



Staff Report

November 17, 2025 Council Workshop Meeting

Our Camas 2045 – Land Use Element

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

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.

The purpose of the Land Use Element is to establish the overall pattern of future development, including the proposed distribution, location, and extent of future land uses in a manner that supports the 20-year population and employment projections. Council previously reviewed the draft preferred land use alternative on February 18, 2025. The current draft Land Use Element and draft preferred land use alternative were included in the draft *Our Camas 2045* plan published in July.

SUMMARY: The draft Land Use Element establishes the policy framework that will guide how Camas accommodates population and employment growth through 2045. It includes a vision statement, an overview of existing land uses, growth projections, proposed land use designations and maps, and a set of draft goals and policies.

Vision

In support of the overall *Our Camas 2045* vision statement, the vision for the Land Use Element emphasizes maintaining community character while providing housing choices for all residents, supporting a thriving local economy, and strengthening neighborhood connections through walkable commercial hubs and improved multimodal access.

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.

Growth projections

Clark County has adopted a 2045 countywide population target of 718,154, an increase of 181,854 over current estimates. The County has allocated each jurisdiction a portion of this growth. Camas has been allocated 7,729 persons over the next 20 years for a 2045 population estimate of 37,080.

To meet the needs of this future population, Camas has been allocated 4,226 housing units and 11,615 jobs. The Land Use Element must demonstrate that the City's urban growth area (UGA) and capital plans have capacity to support this allocated growth.

Proposed land use

To achieve the City's vision and land use goals, the plan uses a series of land use designations that assign development types and densities across Camas. These include residential, commercial, mixed use, mixed employment, and industrial designations, along with parks and open space to support recreation and protect natural resources.

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 UGA.

The alternative includes a proposed 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.

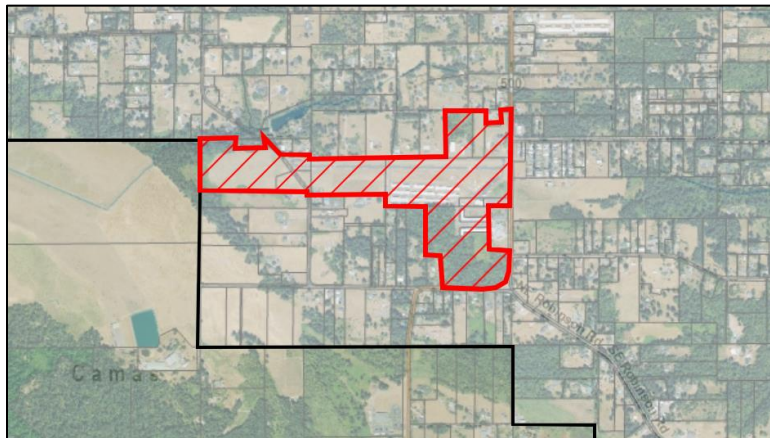


Figure 1: Port of Camas-Washougal UGA Expansion Request

Following Council discussion at the February workshop, a second UGA expansion of 161.2 acres near SE Nourse Rd and SE 283rd Ave was added to the draft preferred alternative map released in July 2025. This addition reflects Council's interest in studying the request further and allowing the public and reviewing agencies to provide input. The

area is currently designated agricultural land and is subject to the County's agricultural resource lands study. Any change would require both City Council action and Clark County approval of a de-designation. Including the area on the draft map is intended only to support analysis and outreach at this stage and does not represent a final decision regarding expansion of the Urban Growth Area. A copy of the Clark County Agricultural Lands Study is included in the meeting packet.

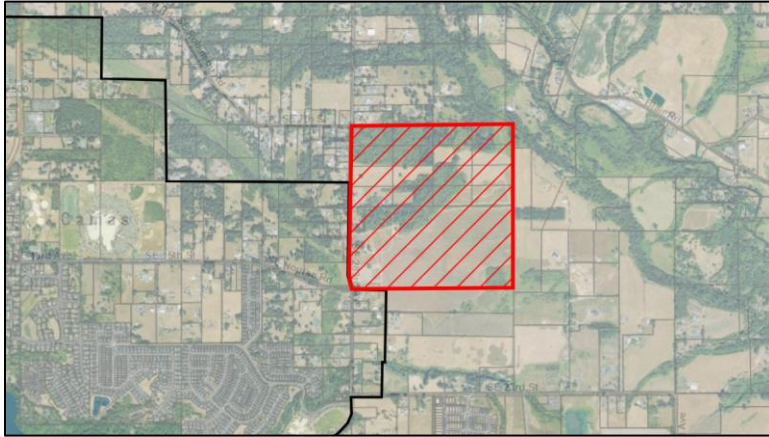


Figure 2: Nevin UGA Expansion Request

Goals and policies

The draft element includes six goals and 30 supporting policies related to citywide land uses, employment land, neighborhoods, natural environment, mixed-use areas, and design overlay areas. Collectively, these goals and policies will guide development patterns, promote efficient land use, support multimodal transportation connections, integrate land use with public facility planning, provide opportunities for diverse housing types, protect natural features, and implement the community's long-term vision.

Goal LU-1 Citywide Land Use

Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections in coordination with the capital improvement plan.

Goal LU-2 Employment Land

Create a diversified economy and serve Camas residents, businesses, and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities.

Goal LU-3 Neighborhoods

Create vibrant, stable, and livable neighborhoods with a variety of housing choices that meet all stages in the life cycle and the range of affordability.

Goal LU-4 Natural Environment

Develop an interconnected network of parks, trails, and open space to enhance the quality of life for Camas residents and visitors and support and preserve wildlife corridors and natural resources.

Goal LU-5 Mixed-Use Areas

Foster economically and socially diverse mixed-use neighborhoods that meet the multi-modal transportation, housing, employment, education, recreation, and health needs of the community.

Goal LU-6 Design Overlay Areas

Create attractive and welcoming areas in the City and distinguish Camas from adjacent jurisdictions through the development of design overlays.

Next steps

The *Our Camas 2045* Community Summit #3 is an ongoing phase of engagement to receive feedback on each of the draft plan elements. A two-week window focusing on the Land Use Element will kick off on November 24, 2025, and continue through December 5, 2025. Feedback received Community Summit #3 will inform the next draft of the Land Use Element to be released early next year.

The Clark County Planning Commission and Council are currently working towards selecting a preferred alternative, with a final decision due next February. The county has prepared a draft environmental impact statement (EIS) to study the proposed growth alternatives. The County will also need to decide on whether any agricultural lands will be de-designated as part of this periodic update. This decision, informed by the recent Agricultural Lands Study, will determine whether cities can expand their UGAs into these areas.

BENEFITS TO THE COMMUNITY: The draft Land Use Element supports 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 draft element best supports the Strategic Plan's "Economic Prosperity" priority by ensuring a supply of developable employment land and supporting balanced employment and housing growth. The draft element 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: Countywide growth alternatives are decided by the Clark County Council. The County Council is currently reviewing various alternatives in an EIS and will be selecting a preferred alternative early next year. Their decision – particularly

on UGA expansions – may require additional changes the City's land use map. Continued coordination between the City and County processes will be essential.

BUDGET IMPACT: Funding for development of the Land Use Element 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: Discuss the draft Land Use Element and provide feedback to staff.