



## Staff Report

August 20, 2024 Planning Commission Meeting

Our Camas 2045 - Land Use Alternative Development

Presenter: Alan Peters, Community Development Director

Time Estimate: 60 minutes

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**BACKGROUND:** The City of Camas is undergoing a periodic update of its comprehensive plan. An important part of this process is to update the comprehensive plan land use map to be consistent with comprehensive plan vision, goals, and policies, and to ensure that the City has adequate land capacity for anticipated residential and employment growth.

The purpose of the land use alternative process is to establish community buy-in and a sense of ownership in the path the community is taking to implement the identified vision. The preparation of land use alternatives includes the identification of land uses throughout the city to meet the city's jobs and housing targets, consistent with the vision. The overall approach to developing land use alternatives includes outreach to the community, advisory groups, Planning Commission, and the City Council to identify locations of potential land use changes. The following sections outline the steps taken to date to prepare draft land use alternatives and the next steps needed to finalize the alternatives before the next community summit.

**SUMMARY:** Two draft land use alternatives have been prepared to reflect committee, staff, and community input and informed by existing conditions. The land use alternatives are intended to identify two different options for achieving the community's vision and meeting the needed jobs and housing targets over the next 20 years. The following process was used to prepare draft alternatives.

### Hosted Mapping Activity Workshops

Workshops were held with the Community Advisory Committee, City Department Heads, and planning staff to determine areas within the city that could support more housing or job growth. In each workshop, participants were asked to place dots on the map for different "place types", which represented different types and scales of development. The mapping activity also asked for input on future roads, transit, and bike and pedestrian connections.



### Participated in Camas Days

The project team hosted a table at Camas Days to seek community input on ideas for implementing the community vision and to inform the land use alternatives. Participants were asked to place sticky notes on a map to identify locations for different land uses.



### Digitized Input

The input received through the mapping workshops and Camas Days was digitized to inform the alternatives. Digitizing the maps enabled the project team to see where there were commonalities and where there were differences in the input received. During this step, the project team also layered in the existing comprehensive plan map to identify where changes were proposed based on the input received.

## Prepared Draft Alternatives

Two draft land use alternatives have been prepared to reflect committee, staff, and community input and informed by existing conditions. Both alternatives include more areas for mixed use and higher density housing than exist in Camas today. This is consistent with input received from the community requesting a more diverse range of housing choices in Camas and is necessary for the City to meet its housing targets. Both alternatives also identify one urban growth area (UGA) expansion to bring Grove Field into the UGA as a new employment area. The alternatives are currently conceptual and not parcel specific. A key next step is identifying land use changes at a parcel level to ensure there is sufficient land capacity to meet the housing and job targets.

**Alternative A** is a Hub concept that focuses development into Neighborhood and Regional Hubs. Neighborhood Hubs are areas that have the potential to support a variety of neighborhood-serving uses, including commercial/retail, higher-density housing, and parks. Regional Hubs are areas that have the potential to support higher scale residential and commercial uses that act as a regional destination.



**Alternative B** is a Corridor concept that focuses development into Mixed-Use Residential and Mixed-Use Commercial Corridors. Mixed-Use Residential areas focus more on residential development with some neighborhood-serving commercial uses. Mixed-Use Commercial areas focus on commercial and office uses with some higher density housing.



## Planning Commission Input and Next Steps

The project team is seeking Planning Commission input on the draft alternatives. Following Planning Commission input and prior to the next community summit (planned for late September or early October), the team will refine the alternatives and prepare a land capacity analysis for each alternative.