



Staff Report

December 17, 2024 Planning Commission Meeting

Our Camas 2045 – Preferred Land Use Alternative

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

Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

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 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.

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