



Planning Commission Special Meeting Minutes
Wednesday, February 21, 2024, 7:00 PM
Council Chambers, 616 NE 4th AVE

CALL TO ORDER

Commissioner Hull called the meeting to order at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Troy Hull, Joe Walsh, Shawn High, Marlo Maroon, Paul Anderson and Mahsa Eshghi

Commissioners Excused: Geoerl Niles

Staff Present: Alan Peters, Robert Maul, Yvette Sennewald and Carey Certo

Council Representative: John Svilarich

PUBLIC COMMENT

There was no public comment.

MINUTES

1. October 17, 2023 Planning Commission Meeting Minutes

It was moved by Commissioner High and seconded by Commissioner Maroon, to approve the minutes of the October 17, 2023, Planning Commission Meeting. The motion passed unanimously.

MEETING ITEMS

1. Election of Chair

Recommended Action: The Commissioners nominate and approve a Chair for the 2024 Planning Commission.

It was moved by Commissioner High and seconded by Commissioner Anderson, to nominate and approve Commissioner Hull as the Chair. The motion passed unanimously.

2. State Requirements for Middle Housing and Accessory Dwelling Units

Presenter: Alan Peters, Community Development Director

Alan Peters reviewed the State Requirements for Middle Housing and Accessory Dwelling Units and responded to Commissioners questions.

3. Our Camas 2045 Update and Community Conversation

Presenter: Alan Peters, Community Development Director and Yvette Sennewald, Senior Planner

Alan Peters reviewed the Our Camas 2045 Update and Community Conversation and responded to Commissioners questions.

MISCELLANEOUS UPDATES

There were no miscellaneous updates.

NEXT MEETING DATE

The next meeting is scheduled for March 19, 2024, at 7p.m.

CLOSE OF MEETING

The meeting closed at 8:48 p.m.



Planning Commission Meeting Minutes
Tuesday, October 17, 2023, 7:00 PM
Council Chambers, 616 NE 4th AVE

CALL TO ORDER

Commissioner Hull called the meeting to order at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Joe Walsh, Marlo Maroon, Troy Hull, Geoerl Niles
and Shawn High

Commissioners Excused: Mahsa Eshghi and Warren Montgomery

Staff Present: Robert Maul, Alan Peters, David Schultz, and Carey Certo

PUBLIC COMMENT

Adam Kukla offered public testimony.

MINUTES

1. September 19, 2023 Planning Commission Meeting Minutes

It was moved by Commissioner Niles and seconded by Commissioner High, to approve the minutes of the September 19, 2023, Planning Commission Meeting. The motion passed unanimously.

MEETING ITEMS

2. Goodwin & 28th Annexation – 10% Notice of Intent / Zoning Designation
Presenter: Robert Maul, Planning Manager

Robert Maul reviewed the Goodwin and 28th Annexation and responded to Commissioners questions.

MISCELLANEOUS UPDATES

Robert Maul stated a public hearing for Detroit Pizza (CUP23-02) will be held on October 19, 2023, and stated there will be no planning commission meetings in November and December.

Alan Peters gave an update on the comprehensive plan update.

NEXT MEETING DATE

The next meeting is scheduled for January 16, 2024, at 7:00 p.m.

CLOSE OF MEETING

The meeting closed at 7:28 p.m.



Staff Report

February 21, 2024 Planning Commission Meeting

State Requirements for Middle Housing and Accessory Dwelling Units

Presenter: Alan Peters, Community Development Director

Time Estimate: 40 minutes

| Phone | Email |
|--------------|------------------------|
| 360.817.7254 | apeters@cityofcamas.us |

BACKGROUND: The Washington State Legislature passed two significant housing bills during the 2023 legislative session dealing with middle housing (HB 1110) and accessory dwelling units (ADUs) (HB 1337). In short, these bills updated the Growth Management Act (GMA) to require that cities allow at least two dwelling units per lot and at least two ADUs per lot in residentially zoned areas. While the City's zoning code already has provisions for middle housing and ADUs, and the City has adopted Comprehensive Plan policies and a Housing Action Plan that support a diversified housing stock, these bills will require Camas and most cities in Washington to revise their regulations to allow for a greater number and increased types of housing in areas traditionally dedicated to single-family detached housing.

SUMMARY: Middle housing includes a range of housing options between single-family homes and large apartment buildings. These housing types include accessory dwelling units (ADUs), duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. These housing options are designed to be compatible in scale, form, and character with single-family homes. The goal of missing middle housing is to expand the housing options for the community. Missing middle housing creates a variety of home types for all stages of life. These stages include moving in together, home ownership, growing family, separation, empty nest, and multigenerational homes.

Accessory dwelling units (ADUs) are small, self-contained residential units located on the same lot as an existing single-family home. As the term "accessory" implies, ADUs are generally defined to be smaller in size and prominence than the main residence on the lot yet have all the basic facilities needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom.

The Camas Municipal Code (CMC) allows for a range of housing types in nearly all multifamily zones, including single-family homes, duplexes, cottage housing, apartments, townhomes, and ADUs. Single-family residences are allowed in single-family, multi-family, and mixed-use zones. However, other missing middle housing options like duplexes, townhomes, apartments, and cottage housing are restricted to multi-family zones. A conditional use permit is required to build a duplex in the single-family zone. A conditional use permit process includes a public hearing

where the Hearings Examiner makes a final decision based on whether the duplex meets certain criteria in code, such as blending in with the surrounding neighborhood.

The table below identifies where middle housing and ADUs are allowed in the City of Camas.

Table 1: CMC 18.07.030 - Residential and multifamily land use table

Authorized Uses in Residential and Multifamily Zones

| | Single Family Zone | Multi-Family Zone |
|----------------------------|---|---|
| <i>Apartments</i> | Not Permitted unless part of North Shore Low Density or PUD | Permitted |
| <i>Cottage Housing</i> | Not Permitted unless part of North Shore Low Density or PUD | Permitted in Multi-Family Cottage Overlay or North Shore High Density |
| <i>Duplex</i> | Conditional Use Permit – Requires Public Hearing | Permitted |
| <i>Townhomes</i> | Not Permitted unless part of North Shore Low Density or PUD | Permitted |
| <i>Single-Family Homes</i> | Permitted | Permitted |
| <i>ADU's</i> | Permitted w/ Single-Family Home | Permitted w/ Single-Family Home |

All the above-mentioned housing types must comply with the setbacks, height, and landscaping standards in the zone in which the building is located. ADUs are limited to 40% of the primary structure's square footage. For example, if the single-family home is 2,000 square feet, the ADU could be up to 800 square feet. All other housing types must follow the same requirements as a single-family home in the applicable zoning.

HB 1110 – Middle Housing

HB 1110 requires some cities in Washington to allow certain minimum densities for middle housing in all residential zones. Cities with population of at least 25,000 but less than 75,000 are required to allow at least two dwelling units per lot, and four dwelling units per lot if at least one unit is affordable. Cities are required to update their zoning and development regulations to implement these requirements within six months of their next periodic review deadline. Camas's deadline for implementation is December 30, 2025.

To comply with HB 1110, cities must allow at least six of the following nine types of middle housing units: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses stacked flats, courtyard apartments, cottage housing. Cities can also count ADUs towards the required unit density per lot.

Generally, the bill requires that standards for middle housing may not be more restrictive than those required for detached single-family residences. However, cities may apply objective design standards for middle housing to address compatibility with single-family houses, even if there are no design standards for single-family houses in place. Engineering requirements can also be

different but should be based on the number of dwelling units rather than based on a specific type of residential building.

The Department of Commerce is currently developing a model ordinance for implementing the requirements of HB 1110. A final draft of this model ordinance is due by January 23, 2024. If any city has not passed ordinances, regulations, or other official controls by the required implementation deadline, the model ordinance supersedes, preempts, and invalidates local development regulations until the city takes all actions necessary to implement the state middle housing requirements.

HB 1337 – Accessory Dwelling Units

HB 1337 requires all GMA municipalities – regardless of population – to allow at least two ADUs per lot in all urban growth areas for lots that meet the minimum lot size required for the principal housing unit. Local regulations must also permit ADUs to be attached, detached or a combination of both types. The bill also includes several other requirements for ADUs, as follows:

Maximum ADU size standard: Cities must allow ADUs to be at least 1,000 square feet in size and cannot set a maximum height of less than 24 ft. (ADUs in Camas are currently limited to 40% of the size of the principal unit, with no maximum size)

Owner occupancy: A local government may not require owner occupancy for a principal unit or ADUs. (Owner occupancy is a current requirement in Camas)

Allow separate sale of ADUs: Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.

Development standards and design review: Local governments may not impose aesthetic standards or requirements for design review, or setback requirements, yard coverage limits, tree retention mandates, or restrictions on entry door location that are more restrictive than those required for the principal unit.

Impact fees: Impact fees for ADUs are limited to no more than 50% of those assessed to the principal housing unit.

Our Camas 2045 – Comprehensive Plan Update

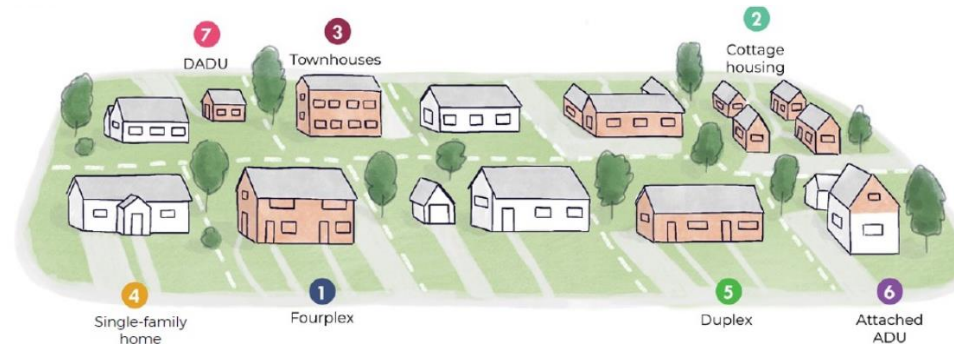
Current state law requires Camas to implement new middle housing and ADU requirements by six months after the next periodic update (December 30, 2025). As part of *Our Camas 2045*, the following steps will be taken to update the Comprehensive Plan Housing element with new goals and policies to comply with new requirements and meet the housing needs of the whole community.

1. Housing Element and Housing Action Plan Audit
2. Housing Needs Assessment and Housing Market Evaluation

3. Updated Housing Policies and Housing Element
4. Input into Land Use Growth Scenarios
5. Development of code updates

Possible ADU Code Changes initiated by City Council

City Council members have expressed concern about the size of ADUs which have been built recently in Camas. Most ADUs that have been built in recent years are under 800 sq. ft., but the metric used to determine maximum size (40% of the primary unit's square footage) means that the municipal code does not have uniform size limit for ADUs. Council has scheduled a workshop for March 18, 2024, to discuss possible code changes related to ADU size limitations and other design standards related to neighborhood compatibility. If Council decides to move forward on any changes, staff will bring a proposal to the Planning Commission for a recommendation.



Middle Housing & ADUs

February 21, 2024

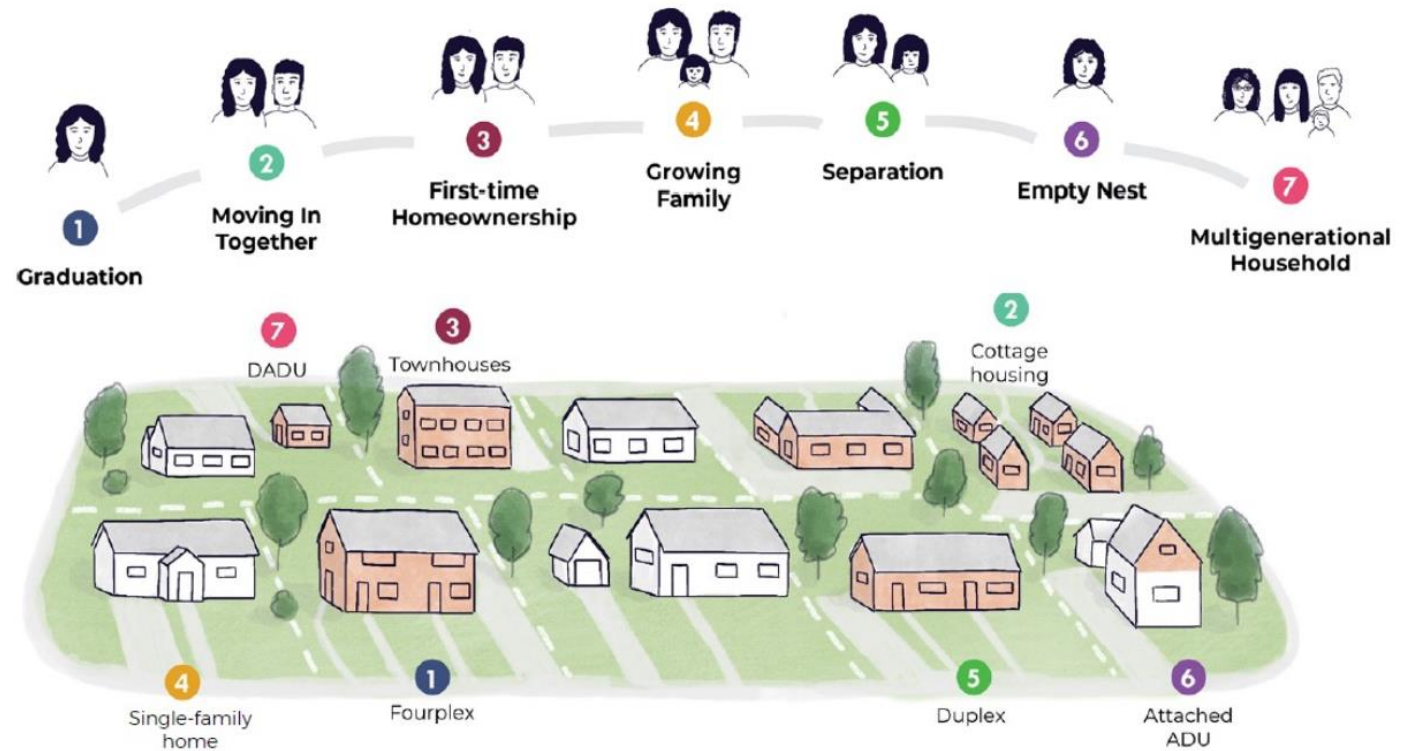
Planning Commission Meeting

Overview

- What is Middle Housing?
- What is allowed in Camas today?
- What do the Comprehensive Plan and Housing Action Plan say?
- What are the new Growth Management Act requirements?

What is Middle Housing?

- Housing types between single-family homes and apartments
- Compatible in scale, form, and character with single-family houses
- Options for all life stages
- Sometimes referred to as “missing middle” or “gentle density”



Middle Housing Types

- Accessory Dwelling Units (ADUs)
- Duplexes
- Townhomes (triplexes, fourplexes, fiveplexes, sixplexes)
- Stacked Flats
- Courtyard Apartments
- Cottage Housing



Single-family housing

- Larger units
- Low density
- More expensive to build on a per-unit basis



MIDDLE HOUSING

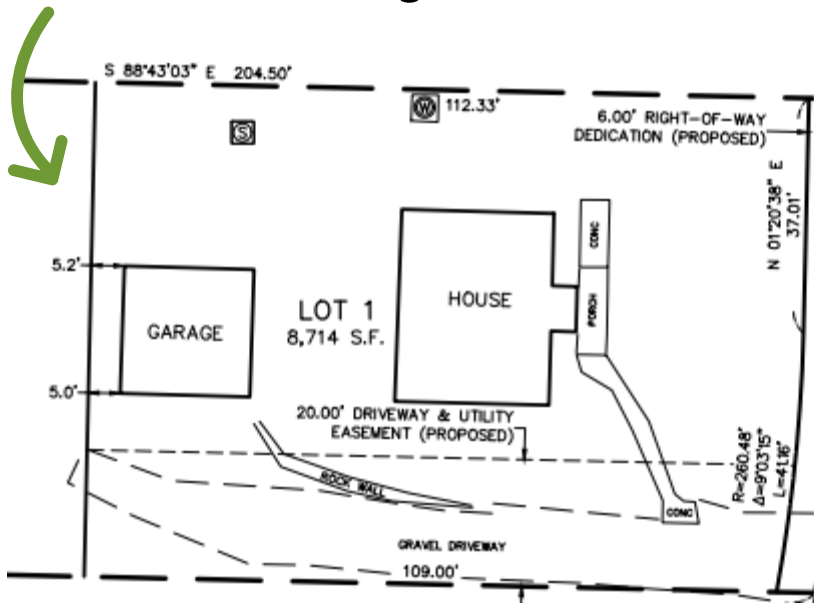


Multifamily housing

- Smaller units
- High density
- Less expensive to build on a per-unit basis

ADUs

Site Plan of Camas ADU:
Detached Garage Conversion



What is an ADU?



Internal

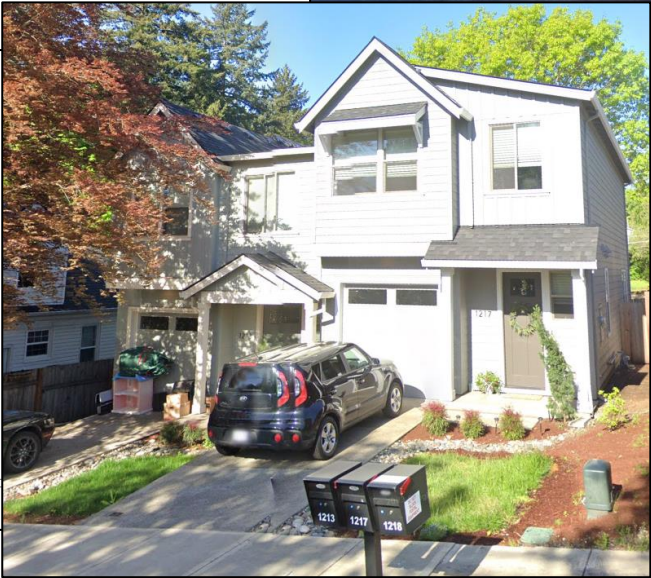
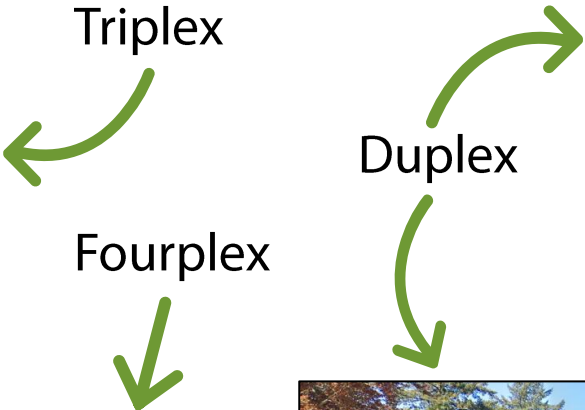


Attached

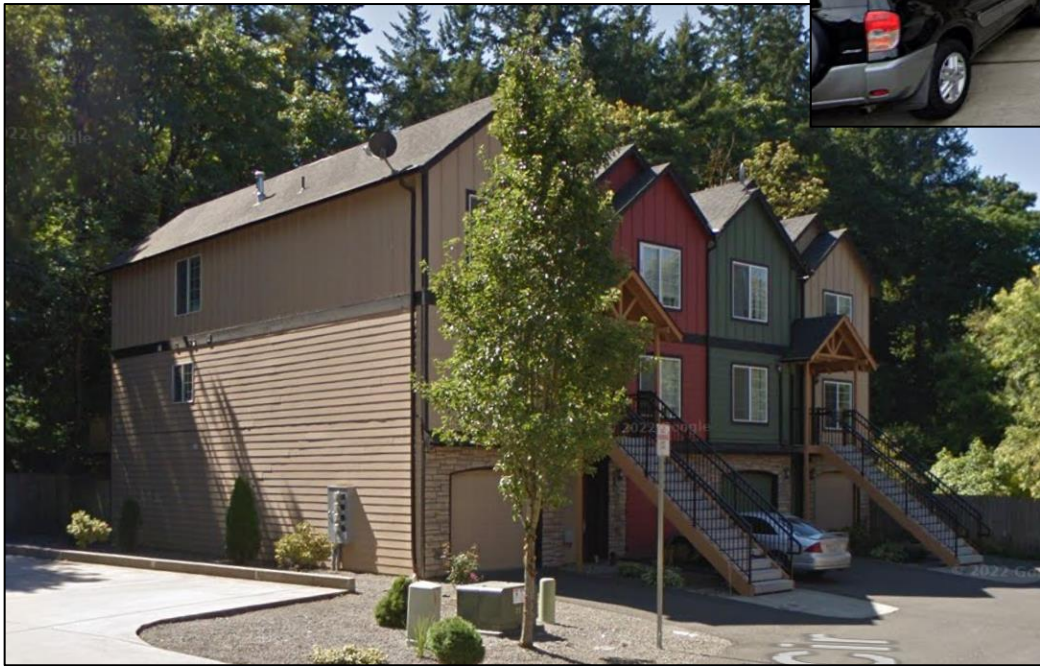


Detached

Duplex, Triplex, Fourplex



Townhomes



Townhomes
in Camas



Stacked Flats



Item 2.

Courtyard Apartments



Cottage Housing



Approved cottages in Camas

Where in Camas are Middle Housing & ADUs allowed?

| | Single Family Residential Zones | Multi-Family Residential Zones |
|----------------------------|--|---|
| Apartments | <u>Not Permitted</u> unless part of NS-LD or PUD | Permitted |
| Cottage Housing | <u>Not Permitted</u> unless part of NS-LD or PUD | <u>Not Permitted</u> unless part of MF Cottage Overlay or NS-HD |
| Duplex | Conditional Use Permit | Permitted |
| Townhomes | <u>Not Permitted</u> unless part of NS-LD or PUD | Permitted |
| Single-Family Homes | Permitted | Permitted |
| ADUs | Permitted | Permitted |

Commercial & Industrial Zones

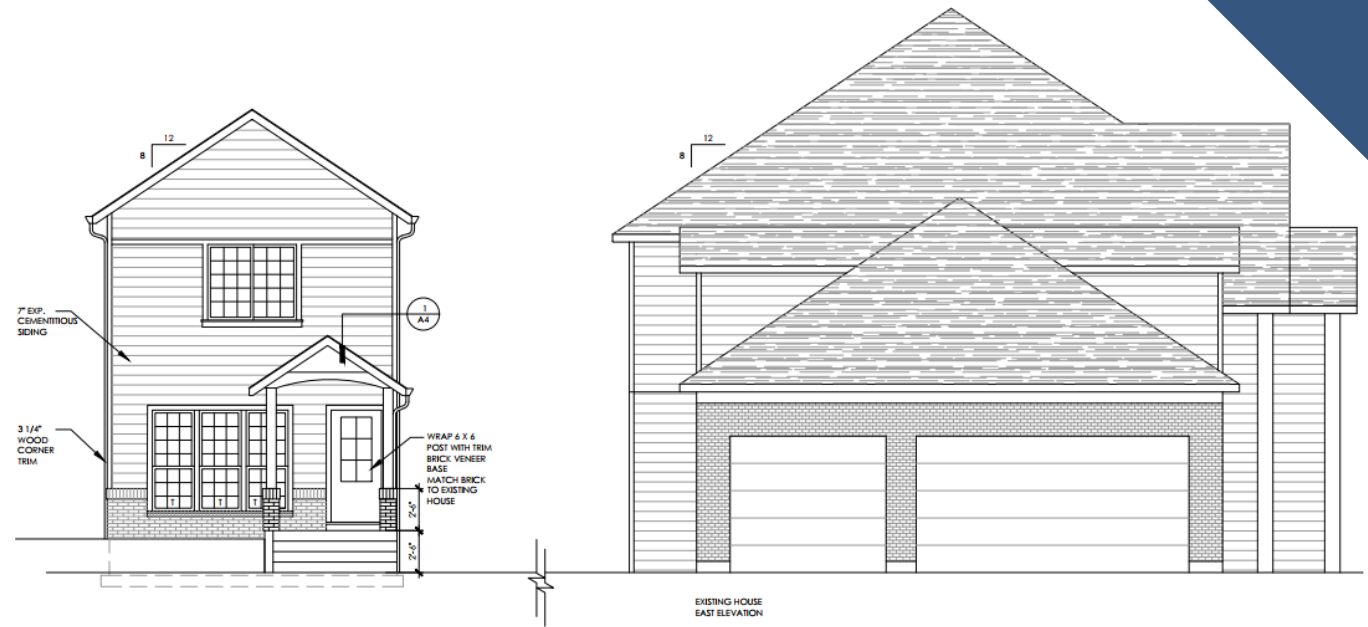
| Zoning Districts | Downtown Commercial | Community Commercial | Regional Commercial | Mixed Use | Mixed Use North Shore |
|-------------------------|--|--------------------------|-------------------------|-----------|-----------------------|
| Duplex | C/P7 | X | X | P | P |
| Apartment/ Townhomes | C/P7 | X <u>/P¹⁰</u> | <u>X/P¹⁰</u> | C | P |
| Cottage Housing | X | X | X | X | P |
| Single-Family Dwelling | X | X | X | P | X |
| ADUs | Permitted w/ Single-Family Home | | | | |

⁷ Permitted part of MX building if not on ground floor

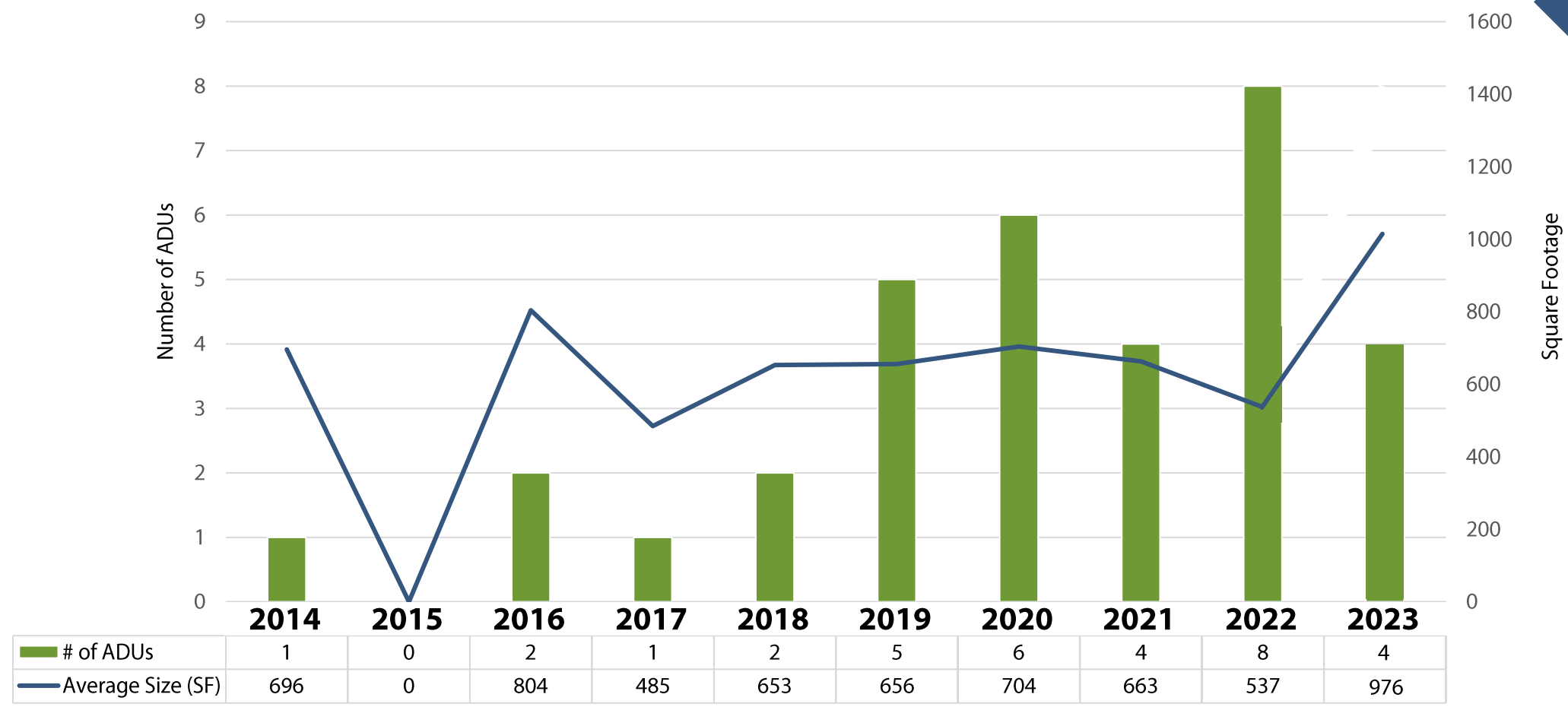
¹⁰ Permitted part of master planned development, 10+ acres req.

ADU Requirements

- One (1) per legal lot
- Owner-occupancy
- Architectural compatibility
- Maximum 25 ft. height
- Maximum sq. ft. up to 40% of the primary dwelling



ADU Permit History



What does Camas 2035 say?

2 HOUSING

2.1 Vision

In the year 2035, residents of Camas continue to appreciate their safe, diverse, and welcoming community. Those raised in Camas will return for family-wage jobs and to ultimately retire here. Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. There is a wide variety and range of housing for all ages and income levels.

Citywide Housing Goal

H-1: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.

Affordable Housing Goal

H-2: Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

Senior and Special Needs Housing Goal

H-3: Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.

What does the Housing Action Plan say?

- **Strategy 3:** Diversify Allowed Housing Types and Update Related Lot and Dimensional Standards



Table 29: Proposed Changes to Authorized Uses in Residential and Multifamily Zones

| RESIDENTIAL USES | CURRENT USES | | PROPOSED USES | |
|--|--------------|-----|---------------|----|
| | R | MF | R | MF |
| Apartments | P* | P | P* | P |
| Duplex or two-family dwelling | C | P | P | P |
| Residential attached housing for three or more units (e.g., rowhouses) | X/P* | P | P | P |
| Single-family dwelling (detached) | P | P | P | P |
| Cottage housing | X | P** | P | P |

*Permitted in the R zones as part of a planned development only.

**Cottage housing is currently permitted as a zoning overlay in MF zones.

What are the new GMA requirements?

- HB 1110, Middle Housing
- HB 1337, ADUs

HB 1110 – Middle Housing

- **In cities with populations of 25,000 to 75,000 persons, it legalizes two (2) homes per residential lot (duplexes), and four (4) per lot if located within a quarter-mile of a major transit stop or if one (1) of the homes are affordable.**
 - Affordable: 60% MHI for rental and 80% MHI for owner
- Cities must adopt zoning that complies with the bill within six months of completing their next Comprehensive Plan update.
- Model ordinance and user guide in process by Department of Commerce

| | Minimum number of middle housing units that must be allowed per lot in predominately residential zones | NEAR A MAJOR TRANSIT STOP: Minimum number of middle housing units that must be allowed per lot within ¼ mile walking distance of major transit stop in predominately residential zones | WITH AFFORDABLE HOUSING: Minimum number of middle housing units that must be allowed per lot with affordable housing in predominately residential zones where density in applicable zone does not otherwise allow this number (See also HB 1110, Sec. 3(2)) |
|---|--|--|---|
| TIER ONE: Cities with population of at least 75,000 E2SHB 1110, Sec. 3(1)(b) | 4 du/lot, unless zoning permits higher densities | 6 du/ lot, unless zoning permits higher densities | 6 du/lot if at least 2 units are affordable, unless zoning permits higher densities |
| TIER TWO: Cities with population of at least 25,000 but less than 75,000 E2SHB 1110, Sec. 3(1)(a) | 2 du/lot unless zoning permits higher densities | 4 du/lot, unless zoning permits higher densities | 4 du/lot if at least 1 unit is affordable, unless zoning permits higher densities |
| TIER THREE: Cities with population under 25,000 that are contiguous with a UGA that includes the largest city in a county with a population over 275,000 E2SHB 1110, Sec. 3(1)(c) | 2 du/lot, unless zoning permits higher densities | N/A | N/A |

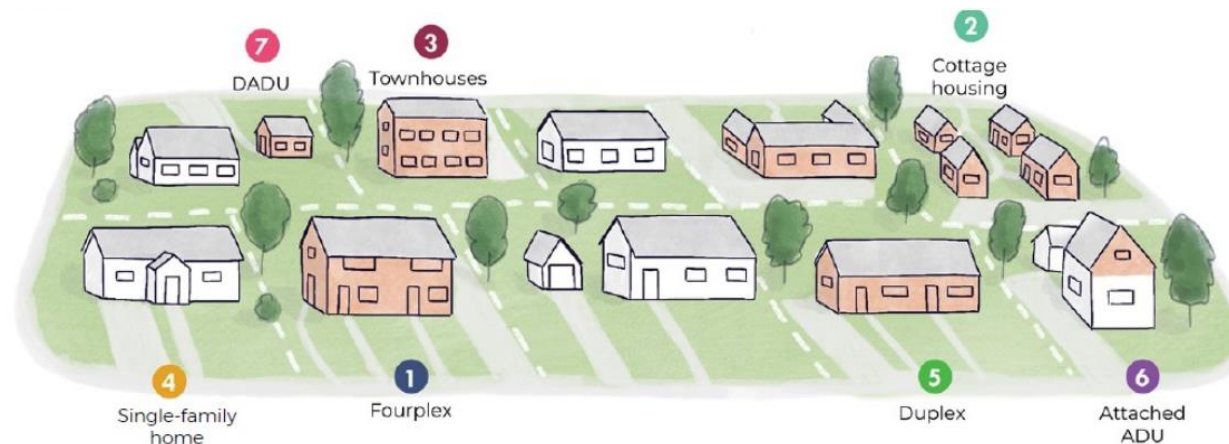
Vancouver

Camas

Washougal

How is Middle Housing defined?

- **"Middle Housing"** means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more **attached, stacked, or clustered** homes including **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.**
(RCW 36.70A.020 (26))



What about ADUs?

- Cities may allow accessory dwelling units to achieve the unit density required.



OR



OR



Applicability

- Applies to all lots zoned predominantly for residential use.
- Does not apply to lots designated with critical areas or their buffers.
- Homeowners' Associations
 - Homeowners' association governing documents created after July 23, 2023, may not actively or effectively prohibit the construction, development, or use of additional housing.



Implementation Considerations

- Zoning
 - amend existing zones;
 - create a “middle housing overlay zone”; or
 - create a new zone or zone.
- Infrastructure
 - Development standards cannot be generally more restrictive for middle housing than for detached single-family residences, but . . .
 - Differences in standards are appropriate when they are based on the number of dwelling units (not based on the specific type of residential building)
 - Some discretion is appropriate to account for functional and utilitarian differences between middle housing and detached single-family residences and to promote public health, safety, and welfare.

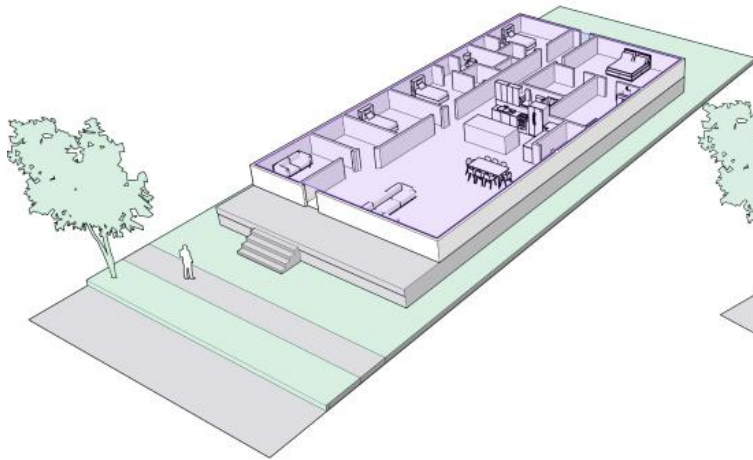


Restrictions

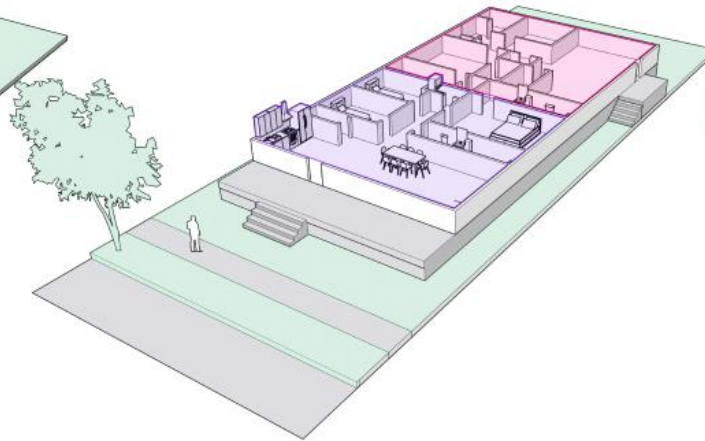
- Standards for middle housing may not be more restrictive than those required for detached single-family residences.
 - May still apply any objective development regulations that apply to single-family residences, including set-back, lot coverage, stormwater, clearing, and tree canopy and retention requirements.
 - Shall apply the same development permit and environmental review processes that apply to detached single-family residences including shoreline regulations and building code.

Compatibility with Single-Family

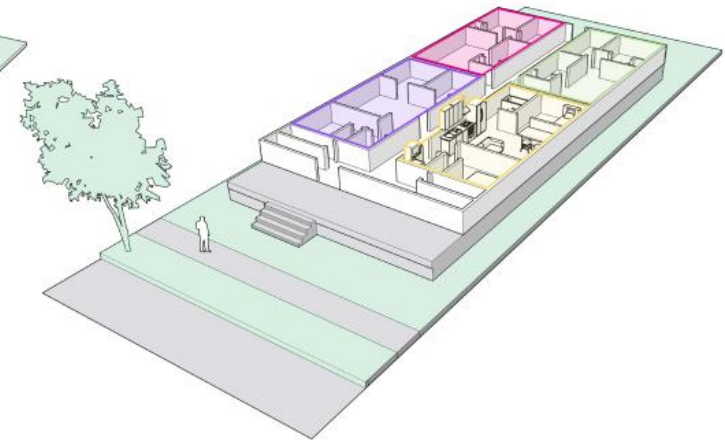
- Required to follow the same regulations as single-family home (i.e., setbacks, building envelope, height, etc.)



Single-Unit Detached Unit



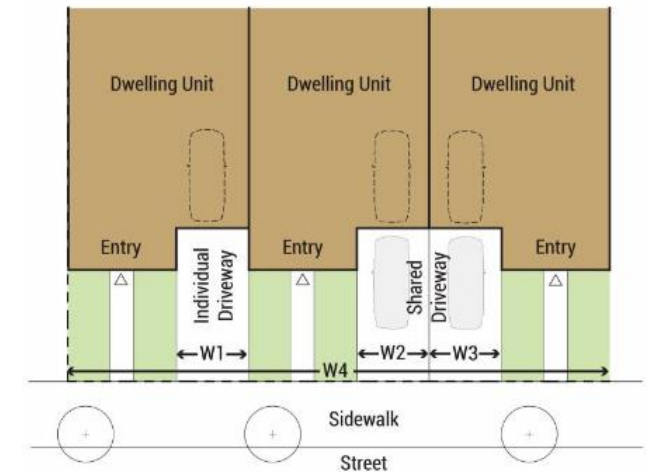
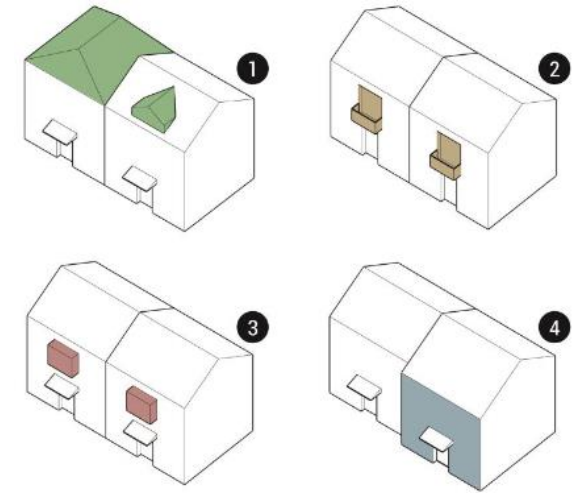
Duplex



Fourplex

Design Standards

- The definition of “middle housing” describes it as “...buildings that are **compatible in scale, form, and character with single-family houses...**”
- Cities may apply objective design standards for middle housing to address compatibility with single-family houses, *even if there are no design standards for single-family houses in place.*
 - Design standards should include objective, measurable standards which address compatibility issues of scale, form, and character.



Model Ordinance

- The Department of Commerce is currently developing a model ordinance for implementing the requirements of HB 1110. A final draft of this model ordinance is due by January 23, 2024.
- If any city has not passed ordinances, regulations, or other official controls by the required implementation deadline, **the model ordinance supersedes, preempts, and invalidates local development regulations** until the city takes all actions necessary to implement the state middle housing requirements.

HB 1337 – Two ADUs

- **Allows two ADUs per lot in any configuration of attached and detached options.**
- Prohibits owner occupancy requirements.
- Allows a minimum size of at least 1,000 square feet.
- Allows the sale of ADUs as independent units.
- Caps impact fees at 50 percent of those charged on single-detached houses.
- Must be in compliance 6 months after completing next Comprehensive Plan

Allow at least two ADUs per lot

- Two ADUs on a legal lot, which must be allowed to be any combination of:
 - One attached and one detached;
 - Two attached ADUs; or
 - Two detached ADUs



May not require owner occupancy

- The primary residence owner cannot be required to live on-site (i.e., neither in the primary residence nor an accessory dwelling unit)



Allow separate sale of ADUs

- May be conveyed as a condominium unit or as a unit lot subdivision
- Intended to promote home ownership, since an ADU is usually a lower-cost housing option than a single-family residence
- A few local governments in Washington State have allowed ADUs to be sold as condominiums for several years, including:
 - Seattle
 - Spokane
 - Kirkland



Size limitations

- Set maximum size limits at no less than 1,000 sq. ft.
- Set maximum roof height of no less than 24 feet.

Other Requirements

- May not impose stricter standards for ADUs than those imposed on the principal units for:
 - Setbacks
 - Yard coverage
 - Design standards
 - Tree retention mandates
- Must allow ADU conversions of existing structures, including detached garages (even if they violate current setback or lot coverage requirements)

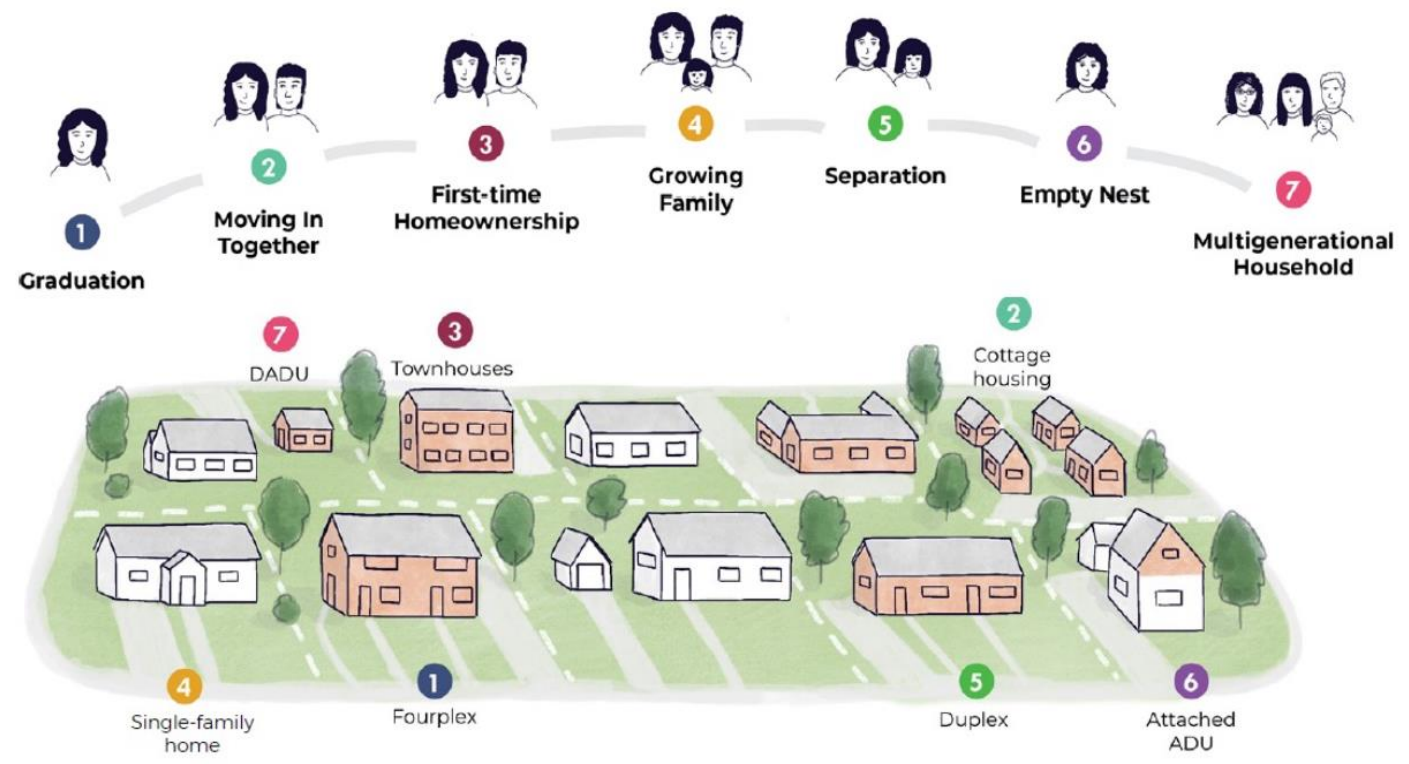
Summary

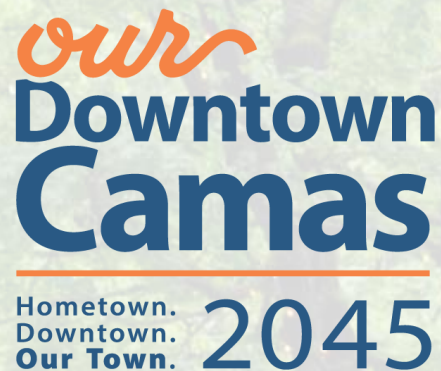
- Current state law requires Camas to implement new middle housing and ADU requirements by six months after the next periodic update (December 30, 2025).
- As part of *Our Camas 2045*, the Housing element will be updated with new goals and policies to comply with new requirements and meet the housing needs of the whole community.
 - ✓ Housing Element and Housing Action Plan Audit
 - ✓ Housing Needs Assessment and Housing Market Evaluation
 - ✓ Updated Housing Policies and Housing Element
 - ✓ Recommendations for code updates
 - ✓ Input into Land Use Growth Scenarios

ADU Code Changes?

- City Council Workshop in March to discuss early ADU code changes to address size limitation and design criteria.

Questions





Planning Commission Update

February 21, 2024

Planning Commission Meeting

Process

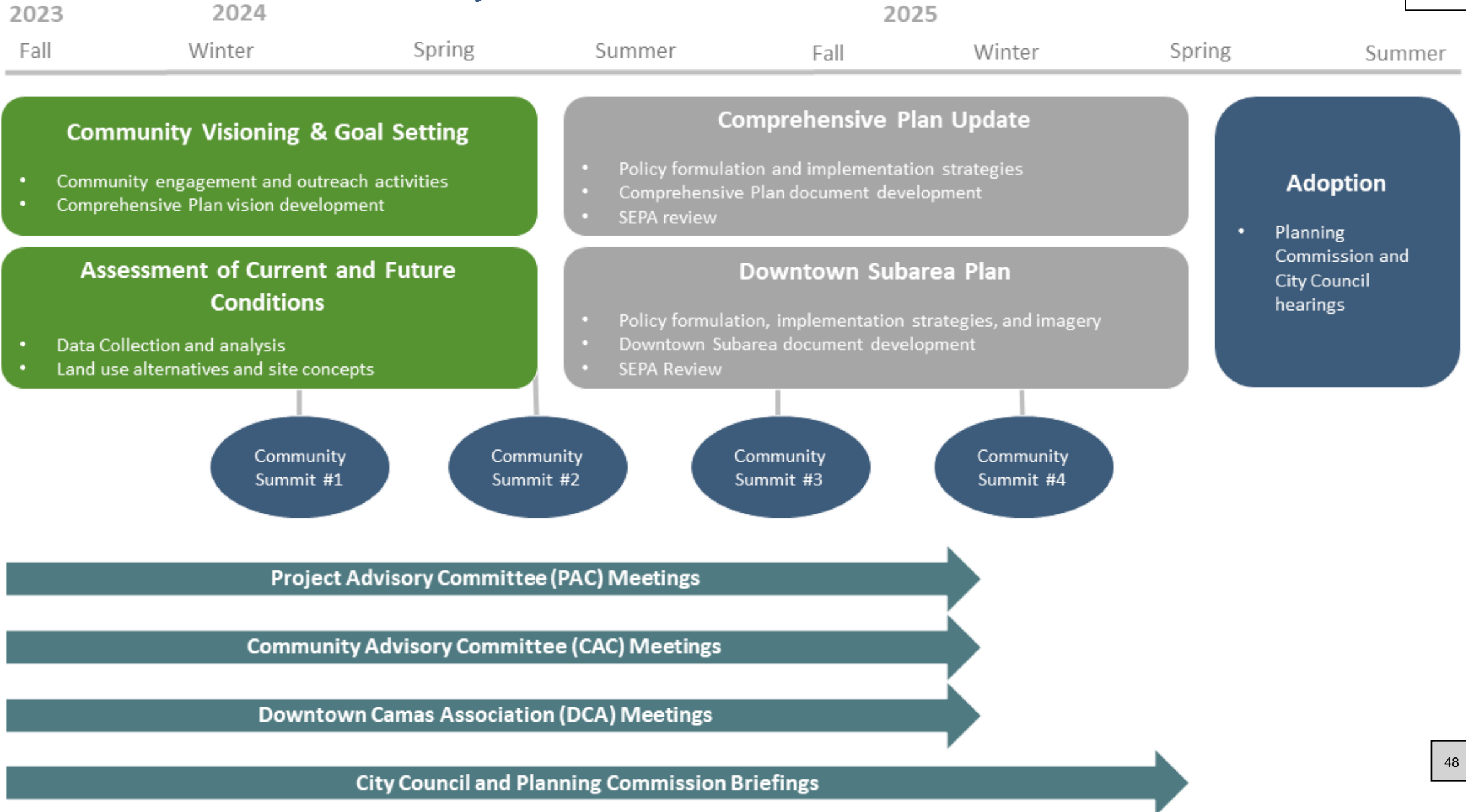
- **Existing Conditions Analysis:** clear understanding of the work that has been done and how to address critical issues and opportunities.
- **Equity Framework:** guides the City's desired equitable outcomes and provides a means to measure how it is advancing equity. Will be discussed as part of CAC Meeting 2.
- **Visioning and Community Outreach:** encourage community-wide participation with opportunities for public exchange in a variety of formats.

Process (cont.)

- **Plan Development:** create land use plans that reflect the community's vision, addresses current and future needs, and leads to a future that reflects Camas' small-town charm.
- **Implementation:** develop an action plan that will provide a list of projects, priorities, costs and schedule to implement the plan.
- **Adoption:** solicit Planning Commission and City Council feedback throughout the process to keep decision-makers vested and engaged and promote buy-in before adoption.

Key Milestones and Schedule

Item 3.



Current Engagement Opportunities

- Our Camas 2045 Vision Survey
 - Brief survey with open-ended questions that delve into the aspects folks appreciate most about Camas, what can improve, and who should be engaged throughout this process.
- Our Camas 2045/Our Downtown Camas 2045 Interactive Maps
 - Two interactive maps to identify specific areas of opportunity and concern downtown and citywide.
- Community Conversations
 - Community conversations are small group discussions about the future of our community that you can facilitate with community organizations, groups, or clubs.

Engage Camas

City of Camas

WASHINGTON

Home

City Website

Code of Conduct

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our

Camas

Hometown. Our Town. 2045

Home / Our Camas 2045

Our Camas 2045

Project Timeline

Fall 2023 through Spring 2024

Community

The City of Camas is undertaking a multi-year initiative to update the City's Comprehensive Plan. The **Our Camas 2045** Comprehensive Plan will establish a vision for growth and development and will articulate goals, objectives, policies, and actions to guide our future. The plan will also address recent changes to Washington's Growth Management Act housing and climate change.

Hometown. Our Town. *Our Camas 2045* is a unified endeavor and partnership of our community, our residents, and our local businesses in shaping our future over decades. *Our Camas 2045* will be more than just a document; it will be a shared reflection of the aspirations and dreams of our town.

About the Project

Our Camas 2045 will update the City's comprehensive plan to create a guide for growth and development in Camas over the next 20 years, including goals, objectives, and actions to achieve the community's vision.

Washington's **Growth Management Act (GMA)** requires every county and city to conduct a periodic update of their comprehensive plan and development regulation. The purpose of a comprehensive plan update is to reevaluate and update the goals, policies, and actions in response to public input, new state requirements, and changing conditions or anticipated future conditions.

Comprehensive plans are organized into planning elements, or chapters, that in overview, goals and policies specific to each element (e.g., land use, transportation). The previous update was adopted in 2016, new state legislation on housing (HB 122) and climate change (HB 1181) has been introduced requiring updates to the plan.

Our Camas 2045: Vision Survey

Greetings! Your voice matters, and we want to hear from you! As part of our commitment to building a thriving community, we invite you to participate in a survey to establish a new community vision for the City's Comprehensive Plan Update (*Our Camas 2045*) and its sister project, the *Downtown Camas 2045*.

Camas is a unique and vibrant community, and your insights are invaluable in guiding its future. This survey is designed to understand what you love about Camas and its historic downtown today and identify areas of improvement for the future. Your input will play a crucial role in shaping the vision for growth and development over the next 20 years.

How It Works: This brief survey consists of questions that delve into the aspects you appreciate most about Camas, what can improve, and who should be engaged throughout this process. The survey should take no more than 5-10 minutes.

Why Participate:

- Your perspective matters: Your unique experiences and viewpoints contribute to the diverse tapestry of our community.
- Shape the future: Your input will directly influence the vision and priorities for Camas in the coming years.
- Community-driven development: Together, we can work towards creating a Camas that meets the needs and aspirations of its residents and business owners.

Confidentiality: Your responses are completely confidential. We are interested in your thoughts, not your personal information.

Let's Build a Better Camas Together: Your participation in this survey is a vital step towards building a stronger, more connected community. By sharing your thoughts, you become an integral part of the visioning process. **Additionally, don't forget to provide your input on the *Our Downtown Camas 2045* and *Our Camas 2045* interactive map tools, where you can pinpoint specific areas and offer valuable insights for the future development of Camas!**

Thank you for your time and commitment to making Camas an even better place to live, work, and thrive.

Survey starts

Finish

All fields marked with an asterisk (*) are required.

The Future of Camas

As you consider where Camas is today and what you wish to see in the future, consider these topics as they relate to the Camas community, both in terms of the historic downtown and broader city limits:

- Community and culture
- Downtown
- Driving, biking, walking
- Governance
- Growth management
- Health and safety

City of Camas

WASHINGTON

Home

City Website

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Our Downtown Camas 2045 Interactive Map: Identify opportunities downtown!

Welcome to the interactive map for *Our Downtown Camas 2045*. Have you shared your ideas in the [survey](#) about what makes Downtown Camas special today and what you want to see in the future, and now you want to show us where? Use this interactive map to identify specific areas of opportunity (for improvement, change, or preservation) and to point out areas you have concerns about (traffic safety, infrastructure, etc.).

Follow the steps below to share your comments on the map:

Your insights are crucial in identifying areas where we can enhance our downtown community. Follow the steps below to mark an area of opportunity on the map:

- Drag and Place a Marker:**
 - Navigate to the downtown map of Camas provided.
 - Locate the area you believe presents an opportunity or that has concerns.
 - Drag the marker icon to the specific location on the map that represents this area.
- Leave a Note:**
 - Once the marker is placed, a text box will appear. Use this box to leave a brief note explaining why you consider this area an opportunity or concern.
 - Provide details on what to preserve, improvements or changes you envision for this location.
 - Feel free to include specific

our Camas

WASHINGTON

Hometown. Our Town. 2045

our Downtown Camas

WASHINGTON

Hometown. Our Town. 2045

Our Community Profile

Our Camas 2045 Comprehensive Plan and Our Downtown Camas 2045 will establish a vision for growth and development and will articulate goals, objectives, policies, and actions to guide our future through 2045. The downtown subarea plan to establish a more detailed vision and action plan to catalyze public and private investment in our historic downtown that preserves and enhances its unique sense of place.

Our Population

Camas is expected to have significant growth over the next 20 years. According to preliminary estimates by Clark County, Camas is expected to have a population of 37,905 in 2045.

Camas' 27,420

Clark County' 527,400

Washington' 7,951,150

Our Languages

In Camas, 6% of the population speaks Asian and Pacific Islander languages, which is higher compared to Clark County (2.9%).

6% SPEAK ASIAN AND PACIFIC ISLANDER LANGUAGES

86% ONLY SPEAK ENGLISH

Our Earnings

The median household income in Camas is \$133,829 per year, which is 46% higher than the median household income for Clark County at \$91,248 per year.

8.2% \$25-\$30k

10.6% \$50-\$75k

12% \$75-\$100k

6.2% \$100k+

63% More than \$100k

Our Parks

From 2014 to 2032, the City of Camas acquired multiple properties along the north shore of Lacamas Lake (165 acres) and forest land at Green Mountain (115 acres), completed the first phase of field and site improvements for the Pruner Hill Sports Park, constructed the Cooper's View Neighborhood Park, and prepared a site master plan to guide renovations to Crown Park. The City will begin a master planning for Legacy Lands in 2024.

16 parks within Camas

12 miles of trails

1 skate park

1,060 acres of parks and open space

50

Community Conversation Kit

COMMUNITY CONVERSATION KIT

City of Camas

Comprehensive Plan and Downtown Subarea Plan

January 2024



3J CONSULTING

COMMUNITY CONVERSATIONS KIT | 3J CONSULTING

Preparation Checklist

Before the Event

Familiarize yourself with the items in this guide. If you have any questions, contact **Natalie Olivier (Planner, 3J Consulting)** at natalie.olivier@3j-consulting.com

For In-Person Community Conversations

If you are able, print fresh copies of the materials, including:

- ☐ Sign-in sheet
- ☐ Discussion Questions (enough copies to share with participants)
- ☐ Notes page(s) for small groups
- ☐ This Community Conversations Kit as your quick reference guide

For V

Have the fol
on a compu

- ☐ Sign-in by having address
- ☐ Discuss
- ☐ Notes
- ☐ This Co refer

Ask yourself the following que

1. Have you confirmed the meeting location or video conference?
2. If this Community Conversation is part of another meeting, the agenda? How much time do you have?
3. Do you have enough materials to share with expected participants?

After the Event - Submitting your Feedback

Option 1

- Email the sign in sheet and your notes directly to Natalie within one week of your conversation.

Natalie Olivier (Planner, 3J Consulting)
natalie.olivier@3j-consulting.com



[Send an email](#)



Visit the website

COMMUNITY CONVERSATIONS KIT | 3J CONSULTING

Discussion Notes

Remember to place a check mark ☒ next to frequently mentioned themes, ideas, or questions on this provided note-taking sheet or your preferred method to capture your notes. Just ensure that your notes find their way to Natalie once the discussion concludes.

INTRODUCTIONS

What makes Camas, including our historic downtown, special today? What should enhance? [OR similar question]

What about Camas, including our historic downtown, would you like to change or improve? [OR similar question]

What people, groups, or communities should we contact to make this an inclusive

In what ways would you like to participate in this process? [Share all potential e

Camas Community Conversation Sign-in Sheet

Organization: _____

Date: _____ Discussion Leader: _____

[illegible]

Community Conversation: Let's discuss!

What makes Camas, including our historic downtown, special today? What should we strive to preserve or enhance?

- *Why did you choose to live/work in Camas?*
- *What are some of Camas's most cherished attributes?*
- *Where do you spend time in Camas? Specific parks, stores, restaurants, etc.*
- *What is being done well in Camas?*
- *What about Camas makes you proud?*

Community Conversation: Let's discuss!

**What about Camas, including our historic downtown, would you like to change in the future?
What can improve?**

- *As the community develops this project, what is on the horizon that we should be sure to consider?*
- *What, if anything, causes you concern about the future of Camas?*
- *How has Camas changed over the last 5 years? 10 years? 20 years?*
- *What changes have you seen in Camas that you like? What are changes you don't like?*
- *Describe your ideal Camas in 2045. What has changed?*

Community Conversation: Let's discuss!

What people, groups, or communities should we contact to make this an inclusive process?

Next Steps

Visit us online!

Learn more, take the online survey and use the interactive mapping tool:

www.engagecamas.com/ourcamas2045