



**Planning Commission Meeting Agenda**  
**Tuesday, June 18, 2024, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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*NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)*

**To Participate Remotely:**

**OPTION 1 -**

1. Go to [www.zoom.us](http://www.zoom.us) and download the app or click "Join A Meeting" and use Meeting ID – 828 9400 4377
2. Or, from any device click <https://us06web.zoom.us/j/82894004377>

**OPTION 2 - Join by phone (audio only):**

Dial 877-853-5257 and enter meeting ID# 828 9400 4377

**For Public Comment:**

Click the raise hand icon in the app or by phone, hit \*9 to "raise your hand", or email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)

*These will be entered into the meeting record. Emails received up until one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time.*

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

This is the public's opportunity to comment about any item on the agenda, including items up for final action.

**MINUTES**

1. [May 21, 2024 Planning Commission Meeting Minutes](#)

**MEETING ITEMS**

2. [Draft Our Camas 2045 Vision Statement](#)  
[Presenter: Alan Peters, Community Development Director](#)

**MISCELLANEOUS UPDATES**

**NEXT MEETING DATE**

**CLOSE OF MEETING**



**Planning Commission Meeting Minutes**  
**Tuesday, May 21, 2024, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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## **CALL TO ORDER**

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

## **ROLL CALL**

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

Commissioners Excused: Marlo Maroon

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

## **PUBLIC COMMENT**

There was no public comment.

## **MINUTES**

1. March 28, 2024 Planning Commission Meeting Minutes

**It was moved by Commissioner High and seconded by Commissioner Eshghi, to approve the minutes of the March 28, 2024, Planning Commission Meeting. The motion passed unanimously.**

## **MEETING ITEMS**

2. Our Camas 2045 Comprehensive Plan Update – Final Population and Employment Allocations  
Presenter: Alan Peters, Community Development Director

Alan Peters reviewed the Our Camas 2045 Comprehensive Plan Update – Population and Employment Allocations and responded to Commissioners questions.

3. Update on Ordinance No. 24-007, Interim Accessory Dwelling Unit Code Amendments  
Presenter: Alan Peters, Community Development Director

Alan Peters reviewed Ordinance No. 24-007, Interim Accessory Dwelling Unit Code Amendments and responded to Commissioners questions.

4. Our Camas 2045 Visioning Outreach Summary  
Presenter: Alan Peters, Community Development Director

Alan Peters reviewed the Our Camas 2045 Visioning Outreach Summary and responded to Commissioners questions.

#### **MISCELLANEOUS UPDATES**

There were no miscellaneous updates.

#### **NEXT MEETING DATE**

The next meeting is scheduled for June 18, 2024.

#### **CLOSE OF MEETING**

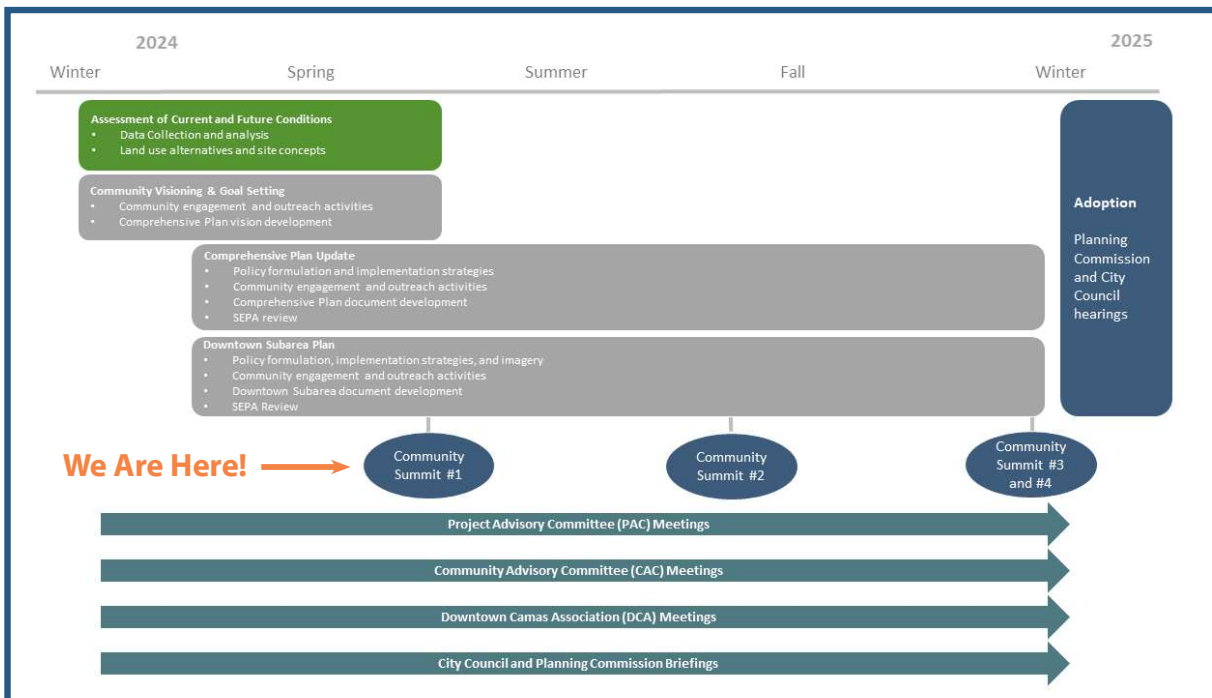
The meeting closed at 8:10 p.m.

## Project Overview

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 blueprint to help guide our future through 2045. The plan will also address recent changes to the State of Washington's Growth Management Act related to housing and climate change.

In conjunction with **Our Camas 2045**, the City of Camas is also developing a downtown subarea plan. **Our Downtown Camas 2045** will 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.

Camas last updated its comprehensive plan 9 years ago. Since then, the City has experienced pronounced growth and development. Today, Camas is a community of 27,420 and is expected to grow to nearly 38,000 by 2045. The purpose of a comprehensive plan update is to reevaluate and update goals and policies in response to community priorities, new state requirements, and changes in existing and future conditions.



Please visit the project website to learn more and get involved!  
[www.engagecamas.com/ourcamas2045](http://www.engagecamas.com/ourcamas2045)

For more information, contact Alan Peters, Community Development Director at 360-817-7254 or email [apeters@cityofcamas.us](mailto:apeters@cityofcamas.us)



# Our Community

our 2045  
Camas

Item 2.

*Use a sticky note to write an idea for how we can achieve these goals and place it on this board!*

**Goal:** Camas' artistic and cultural heritage will be protected, enhanced, and commemorated.

**Goal:** Community events, involvement activities, and youth-focused activities will instill a sense of belonging among residents of all ages while making Camas an ideal place to raise a family.

**Goal:** The City will promote a strong sense of community through transparent communication, outreach efforts, partnerships, and accessibility.

**Goal:** Public places will be valued and protected spaces, with safe and well-maintained facilities that foster a sense of community and promote physical and mental health.

**Goal:** Camas residents enjoy access to quality education and support their schools through partnerships and investments.



# Our Environment

our 2045  
Camas

Item 2.

*Use a sticky note to write an idea for how we can achieve these goals and place it on this board!*

**Goal:** A network of parks, trails, and open space will connect neighborhoods, wildlife corridors, and natural resources and enhance the quality of life for residents and visitors.

**Goal:** Camas' infrastructure and transportation system will be able to withstand and recover quickly from extreme weather events and other hazards exacerbated by climate change.

**Goal:** The City will embrace clean energy technologies to promote healthy air quality for all Camas residents.

**Goal:** Camas' native landscape and tree canopy will be protected and enhanced to maintain Camas' natural beauty and promote climate resiliency.



# Our Neighborhoods

our 2045  
Camas

Item 2.

*Use a sticky note to write an idea for how we can achieve these goals and place it on this board!*

**Goal:** The transportation system will accommodate anticipated growth and support the City's overall vision.

**Goal:** Camas' neighborhoods will be vibrant, stable, and livable with a variety of housing choices that meet all stages in the life cycle, personal preferences, and a range of affordability.

**Goal:** Camas will provide a setting and quality of life that attract and retain businesses and will be home to a diverse range of employment opportunities.

**Goal:** The multimodal transportation system will be safe and efficient for all users, facilitate access to goods and services, connect neighborhoods, and encourage healthy lifestyle choices.

**Goal:** The City will provide public facilities that are resilient to climate change and meet the needs of the growing population.

**Goal:** The City will plan for and accommodate population and employment projections in a way that maintains Camas' quality of life and small-town character.

**Goal:** The City will cultivate a business environment that promotes local businesses and establishes Camas as a desirable place for investment.



# Our Downtown

our 2045  
Camas

Item 2.

*Use a sticky note to write an idea for how we can achieve these goals and place it on this board!*

**Goal:** Retain Downtown's historic character and expand its charm.

**Goal:** Plan for a range of housing options that welcome more people to live Downtown.

**Goal:** Provide the right mix of development, services, and open spaces that support ways for people to live, work, and play Downtown.

**Goal:** Encourage (re)development to expand opportunities Downtown for retail, office, and residential.

**Goal:** Expand on civic life and services Downtown through strategic use of City-owned property and vibrant community events.

**Goal:** Create a safe and connected transportation network that makes Downtown walkable, bikeable, and accessible to the rest of the City.



## Vision Statement

This vision is written in the present tense, as if describing the city as it exists in 2045. Some aspects of the vision can be found in Camas today, while others represent aspirations.



### Our Community

**Camas is an inclusive community where residents experience a sense of belonging and connection.** Community-wide events foster civic pride, strong bonds among neighbors and a welcoming atmosphere for new residents. Community amenities and recreation facilities throughout Camas promote active lifestyles and social interaction. Camas is renowned for its excellent schools and invests in youth and families through rich library and sports programming. The City promotes a strong culture of public safety, transparent communication, and good governance, allowing residents to thrive in their neighborhoods and engage in decision-making that shapes their community.



### Our Environment

**Camas embraces its connection to nature and enjoys a wealth of outdoor recreational opportunities, which are foundational to Camas' quality of life.** The community shares a deep reverence for Camas' beauty, scenery, and tranquility, and is committed to preserving and enhancing its natural resources and tree canopy. Through proactive planning, the City mitigates the effects of changing climate conditions and natural hazards, ensuring a resilient community for generations to come.



### Our Neighborhoods

**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.



### Our Downtown

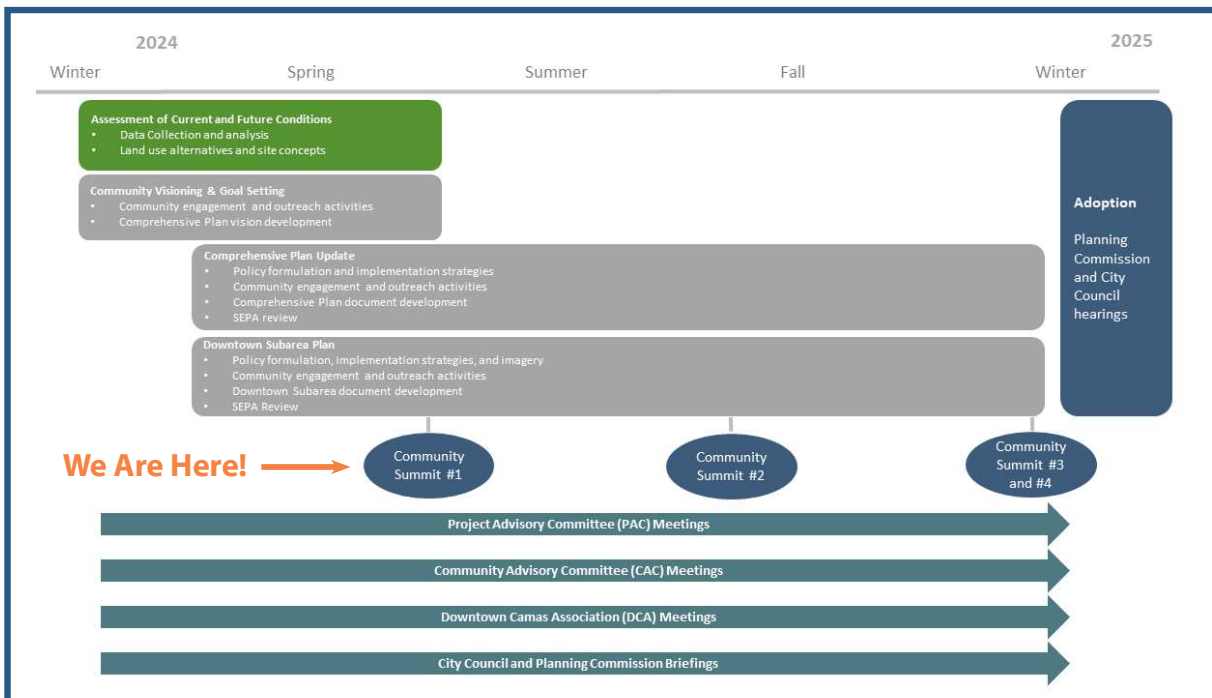
**Charming, vibrant, and walkable, Downtown Camas is the city's living room.** Downtown's history is complemented by new businesses and inclusive housing options. Expansion, resiliency and a dynamic economic landscape are critical to its success. Downtown Camas anchors the community while fostering a culture of pride, support, and connection.

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