and interact with the proposed map online and provide feedback to the project team.

**RECOMMENDATION:** Discuss and provide feedback on the preferred land use alternative.