



Staff Report

September 15, 2025 Council Workshop Meeting

Our Camas 2045 – Project Update

Presenter: Alan Peters, Community Development Director

Time Estimate: 20 minutes

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BACKGROUND: The City of Camas is updating its Comprehensive Plan through the *Our Camas 2045* process, which also includes a new downtown subarea plan, *Our Downtown Camas 2045*. The update is required for Clark County and all cities within Clark County under Washington’s Growth Management Act (GMA), which mandates periodic updates to ensure consistency with changes in state law, anticipated growth, and countywide planning policies.

SUMMARY: This report provides Council with an update to the overall project schedule and an overview of the current engagement effort to receive feedback on the draft *Our Camas 2045* and *Our Downtown Camas 2045* plans.

Project Schedule Update

Under GMA, counties play a lead role in comprehensive planning by adopting countywide planning policies, determining growth alternatives, and preparing countywide Environmental Impact Statements (EIS). Cities prepare their own comprehensive plans and development regulations that are consistent with both the GMA and the countywide framework.

Camas has been following the Clark County process and timeline closely since 2023 when the state’s deadline to complete our periodic update was June 2025. The legislature later changed this deadline to December 2025 after adopting legislation which added new planning requirements for counties and cities. For various reasons, Clark County’s timeline has now stretched into 2026, and the County Council anticipates final adoption of their plan in June 2026. The following are some key dates remaining in the county’s schedule:

- Natural Resource Lands Study – November 2025
- Draft Environmental Impact Statement – October 2025
- Final Environmental Impact Statement – March 2026
- Final Adoption by County Council – June 2026

Because the City's own plan adoption must align with the County process, our adoption timeline is now extended to June 2026 as well.

- Draft Comprehensive Plan and Downtown Subarea Plan – July 2025
- Community Summit #3 – September through December 2025
- Revised Comprehensive Plan and Subarea Plan – February 2026
- Planning Commission and City Council Workshops – March and April 2026
- Planning Commission and City Council Hearings – May and June 2026
- Final Adoption by City Council – June 2026

Community Summit #3

Community Summit #3 begins on September 15 and will be a series of engagement activities focused on gathering input on the draft comprehensive plan and downtown subarea plan which were released in July. Instead of a single meeting, Community Summit #3 is structured as a series of rolling topic discussions, both online and in person, through the end of the year.

Every two weeks, a new element of the plan will be highlighted on Engage Camas with background information and a short survey. In addition to the content on Engage Camas, City staff will be present at upcoming community events and at City Hall for informal office hours where residents can drop in, learn about the plan topics, and provide feedback in person. We will also be setting up a semi-permanent display in City Hall with background information about *Our Camas 2045* and rotating topics every two weeks.

Feedback received during Community Summit #3 will inform the next draft of the comprehensive plan and downtown subarea plan which will be released in February 2026 prior to adoption by Council.

BENEFITS TO THE COMMUNITY: The engagement schedule provides the community with an updated project timeline and an opportunity to review the draft comprehensive plan and downtown subarea plan at a gradual pace and to provide feedback that will inform the next drafts of each plan.

STRATEGIC PLAN: This plan supports the Strategic Plan's Vibrant Community Amenities priority by providing continued opportunities for public engagement on the comprehensive plan and downtowns subarea plan.

POTENTIAL CHALLENGES: The city's plan adoption timeline is dependent upon Clark County's process, so further schedule changes are outside the city's control.

BUDGET IMPACT: The extended project timeline will result in additional staff and consultant hours being devoted to this project than were originally anticipated.

RECOMMENDATION: This item is informational only.