

4.0 LAND USE

4.1 Vision

In 2035, Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. The economy has grown to attract a variety of businesses that offer stable employment opportunities and family wage jobs in the medical and high-tech fields. Professional office, medical and industrial uses typify western Camas, with retail businesses supporting the large campus firms. The north shore area fulfills the employment and retail needs of a growing population on the east side, and reduces trips outside of the city. Downtown Camas retains its historic atmosphere as a walkable, attractive place to shop, dine, and gather. Housing within the city's core contributes to a town center that supports local businesses. Camas appreciates and remains good stewards of the environment by preserving trees and natural areas.

4.2 Organization of Land Use Element

- Land Use Overview
- Population and Employment Projections
- Land Use Designations
- Goals and Policies by Land Use Category
 - Citywide
 - Employment Lands (including commercial, industrial, and business park)
 - Neighborhoods (including single-family, multi-family and mixed-use housing)
 - Natural Environment (including parks, trails, and open space)

4.3 Land Use Overview

The City of Camas is home to great schools, family-wage jobs, high-quality neighborhoods, and an abundance of open space and recreational amenities. Camas has grown into a dynamic, vibrant city with diversified employment opportunities and services that cater to its residents' various needs. In 2015, Camas maintains its small town charm and character, and downtown remains the heart of the City with a mix of restaurants, shops, professional offices, and residential development. The Grass Valley area is home to several national and international technology and manufacturing firms. A significant amount of residential development is underway in the Green Mountain area, and planned transportation improvements north of Lacamas Lake will improve connectivity and provide better transportation options throughout the City.

The land use element is designed to support development that adheres to the City's vision and to ensure Camas' future is as bright as its past. GMA identifies the land use element as the foundation of the comprehensive plan. It outlines the framework by which the Plan will be implemented and establishes land use designations to accommodate the City's population and employment projections. The development of land in accordance with the goals and policies included in the land use element will

ensure the achievement of an appropriate balance of public facilities, housing, employment, services, and recreational uses throughout the City.

4.3.1 2035 Population Projections

GMA requires that each jurisdiction accommodate its share of the region’s growth. In 2035, the City of Camas is expected to have a population of 34,098, an 11,255-person increase from the 2015 population of 22,843. During the same period, Camas is expected to add 11,182 jobs. The table below outlines the population and employment projected for Camas and its ability to meet these projections within its current urban growth boundary.

Table 4-1. Residential and Employment Capacity

	2035 Projection	Residential Unit Increase	Assumed Units or Jobs/Acre	Acres Needed	Capacity ¹ Acres
Population	34,098	3,868 ²	6 units/acre	645	876
Employment	11,182 (increase)	N/A	IND: 9 jobs/acre COM: 20 jobs/acre	IND: 493 COM: 337	IND: 660 COM: 464

Source: Clark County Buildable Lands Report, unless otherwise noted. See Appendix X.

¹Capacity calculated as net developable acreage using the County Vacant Buildable Lands Model and further refined based on GIS analysis conducted by the City.

²Based on 2013 American Community Survey data, consistent with Clark County Buildable Lands Report.

4.3.2 Land Use Designations

In order to ensure the City’s vision and land use goals are achieved, land use designations are used to assign a variety of development uses and building densities throughout the City. The plan identifies areas for residential, commercial, and industrial development, as well as community gateways and areas appropriate for a mix of uses. The plan also identifies areas for parks and open space to support recreation and enhance natural areas, including habitat and wildlife corridors.

Land use designations are identified below on Table 4-2 and on Map 4-1.

Table 4-2. Acreage by Comprehensive Plan Designation

Comprehensive Plan Designation	Corresponding Zones	Total (Acres) ¹
Single-Family	<ul style="list-style-type: none"> Residential 6,000 (R-6) Residential 5,000 (R-5) Residential 12,000 (R-12) Residential 10,000 (R-10) Residential 7,500 (R-7.5) Residential 15,000 R-15) 	5507
Multi-Family	<ul style="list-style-type: none"> Multi-Family 18 (MF-18) Multi-Family 10 (MF-10) 	541

Comprehensive Plan Designation	Corresponding Zones	Total (Acres) ¹
Commercial	<ul style="list-style-type: none"> • Neighborhood Commercial (NC) • Community Commercial (CC) • Regional Commercial (RC) • Mixed Use (MX) • Downtown Commercial (DC) 	800
Industrial	<ul style="list-style-type: none"> • Light Industrial/Business Park (LI/BP) • Light Industrial (LI) • Heavy Industrial (HI) • Business Park (BP) 	2544
Park ²	<ul style="list-style-type: none"> • Neighborhood Park (NP) • Special Use Park (SU) 	337
Open Space / Green Space	<ul style="list-style-type: none"> • Open Space (OS) 	471
Gross Total		10200
Rights-of-Way and Stormwater Facilities		27.7-percent ³
Net Total		7375

¹Total area within each comprehensive plan designation within the UGB.

²Applies only to land held in public trust.

³Based on typical County infrastructure deduction used in Clark County Buildable Lands Report.

Overlays

In addition to the land use designations listed in Table 4-2, land use overlays further define appropriate uses and development standards for particular areas within the City. Overlays included in this update are identified on the Camas Zoning Map (see [Map 4-2](#)) and include the following areas:

- Airport Overlay
- Gateways and Corridors
- Multi-Family Cottage
- Mixed-Use Planned Development

The 2004 comprehensive plan included additional overlays (Planned Industrial Development, North Dwyer Creek Employment Mixed Use, and North Dwyer Creek Residential Mixed Use). These areas have developed since 2004, the overlay designations are no longer needed, and they were removed from the map.

Several overlays require zone change approval, while others are established on the zoning map. Two overlays – Airport and Gateways and Corridors – are established on the adopted zoning map. The overlays that require zone change approval are the Multi-Family Cottage and Mixed-Use Planned Development overlays. Development within all overlay areas must comply with the goals and policies of the underlying land use designation.

Grove Field, an airport owned and operated by the Port of Camas-Washougal and located northeast of Lacamas Lake, adjoins the City's boundary. The Airport Overlay is

designated to ensure land uses adjacent to the airport are compatible with air traffic and do not interfere with safe air navigation. For example, the comprehensive plan designation of lands adjacent to the airport is generally industrial, rather than residential, and the Airport Overlay area restricts uses tending to high concentrations of people, such as schools or hospitals.

This update designates gateways and corridors because Camas residents say they want the entrances to the City to be welcoming and identifiable. Community gateways create a sense of arrival and let visitors and residents know they are in Camas. A primary gateway is a main entry into Camas and includes a corridor, whereas a secondary gateway is limited to an intersection or a few city blocks. A corridor extends approximately 0.25 mile from a gateway and includes enhanced features, such as bike lanes, widened or detached sidewalks, and signage. Table 4-3 identifies community gateways and corridors and the features that should be included in each gateway and/or corridor.

Table 4-3. Gateways and Corridors

Gateway/ Corridor	Designation	Typical Gateway and Corridor Features
6th Avenue	Primary	Gateway <ul style="list-style-type: none"> • Iconic street lighting • Layered landscaping • Signage – City/downtown depending on gateway location – monument-style signage Corridor <ul style="list-style-type: none"> • Pedestrian and bicycle amenities (bike lanes, crosswalks, and sidewalks) • Signage (wayfinding, historic, and/or interpretive) • Iconic street lighting • Street trees
3rd Avenue	Primary	
Everett	Secondary	
38th Avenue	Primary	
Lake Road	Primary	
Green Mountain – Goodwin	Primary	
Brady Road	Primary	
Union Street	Secondary	

Note: In addition to compliance with the standards established above, development within corridors and gateways must adhere to all applicable transportation and public works standards, including road cross-sections.

Development/redevelopment within a designated gateway or corridor must adhere to the goals and policies included in the economic development element as well as the applicable development regulations and design guidelines of the Camas Design Review Manual.

An analysis of building permits issued since 2004 shows that seventy percent (70%) of new homes were over 3,000 square feet, with only seven percent (7%) of homes less than 2,000 square feet. To address this disparity in housing, the Multi-Family Cottage Overlay provides an incentive to build smaller, single-level dwellings. The intent is to encourage the development of cottages, especially those with architectural elements typical of this type of dwelling, such as a front porch, a steep-pitched gable roof, and a recessed garage. This overlay is also intended to accommodate those with mobility impairments. The dwellings must be less than 1,000 square feet, and are subject to design review approval.

The Mixed-Use Planned Development Overlay is intended to increase opportunities for employment uses within the development of master-planned, mixed-use areas. The mixed-use planned development overlay zone (MXPDP) allows a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development overlay zone are intended to achieve a pedestrian-friendly, active, and interconnected environment with diverse uses.

4.4 Goals and Policies

Land use goals and policies are established to ensure that future development is consistent with the community vision. Goals and policies are presented for five land use categories:

- Citywide – establishes a citywide land use goal and broad policies to be considered throughout the city
- Gateways/Corridors – focuses on areas designated as community gateways and corridors
- Employment Land – includes land zoned for commercial, mixed-use, industrial, and business park development
- Neighborhoods – includes single- and multi-family zoning designations
- Natural Areas – includes parks, open space, and critical areas

For additional goals and policies related to economic development, housing, and the environment, see Element 5 – Housing, Element 6 – Environment, and Element 11 – Economic Development.

4.4.1 Citywide Land Use

In 2035, residents of Camas continue to appreciate their safe, diverse and welcoming community. Those that were raised in Camas will return for family-wage jobs, and to ultimately retire here. Camas maintains its small town character while accommodating future residents. Camas is well known for its excellent schools, thriving businesses and ready access to metropolitan amenities and natural features. A vibrant downtown and community events bring neighbors together and are enjoyed by all.

Citywide Land Use Goal

LU-1: 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.

Citywide Land Use Policies

LU-1.1: Ensure the appropriate mix of commercial-, residential-, and industrial-zoned land to accommodate the City's share of the regional population and employment projections for the 20-year planning horizon.

LU-1.2: Coordinate with Clark County, the state, and special districts to identify future needs for essential public facilities such as airports, state education facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.

LU-1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.

LU-1.4: Ensure that park and recreation opportunities are distributed equitably throughout the City and work to achieve park and continuous trail corridors from Green Mountain to the Columbia River.

LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.

LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

LU-1.7: Ensure consistency with County-wide planning policies.

LU-1.8: Support and encourage the implementation of sustainable projects that capture, treat, and reuse rainwater for all new development and redevelopment.

4.4.2 Employment Land (Commercial, Industrial, and Business Park)

The economy in Camas has grown to attract a variety of businesses that offer stable employment opportunities and family-wage jobs in the medical and high-tech fields. Camas is a gateway to nature and recreational opportunities, leading to a robust tourism industry. Professional office, medical and industrial uses typify western Camas, with retail businesses supporting the large campus firms. The north shore area fulfills the employment and retail needs of a growing population on the northeast side, and reduces trips outside of the city. Downtown Camas retains its historic atmosphere as a walkable, attractive place to shop, dine, and gather.

Employment Land Goal

LU-2: Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities.

Employment Land Policies

LU-2.1: Attract and encourage a balance of new commercial, light industrial, and knowledge-based business, medical, and high-tech uses, and the expansion of existing businesses to provide regional and local employment.

LU-2.2: Support village-style employment and retail development in the north shore area to serve the growing population. Discourage strip developments.

LU-2.3: Encourage shopping local and support for Camas businesses.

LU-2.4: Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation.

LU-2.5: Ensure industrial development and other employment lands are compatible with adjacent neighborhoods through development and landscaping regulations and design review.

LU-2.6: Encourage the development of businesses that offer family-wage jobs and support the City's vision for attracting medical and high-tech industries.

LU-2.7: Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

LU-2.8: Ensure appropriately zoned land for the development of food retailers (grocery stores and farmers' markets) within a half-mile of residential areas.

4.4.3 Neighborhoods

Camas is a well-planned and connected City where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. Historic structures are maintained and rehabilitated to accommodate new homes and businesses. There is a wide variety and range of housing for all ages and income levels.

Neighborhood Goal

LU-3: 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.

Neighborhood Policies

LU-3.1: Encourage a variety of housing typologies to support the overall density goal of six dwelling units per acre.

LU-3.2: Develop areas appropriate for senior housing, considering proximity to services and transportation options.

LU-3.3: Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.

LU-3.4: Camas residents are protective of the small-town ambiance and family-friendliness of the community. Discourage exclusive neighborhoods, privacy walls, and gated communities.

LU-3.5: Where neighborhoods adjoin natural areas or trails, ensure connections through neighborhoods to further enhance access to recreation amenities.

LU-3.6: Improve food access in residential areas that are farther than a half-mile from healthy food stores (grocery store or farmers' markets).

4.4.4 Natural Environment

Camas appreciates and remains good stewards of its natural environment. A vegetated corridor provides habitat and safe passage for wildlife from Green Mountain to the Columbia River. Lacamas Lake is treasured as a unique and pristine resource.

Natural Environment Goal

LU-4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.

Natural Environment Policies

LU-4.1: Maintain development regulations that encourage the preservation of trees and natural areas, including the use of density bonuses to protect sensitive areas and encourage tree replacement.

LU-4.2: Support the purchase by the City, or the dedication and preservation by private owners, of open space and encourage careful consideration and integration of the natural environment in any planning activity to perpetuate the park-like setting of Camas.

LU-4.3: Encourage regional trail connectivity and increased access throughout the City to support multimodal transportation and physical activity.

LU-4.4: Development on the edges of the City adjacent to unincorporated land in agricultural use or in a forested or natural state should consider those adjacent uses and, where appropriate, provide increased setbacks.