CITY COUNCIL REGULAR MEETING AGENDA
Monday, September 16, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

NOTE: For both public comment periods - come forward when invited; state your name and address; limit comments to three minutes. Written comments can be given to the City Clerk. If it is a public hearing or a quasi-judicial matter, special instructions will be provided.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

A. Automated Clearing House and Claim Checks Approved by Finance Committee

B. September 3, 2019 Camas City Council Regular and Workshop Meeting Minutes

September 3, 2019 Camas City Council Workshop Meeting Minutes - Draft

September 3, 2019 Camas City Council Regular Meeting Minutes - Draft

C. Cross-Boundary Overlay Service Area Agreement (Submitted by Jerry Acheson)

Cross-Boundary Overlay Service Area Agreement

D. $106,885.70 for August, 2019 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson)

NOTE: Consent Agenda items may be removed for general discussion or action.

VI. NON-AGENDA ITEMS

A. Staff

B. Council

VII. MAYOR

A. Mayor Announcements

VIII. MEETING ITEMS

A. Public Hearing - 2019 Annual Comprehensive Plan Amendments
Presenter: Sarah Fox, Senior Planner

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Staff Report

1_ Draft Maps

2_Sui Hui Property Application (CPA19-01)

3_Rouse Property Application (CPA19-02)

4_Knopp Property Application (CPA19-03)

5_Camas Crossing Property Application (CPA19-04)

6_Marty Miller Comment

7_Cassie Crawford Comment

8_Geoffrey Walters Comment

9_Brian Armstrong Comment

10_Shannon Stevens Comment

11_Anthony Zezima Comment

12_Katherine Freese Comment

13_Hawk Rolewicz Comment

14_John Visser Comment

15_Russell Barber Comment

16_Leah Ann Sperl Comment

17_Jason Lind Comment_with Staff Response

18_Ecology and Staff Response

19_Camas School District Comments

20_Department of Archaeology & Historic Preservation (DAHP) Comment

21_Skyview HOA Comment

22_Kevin Bare Comment

23_James Howsley Comment (CPA19-03)

24_ Leslie Corbin Comment (CPA19-05)

25_Presentation given by Staff

26_Joshua Owens (CPA19-05)

27_ Land Need Analysis for Knopp Property (CPA19-03)

28_Email from Owens (CPA19-05)

29_ Evergreen School District Comments (CPA19-04)

30_Resolution - Clark Co Pop and Emp Forecast

B. Resolution No. 19-012 Frontier Communications Northwest Inc Change of Control to Northwest Fiber LLC
Presenter: Pete Capell, City Administrator

Resolution No. 19-012 Frontier Communications Change of Control

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.

CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT
Tuesday, September 3, 2019, 4:30 PM
City Hall, 616 NE 4th Ave

I. CALL TO ORDER

Mayor Turk called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney and Deanna Rusch

Excused: Steve Hogan and Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Catrina Galicz, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Randy Miller, Shyla Nelson, Nick Swinhart, Connie Urquhart and Steve Wall

Press: No one from the press was present

III. PUBLIC COMMENTS

Kevin Bare, 1617 SE 199th Avenue, Camas, commented about public comment time.

IV. WORKSHOP TOPICS

A. Presentation of Conceptual Land Use Diagram for Camas Crossing
Presenter: Paul Dennis, Cascade Planning Group and Tim Leavitt, OTAK

Camas Crossing Conceptual Land Use Plan

Bourquin, Dennis and Leavitt provided an overview of the Conceptual Planning Use Diagram for Camas Crossing.

B. Community Development Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Phil Bourquin, Community Development Director

Bourquin commented about the City's road naming process.

C. Public Works Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Steve Wall, Public Works Director

Wall updated Council about both the Brady Road and Lake and Everett Roads

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Roundabout projects. Wall stated that the light signal at Payne Road and Pacific Rim Boulevard installation will begin soon, and that the timing of the Larkspur Street and Lake Road light signal is being worked on.

D. Annex Building Renovations Update
Presenter: Pete Capell, City Administrator

Annex Building Renovation Update Staff Report

Annex Building Tenant Improvement Fee Proposal

Capell provided an update to Council about the recommended Annex Building (formerly Bank of America) renovations, as well as the minor modifications recommended for City Hall.

E. City Administrator Miscellaneous Updates and Scheduling
Details: This is a placeholder for miscellaneous or scheduling items.
Presenter: Pete Capell, City Administrator

Capell updated Council about the Bee City status, the City's Lean Organizational Assessment, moving the WWII monument to Crown Park, and touring the Leadbetter House.

V. COUNCIL COMMENTS AND REPORTS

Carter commented about the first day of school and upcoming meetings.

Burton attended the Planning Commission Meeting and commented about various webinars.

Anderson attended the East County Fire and Rescue (ECFR) meeting.

Rusch attended the Parks and Recreation Commission meeting and commented about the Abrahamsen Bridge dedication.

Chaney attended the Clark Regional Emergency Services Agency's (CRESA) meeting. Chaney stated that City Council received letters regarding cellular towers; Capell responded.

Rusch commented about homeless population issues.

Mayor Turk reminded everyone about the 9/11 commemoration, State of the Community, and local dog fair fundraiser events.

VI. PUBLIC COMMENTS

Kevin Bare, 1617 SE 199th Avenue, Camas, commented about the Camas Crossing presentation.

Mike Fenmore, 19812 SE Bybee Road, Camas, commented about the Camas Crossing presentation.

VII. ADJOURNMENT

The meeting adjourned at 5:50 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.

CITY COUNCIL REGULAR MEETING MINUTES - DRAFT
Tuesday, September 3, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Turk called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Ellen Burton, Bonnie Carter, Don Chaney, Steve Hogan and Deanna Rusch

Excused: Melissa Smith

Staff: Bernie Bacon, Pete Capell, Cliff Coulter, and Jennifer Gorsuch

Press: No one from the press was present

IV. PUBLIC COMMENTS

David Lattanzi, 2535 NW Quartz Street, Camas, commented about the proposed aquatics center and sports field improvements.

V. CONSENT AGENDA

A. August 19, 2019 Camas City Council Regular and Workshop Meeting Minutes

August 19, 2019 Camas City Council Workshop Meeting Minutes - Draft
August 19, 2019 Camas City Council Regular Meeting Minutes - Draft

B. $555,613.75 Automated Clearing House and Claim Checks Numbered 141780 to 141902 and 141904, $2,173,535.92 Automated Clearing House, Direct Deposit and Payroll Checks Numbered 7710 to 7715 and Payroll Accounts Payable Checks Numbered 141770 through 141780, $256,532.16 August Electronic Payments

C. $62,293.64 Gravity Thickener Professional Services Agreement Wallis Engineering (Submitted by Sam Adams)

Wallis Engineering Professional Services Agreement

D. Water Transmission Main Phase 3 Wetland Monitoring Services with HHPR for $105,820. (Submitted by Steve Wall)

HHPR Professional Services Agreement

E. Memorandum of Understanding for Backyard Habitat Certification Program with Columbia Land Trust. (Submitted by Steve Wall)

Backyard Habitat Certification Program MOU

It was moved by Council Member Carter, and seconded, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

A. Staff

There were no comments from staff.

B. Council

Chaney commented about this Friday's Abrahamsen Bridge Dedication, and about former City of Camas firefighter, Leo Jones.

VII. MAYOR

A. Mayor Announcements

Mayor had no announcements.

B. Constitution Week Proclamation

Constitution Week Proclamation

Mayor Turk proclaimed September 17-24, 2019, Constitution Week in the City of Camas.

C. Suicide Awareness and Prevention Month Proclamation

Suicide Awareness and Prevention Month Proclamation

Mayor Turk proclaimed September 2019, Suicide Awareness and Prevention Month in the City of Camas.

VIII. MEETING ITEMS

There were no meeting items.

IX. PUBLIC COMMENTS

Dave Lattanzi, 2535 NW Quartz Street, Camas, commented about the proposed aquatics center and sports field improvements.

X. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

City of Vancouver, City of Camas, and Clark County
Cross-Boundary Overlay Service Area Agreement

Clark County and the City of Vancouver originally coordinated on park system planning and implementation as a joint agency beginning in 1997 via interlocal agreements. Historically, there has been less focus on coordination among the incorporated cities. Since the Vancouver-Clark County agreement rescission in 2013, the region continues to experience rapid growth with mounting challenges for all jurisdictions to secure sufficient land and funding for park, trail and open space facilities to serve the growing population, increased urban density, and ever-growing demand for recreation facilities.

As a result, service area gaps have emerged, particularly along common jurisdictional boundaries. For Vancouver, the most critical service area gaps are along the east and northeastern boundary common with both Clark County and City of Camas. To address this concern, the City of Vancouver, City of Camas and Clark County executed this *Cross-Boundary Service Area Agreement ("Agreement")* on the last date signed below. The purpose of this agreement is to partner, where feasible, to meet the recreational demand for parks, trails, and open space along common boundaries for the mutual benefit of residents, regardless of jurisdiction.

1. Background

Vancouver and Clark County park system planning was originally coordinated through ten jointly designated Park Impact Fee Districts ("Park Districts") encompassing the City of Vancouver and the Vancouver Urban Growth Area (VUGA). After this joint management system terminated, the ten Park Districts were realigned and consolidated for planning and implementation of the park impact fee program by the City of Vancouver, effective in 2017. Vancouver now administers three districts (Park Districts A, B, and C), collecting impact fees within its jurisdictional boundaries, and utilizing fees and other funds to acquire, develop and maintain park facilities within City limits.

Clark County continues to collect impact fees within the unincorporated VUGA based upon the original park district boundaries, and to acquire, develop and maintain park facilities throughout the UGA and unincorporated Clark County.

Camas, adjacent to Vancouver on the east, takes a similar approach to managing its park system with a single Park District, or Service Area, encompassing the entire incorporated area.

2. Park Facilities Requiring Coordinated Planning

Vancouver's Capital Facilities Plan identifies the need for park facilities proximate to the boundaries of its city limits to meet level-of-service standards and to close city park facility deficits. The facilities identified are primarily community parks and natural areas, as opposed to a focus on neighborhood park facilities.

The City of Vancouver's Comprehensive Plan identifies a community park as one which provides a focal point and gathering place for broad groups of users. Usually 20 to 100 acres in size, community parks are used by all segments of the population and generally serve residents from a one-to three-mile service area.[1]

The County Comprehensive Plan's description is nearly identical.[2] The City of Camas Special Use Area designation is a comparable park type, being described as including many of the elements that are included in neighborhood parks as well as the more specialized facilities that provide for specific recreation needs.[3]

Neighborhood Parks are smaller facilities, typically three to five acres in size and designed to serve a one-half mile walkable service area. However, in the absence of opportunities for community park facilities, larger neighborhood parks can provide some of the active components typical of community parks. Again, the County and City of Camas define neighborhood parks very similarly.

Natural Areas are managed for both ecological values and light-impact recreational uses in all jurisdictions. Many of these natural areas trace riparian corridors across jurisdictional boundaries. Natural Areas range in size, and may include wetlands, wildlife habitat, regional trails, viewpoints or stream and river corridors. The extent of the recreational service area for Natural Areas (Open Space) is a function of scale and natural resource significance.

With their greater public attraction, community parks and larger natural areas can serve residents across jurisdictional boundaries. Coordination between cities and the County can leverage limited resources and help to achieve park system acquisition, development and management objectives for park facilities.[4]

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[1] Vancouver Comprehensive Plan, pg. 5-33.
[2] County Comprehensive Plan, Parks, Rec. & Open Space Element, pg. 201.
[3] City of Camas Parks, Recreation and Open Space Comprehensive Plan Update, 2014, pg. 3-1, 3-12.
[4] *See e.g.*, County Comprehensive Plan, Parks, Recreation and Open Space, Framework Plan Policies:

- Policy 7.1.0 ("Provide land for parks and open space in each urban growth area ... consistent with adopted level-of-service standards. ...");
- Policy 7.1.3 ("Coordinate with jurisdictions to establish consistent definitions of park types and level-of-service standards for parks within urban areas.");
- Policy 7.1.4 ("Coordinate the planning and development of parks and recreation facilities with jurisdictions within the urban areas."); and,

See also City of Vancouver Comprehensive Plan, Policy PFS-32 ("Parks coordination. Plan for parks, trails, open spaces and recreational services in coordination with other local and regional public agencies and private entities. Facilitate provision of lands and/or impact fees for parks as part of the development review process.").

3. Joint Park Overlay Service Areas

The City of Vancouver has identified Park Overlay Service Areas adjacent to and outside its city limits and the VUGA, as shown in *Figure 1*. The overlays are drawn to extend outside city limits by one-half of the Community Park service area as defined in the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan and Clark County Parks, Recreation and Open Space Plan. This delineation intends to capture the service area gaps proximate to the Vancouver city limits and provide the flexibility needed to identify and negotiate site acquisition to address system deficits.

Vancouver intends to acquire and manage park facilities within these joint overlays as needed to meet Vancouver recreational needs. Regulatory governance of these areas remains with the County or City of Camas, depending upon location. And, although these areas are unlikely to be redeveloped and trigger impact fee collection, the County or City of Camas remain responsible for imposing and collecting any such impact fees when outside the City of Vancouver, as applicable.

4. Party Commitments

4.1 City of Vancouver

City of Vancouver will consider an update to the Park Impact Fee Technical Document to establish the Park Overlay Service Areas, as shown in *Figure 1*. The overlays become part of the underlying Vancouver Park Impact Fee District as designated by the City of Vancouver Park Impact Fee Technical Document. The park facilities within the overlay areas are already or will be designated in Vancouver's Capital Facilities Plan. Vancouver intends to acquire and manage park facilities within these areas, and to coordinate with the County or City of Camas on same as applicable.

4.2 City of Camas and Clark County

City of Camas and Clark County will consider establishing the joint overlay(s), as shown in *Figure 1* through an addendum to their applicable governing documents. Their creation demonstrates the parties' desire to coordinate on park service area issues within common Park Overlay Service Areas.

4.3 Joint Commitments

To maximize long-term flexibility for park system improvement partnerships that benefit citizens of multiple jurisdictions or public agencies, all parties to this agreement will consider amendments to their respective Capital Facilities Plans, as needed, to identify potential park projects within the Park Service Area Overlay Areas. Routine concurrent updates to the respective Capital Facilities Plans will also be completed, as needed, to reflect projects that could relate to the planning area and/or the intent of this agreement.

The parties will also consider the transfer of land ownership, management, and/or programming to parks, open space, or special facilities that are located inside Vancouver city limits, adjoin, or are in close proximity to, common boundaries, if logistics and efficiencies warrant such transfer. Examples could include regional trail systems that cross multiple jurisdictions, remnant

segments of shared park impact fee districts between City of Vancouver and Clark County, etc. Memorandums of understanding, interlocal agreements or deed transfers would be processed on a site specific basis as appropriate.

5. Funding

The City of Vancouver anticipates taking the lead in acquiring park capital facilities located with the Park Overlay Service Areas using available funding sources, including park impact fees, grants, and other budgeted funds. Should the parties elect to jointly fund acquisition and/or maintenance and operation efforts, the parties may elect to execute a more detailed project specific agreement.

6. Effective Date and Termination

This Framework Agreement takes effect on _____, 2019, following City of Camas, City of Vancouver and Clark County execution, which may occur in counter parts. Either party may terminate the agreement with a 90 day advance written notice. Otherwise, the Agreement is effective for ten years, with two automatic extensions for five year periods.

BOARD OF COUNTY COMMISSIONERS FOR CLARK COUNTY, WASHINGTON

_____
Eileen Quiring Chair

Dated: _____

Attest:

_____
Clerk to the Board

Approved as to form only:

_____
Tony Golik,
Clark County Prosecuting Attorney

CITY OF CAMAS

_____
Mayor Shannon Turk

Dated: _____

Attest:

_____
City Clerk

Approved as to form only:

_____
Shawn MacPherson, City Attorney

CITY OF VANCOUVER

_____
Eric J. Holmes, City Manager

Dated: _____

Attest:

_____
City Clerk

Approved as to form only:

_____
Jonathan Young, Vancouver City Attorney

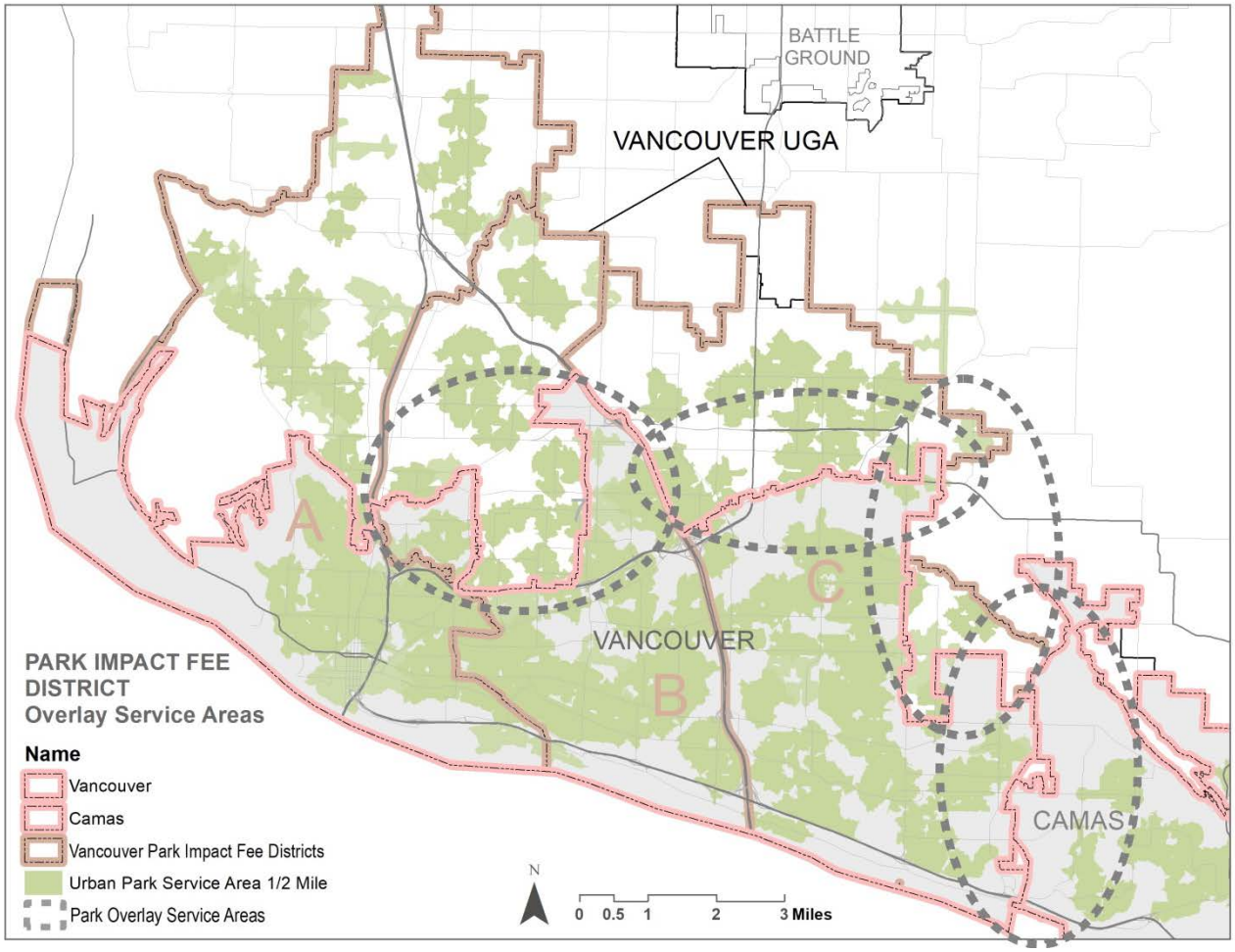
BATTLE GROUND
VANCOUVER UGA
A
B
C
VANCOUVER
CAMAS
PARK IMPACT FEE DISTRICT
Overlay Service Areas
Name
Vancouver
Camas
Vancouver Park Impact Fee Districts
Urban Park Service Area 1/2 Mile
Park Overlay Service Areas
N
0 0.5 1 2 3 Miles

Figure 1

2019 COMPREHENSIVE PLAN AMENDMENTS
STAFF REPORT

TO: Mayor Turk
City Council

FROM: Sarah Fox, Senior Planner on behalf of the Planning Commission

REPORT DATE: September 10, 2019

Public Notices: Planning Commission public hearing notices were sent to property owners, and published in the Camas Post Record on May 2, 2019 (Publication Record #190450) for Files CPA19-01, 02, 03, 04, and 05. A public hearing for the individual proposals was held on **May 21, 2019**. The Evergreen School District CFP public hearing was held on **June 18, 2019** and the notice was published on June 6, 2019 (Publication Record #213390). A public hearing notice in regard to File #ZC19-01 was published on August 8, 2019 (Publication Record #247720) and a public hearing was held on **August 20, 2019**. An optional Notice of Application was sent to property owners in the vicinity of the proposed amendment areas (CPA19-01 thru -05) on April 8, 2019.

Notices for the public hearing before City Council were published in the Camas Post Record on June 27th and September 5th (Publication Record #262850 and 222550). Also, the city has maintained a website to track this legislative record at: www.cityofcamas.us/2019CPA.

WA Department of Commerce: Notice of intent to adopt amendments (60-day) was received by the Department of Commerce on April 2, 2019(Material ID #2019-S-23). The 60-day notice period ended on June 1, 2019.

State Environmental Policy Act Determination (SEPA): Notices of Determination of Non-Significance for non-project actions were published and mailed for each proposal on May 2, 2019. Comment deadline was May 16, 2019. Comments were received and are enumerated as exhibits. The city retained the DNS for the proposals on July 26, 2019. No appeals were filed.

- City of Camas Proposed Amendments (SEPA19-11) Legal publication record #190460
- Camas Crossing Proposed Amendments (SEPA19-07 and CPA19-04) Legal publication record #190710
- Knopp Proposed Amendments (SEPA19-06 and CPA19-03) Legal publication record #190540
- Rouse Proposed Amendments (SEPA19-04 and CPA19-02) Legal publication record #190500
- Sui Hui Proposed Amendments (SEPA19-05 and CPA19-01) Legal publication record #190520

This Staff Report will:

- Analyze the City's Comprehensive Plan policies and goals
- Analyze the issues set forth in CMC 18.51
- Provide the Planning Commission recommendation on each proposed amendment as required by CMC§18.51.050.

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I. COMPREHENSIVE PLAN AMENDMENT PROCESS

Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan will be received for 30 days. The 2019 announcement was published in the Camas Post Record and ran weekly the entire month of November 2018.

The City received four applications during the open review cycle (CPA19-01 to 04). All of the individual requests will increase residential density. The Evergreen School District submitted a proposal to amend their Capitol Facilities Plan (CPA19-06). The City also analyzed the comprehensive plan designations for properties that are located along NW 10th Avenue, Hill Street, and park property located west of Everett Street (CPA19-05).

The Planning Commission reviewed the proposed amendments over a course of three public hearings as detailed on page 1. Their consolidated recommendation is provided.

II. BACKGROUND

In 2016, the city adopted a cover to cover update to its comprehensive plan and map, titled Camas 2035 (Ord. 16-010). The city's comprehensive plan guides land use development and public facility investment decisions, consistent with the state's Growth Management Act (GMA) and Clark County's Community Framework Plan.

The plan includes six elements that work together to achieve the community's vision and long-term economic vitality. Those elements include policies and goals as follows:

Land Use; Housing; Natural Environment; Transportation and Street Plans; Public Facilities, Utilities, and Services; and Economic Development.

The plan anticipated that the city would have a total population of 34,098 in 2035 and would add 11,182 new jobs. The city's current population according to the Office of Finance and Budget (OFM) is 23,770.

The City must evaluate proposed comprehensive plan changes in order to provide a balance of residential and employment lands. The City must also carefully evaluate the amount of developable land for each use, after deducting for critical areas or other challenges. The following report will discuss the city's compliance with the population and employment allocations to date and provide an analysis of the proposed amendments.

III. LAND INVENTORY

EMPLOYMENT LANDS

The city's vision for economic development (Camas 2035, Section 6.1) in part reads, "In 2035, 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."

The City has approximately 3,419 acres designated for employment (combined commercial and industrial lands), or 33% of the overall acreage. Based on Clark County's Vacant Buildable Lands Model, it is estimated that there is 1,124 net acres of vacant and underutilized employment land in Camas. The model estimates that the city needs 337 net acres of Commercial land and 493 acres of Industrial land (total of 830 net acres) to create 11,182 additional jobs by 2035. According to the calculations, there is excess capacity of 294 net acres of employment land.

Given the high-level nature of the buildable lands analysis, there may be additional land that cannot be developed when detailed site plans are researched, and alternatively, a new employer may exceed the estimated jobs per acre based on whether their industry can expand vertically instead of lineally.

The Industrial comprehensive plan designation is comprised of the following zones: Light Industrial (LI); Light Industrial Business Park (LI/BP); Business Park (BP); and Heavy Industrial (HI). Aside from the school district properties, the city's industrial lands include the top employers and provide family-wage jobs. Commercially designated properties include the following zones: Regional Commercial (RC); Downtown Commercial (DC); Mixed Use (MX); Neighborhood Commercial (NC); and Community Commercial (CC). The most recent commercial developments and preliminary approvals have occurred in the city's downtown and along NW 38th Avenue.

RESIDENTIAL LANDS

The majority of land in Camas is designated for residential uses as it comprises approximately 53% of total acreage. Camas 2035 states that the city must add 3,868 new residential units within residentially designated areas by 2035 to meet the growth

rate of 1.26 percent population growth per year. Since adoption in 2016, there has been an average of 250 residential units built per year.

Also, since 2016, preliminary plat approval has been granted to 11 developments for a total of 2,101 lots. The city has approved six multi-family developments, with a combined multi-family unit total of 644 units. Refer to Section X of this report for a detailed list of developments.

IV. APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES

In order to support changes to the comprehensive plan, Camas 2035, the city must determine that the plan is deficient or should not continue in effect. Further, the city must agree that the proposed amendments comply with and promote the goals of the growth management act.

As noted at the outset of this report, all of the individual applications under consideration will increase residential density. Three of the proposals are requesting that the commercial designation be amended to multifamily.

The city classifies commercial and industrial properties as areas where we anticipate job growth, and includes goals and policies for these lands within the **Economic Development** Element of the plan. There are specific economic development policies for the "Grass Valley" area (Ch. 6), where Camas Crossing (CPA19-04) and Knopp (CPA19-03) properties are located. Camas Crossing (CPA19-04) would also be subject to the "Gateway and Corridor" goals and policies within the Land Use chapter of the plan (Ch. 1). All of the four proposals would be subject to the Housing Element's goals and policies (Ch. 2).

Economic Development (Camas 2035, Ch. 1 and Ch. 6): The Camas Crossing and Knopp Properties are located within the Grass Valley area. Relating to this area, (Sec. 1.4.2) the plan states, "*Professional office, medical, and industrial uses typify western Camas, with retail businesses supporting large campus firms*." The city's commercial zone has a wide range of outright allowed uses to include professional office and service land uses, and has a much shorter list of prohibited uses. The following policies are particularly applicable to the proposed amendments:

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.

Grass Valley Economic Development Goal, ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve

sustainable development, with the intention of increasing economic gains and improving environmental quality.

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

Gateways (Camas 2035, Ch. 1 and Ch. 6): "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." (page 1-4). The city designated NW 38th Avenue as a primary Gateway and Corridor to the city. There are design guidelines that are provided at Table 1-3, and these were recently adopted within the city's Design Review Manual. Some of the features that are expected within a primary gateway include: Iconic street lighting; Layered landscaping; and monument-style signage. Corridors must include: Pedestrian and bicycle amenities (bike lanes, crosswalks, and sidewalks); Signage (wayfinding, historic, and/or interpretive); Iconic street lighting; and Street trees. The following goal and policy is particularly applicable to the proposed amendments:

Gateways and Corridors Economic Development Goal, ED-6: Create attractive and welcoming entrances to the City and distinguish Camas from adjacent jurisdictions through the development of community gateways.

ED-6.7: Building entrances should face the street and provide pedestrian connections from the building entrance to the sidewalk. Encourage landscaping, rather than parking, between the building and the street in order to create a welcoming streetscape.

Housing (Camas 2035, Ch. 2): The city's housing goals and policies focus on increasing housing diversity and affordability. Citywide housing goal (H-1) states, "*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*." The Land Use element of the plan includes calculations based on existing population, and future projections of land development. The Residential and Employment Capacity table at page 1-2 of the Plan, indicates that the city has allocated enough acreage to meet our city's anticipated growth over the next 20 years. The city has tracked progress towards the housing goals since adoption in 2016 and has not identified any shortages to date.

PERMIT TYPES	2018	2017	Remaining to 2035
Single family lots/units	270	235	3,243
Multifamily units (MF)	0	120	Note: An average of 200 new units/year will accomplish this goal. There are no targets for units types (e.g. MF or affordable).
Affordable units	0	0	No specific targets in Camas 2035 or CMC
Commercial	17 0	12 1	Tenant Improvements/Remodels New Construction (Dentist Building)
Industrial	0	0	No change to date

The following policies are applicable to the proposed amendments:

H-2.3: Any comprehensive plan designation change that **increases residential** capacity should require a quarter (25 percent) of the new units to be affordable to households earning 50 to 80 percent of Camas' MHI at the time of development.

H-2.4: All affordable housing created in the City should remain affordable for the longest possible term, whether created with public funds, through development agreements, or by regulation.

H-1.4: Require a percentage of newly created lots to include one or more of the following unit types (to be designated on the face of the plat): Single-story dwellings; Barrier-free dwellings (consistent with Americans with Disabilities Act [ADA] guidelines); ADUs, to be constructed concurrent with primary dwellings.

None of the 2019 comprehensive plan applications propose specific measures to provide for affordable housing or other housing types as described (above) in the housing policies of Camas 2035. Regardless, there are currently not any regulations in the development code (CMC) to require an increase in housing affordability and diversity to implement these policies.

EVALUATION

The application materials included responses to eight questions (A-H, of CMC§18.51.010). All applications also included SEPA checklists. The code provides the following additional criteria at CMC§18.51.030:

> *A. Impact upon the city of Camas comprehensive plan and zoning code;*
>
> *B. Impact upon surrounding properties, if applicable;*
>
> *C. Alternatives to the proposed amendment; and*
>
> *D. Relevant code citations and other adopted documents that may be affected by the proposed change*.

After considering whether or not the current plan is deficient per CMC§18.51.010(C), the Planning Commission unanimously recommended to amend the comprehensive

plan. The proposed amendments are included at **Exhibit 1 (Draft Maps)**, are specifically noted within the findings of this report, and provided at the **Recommendations** section.

V. PROPOSED AMENDMENT AREAS

A. SUI HUI PROPERTY (FILE # CPA19-01)

Site Description: The subject property is 2.2 acres that is located at the intersection of NW Logan Street and NW 25th Circle (Parcel #819518-123). It is currently designated Commercial (zoned Community Commercial), and the applicant requests a change to Multifamily High, with an associated zone of Multifamily 18 (MF-18). The surrounding properties are designated Commercial to the north and south; and Single-family Medium (SFM) to the east and west. There are not any zoning overlays on the subject property, such as gateways or corridors.

Discussion: A notice of application was sent to property owners within the commercial zone along Logan Street and property owners within 300-feet of the identified area. The reason staff included a larger area for consideration of a designation change, was due to the fact that all but three properties at the northeast corner of the commercial district are developed residentially. The three parcels excluded from the amendment are currently used for commercial uses, which is consistent with the comprehensive plan. One of the properties is a gas station and the other is used as a veterinary clinic. Refer to the map for this proposal at Section XI. In brief, the development of the area, in spite of the commercial designation has been almost entirely multifamily.

Specifically, at the north end of the commercial designation along NW 28th Avenue is Camas Ridge, a 51-unit apartment complex (16 units/acre). South of Camas Ridge is the Logan Place Subdivision, which includes 34 townhome lots and seven duplex lots (9 units/acre). Across from Logan Place to the east are three duplex lots, and a lot that contains 10 row houses. To the south of the subject property is Summit Hill Condominiums with 26 units (8units/acre). The average residential unit density within this commercially designated area is 10 units per acre, which is consistent with the Multifamily Low comprehensive plan designation.

The applicant proposes an associated rezone of Multifamily 18 (MF-18). After deducting area needed for infrastructure, roadway and landscaping, if approved, the net developable area would likely be 1.54 acres (70% of gross site area), which could produce 27 units. If the property were zoned Multifamily 10 (MF-10), then it could produce 15 units. Staff finds that the density of the surrounding area would warrant an associated zone of MF-10.

The current land uses aside, Staff and the applicant discussed that a proposal to only amend a single parcel could be invalidated if it meets the definition of a "spot zone". A "spot zone" is a bit of a misnomer as it refers to comprehensive plan designations rather than zoning. Spot zoning is defined as an arbitrary and unreasonable action when a small area is singled out of a larger area and is zoned totally different from and inconsistent with the classification of the surrounding land, **not in accordance** with a

comprehensive plan**.** According to the Municipal Research and Services Center, the reasons for invalidating an illegal spot zone usually include one or more of the following: (1) the rezone primarily serves a private interest, (2) the rezone is inconsistent with a comprehensive plan or the surrounding territory, or (3) the rezone constitutes arbitrary and capricious action. In this case, if the property were to develop as designated, it would appear to be out of conformance with the area.

The application materials did not address Policy H-2.3 or H-2.4 in regard to providing a portion of the new units to be affordable. A further discussion on this aspect of the proposal is warranted.

The current comprehensive plan designation of Commercial does not reflect the existing development pattern of the area. All of the properties in the district have been developed residentially (except three parcels at the Northeast corner).

The effect of the change would be to allow similar residential development to occur on the subject property rather than allowing an inconsistent commercial development. It would also accurately reflect the developed condition of the commercial district, for citywide buildable lands analysis.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	An amendment of the entirety of the commercial district (except three parcels) to Multifamily would reflect current use and increase the city's multifamily land area.
Impact upon surrounding properties, if applicable;	A commercial development on the subject property would be inconsistent with the surrounding land uses.
Alternatives to the proposed amendment; and	Staff proposes to amend the entirety of the district (except three parcels) to Multifamily. Amending only the applicant's property would appear to be a "spot zone". The applicant requests an associated zone of MF-18, and staff counters that MF-10 is more compatible with the surrounding built environment.
Relevant code citations and other adopted documents that may be affected by the proposed change.	No changes identified at this time.
Why the current comprehensive plan is deficient or should not continue in effect.	The commercial designation of the properties in this district are inconsistent with the existing uses of the developed properties.

FINDINGS: Planning Commission recommended that the area surrounding the property (approx. 17 acres) that is currently designated Commercial be amended to

Multifamily Low, with the exception of three properties that are currently developed commercially.

B. ROUSE PROPERTY (FILE #CPA19-02)

Site Description: The subject property is designated "Single-family Medium" (SFM) with a zone of Residential-7,500 (R-7.5). Properties to the north, south and west of the subject parcel are also designated SFM. To the east are properties that are designated as "Single family High" (SFH) and are developed consistent with a (repealed) zoning design standard of Residential-5,000 (R-5). Across the street to the south are properties that are designated as "Single family low" (SFL), which generally have deep yards that are encumbered by steep slopes.

Discussion: The applicant requests that subject property and the surrounding SFM district be amended to SFH similar to the designation of the district to the east. There are 425 acres within the city that are designated Single Family High, which is 8% of the overall single family designated land area. Seventy-three percent of single family designated lands are designated as Single Family Medium.

Options that are contemplated in the application are to extend the designation of the SFH area to the east to include the subject property (0.32 acres) as it would not be considered to be a spot zone. Alternatively, the city could amend the entire SFM district (10 acres) to include the subject property. The applicant provided evidence within their narrative to support either option given that a majority of the surrounding properties do not conform to the current designation.

The properties north of SW 6th Avenue are designated either SFM or SFH, with commercial properties bracketing to the west and east of the residential district. The applicant notes that the Camas West subdivision, which is adjacent to the east of the subject property does not conform to the zoning standards of R-6 as the lot sizes are an average of 5,000 square feet. Between Trout Court and Utah Street, there are 20 properties and 12 of those (60%) do not conform to the zoning designation of R-7.5, as their lot sizes are either considerably smaller or larger than the target average of 7,500 square feet. There are another 15 lots between SW Valley Street and SW Utah Street, with four of those lots exceeding the lot size standards of the zone (26%).

The comprehensive plan policies in regard to supporting a wide variety of housing types (refer to Policies H-2.1 and H-2.3) would be consistent with this proposal as it would encourage infill development, in addition to the currently available option to build an ADU[1]. There are roughly 10 lots within the SFM district that would be able to short plat into at least two lots if this amendment were approved (28%). Absent an amendment to the comprehensive plan, the properties could utilize the ADU standards to add a

1 Accessory Dwelling Unit (ADU) development can be found at CMC Ch. 18.27. An ADU is a subordinate dwelling unit on a lot or conversion of a portion of an existing home into a separate dwelling unit.

residential unit to their properties as the backyard area appears to be deep enough to accommodate.

The proposed amendment would increase residential density similar to other proposed 2019 amendments, however, it is not a conversion from a commercial designation.

The city anticipates that the amendment could encourage 12 new lots (e.g. two lot short plats) within this 10 acre area, and likely redevelopment of distressed properties. Increasing the number of lots in the area, and lowering lot sizes would also provide more opportunities within the area to add an Accessory Dwelling Unit to their property, as setbacks are based on the size of the lot, not by zoning.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	The proposed amendment would maintain the single family designation. There would be a slight decrease (1%) to SFM designation if all 10 acres were amended to SFH.
Impact upon surrounding properties, if applicable;	As noted in the application, there are a range of lot sizes in the vicinity of the subject property. Staff anticipates that the amendment could encourage some redevelopment (28% of lots).
Alternatives to the proposed amendment; and	Amend only the subject property to SFH or amend the surrounding 10 acre district to SFH.
Relevant code citations and other adopted documents that may be affected by the proposed change.	None identified at this time.
Why the current comprehensive plan is deficient or should not continue in effect.	Properties north of SW 6th are generally out of conformance with current zoning designation.

FINDINGS: Planning Commission recommended that the area surrounding the applicant's property (approx. 12.49 acres) that is currently designated Single Family Medium be amended to Single Family High.

C. KNOPP PROPERTY (FILE #CPA19-03)

Site Description: The subject property is designated "Commercial" and has commercially designated properties to the south. There is currently a residential home on the property that fronts NW Payne Street. To the north and east are multifamily designated properties, with the Village at Camas Meadows (east) under construction.

To the west is vacant industrial land, which is designated as Light Industrial/Business Park (LI/BP).

Discussion: The applicant requests that the comprehensive plan designation of Commercial be amended to Multifamily High, with an associated rezone of MF-18.

The property is commercially designated, but does not include a gateway overlay. The comprehensive plan policies in regard that were identified at Section IV of this report in regard to the Land Use, Housing and Economic Development Elements of the plan are applicable to this proposal.

The application narrative states that the property has steep slopes at the northern portion of the property, which are not ideal for commercial development. Further it notes that residential development would better be able to incorporate the terrain without significant grading. The properties to the north and east are multifamily developments which are within a 56 acre area that was amended from LI/BP to MF in 2012. The subject property is adjacent to the multifamily district, and for that reason, expansion of the MF designation would not be a spot zone.

The city organizes many uses within the Use Authorization Table at CMC Chapter 18.07, as "Commercial" however the level of intensity varies greatly. For example, the current Regional Commercial zone would outright allow for offices, medical and veterinary clinics, along with brew pubs, grocery stores, florist shops, and fast food restaurants. The zone also allows nursing homes, hotels and apartments (with a development agreement).

The conversion of commercial lands to residential generates more need for parks and trails than a commercial use. However, the subject property is not large enough to accommodate a city park. There may be an opportunity to provide trail connections or other park amenities nearby or on a portion of the property.

The application materials did not address Policy H-2.3 or H-2.4 in regard to providing a portion of the new units to be affordable. A further discussion on this aspect of the proposal is warranted.

The property is within a commercial district that is adjacent to properties that were converted to multifamily designations in 2012. The subject property is not within a gateway or corridor area, and is not located along Lake Road, which was upgraded through grants that the city acquired to support and boost economic development.

At the time of the Planning Commission public hearing, the applicant had not provided additional evidence to support a change to the comprehensive plan. For that reason, Planning Commission recommended to maintain the current designation until such time that an analysis of adequate buildable lands is provided.

After the hearing, the applicant provided an analysis by Johnson Economics, "*Land Need Analysis for Multi-Family Residential Development on a Site in Camas, Washington*" (Exhibit #27). In brief, the conclusions (page 33) state that there is a need for more multifamily land based on data from the US Census Bureau and other studies. However, the city's population needs are not based on the US Census Bureau data, but

rather population and employment projections that are allocated to each city in Clark County (Refer to Exhibit #30).

The county allocations are based on the Vacant Buildable Lands Model (VBLM, which is a planning tool developed to analyze residential, commercial, and industrial lands within urban growth areas. The model serves as a tool for evaluating urban area alternatives during Comprehensive Growth Management Plan updates and for monitoring growth patterns during interim periods. The VBLM analyzes potential residential and employment capacity of each urban growth area based on vacant and underutilized land classifications. This potential capacity is used to determine the amount of urban land needed to accommodate projected population and job growth for the next 20 years during plan updates and to analyze land consumption or conversion rates on an annual basis for plan monitoring purposes.

EVALUATION CRITERIA **CMC18.51.030 (A-D) and CMC18.51.010 (C)**	**FINDINGS**
Impact upon the city of Camas comprehensive plan and zoning code;	The amendment would decrease commercially designated land and increase multifamily land.
Impact upon surrounding properties, if applicable;	Properties to the north and east of the subject properties are designated as Multifamily and those to the east are currently under construction. Refer to applicant's narrative beginning on page 5 for responses to this criterion.
Alternatives to the proposed amendment; and	The applicant proposed amending a portion of the property to multifamily, after approval of a short plat. The result would leave a portion of the property commercial, while amending a portion of multifamily. However, the short plat application has not been submitted to date.
Relevant code citations and other adopted documents that may be affected by the proposed change.	The narrative at page 6 does not identify a direct trail connection or pedestrian route (sidewalk) from the property to the city's trail system. The city's **Park, Recreation and Open Space Comprehensive Plan** did not propose parks or trails in support of residential development in this area and would need to be amended and not further exacerbated.
Why the current comprehensive plan is deficient or should not continue in effect. Specifically: "Protect employment land from conversion to residential uses by requiring an	The applicant's analysis provided evidence to support their proposal (Exhibit 27) after the Commission's public hearing.

analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval." – ED-3.3	**City council must determine if it is sufficient to warrant a change.**

D. CAMAS CROSSING (FILE #CPA19-04) (ASSOCIATED FILES: ANNEX18-01; ZC15-02; ARCH15-09; CA15-03; DA15-06; SEPA15-20; OTHER NAMES INCLUDE MOXIE VILLAGE AND KATE'S CROSSING)

Site Description: Two of the subject properties are designated "Commercial" and properties to the south, east and west are similarly designated. To the north and immediate east, the properties are outside city limits, but within the urban growth area. One of the subject properties is outside the city limits and is designated as "Single Family Low". The applicant owns adjacent properties of approximately 20 acres, with only 4.0 acres that are proposed to be amended. The 20 acres of combined properties has been the subject of previous applications under the same name, which were proposals for mixed use developments.

Discussion: The applicant's narrative requests that the city annex Parcel # 177437-005, and amend all properties to Multifamily (MF) with an associated rezone of MF-18.

The site is commercially designated and it includes both a gateway and corridor zoning overlay. The site is adjacent to NW 38th Avenue, which was recently improved by the city through economic development grants. All of the comprehensive plan policies identified at Section IV of this report are applicable to this proposal.

The applicant's narrative includes a discussion in regard to development of the entire 20 acres and how residential development will support their future plans for a mix of uses on the site. Although not under review with this application, there are tools available for creating mixed use developments with the current zoning (Refer to Footnote 10, CMC§18.07.030 Table 1).

The narrative also states that the amendment to MF would better serve the surrounding commercially designated properties as, "there are no specific multifamily areas along NW 38th Avenue". While we recognize that there are not any multifamily designated or zoned properties adjacent to the subject site, there are multifamily and high density residential *development* in the vicinity. Approximately 0.14 miles (700 feet) to the south, The Holland Group has approval for 288 apartments that are anticipated to be built this summer. The Grandview Apartments are located 0.27 miles to the west of the subject property with 178 units at a density of 20 units per acre. Further west (past 192nd Avenue) are single family lots at a density of approximately six units per acre. Refer to Section X of this report, and the aerial photo of the site at "b".

If the requested amendments were approved, the combined four acres could accommodate approximately 50 new units after accounting for any critical areas and infrastructure (net site area). The narrative stated that the conversion of commercial land (pages 8-10) to residential will conform to the housing goals and policies of the comprehensive plan. However the city doesn't have an adopted code or other

specific method to ensure that 25% of the new units will be affordable, or that they will be single story or ADA-accessible.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	The amendment would decrease commercially designated land at a gateway overlay district and increase multifamily land.
Impact upon surrounding properties, if applicable;	The city's comprehensive plan did not anticipate residential uses in this area, and for that reason, there are not any parks or trails identified to support this use or provide these citywide amenities to future residents. Refer to applicant's narrative beginning on page 5 for responses to this criterion.
Alternatives to the proposed amendment; and	No alternatives were proposed by the applicant.
Relevant code citations and other adopted documents that may be affected by the proposed change.	The city's Park, Recreation and Open Space Comprehensive Plan did not propose parks or trails in support of residential development in this area and would need to be amended.
Why the current comprehensive plan is deficient or should not continue in effect.	The applicant's narrative (starting at page 7) does not provide evidence consistent with policy ED-3.3 to support their conclusion that the comprehensive plan is deficient and should not continue. "Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval." – ED-3.3

FINDING: Planning Commission did not recommend amending this area.

E. STAFF PROPOSED AMENDMENTS (FILE #CPA19-05)

Hill Street (1.10 acres): The city is considering amending two parcels to a Commercial designation from Multifamily High (MFH) and Park (P). The properties include Parcel #86410-000 (no site address) that is owned by the State of Washington, and Parcel #86400-000 that is owned by Vega Gymnastics.

Parcel #86410-000 is 0.28 acres, is designated as "Park" and is not within the city's Park, Recreation and Opens Space Comprehensive Plan. In the past, it was used for parking

and storage for the state armory. The current designation cannot continue as it is not a city owned park property and we cannot plan for its future development.

The primary reason for the amendment is to correct an error in mapping at Parcel #86410-000, which designated property as "Park" but is not city owned. According to the definition of park zoning at CMC§18.05.070, "*The park zoning districts provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and visitors. These districts apply only to land held in public trust*."

The issue that staff analyzed was whether to designate the property to match the surrounding multifamily properties (MF) or whether it should be amended along with the adjacent commercially-used property.

The adjacent property, owned by Vega was originally developed as a neighborhood school, and has since that time been used as the city's library, an armory, and now is currently being used by a gymnastics company. The property has historically been used for commercial purposes. Staff found that there is an opportunity to convert the commercially used property (Vega Gymnastics) to a conforming land use designation, when amending the park property.

Neighbors and interested citizens have submitted comments in opposition to the proposal to amend the properties to commercial designations. In general, the concern is that any commercial development would be disruptive to their neighborhood.

In response to those that shared their concerns, staff noted that the size of the state-owned property (0.28 acres), would likely only support a small-scale commercial use, such as a professional office versus a use that is retail in nature. Retail uses generally need a certain number of pass-by trips, which would not occur at the end of a dead end road. A commercial designation of the property might also support an expansion of the adjacent property.

As previously discussed in this report, the city cannot approve a spot zone. A spot zone is when a single property is rezoned to be inconsistent with the surrounding properties or comprehensive zone. However, the city could consider the two properties together for conversion to a Commercial designation. Alternatively the city could determine that there is only a need to amend the park designated property to match the multifamily designated properties that surround it.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	The property is vacant and cannot be improved as a city park.
Impact upon surrounding properties, if applicable;	Concerns regarding potential commercial development on the 0.28 acre property were received by the City and are part of the record. The Vega Property would benefit from the amendment as any expansion or redevelopment of the current commercial-type use requires a Conditional Use Permit.
Alternatives to the proposed amendment; and	Staff proposed either amending both properties to Commercial or singularly amending the State's property to Multifamily.
Relevant code citations and other adopted documents that may be affected by the proposed change.	The size of the property (0.28 acres) would not warrant amendments to the code or adopted plans.
Why the current comprehensive plan is deficient or should not continue in effect.	The current designation is inconsistent with the **Park, Recreation and Open Space Comprehensive Plan.** The designation currently prohibits residential or commercial development.

FINDING: Planning Commission recommended that only the property that is zoned Park be amended.

NW 10th (7.74 acres): The area under consideration is located north of NW 10th Avenue, east of NW Norwood Street, and west of Logan Street. The city has received queries over the years as to the reasons for the Single-family Low (SFL) district being surrounded by Single Family Medium (SFM), and there have been requests to amend the area to SFM. For this reason, staff analyzed the area to determine the need for an amendment.

The area includes 20 properties and 19 property owners. The SFL designation dates to at least the 2004 Comprehensive Plan, which was the first comprehensive plan amendment in the city's history that converted many single family zoned areas throughout the city to higher densities in conformance with the Growth Management Act. The properties have

steep slopes that rise above street level, with the easterly four properties also encumbered with stream and habitat areas. The average lot size is 16,853 square feet (sq. ft.), although there are five lots that are less than 10,000 sq. ft. The majority of the properties do not conform to setback standards of the current zone, or any zone. For example, nine of the properties (45%) have rear setbacks that are less than the depth required for their lot size. Three of the properties have four foot front setbacks. In sum, the district of 20 properties does not conform to any current zoning development standard.

If the district were amended to another residential designation, such as Single-family Medium or High, then it would appear that only the westerly group of six properties would be able to benefit from a designation change (see map above). The reasons for this would be that these properties are not encumbered by the habitat corridor, and have less steep slopes in comparison to the properties east of them. The sizes of the properties and position of current structures could allow for future short plats, and ADU development.

The city received comments both in support and in opposition to this proposed amendment. The city did not find an error in the current designation.

FINDING: Planning Commission did not recommend an amendment to this area.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	An amendment would not noticeably affect the comprehensive plan as the area would remain residential, however it would reduce the land devoted to Single Family Low.
Impact upon surrounding properties, if applicable;	Amending the area to Single Family Medium or High could result in short plats of six of the 20 properties included in the district (30% density increase).
Alternatives to the proposed amendment; and	An alternative discussed was amending only the westerly six lots, which are more likely to redevelop.
Relevant code citations and other adopted documents that may be affected by the proposed change.	The amendment would not affect other plans, as the area would remain residential.
Why the current comprehensive plan is deficient or should not continue in effect.	Staff did not find the Plan to be deficient.

Park Property (West of Everett Street): In 2017, the city annexed property that was within the city's urban growth boundary, which is located along the eastern side of Lacamas Lake (Refer to Ord. 17-010). The properties are designated in the city's comprehensive

plan as "Open Space/Green Space". The associated zoning was not established with the annexation ordinance.

The park property is located at the southern end of the Lacamas Lake, there is a commercial area and a residential subdivision. Both the commercial properties and the subdivision have yards that abut the 45 acre park, and do not have direct access to the lake. Further north along the east side, Leadbetter Road separates the private properties from the lake. The largest parcel (#178099-000) has approved permits for development of a future city trail. The northerly parcel (#177886-000) has an existing boat launch area (Diagram B).

The Camas Parks, Recreation and Open Space Comprehensive Plan (adopted 2014) includes a description of current and future development of parks and trails. The zoning chapter of code at CMC§18.07.050 Park and Open Space Land Uses (below), provides a table of the most common park uses and developments.

The properties are currently designated as "Open Space / Green Space" and the proposed zone is "Open Space" (OS). Open Space (OS) parks typically include trails, viewpoints and preserve valuable natural resources. The "Park" comprehensive plan designation includes two zones—Neighborhood Park and Special Use. Neighborhood Parks (NP) typically serve individual neighborhoods and include playgrounds and other similar amenities. Special Use (SU) parks are more intensely developed with sport fields, community centers, or provide waterfront recreation access.

The southerly park parcels (178099-000 and 177896-000) conform to the criteria of the comprehensive plan and zone as the properties contain valuable natural shoreline resources and will be developed with passive uses, to include a trail and viewpoint areas. The northerly parcel (177886-000) is also designated open space, however a portion of the property is currently used as a boat launch. The city's plans indicate that there will be a future trail segment bisecting the area, but did not identify improvements to the boat launch. During future updates to the park comprehensive plan, the city may want to consider changing the OS/GS comprehensive plan designation of the northerly parcel to Park, with an associated SU zone to adjust to any future waterfront park development.

FINDINGS: Planning Commission recommended that the property be zoned "Open Space" in conformance with the underlying comprehensive plan designation of the same name.

F. EVERGREEN SCHOOL DISTRICT CFP (FILE #CPA19-06)

Capital facilities are the basic services that the public sector provides to support land use developments, both as they currently exist, and as they are anticipated to develop over the course of a 20-year planning horizon. The state Growth Management Act (GMA) establishes many of the requirements for the capital facilities element (or chapter) to the Comprehensive Plan. GMA establishes an overall goal to "ensure that those public facilities and services necessary to support development shall be

adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards" (*RCW 36.70A.020*).

Specific to school districts, and as part of the Comprehensive Plan update, the City of Camas reviews and adopts the Camas, Evergreen, and Washougal School Districts' Capital Facilities Plans. This is done in order that the City of Camas may collect school impact fees on behalf of the school districts. Only the Evergreen School District is proposing to amend their CFP and their fees during this annual review cycle.

The current and proposed impact fees for each school district are as follows:

School District	Current Fee for Single Family	Proposed Single Family Fee	Current Fee for Multi-family	Proposed Multi-family Fee
Evergreen	$6,100	$ 6,432.62	$7,641	$ 3,753.39
Camas	$5,371	*No change*	$5,371	*No change*
Washougal	$5,600	*No change*	$5,800	*No change*

The City collects and passes along school impact fees on behalf of the school districts. Beyond school impact fees, the city collects Park, Traffic and Fire Impact Fees. These fees are included along with permitting and system development charges for water and sewer. The proposed fees for the Evergreen School District include higher fees on a per unit basis for single family and lower fees per unit for multi-family units. An example of the compounding impact of fees for a typical single family dwelling within Evergreen School District would cost:

Single Family Dwelling:

Evergreen SD Impact Fee: $6,100

Traffic Impact Fee: $ 8,653

Park Impact Fee: $ 4,500

Fire Impact Fee: $ 1,500 (.20 per sq. ft x 3,000 sq. ft.)

2019 Total Impact Fees: $ 20,753

Water Development charge: $ 7,310

Sewer Development charge: $ 4,420

Total System Development Charges: $ 11,730

Total Impact & System Fees for a typical Single Family Dwelling: **$ 32,483**

FINDING: Planning Commission recommended approval of the CFP as proposed.

VI. PUBLIC COMMENT

Comments that were received in writing prior to the publication of this report are attached to the agenda.

VII. RECOMMENDATIONS

Planning Commission forwarded the following recommendations to Council.

- **CPA19-01** (Sui Hui)
  Amend Commercial designation to Multifamily Low, with an associated zoning of MF-10, with the exception of three[2] parcels that shall maintain current Commercial designation.

- **CPA19-02** (Rouse)
  Amend Single Family Medium district to Single Family High designation with an associated zoning of R-6.

- **CPA19-03** (Knopp)
  Maintain current designation of Commercial until such time that an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections is provided.
  [Staff note: After the hearing the applicant provided an analysis and it is Exhibit 27. City Council might consider amending this recommendation.]

- **CPA19-04** (Camas Crossing)
  Maintain current designation of Commercial until such time that an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections is provided.

- **CPA19-05** (City)
  - Hill Street: Amend Parcel #86410-000 (WA State Owned) from Park to Multifamily High designation. Maintain Multifamily designation at Parcel #86400-000 (Vega).
  - 10th Ave.: Deferral to individual property owners to sponsor an application for a comprehensive plan amendment or zoning code change in the next annual review cycle.
  - Park at Lacamas Lake: Maintain comprehensive plan designation of Open Space and apply a zone of "Open Space".

- **CPA19-06** (Evergreen Schools CFP)
  Approve the Evergreen School District CFP as proposed.

Council may make a motion to:

- **Approve as recommended by the Commission and as depicted in Exhibit1 (Draft Maps);**
- **Approve with additional conditions;**
- **Modify;**
- **Deny; or**
- **Remand the proposals back to the planning commission for further proceedings pursuant to CMC§18.51.050.**

2. The three parcels are as follows: 81958-101 (Pacwest Energy / Gas Station); 81958-116 and 81958-117 (Frey / Summit Animal Hospital)

VIII. TABLE 1 –2019 COMPREHENSIVE PLAN ACREAGE (PROPOSED)

The following represents the changes to the acreage allocation as recommended by Planning Commission.

Comprehensive Plan Designations	Current Acres	Proposed Change	2019 Final Acres
Single Family			
·**Low Density**	871		**871.0**
·**Medium Density**	3617	-12.49	**3604.5**
· **High Density**	425	12.49	**437.5**
Multi-Family			
·**Low Density**	279	17	**296.0**
· **High Density**	246	0.28	**246.3**
Commercial	992	-17	**975.0**
Industrial	2427		**2427.0**
Park	851	-0.28	**850.7**
Open Space / Green Space	492		**492.0**
Total acreage:			**10,200**

IX. TABLE 2 - DEVELOPMENTS APPROVED **SINCE 2016** TO DATE

Preliminary Plats	Lots	Master FILE #
Dawson Ridge Subdivision	43	SUB17-01
43rd Avenue Subdivision	12	SUB18-01
Valley View Subdivision	36	SUB18-02
Larkspur Subdivision	10	SUB18-03
Kern Short Plat	2	SP17-02
Sundem Short Plat	2	SP17-01
Summit Terrace Subdivision	55	SUB16-01
Elm Street Short Plat	4	
The Village Phase 2	46	SUB15-04
The Parklands Subdivision	42	DA15-03
Green Mountain Estates	346	SUB15-02
Green Mountain Planned Residential Development (127 lots developed)	1,483	Various
Hancock Springs	20	SUB18-05
Total	2,101	

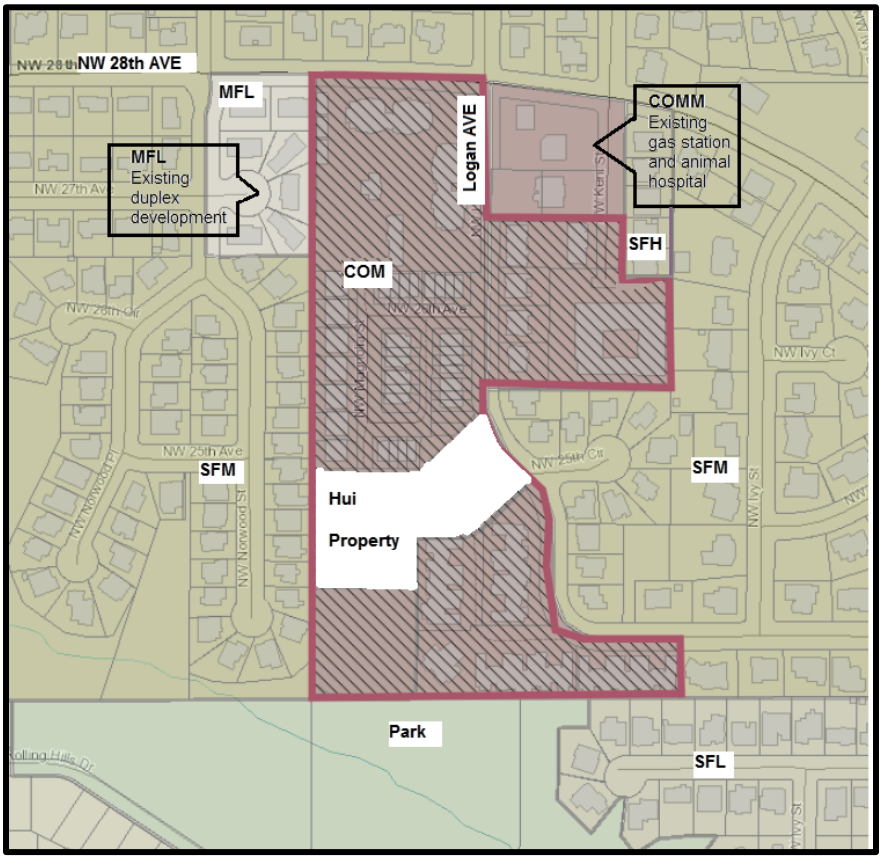
New multi-family developments:	Units	Built
Hetherwood Apartments	150	NO
Riverview Apartments	120	YES
6th & Birch Mixed Use	30	NO
The Village Phase 1	30	NO
Parklands Multifamily	24	NO
Grass Valley Master Plan - Holland Group	288	NO
11TH Avenue Duplex	2	NO
Total	644	

New Commercial /Industrial developments:	Built
Grains of Wrath - Restaurant	YES
Union Self-Storage (under construction)	NO
NW 38th Avenue Medical / Dental Building	YES
Lacamas Heights Elementary School	YES
Camas Self-Storage (under construction)	NO
Discovery High school	YES
Grass Valley Master Plan - Holland Group	NO
Pumpkin Property Office Development	NO
Three Rivers Development Office Building	NO
Lacamas View Care Facility	NO
Samson Sports – Expansion	NO

X. FIGURES OF EACH PROPOSED AMENDMENT

SUI HUI PROPERTY (CPA19-01)

Description: The property is designated "Commercial" and has commercially designated properties to the north and south. To the east and west are properties that are designated "Single family Medium". The development pattern to the north and south of the Hui Property is at multi-family densities and development styles. To the south is Summit Hills, a condominium development at 8 units per acre. To the north lies the Logan Place development with a mix of row houses and duplexes at 9 units per acre, and the Camas Ridge Apartments at 16 units per acre.



ROUSE PROPERTY (CPA19-02)

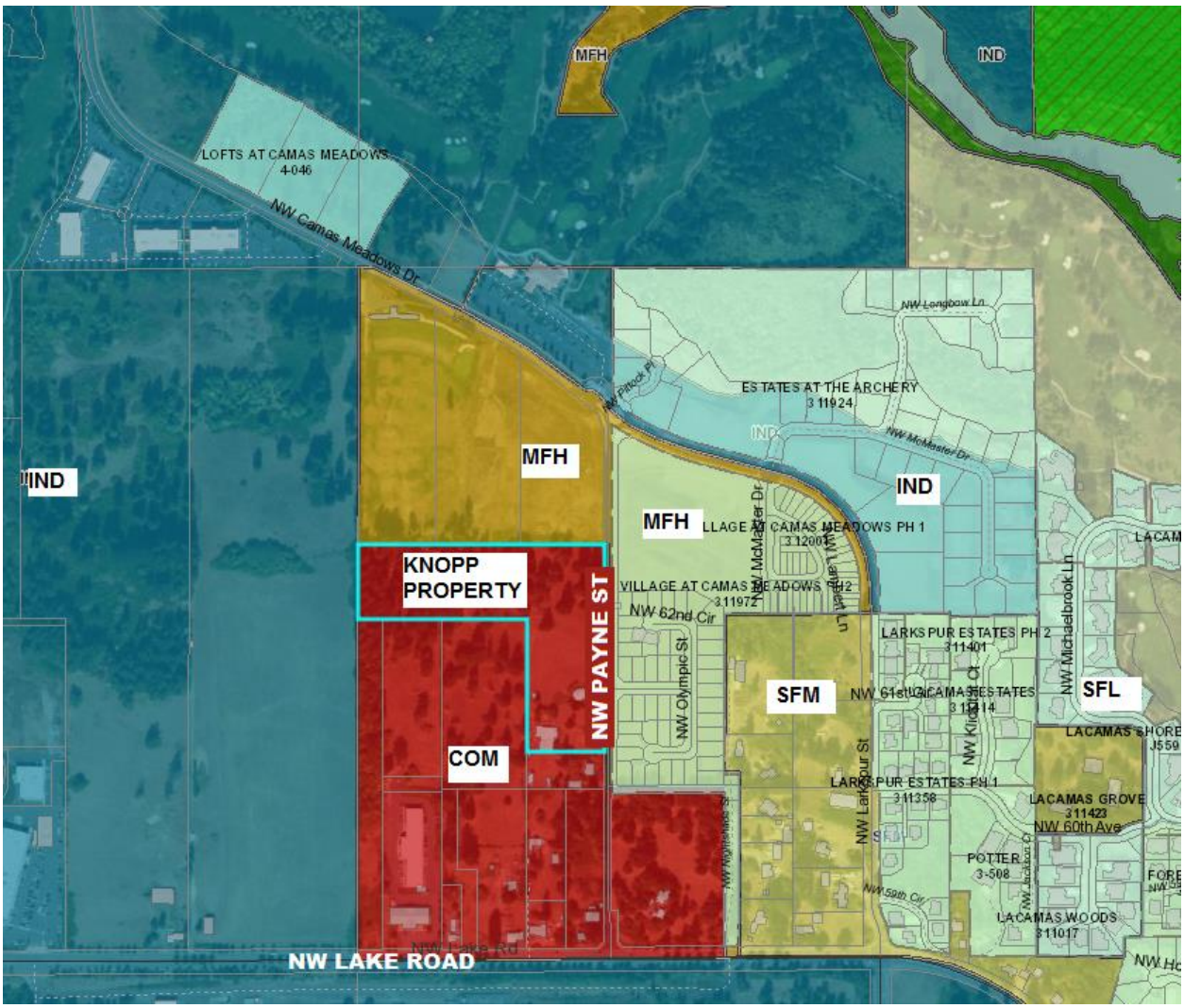
Location: 617 SW Trout Court

Description: Property is designated as "Single family Medium" and has the same designation to the north, south, and west. To the east are properties that are designated as "Single family High" and are developed similar to a (repealed) zoning design standard of Residential-5,000. Across the street to the south are properties that are designated as "Single family low" which generally have deep yards which are encumbered by steep slopes.

KNOPP PROPERTY (CPA19-03)

Location: 6201 NW Payne Street

Description: Property is designated "Commercial" and has commercially designated properties to the south. To the north and east are multifamily designated properties, with the Village at Camas Meadows (east) under construction. To the west is vacant industrial land.



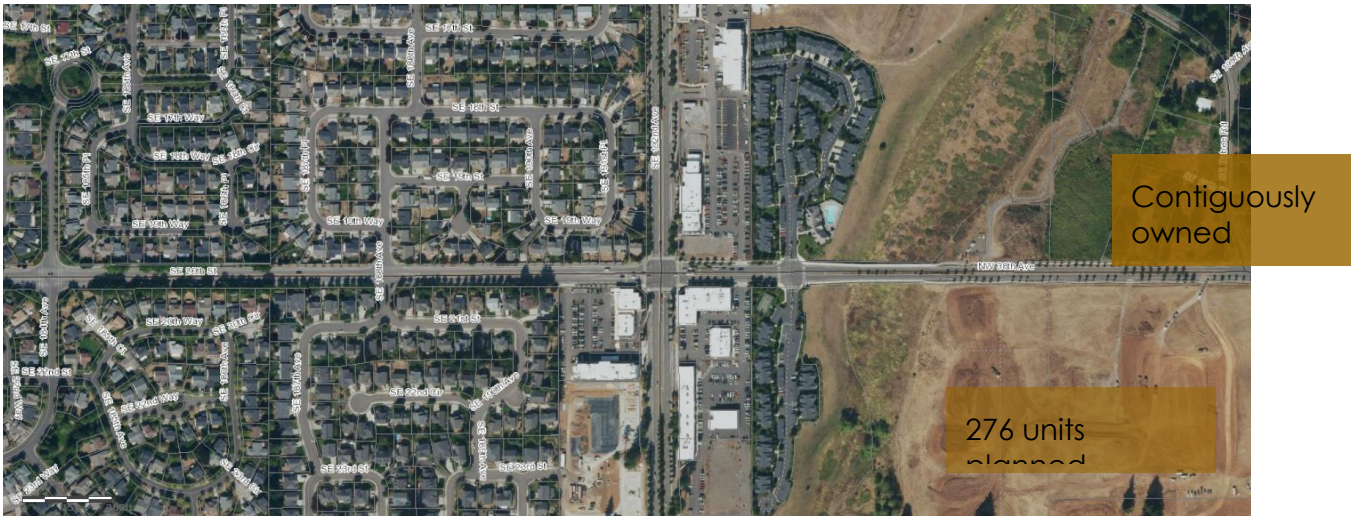
CAMAS CROSSING (CPA19-04)

Location: NW 38th Avenue and SE 202nd Ave

Description: The property is designated "Commercial" and properties to the south, east and west are similarly designated. To the north and east, the properties are outside city limits, but within the urban growth area. One of the subject properties, and to the north of the site are designated as "Single Family Low".

(A) Comprehensive Plan Designations

(B) Aerial photo of surrounding development pattern

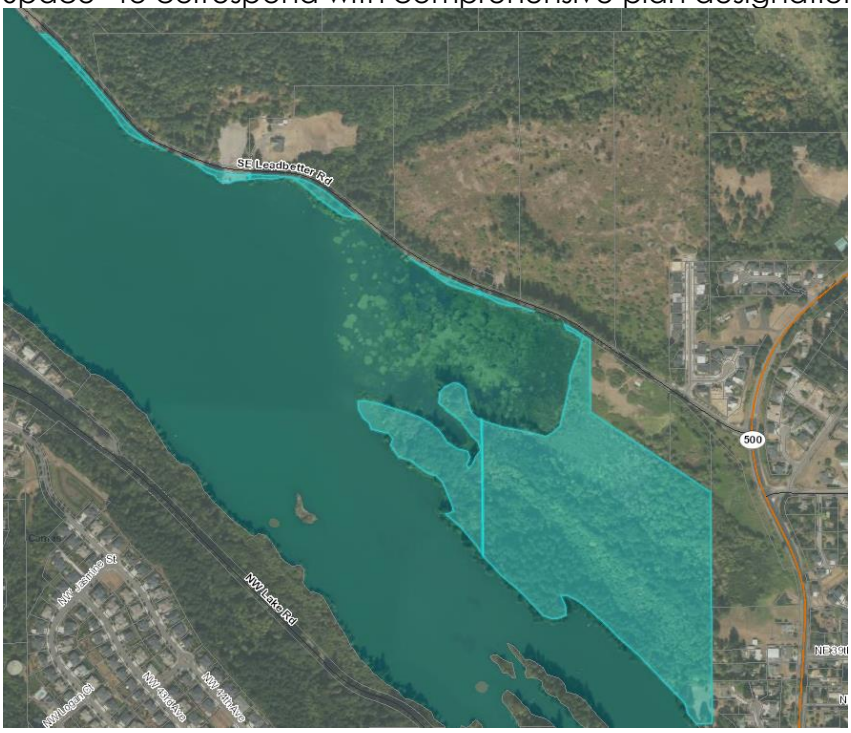


CITY PROPOSALS (CPA19-05)

Hill Street (**Yellow Box)**: The city is considering amending the area outlined in yellow to be changed from Multifamily High (MFH) and Park (P) to Commercial (COM).

NW 10th (**White Box)**: The city is considering amending this Single Family Low (SFL) area to Single Family Medium or High (SFM or SFH).

Park at Lacamas Lake (**West of Everett**): The City annexed the property in 2017, but inadvertently did not designate a zone. The proposal is to zone the property "Open Space" to correspond with comprehensive plan designation.



Planning Commission Recommendation
Camas Comprehensive Plan

DRAFT

KEY

Urban Growth Area (UGA) Boundary

City Boundary

Comprehensive Plan - Proposed

- Commercial
- Industrial
- Single-Family_Low
- Single-Family_Medium
- Single-Family_High
- Multi-Family_Low
- Multi-Family_High
- Park (P)
- Open space/Green space (OS)

Recommended for amendment

Area submitted for consideration, but not recommended for amendment.

NOTE: *Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.*

0 1 Miles

Printed on: Aug 28, 2019
Project: \\olympus\GIS\DataOps\Planning\Complan\Camas_PlanningCommRecommendation\PlanningComm_Recommendations.aprx

Planning Commission Recommendation
Camas Zoning

Recommended to be amended.

Area considered, but not recommended.

DRAFT

KEY

Urban Growth Area (UGA) Boundary

City Boundary

Overlays
- Primary Gateways
- Secondary Gateways
- Entry Signage
- Corridors
- Airport Zone A
- Airport Zone B
- Airport Zone C

Zoning - Proposed
- Single-Family residential (R-15)
- Single-Family residential (R-12)
- Single-Familyresidential(R-10)
- Single-Family residential (R-7.5)
- Single-Family residential (R-6)
- Multi-Family (MF-18)
- Neighborhood commercial (NC)
- Community commercial (CC)
- Mixed use (MX)
- Business park (BP)
- Light industrial (LI)
- Heavy industrial (HI)
- Neighborhood Park (NP)
- Multii-Family (MF-10)
- Regional commercial (RC)
- Downtown commercial (DC)
- Light industrial/Business park (LI/BP)
- Special Use Park (SU)
- Open space (OS)

DRAFT

N

NOTE: *Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.*

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Printed on: Jul 11, 2019
Project: \\olympus\GIS\DataOps\Planning\Complan\Camas_PlanningCommRecommendation\PlanningComm_Recommendations.aprx

Sui Hui Property (Clark County Assessor Parcel 819518-123)

Application for Comprehensive Plan Amendment and Zone Change Application

Submitted to:
City of Camas
Attn: Sarah Fox, Senior Planner
616 NE Fourth Avenue
Camas WA 98607

Prepared By:
Otak, Inc.
700 Washington Street, Suite 300
Vancouver, WA 98660

January 30, 2019

Project No. 19056

Otak

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Appendix B: City of Camas Community Development Department General Application Form
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Section 1 | Introduction

The Owner proposes for consideration by Camas Planning Staff a recommendation for approval to the Camas Planning Commission and Camas City Council of a Comprehensive Plan and Map Amendment for Assessor Parcel 81958-123 (parcel).

This parcel is presently designated as Commercial, with a zoning of CC (Community Commercial). The Owner requests consideration for changing the comprehensive plan to Multi-Family High and the zoning to Multi-Family 18.

This parcel is located within a subarea of numerous properties that largely are designated for commercial uses but have developed in residential use. We support the City's consideration of an adjustment to the designations/zoning in the entire local area to better align actual development with the City's Comprehensive Plan.

Pursuant to requirements outlined in the City of Camas Pre-Application Conference Meeting Notes for Rouse File PA18-59, the following narrative describes the requested proposal in terms of specific sections of the City of Camas Comprehensive Plan, Goals and Policies.

Section 1.1 | Background

The subject property is located at the intersection of NW Logan Street and NW 23rd Circle and is the last remaining undeveloped parcel of land in the immediate vicinity.

This undeveloped property is surrounded by a variety of development, primarily housing:

North: Logan Place Village | High-density, two-story zero-lot line (townhomes) development | CC Zone
South: Open space and/or park land | CC Zone
East: Summit Hills Condos | High-density, two-story zero-lot line development | RC Zone
West: Skyview Subdivision | Medium-density, single-family | R-7.5 Zone

The subject property is 2.2 acres in size, according to Clark County GIS Mapping. The site has moderating topography, with flat areas and localized areas of slopes on the order of 10-15%.

Section 2 | App. for Amendments to Comp. Plan, CMC 18.51

Section 2.1 | Proposed Amendment, CMC 18.51.010(A)

The present Comprehensive Plan designation is COM. The present Zoning Designation is Community Commercial (CC). The request is to adjust the Comprehensive Plan to a Multi-Family High designation and change the zoning to a MF-18 zone.

The subject property is located at the intersection of NW Logan Street and NW 23rd Circle and is the last remaining undeveloped parcel of land in the immediate vicinity. This undeveloped property is surrounded by a variety of primarily residential development.

The requested change in designation and zone would allow for development that better fits the pattern of existing and surrounding development, in terms of use (housing), aesthetic (building type), and circulation patterns (traffic).

Section 2.2 | Anticipated Impacts, CMC 18.51.010(B)

No detrimental impacts are anticipated because of the change, as the proposed change reflects a consistency in surrounding uses.

Section 2.3 | Current Plan Deficiencies, CMC 18.51.010(C)

The current comprehensive plan of COM and zoning of Community Commercial allows for development of the subject property with a variety of commercial uses, as allowed under Camas Code 18.070.030, Table 1. Many of the allowable uses appear to be incompatible with the current development pattern and density of the neighborhood.

A detailed traffic study would be necessary for any proposed commercial uses, however experience and empirical evidence suggests that some commercial uses could have a negative impact on the present experience of the neighborhood.

Section 2.4 | Supporting Comp Plan Goals, CMC 18.51.010(D)

The proposed amendment promotes general principles of the growth management act by affording land development that is consistent and compatible with surrounding uses, as well as affording density of residential housing where existing municipal/public services exist. In addition, at the following comprehensive plan Citywide Housing and Land Use goals and policies are addressed here:

Section 2.4.1 | Camas 2035 Comp Plan Section 2.4.1, 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.

Policy H-1.1: The requested proposal creates a variety in the available housing options in the neighborhood, through creation of a pocket of multi-family housing in the local area. Presently, the local area surrounding the parcel is developed with housing consistent with single-family medium density (e.g., duplexes).

Policy H-1.2: The requested proposal creates an opportunity for the developer to build a multi-family, multi-storied project that is advantageous for the existing sloped and natural contours of the parcel. In addition, it is anticipated that a multi-family development would utilize existing public infrastructure, thus eliminating the need to build new impervious public infrastructure. By building vertically with multi-family, impervious roof area is minimized relative to the residential density, lessening the quantity of surface runoff. Where feasible, low impact development options for onsite runoff management will be considered.

Policy H-1.3: The requested proposal is limited to a single assessor parcel. A multi-family designation for this parcel will create a variety of housing within the *existing* and surrounding development. The parcel itself is not large enough to consider a variety of housing types.

Policy H-1.4: Not applicable. The requested proposal is limited to one (1) parcel, which is located within and surrounded by single-family medium density development. These surrounding developments occurred under conditional use in the CC Comp. Plan Designation.

Policy H-1.5: The requested proposal is intended to provide housing that is complimentary to the surrounding single-family medium development, in terms of construction type and appearance.

Policy H-1.6: The requested proposal allows for the development of both an in-fill and underutilized parcel, where urban public services are readily available. A multi-family building on the parcel is intended to be designed and constructed with features compatible to surrounding development.

Policy H-1.7: The requested proposal provides for a variety of housing type within the local area, to be reviewed and approved through the City of Camas land use approval process.

Section 2.4.2 | Camas 2035 Comp Plan Section 2.4.2, 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.

Policy H-2.1: The requested proposal offers a choice, variety and affordability of housing opportunity through higher-density multi-family development. Ownership of units in a development constructed on the parcel may be an option in the future.

Policy H-2.2: The Owner's would consider opportunities through incentives and/or bonuses to create housing that is financially feasible to develop and considered affordable.

Policy H-2.3: The Owner's would consider opportunities through incentives and/or bonuses to create housing that is financially feasible to develop and affordable to households earning 50-80% of Camas' MHI at time of completion of the development.

Policy H-2.4: Should the Owner and City of Camas (or other public agency or private entity, such as Vancouver Housing Authority or Housing Initiatives LLC) reach agreement on the creation of affordable housing on the parcel, the Owner will comply with conditions of the agreement for the duration of the "affordability" of the designated units within the project.

Policy H-2.5: The Owner's will consider collaborative partnerships with potential partners to create designated affordable housing.

Policy H-2.6: The Owners will consider collaborative partnerships with potential partners to create designated affordable housing, and where the partner may provide financial assistance to qualifying low-income residents to maintain or repair the health and safety features of their homes.

Policy H-2.7: Not applicable to the requested proposal.

Section 2.4.3 | Camas 2035 Comp Plan Section 2.4.3, 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.

Policy H-3.1: The requested proposal creates multi-family (and generally more affordable) housing in the urban area where public services are readily available.

Policy H-3.2: The requested proposal is limited to one (1) parcel, which is located within and surrounded by single-family medium density development. It is anticipated that the development will be focused on providing a maximum residential density, as allowed by the City. The geographic conditions, size of the parcel, and lack of available off-street parking do not afford a site that is viable for community social and health services.

Policy H-3.3: The requested proposal, if approved, will afford the opportunity for a development that may provide units that are readily accessible to seniors and/or those with special needs.

Policy H-3.4: The requested proposal is for a parcel of land that, due to existing conditions and site contours, does not lend itself to development of single-story houses.

Section 2.4.4 | Camas 2035 Comp Plan Section 1.4.1, 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.

Policy LU-1.1: The requested proposal supports the City's goal to provide a variety of residential opportunities for residents as the community grows, through increased density on in-fill property that is located where urban services are readily available to serve both a project and the residents of a development. Further, the requested proposal, although small in size, affords more absorption of the planned increase in population through urban development and reduction on pressure to continue suburban sprawl.

Policy LU-1.2: The requested proposal, if approved, affords for in-fill development on an underutilized parcel. At this parcel, public services are readily available and due to the small size of a potential future multi-family project, there would not be anticipated a significant demand created for additional public services.

Policy LU-1.3: The requested proposal, if approved, affords the development of a use that is both compatible in use and design of both the built structures and the natural environment. Surrounding development is single-family medium. The requested proposal is for multi-family high zoning, in order to maximize the development potential (multi-storied, hillside) of the unique natural conditions of the parcel.

Policy LU-1.4: This Citywide land use policy is not directly applicable to the requested proposal.

Policy LU-1.5: The requested proposal fulfills this Citywide land use policy, through encouragement of in-fill development of underutilized urban parcels.

Policy LU-1.6: The requested proposal is proposed on an urban parcel that surrounded by residential development and served by existing public facilities. Impacts on current residents are anticipated to be limited or non-existent and presuming that off-street parking for residents of a new development to be provided per City of Camas land use development requirements.

Policy LU-1.7: The requested proposal is in compliance with general County-wide planning policies, which encourage urban in-fill development on parcels with existing public services.

Policy LU-1.8: The requested proposal, if approved, will result in the opportunity for an urban development on an underutilized parcel. A proposed project will comply with City of Camas land use and engineering development requirements, including the study of the feasibility of onsite capture, management and reuse of surface runoff.

Policy LU-1.9: The requested proposal, if approved, will afford the opportunity for urban development on an underutilized parcel. Where financially feasible and within the context of the existing development, a project may consider artistic opportunities.

Section 2.5 | Functional Plan Changes Required, CMC 18.51.010(E)

No changes to the City's functional plans are anticipated necessary to support the request.

Section 2.6 | Capital Improvements Required, CMC 18.51.010(F)

No City capital improvements are anticipated necessary to support the request.

Section 2.7 | Other Code and Regulatory Changes Required, CMC 18.51.010(G)

No changes to other city or county codes are anticipated necessary to support the request.

Section 2.8 | State Environment Policy Act Checklist, CMC 18.51.010(H)

Appendix A includes the non-project action SEPA checklist supplemental.

Section 2.9 | Spot Zoning

This parcel is located within a subarea of numerous properties that are designated for commercial uses but have developed in residential use.

We support the City's consideration of an adjustment to the designations/zoning in the entire local area to better align actual development with the City's Comprehensive Plan.

The requested proposal primarily serves a public interest. As previously detailed, the proposal affords the opportunity to:

1. Develop an in-fill and underutilized urban parcel with existing public services
2. Affords the opportunity for a development that better fits with the natural environment and existing conditions of the parcel (sloped and bracketed by existing development)
3. Affords the development of housing that creates a variety and choice of options for residents
4. Creates an opportunity for development of housing that may be considered more affordable than single-family residential development
5. Creates an opportunity for collaborative partnership with public or private affordable housing developers.

Section 3.0 | Approval

We appreciate the City's consideration of this requested proposal for a Comprehensive Plan and Zoning Change for the Sui Hui property.

The narrative provided details the reasonable and defensible justification for an approval of the requested action. By approving this request, the City will provide for the creation of an opportunity for development of an infill parcel that advances the goals and policies of the Camas 2035 Comprehensive Plan.

Appendix A

Non-Project Action SEPA Supplemental Checklist

Community Development
616 NE Fourth Avenue • Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal to change from commercial use to residential of the subject property is not expected to increase negative impacts on the environment.

Proposed measures to avoid or reduce such increases are:

Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is not expected to affect plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not expected to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not likely to use or affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land and shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal to change from a commercial to residential use is likely to increase demands on public services and utilities, depending on the nature of a future residential development. Additional studies (e.g., Traffic Impact Assessment) would be prepared, as required by the local agency, to plan and address any significant demands on public services.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable, at this time.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal is not anticipated to conflict with local, state or federal laws or requirements for the protection of the environment.

Appendix B

City of Camas Community Development General Application Form

City of Camas WASHINGTON

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form **Case Number:**

Applicant Information

Applicant/Contact:: Otak, Inc./Tim Leavitt, PE Phone: (360) 906.9432

Address: 700 Washington Street, Suite 300
Street Address *E-mail Address*

Vancouver | WA | 98660
City | *State* | *ZIP Code*

Property Information

Property Address: Intersection of NW Logan St and NW 25th Circle | 81958123
Street Address | *County Assessor # / Parcel #*

Camas | WA | 98607
City | *State* | *ZIP Code*

Zoning District: Community Commercial Site Size: 2.22 acres

Description of Project

Brief description:
Request to review and approve of a comprehensive plan and zone change from the current Community Commercial zoning to multi-family, consistent and compatible with adjacent and surrounding uses.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☒

Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☒ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Hui (*Last*) Sui (*First*) Phone: (360) 907.7008

Address: 8103 SE Evergreen Highway
Street Address *Apartment/Unit #*

E mail Address: Vancouver | WA | 98674-2302
City | *State* | *Zip*

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Date: 11.27.19

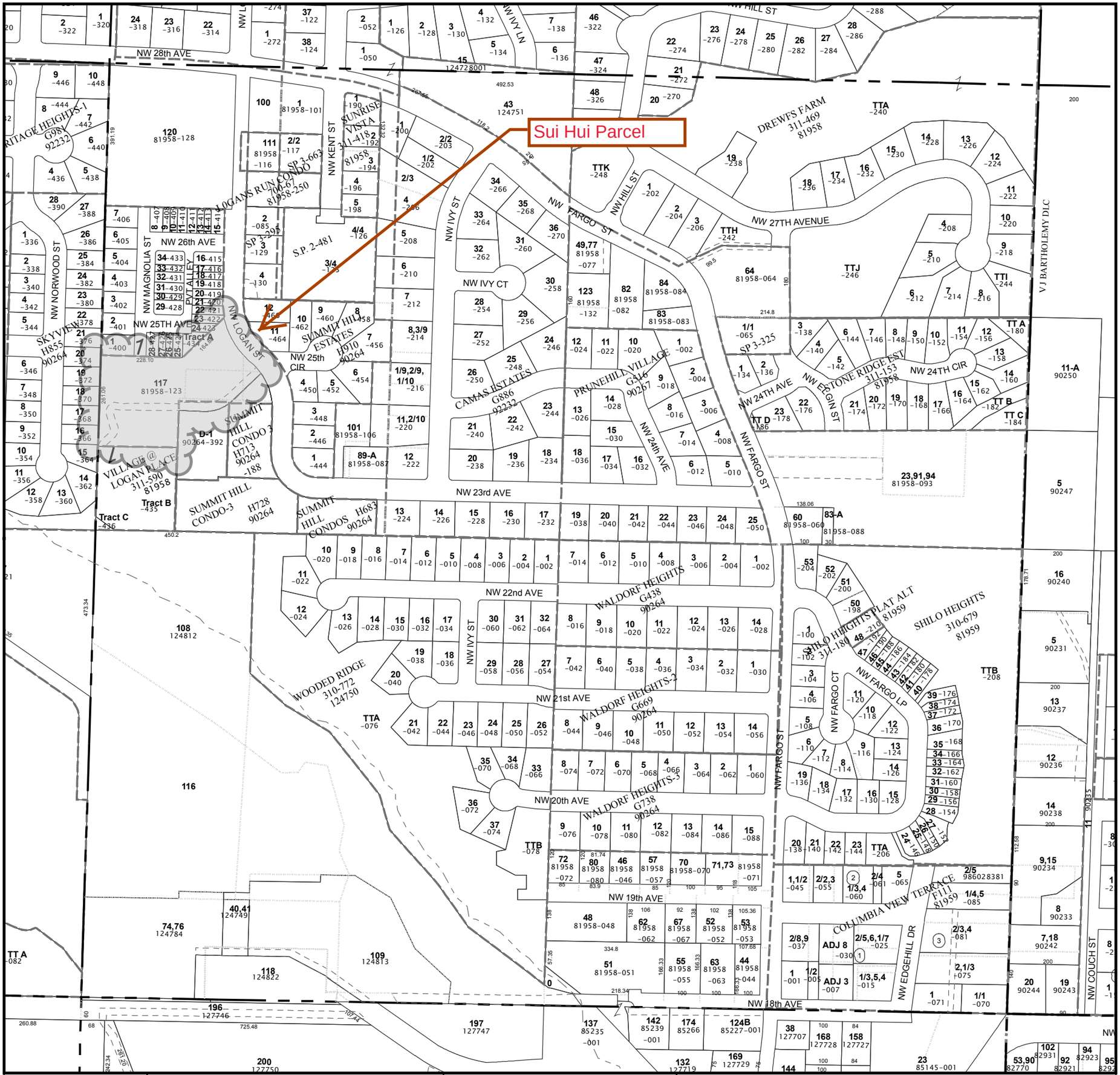
Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: Pre-Application Date:	
Staff: Related Cases # ☐ **Electronic Copy Submitted**	**Validation of Fees**

Revised: 11/30/17

Appendix C

Map of Proposed Amendment



Printed: January 30, 2018
Scale - 1:3600
1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Clark County
Geographic Information System

SE Qtr of Section 03 T1N R3E WM

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: SEPA19-04 / CPA19-01

Applicant Information

Applicant/Contact:: Eric Rouse — Phone: (360) 690-5879

Address: 3305 NE 242nd Avenue — rousemouse22@comcast.net
Street Address — *E-mail Address*

Camas — WA — 98607
City — *State* — *ZIP Code*

Property Information

Property Address: 617 SW Trout Court — 83047-000
Street Address — *County Assessor # / Parcel #*

Camas — WA — 98607
City — *State* — *ZIP Code*

Zoning District: R-7.5 — Site Size: 14,162

Description of Project

Brief description: Propose to amend comprehensive plan designation, for neighborhood surrounding SW Trout Court, to single-family high (R-6), with the intent to ratify nonconforming properties and give larger properties the ability to divide.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☐

Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☐ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Rouse (*Last*) Kathryne (*First*) — Phone: (360) 903-0505

Address: 3305 NE 242nd Avenue
Street Address — *Apartment/Unit #*

E mail Address: Camas — WA — 98607
City — *State* — *Zip*

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Kathryne Rouse — **Date:** 1-28-2019

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 1-30-19 — Pre-Application Date:

Staff: — Related Cases # — ☐ **Electronic Copy Submitted**

$6372.00 # 473874 — **Validation of Fees**

Revised: 11/30/17

We are requesting that the properties located east of SW Utah St and west of SW Trout Court in Camas be rezoned from R-7.5 to R-6. A change of the comprehensive plan and a rezoning to R-6 would allow six current nonconforming properties along SW Utah Street to become compliant. Not only would a comprehensive plan change bring these properties into compliance, it would give six properties on the west side of SW Trout Court the ability to divide. With the division of property comes the ability to build affordable housing within the confines of a mature established neighborhood. These alterations would bring the neighborhood at question into alignment with adjacent neighborhoods to the east of SW Trout Court, eventually allowing both sides of SW Trout Court to fall under the umbrella of the same comprehensive plan. For these reasons, ratification to the comprehensive plan would inevitably be in the best interest of the neighborhood and subsequently align with the vision of "Camas 2035."

Our proposal to ratify the existing comprehensive plan can be looked at threefold:

1. The ratifications focus regarding nonconforming properties would only affect their ability to become compliant. There would be no impacts to the area geographically in regards to water soils or air disruption. A zoning change would only affect the compliance and not any future building projects.
2. The ratifications focus regarding the properties on the west side of SW Trout Court would allow them the ability to divide in the future. Since the properties in the neighborhood are relatively flat, the geographical impacts (soil export or import) to the area would be minimal. Future home building would not affect the air quality nor would it affect streams, rivers, etc. because no future building sites are close to water. Since the area is a neighborhood, future building sites would not affect wildlife or forested areas.
3. It appears the properties and neighborhoods along SW 6th Avenue in the area of SW Utah, SW Trout and SW Sierra Street have zoning designations ranging from R-6 to R-7.5 and R-15 with the streets typically separating the different zoning groups. However, with regards to the houses around SW Trout Court, R-7.5 properties border R-6 properties. This is an anomaly because SW Trout Court does not totally dissect the neighborhood into two separate entities, rather turns the neighborhood into a large "U" shape. Therefore, an amendment change would bring the properties east of SW Utah and west of SW Sierra together under one designation (attached map for clarification).

After a thorough investigation into the properties surrounding SW Trout Court and adjacent neighborhoods, two unique but different items stood out: 1. It was evident that very few homes in the immediate vicinity were compliant within their respective zoning parameters (attached map). 2. Zoning designation varied greatly from one side of the street to the other.

In 2005, the entire east side of SW Trout Court was purchased and developed resulting in the eventual building of seven homes all zoned R-6. These seven homes were part of a building project that included seven additional homes just to the east of SW Trout Court along SW Sierra St. These additional homes were also zoned R-6 as part of a subdivision. The subdivision known as Camas West encompassed roughly 14 homes designated on R-6 lots. However, none of these lots meets the requirements for R-6. While R-6 or (single-family high) has a designation as having a lot size of 6,000 square feet, all of the lots in the Camas West subdivision, which includes the houses along the east side of SW Trout Court are well below those numbers. The average lot size for this development hovers around 4,100sf with the smallest lot at just over 3,600sf and the largest at 5,800, still below the 6,000 average required for R-6 (attached map). Unlike Camas West, subdivision 3-576 Grabb, short plotted a year earlier, in 2004 has all four of their properties conforming to the comprehensive plan.[1]

It may be argued that this is the result of a zoning designation change a few years back.[2] If this is the case, should a designation change be followed with a ratification to the comprehensive plan? While zoning designation changes might explain this particular subdivision, it does not explain the countless home lots to the east and west of SW Trout Court along both sides of SW 6th Avenue which also fall under nonconforming lot size as specified in the CMC section 18.09.040. On the north, side of SW 6th Avenue homes are typically on an R-7.5 lot while the homes on the south side of SW 6th Avenue are generally zoned R-15. The homes on both sides of the road are consistently 1,000sf short on the R-7.5 lots and 4000-5000sf short on the R-15 lots (attached map). While the above zonings do vary in size, R-6, R-7.5 and R-15, the constant denominator continues to be that the lot sizes put forth under the CMC section 18.09.040 do not align with the existing comprehensive plan. While changes to zoning are not being requested for lots on the north and south side of SW 6th Ave, they are being used for example purposes only.

---

[1] 3-576 Grabb Subdivision short plot, Book 3 page 576, July 2004.

[2] Camas West Subdivision, short plot does not specify R-5, but R-5 setbacks were being required, Book 311 page 274, 1of 2, June 05.

With a rezoning and subsequent potential for splitting lots on the west side of SW Trout Court, new affordable homes can be built. As stated in the *Camas2035 Comprehensive Plan*, by 2035 projections show roughly 11,000 people will move into the Camas area requiring nearly 4,000 new housing units.[3] While the plan saw the need for an increase in housing to meet the pending demand, the plan also called for affordable housing for those whose incomes will fall below the income median. Many of the subdivisions around Camas that are in the building phase promote their asking price. For instance, Green Mountain subdivision promotes housing starting in the $400,000s, Camas Meadows start in the $500,000's, The Hills at Round Lake in the low $400'000's.[4] Though the Camas comprehensive plan requires diversity in housing prices, the above prices do not focus on the young or low income buyers market that an independently built houses in established neighborhood would. Classically, new developments with update neighborhood amenities i.e. walking trails and centrally located parks with in neighborhoods are desirable. Locations with views, close to schools and natural lakes and rivers help to drive up housing costs. Older neighborhoods that do not possess the demand the newer neighborhoods are attracting thus these homes purchase price can be relatively lower.[5] To help with the vision of Camas 2035, an affordable home on the west side of SW Trout Court can be built to match in size, look and cost to those built on the east side of SW Trout Court. With the housing trends focusing on large homes, some potential owners would prefer a new smaller house in a mature and established neighborhood.

The GMA, Growth Management Act, helps to develop and establish goals helpful in the regions pertaining to comprehensive planning. Below are two of their goals, which consequently parallel the reasons behind the request of a comprehensive plan amendment...

1. *Urban Growth-encourage development in urban areas where adequate public facilities and services exist...*[6]While many subdivisions are being built in the outlying areas of camas, many utility services are nonexistent and need to be brought to the subdivision with a percentage of this cost going to the homebuyer. With an infrastructure already in place, the home price can be substantially less.

---

[3] Section 2.3.1, Citywide housing goal, *Camas 2035comprehensive plan.*
[4] Looked at builders advertisements via websites, on site pricing and realtor sites.
[5] Talked with local realtors.
[6] GMA (RCW 36.70A), #1.

2. *Housing- encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types...*[7] The eventual goal of amending the comprehensive plan is to build a house, preferably, a house that mimics the architecture, size, cost and design of the houses previously built on the east side of SW Trout Court. Continuity of the houses within the SW Trout Court neighborhood helps to "maintain the strength, vitality, and stability of the neighborhood."[8]

While the comprehensive plan change would bring the properties along SW Utah Street into compliance, no additional changes by the city would be required. Since the changes would be in legality form only, there would be no need for capital improvements to support such a change. However, while the six homes on the west side of SW Trout Court would have the ability to divide and build affordable housing under a ratified comprehensive plan change, very little changes would be necessary for the lots. Since the potential to build an affordable house within the confines of an existing and mature neighborhood, no outside changes or improvements are required from the city. Local utilities are currently available to the neighborhood, and in most cases, the utilities are already at the easement to the properties. A comprehensive change would not require city involvement in regards to municipality improvements. While the change would not affect the city, it would however help to implement the policies set forth in 2015 regarding "Camas 2035."

A comprehensive plan change for the above areas would not require further changes to city or county codes, plans or regulations.

Furthermore, and amendment to the comprehensive plan to the area around SW Trout Court would align more closely with the intent of the comprehensive plan and the vision of "Camas 2035." The change could allow for more urban affordable housing as put forth by the GMA. It would bring certain nonconformities into compliance as desired by the CMC. Most importantly, it would help to unify, expand and strengthen the neighborhood all while helping to build a better Camas.

---

[7] GMA (RCW 36.70A), #4.

[8] Section 2.4.1.H-1, Citywide housing goal, *Camas 203 comprehensive plan.*

14
14
NW 6th Pl
Camas
SW Utah St
SW Trout Ct
SW Sierra St
SW 5th Cir
NC
2X

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SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: None

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2. Name of applicant: Eric Rouse

3. Address and phone number of applicant and contact person: Eric Rouse 360 690-5879 Kathryne Rouse 360 903-0505

4. Date checklist prepared: 1-28-2019

5. Agency requesting checklist: Planning Division

6. Proposed timing or schedule (including phasing, if applicable): None

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. There will be no enviromental information prepared.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

10. List any government approvals or permits that will be needed for your proposal, if known. None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
We want to amend the comprehensive plan designation for the neighborhood east of SW Utah St and west of SW Trout Court from single-family medium to single-family high.The exisitng plan is deficient and most of the home lots are either nonconforming or are eligible to have their lots become dividable.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
East of SW Utah Street and west of SW Trout Court and north of SW 6th Avenue.

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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Since it is an established mature neighborhood most existing soild are a sand topsoil mixture.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Relativley no changes to what is existing in the neighborhood now.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Industry standards in regards to erosion control would be followed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

3. **Water**

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There is no seasonal or year round surface water at the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

City ammenities are available

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Industry standards for nieghborhoods

4. **Plants**

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? None

c. List threatened and endangered species known to be on or near the site. None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Industry standards for typical neighborhoods

e. List all noxious weeds and invasive species known to be on or near the site. None

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. None

c. Is the site part of a migration route? If so, explain. None

d. Proposed measures to preserve or enhance wildlife, if any: No wildlife are present.

e. List any invasive animal species known to be on or near the site. None

6. **Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Public utilities are present

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

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c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: None

7. **Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No

1) Describe any known or possible contamination at the site from present or past uses.
None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. No existing hazards

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None

4) Describe special emergency services that might be required. None

5) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Typical neighborhood and local street noise.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None

3) Proposed measures to reduce or control noise impacts, if any: None

8. **Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The Surrounding area is a residential neighborhood.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. Residential housing

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? R-7.5

f. What is the current comprehensive plan designation of the site? Single-family medium.

g. If applicable, what is the current shoreline master program designation of the site? None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

i. Approximately how many people would reside or work in the completed project? No

j. Approximately how many people would the completed project displace? None

k. Proposed measures to avoid or reduce displacement impacts, if any: None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The purpose of the project is to change the comprehensive plan so that it meets existing land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None are needed.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. up to an additional 6 units... middle-income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Typical 2-story home.

b. What views in the immediate vicinity would be altered or obstructed? None

b. Proposed measures to reduce or control aesthetic impacts, if any: None

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

b. Could light or glare from the finished project be a safety hazard or interfere with views? No

c. What existing off-site sources of light or glare may affect your proposal? None

d. Proposed measures to reduce or control light and glare impacts, if any: None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
Parks, baseball fields and walking trails.

b. Would the proposed project displace any existing recreational uses? If so, describe. No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No impact would be created.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Existing neighborhood. Homes built in most of the decades of the 20th and 21st centuries

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None are existant

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14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Street systems would not change nor need to be updated

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Nearest transit stop is 1/4 mile away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Vehicle trips would fall within a typical single-family's daily transportation needs.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: None

15. **Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No

b. Proposed measures to reduce or control direct impacts on public services, if any. No

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16. **Utilities**

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No new services would be required

C. Signature

Under the penalty of perjury, the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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communitydevelopment@cityofcamas.us

General Application Form **Case Number:**

Applicant Information

Applicant/Contact:: Armand Resto-Spotts Phone: (360) 567-3900

Address: 1499 SE Tech Center Place, Suite 380 armand.resto-spotts@jordanramis.com

Street Address *E-mail Address*

Vancouver WA 98683

City *State* *ZIP Code*

Property Information

Property Address: 6201 NW Payne Street Clark 175963000

Street Address *County Assessor # / Parcel #*

Camas WA 98607

City *State* *ZIP Code*

Zoning District RC Site Size 6 acres

Description of Project

Brief description:

Comp plan amendment and rezone

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☐

Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☒ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Knopp Gary Phone: ( ) contact applicant

Last *First*

6201 NW Payne Street

Street Address *Apartment/Unit #*

E mail Address: Camas WA 98607

contact applicant *City* *State* *Zip*

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Date: 1-30-19

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: Pre-Application Date:	
Staff: Related Cases # ☐ **Electronic Copy Submitted**	**Validation of Fees**

Revised: 01/22/2019

JORDAN RAMIS PC
ATTORNEYS AT LAW

1499 SE Tech Center Place, Ste. 380
Vancouver, WA 98683

Tel. (360) 567-3900
Fax (360) 567-3901

www.jordanramis.com

Armand Resto-Spotts
armand.resto-spotts@jordanramis.com
Direct Dial: (360) 567-3917

March 27, 2019

VIA EMAIL AND U.S. MAIL
SFOX@CITYOFCAMAS.US

Sarah Fox
Senior Planner
City of Camas Community Development
616 NE 4th Avenue
Camas, WA 98607

Re: ***Amended Comprehensive Plan Amendment Request (#CPA19-03)***

Dear Sarah Fox:

Please find attached an Amended Narrative and Amended SEPA Checklist for the #CPA19-03 comprehensive plan amendment request. Applicant has modified his proposed re-designation from Commercial to Multifamily to apply to his entire property, as discussed and supplemented further in the attached application documents.

Please contact me if you need any additional documents for this amendment.

Very truly yours,

JORDAN RAMIS PC

Armand Resto-Spotts

Attachments

Amended Narrative

Knopp – Comprehensive Plan Amendment
Amended Narrative

AMENDED NARRATIVE

On January 30, 2019, Applicant, Gary Knopp, by and through his representative Jordan Ramis PC (James Howsley and Armand Resto-Spotts), submitted an application for a comprehensive plan amendment and rezone for his property, located at 6201 NW Payne St., Camas, WA 98607 (Parcel No. 175963000) ("Property"). Following initial response from City staff, Applicant submitted a revised application in February 2019 to correct certain acknowledgements and SEPA form discrepancies.

Applicant's original request proposed to comprehensive plan amendment for a portion of his property from Commercial to Multifamily. At the pre-application conference, City staff notified the Applicant that a split zone on a property is not permitted within the City, and recommended that the Applicant proceed with a short plat proposal, if Applicant indeed wished to divide his property between two different zones and comprehensive plan designations. Applicant submitted a pre-application request for the short plat, and met with City staff in March 2019.

At the short plat pre-application conference, and in conversations following that meeting, staff expressed some concerns with proceeding with a short plat application concurrently with the comprehensive plan amendment request, specifically that it will be difficult to obtain a final decision on the short plat before the conclusion of the comprehensive plan amendment process. City staff expressed a desire to have finality on the short plat decision before issuing a recommendation or having City Council vote on the comprehensive plan amendment proposal.

Accordingly, after speaking with City staff, Applicant elects to modify its comprehensive plan amendment request to apply the proposed re-designation from Commercial to Multifamily for the <u>entire</u> Property. This Amended Narrative and Amended SEPA Checklist reflect this changed proposal. The application materials previously submitted can still be used by the City for reference, but any applicable document or reference to a proposal for changing the comprehensive plan designation and zone for only a portion of the Knopp Property should now be considered moot. Nonetheless, as discussed in this Amended Narrative, the reasons for re-designating a portion of the Property apply equally to re-designating the entirety of the Property.

Amended Request. Applicant seeks to amend the comprehensive plan designation for his Property from Commercial to Multifamily. This change will allow for a better use of this land, given the surrounding multifamily properties and unique topographical characteristics of the Property.

Pre-application Conference. The Applicant met with County staff in a pre-application conference on December 20, 2018. The Applicant has incorporated staff's suggestions and comments into this application.

Surrounding Area. The Property is zoned Regional Commercial, with a Commercial comprehensive plan designation. The properties located directly to the south are also Commercial/Regional Commercial properties. The properties to the west are Light Industrial/Business Park properties. To the north and east, the Property is surrounded by Multifamily/R-18 properties. Further east, there is additional single family residential land. *See* Exhibit B, Comprehensive Plan and Zoning Map.

Criteria for Amendment. Camas Municipal Code ("CMC") 18.51.010 requires an applicant to demonstrate specific enumerated criteria for its request for comprehensive plan amendment.[1]

First, as stated above, the Applicant requests a comprehensive plan amendment for his Property from Commercial to Multifamily in order to facilitate a higher, better use of the Property, consistent with surrounding properties and within the topographical and geographic limitations of the Property. CMC 18.51.010(A).

Second, there are limited impacts associated with this proposed change. The proposed change from Commercial to Multifamily will not increase any associated impacts, since Commercial uses may facilitate a more intense use of the land (i.e., more ground disturbance, stormwater) and more infrastructure in this area (e.g., traffic, noise). The Multifamily designation would not increase or create any new stress on the area, since multifamily uses already exist in the immediate vicinity. CMC 18.51.010(B). Moreover, the slopes on the upper portion of the Property are more conducive to a Multifamily use than Commercial development, which would be severely constrained on that site.

Third, the Comprehensive Plan policies support this proposed change. CMC 18.51.010(C). In accordance with the Citywide Land Use Policies, the City seeks to encourage a mix of commercial and residential lands (LU-1.1) and maintain compatibility with the surrounding built and natural environments (LU-1.3). LU-1.5 further supports development that makes efficient use of land. This Property has unique geographic and topographical characteristics (slopes) on the north side, making any commercial use highly unlikely for this area. Consistent with the surrounding area, a Multifamily designation would be a better use of that sloped-portion.

In the City's Housing Element, the City supports residential development that minimizes impervious areas and site grading to retain natural contours of land, and supports landscape practices that store and filter runoff from development (H-1.2). Any future development proposal for residential use would be more compatible with this land, which is heavily sloped, than a commercial use. The residential uses, especially multifamily, can incorporate open space and other park or trail elements in this sloped piece of land, as opposed to any commercial development that would require significant grading, ground disturbance, parking, and other associated traffic impacts.

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[1] The Applicant's Amended SEPA checklist (18.51.010(H)) is submitted separately with this application.

Along these lines, the City encourages limited grading, clearing, and soil disturbance activities outside of building footprints, in order to maintain the natural hydrologic functions of a site (NE-1.7), and supports land use and development that protects the natural topographic, geologic, and hydrologic features, including soil stability and natural drainage systems (NE-2.4 and NE-2.5). The portion proposed for re-designation is heavily sloped, making commercial development not only unrealistic, but impractical. Further, commercial development would not promote natural hydrologic features, since most commercial development cannot be built and maintained on sloped property. By contrast, residential developments can accommodate for sloped property and can utilize unique geographic and topographic conditions like this as open space or trail elements for the respective subdivision or development. The Applicant's proposal fulfills and is consistent with many of the City's Comprehensive Plan goals and policies.

Finally, the Applicant does not anticipate any changes to the city's functional plans for water, sewer, stormwater, shoreline, or capital facilities plans. CMA 18.51.010(E), (F). Similarly, the Applicant does not anticipate any change to City or County codes or other regulations. CMC 18.51.010(G). In fact, this area is better suited for multifamily development, which under Code, is intended to "provide for dwellings . . . adjacent to parks" and act as a "transition between commercial and residential zones." CMC 18.05.040(G). The Property has a significant trail systems nearby (Lacamas Lake and Grass Valley Park), and a Multifamily designation on the Property would continue to serve as an appropriate transition from the northern and eastern multifamily developments to the industrial lands to the west.

Parks. As mentioned above, the Property is located near Grass Valley Park and Lacamas Lake (and trail). The proposed re-designation of the Property to Multifamily would not significantly increase demand for the parks or trails nearby because of the minor acreage proposed for re-designation. In fact, the proposed re-designation of the Property comports with the City's Park System Concept. *See* Parks, Recreation, and Open Space Comprehensive Plan Update. Specifically, proposed neighborhood park (NP-1) and proposed trails near the Camas Meadows Golf Course make this location an ideal spot for trail connection and development. *See* Parks Plan, 3.2 Neighborhood Park Recommendations and Park System Concept map. Proposed Park NP-1 is proposed to serve a residential area "unserved by existing parks," and that the site, once acquired, should be "master planned, and then developed to serve the growing residential population in the area." The Property is ideal for this type of potential use. As currently designated, the Commercial use would not be viable for trail and recreational purposes. However, again, with a Multifamily designation, the Property could be used as open space for adjacent or on-site development in the future, authorizing trail and park development nearby.

Water and Sewer. The Property is currently served by the Camas water and sewer district. This proposed re-designation to Multifamily will not significantly increase water or sewer usage, or necessitate any respective improvements to the facilities. At the time of any future development proposal, which is not known to the applicant at this time, the need for improvements can be reassessed.

Amended SEPA

Community Development 616 NE
Fourth Avenue □ Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable: **Knopp Comprehensive Plan Amendment (2019)**

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(360) 817-1568
http://www.cityofcamas.us

2. Name of applicant: **Jordan Ramis PC, attorneys James Howsley and Armand Resto-Spotts, on behalf of Gary Knopp**

3. Address and phone number of applicant and contact person: **Jordan Ramis PC, 1499 SE Tech Center Pl, Suite 380, Vancouver, WA 98683**

4. Date checklist prepared: **Submitted January 31, 2019; Amended March 25, 2019**

5. Agency requesting checklist: **City of Camas**

6. Proposed timing or schedule (including phasing, if applicable): **Annual Review**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **N/A at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Identified critical areas based on Clark County GIS for parcel numbers 175963000**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **Not known.**

10. List any government approvals or permits that will be needed for your proposal, if known.

N/A known or anticipated at this time beyond the annual review request.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Application seeks approval of a comprehensive plan amendment and zone change from Commercial (Regional Commercial, RC) to Multifamily (R1-18) for the subject property.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 6201 NW Payne St, Camas, WA 98607.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)? **>15% slopes on north portion of property.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Non-Hydric – HcB, HcD

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Not known.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Unlikely, but not known.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Percentage not known at this time.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best management practices and standard erosion control measures.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **N/A**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Any conditions that may be imposed during later development process (not known at time).

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **N/A**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

City of Camas Water District.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

City of Camas Sewer District

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Specific stormwater plans to be provided upon approval of application; exact development plans are not known at this time.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not known, but not anticipated with any future development plans.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Any conditions of development approval at later date; best management practices.

4. **Plants**

a. Check the types of vegetation found on the site: (Based on preliminary site evaluation; consistent with prior application)

_deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation **Unknown specific species.**

b. What kind and amount of vegetation will be removed or altered? **Not known at this time.**

c. List threatened and endangered species known to be on or near the site. **Not any known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Will be determined at future development (as necessary). Not known at this time.**

e. List all noxious weeds and invasive species known to be on or near the site. **N/A (not known).**

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Not known

f. List any threatened and endangered species known to be on or near the site. **Not known.**

g. Is the site part of a migration route? If so, explain. **Not Known.**

d. Proposed measures to preserve or enhance wildlife, if any:

To be determined with future development proposal (as necessary). Not known at this time.

e. List any invasive animal species known to be on or near the site. **Not known.**

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

To be determined with future development proposal. Not known at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

To be determined with future development proposal.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

Not known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **Not known.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not known.

4) Describe special emergency services that might be required.

Not known (but may be determined with future development proposal, as necessary)

5) Proposed measures to reduce or control environmental health hazards, if any:

Not known.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Basic traffic for any future development project (e.g., residential).

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Other than traditional noise associated with future development projects (e.g., residential construction), more specific noise impacts may be assessed/reviewed and mitigated at future development proposal review (as necessary).

3) Proposed measures to reduce or control noise impacts, if any:

To be determined at time of future development proposal (as necessary).

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of site is Regional Commercial; single family residence on site. No impact on nearby properties is anticipated with this amendment.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

None anticipated.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not known; no such impacts anticipated.

c. Describe any structures on the site. **Single-family residence.**

d. Will any structures be demolished? If so, what? **Not anticipated.**

e. What is the current zoning classification of the site? **Regional Commercial**

f. What is the current comprehensive plan designation of the site? **Commercial**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

>15% slopes on north portion of property.

i. Approximately how many people would reside or work in the completed project?

Not known at this time.

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Land use review with staff through Annual Review application process.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Properties are designated as Commercial under Comprehensive Plan, with Regional Commercial zoning. This request for a change to Multifamily with R1-18 zoning would not have a greater impact on agricultural lands than current designation and zoning. At time of future development, conditions and review may address any necessary mitigation measures.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not known at this time.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not known.

c. Proposed measures to reduce or control housing impacts, if any:

Not known at this time. To be determined with future development proposal.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not known at this time.

b. What views in the immediate vicinity would be altered or obstructed?

N/A

b. Proposed measures to reduce or control aesthetic impacts, if any:

To be determined with future development proposal.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not known at this time; not anticipated.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated.

c. What existing off-site sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light and glare impacts, if any:

To be determined with future development proposal.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Grass Valley Park; Lacamas Lake and trails

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

To be determined with future development proposal.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

To be determined with future development proposal (archaeological assessment). Clark County property information indicates that property has medium-high probability of archaeological resources.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

To be determined with future development proposal (archaeological assessment)

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is located along the west side of NW Payne St, between NW Lake Road and NW Camas Meadows Dr.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

C-Tran stop on 192nd and Mill Plain, approximately 1.25 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not known at this time.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not known at this time.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not known. Any future development application will include traffic study analyzing specific impacts of proposal at time.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not anticipated.

h. Proposed measures to reduce or control transportation impacts, if any:

Decrease in trips generated by proposed comprehensive plan amendment change will significantly reduce traffic impacts for any future development build out. Additional measures to be determined at time of future development proposal.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not known at this time.

b. Proposed measures to reduce or control direct impacts on public services, if any.

To be determined with future development proposal.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not known at this time.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Name of signee ..... Armand Resto-Spotts .....

Position and Agency/Organization..... Applicant/property owner representative .....

Date Submitted: ..... 3/27/19 .....

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D. Supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.
When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   If requested comprehensive amendment is approved, applicant or future owner may apply for residential development proposal. Not known at this time. Sewer system would accommodate residential discharges, stormwater management plans incorporated in design and approval. Standard noise associated with residences.

   Proposed measures to avoid or reduce such increases are:

   To be implemented and determined with future development proposal.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Impacts to plants and animals that normally result from single family residential development would result either through business park development (as currently authorized), or through proposed designation into single family zone. Critical areas and vegetative analysis and mitigation provisions would be incorporated into project development applications, if plan designation is approved.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   To be implemented and determined with future development proposal.

3. How would the proposal be likely to deplete energy or natural resources?

   No depletion anticipated beyond normal use of residential development.

   Proposed measures to protect or conserve energy and natural resources are:

To be implemented and determined with future development proposal.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Impacts to environmentally sensitive areas that normally result from site development would result if there is multifamily development. Critical area analysis and evaluation for other protected status would be completed and mitigation measures would be incorporated into project development application.

Proposed measures to protect such resources or to avoid or reduce impacts are:

To be implemented and determined with future development proposal.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not anticipated.

Proposed measures to avoid or reduce shoreline and land use impacts are:

To be implemented and determined with future development proposal.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

***See* Answer 14(e) above.**

Proposed measures to reduce or respond to such demand(s) are:

To be implemented and determined with future development proposal.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not anticipated.

City of Camas WASHINGTON

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: CPA19-04/SEPA19-07

Applicant Information

Applicant/Contact:: Kate's Heath LLC Contact: David Lugliani Phone: (360) 607-4035

Address: 16420 SE McGillivray Blvd #103-197 david.apc@me.com
Street Address *E-mail Address*

Vancouver WA 98683
City *State* *ZIP Code*

Property Information

Property Address: no situs address 986028-434/986028-435/125195-000
Street Address *County Assessor # / Parcel #*

Camas WA 98607
City *State* *ZIP Code*

Zoning District LI Site Size 51.28 acres

Description of Project

Brief description:

Requesting a Comprehensive Plan Amendment and Zone Change to Commercial/RC

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☒

Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☒ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Kate's Heath LLC Phone: (360) 607-4035
Last *First*

Address: 16420 SE McGillivray Blvd #103-197
Street Address *Apartment/Unit #*

E mail Address: Vancouver WA 98683
City *State* *Zip*

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: [signature] **Date:** 1/31/19

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 1-31-19 Pre-Application Date:

Staff: SF Related Cases # ☐ **Electronic Copy Submitted**

$6,372.00
474036
Validation of Fees

Revised: 11/30/17

Application Checklist and Fees [January 1, 2019]

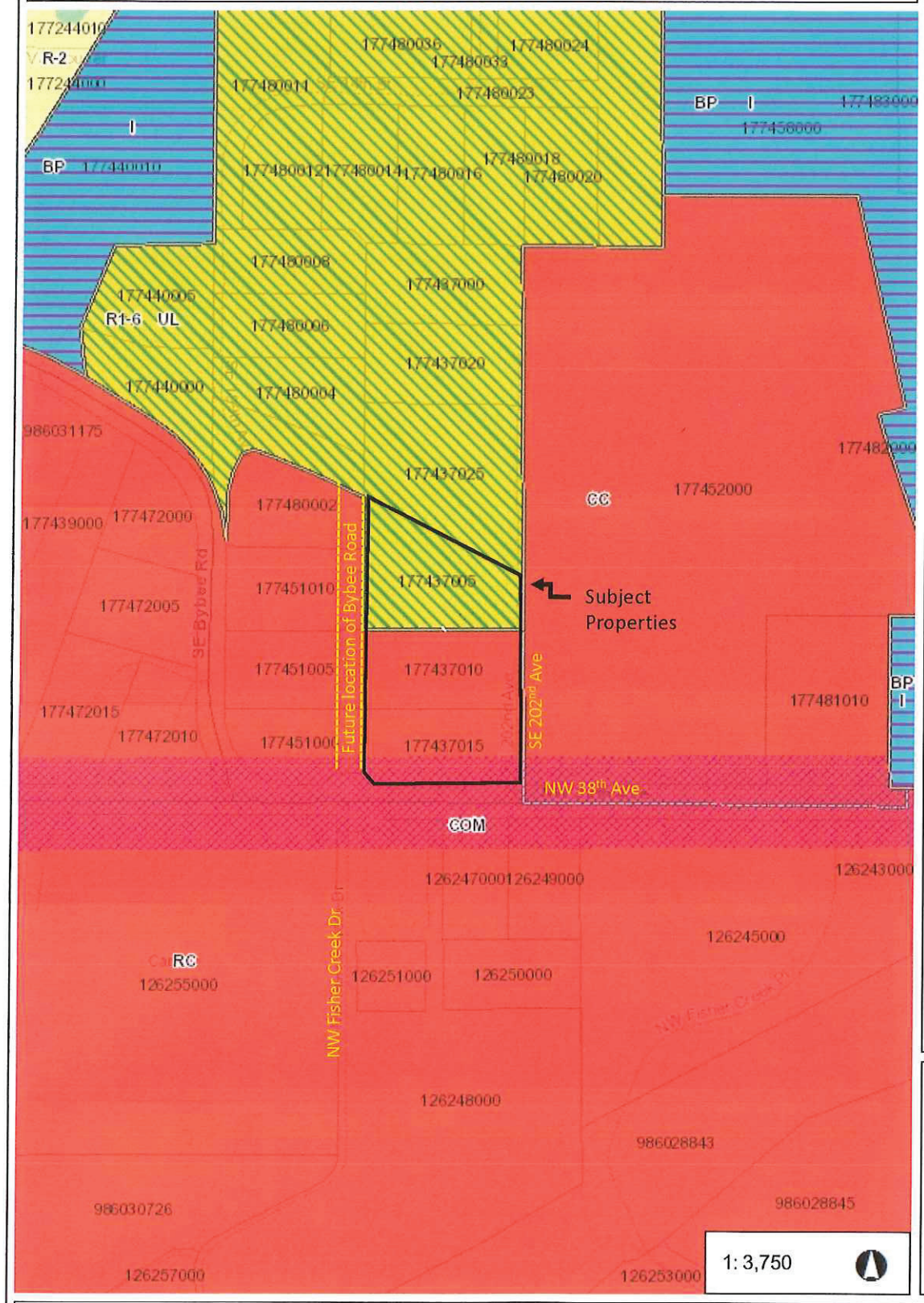
◊	Annexation	$829 - 10% petition; $3,523. - 60% petition	001-00-345-890-00		$
◊	Appeal Fee		001-00-345-810-00	$383.00	$
◊	Archaeological Review		001-00-345-810-00	$132.00	$
◊	Binding Site Plan	$1,805. + $23 per unit	001-00-345-810-00		$
◊	Boundary Line Adjustment		001-00-345-810-00	$99.00	$
◊	Comprehensive Plan Amendment		001-00-345-810-00	$5,595.00	$ $5,595.00
◊	Conditional Use Permit				
	Residential	$3,281 + $101 per unit	001-00-345-810-00		$
	Non-Residential		001-00-345-810-00	$4,156.00	$
◊	Continuance of Public Hearing		001-00-345-810-00	$503.00	$
◊	Critical or Sensitive Areas (fee per type)		001-00-345-810-00	$744.00	$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)				
◊	Design Review				
	Minor		001-00-345-810-00	$416.00	$
	Committee		001-00-345-810-00	$2,280.00	$
◊	Development Agreement	$842 first hearing; $518 ea. addt'l hearing/continuance	001-00-345-810-00		$
◊	Engineering Department Review				
	Plan Review & Inspection Fee	(3% of estimated construction costs)	001.00.345.830.20		$
	Modification to Approved Construction Plans		001.00.345.830.20	$405.00	$
	Single Family Residence (SFR) - Stormwater Review Fee		419-00-345-830-00	$200.00	$
	Gates/Barrier on Private Street Review Fee		001.00.345.890.00	$1,000.00	$
◊	Fire Department Review				
	Short Plat or other Development Review		115-09-345-830-10	$137.00	$
	Short Plat or other Development Inspection		115-09-345-830-10	$137.00	$
	Subdivision or PRD Review		115-09-345-830-10	$170.00	$
	Subdivision or PRD Inspection		115-09-345-830-10	$170.00	$
	Site Plan Review (commercial)		115-09-345-830-10	$203.00	$
	Site Plan Inspection (commercial)		115-09-345-830-10	$203.00	$
◊	Home Occupation				
	Minor - Notification (No fee)			$0.00	
	Major		001-00-321-900-00	$66.00	$
◊	LI/BP Development	$4,156+ $39.00 per 1000 sf of GFA	001-00-345-810-00		$
◊	Minor Modifications to approved development		001-00-345-810-00	$332.00	$
◊	Planned Residential Development	$33 per unit + subdivision fees	001-00-345-810-00		$
◊	Plat, Preliminary				
	Short Plat	4 lots or less: $1,859 per lot	001-00-345-810-00		$
	Short Plat	5 lots or more: $6,890 + $240 per lot	001-00-345-810-00		$
	Subdivision	$6,890 + $240 per lot	001-00-345-810-00		$
◊	Plat, Final:				
	Short Plat		001-00-345-810-00	$192.00	$
	Subdivision		001-00-345-810-00	$2,280.00	$
◊	Plat Modification/Alteration		001-00-345-810-00	$1,148.00	$
◊	Pre-Application (Type III or IV Permits)				
	No fee for Type I or II				
	General		001-00-345-810-00	$340.00	$
	Subdivision		001-00-345-810-00	$875.00	$
◊	SEPA		001-00-345-890-00	$777.00	$ $777.00
◊	Shoreline Permit		001-00-345-890-00	$1,148.00	$
◊	Sign Permit				
	General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	$39.00	$
	Master Sign Permit		001.00.322.400.00	$121.00	$
◊	Site Plan Review				
	Residential	$1,105 + $32 per unit	001-00-345-810-00		$
	Non-Residential	$2,762 + $65 per 1000 sf of GFA	001-00-345-810-00		$
	Mixed Residential/Non Residential	(see below)	001-00-345-810-00		$
		$3,894 + $32 per res unit + $65 per 1000 sf of GFA			
◊	Temporary Use Permit		001-00-321-990-00	$77.00	$
◊	Variance (Minor)		001-00-345-810-00	$667.00	$
◊	Variance (Major)		001-00-345-810-00	$1,243.00	$
◊	Zone Change (single tract)		001-00-345-810-00	$3,212.00	$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010; Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016; Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018

For office use only

Total Fees Due: $ 6,372.00

Camas Crossing Comp Plan and ZC Map



Legend

- Comprehensive Plan - Outline
- Zoning Overlay
  - Urban Reserve - 10 (UR-10)
  - Urban Reserve - 20 (UR-20)
  - Urban Holding - 10 (UH-10)
  - Urban Holding - 20 (UH-20)
  - Railroad Industrial Urban Reserve
  - Freight Rail Dependent Use
  - Railroad Industrial Overlay District
  - Rural Industrial Land Bank Overlay
  - Airport Environs Overlay
  - Surface Mining Overlay District
  - Rural Center Mixed Use
  - Existing Historic Resort
  - Mill Creek Overlay District
  - Highway 99 Overlay District
  - Activity Center Overlay
  - Transitional Area Overlay
  - Single Family Residential Area Ove
  - Mixed Residential Area Overlay
  - Multifamily Residential Area Overla
  - 78th Street Property
  - Columbia River Gorge Scenic Area
  - Vancouver - Multiple Overlays
  - Sewer Capacity Overlay
  - Infill Residential Development Area
  - Woodburn Hills Subarea
  - Downtown Overlay District
  - Cardroom Overlay District
  - Sensitive Utility Corridor Overlay Di
  - Employment Mixed Use Overlay
  - Airport Overlay
  - Gateway Corridor

Notes:

625.0 0 312.50 625.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Comprehensive Plan Amendment and Zone Change

Narrative

Camas Crossing LLC

Submitted to:
CITY OF CAMAS
PLANNING DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607

Owner:
Camas Crossing, LLC
25550 Hawthorne Blvd, Suite 100
Torrance, CA 90505

Applicant:
DAVID LUGLIANI
16420 SE McGillivray Blvd #103-197
Vancouver, WA 98683
360-607-4035

Prepared: January, 2019

Camas Crossing LLC

COMPREHENSIVE PLAN AMENDMENT and ZONE CHANGE

NARRATIVE

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1. REQUEST

Camas Crossing, LLC, is hereby submitting a Comprehensive Plan Amendment and Zone Change request concerning an approximate 4.3-acre property generally located at the northwest corner of NW 38th Avenue and SE 202nd Avenue in Camas, WA. The property is further identified as parcels 177437-005, 177437-010, and 177437-015.

More specifically, this narrative requests to change the City of Camas Comprehensive Plan classifications from Urban Low (UL) and Commercial (COM) to Multifamily High (MF High), and to change the Zoning designations from R1-6 (Clark County) and Regional Commercial (RC) to Multifamily 18 (MF18) to enable development of the easterly parcels of the proposed Camas Crossing development as more particularly described in this narrative.

Forthcoming applications are anticipated to be submitted to the City of Camas for the required review and action on development applications for the anticipated project.

2. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES

The project is located in the Grass Valley area, north of NW 38th Avenue. The Fisher Investment campus, new medical/dental offices, and existing single family residences are located to the south of the subject parcels, across NW 38th Avenue. Vacant Community Commercial property is located to the east, across SE 202nd Avenue. Existing single family residences are located to the north in the Clark County "donut hole" – an unincorporated area surrounded by the Cities of Camas and Vancouver that is in the Camas Urban Growth Area (UGA). The northernmost subject parcel is also currently in the UGA and is the subject of a concurrent request for Annexation to bring it into the City of Camas.

Bybee Road will be contiguous to the entire western subject boundary once the road is realigned to meet the Transportation Capital Improvement Plan that aligns Bybee Road with the traffic light at the intersection of NW 38th Avenue/ NW Fisher Creek Drive. To the west of the future Bybee Road alignment is the Camas Crossing Master Plan area, which is concurrently undergoing master plan review in order to apply a Mixed Use Plan Development (MXPD) overlay to those parcels. Alternately, the RC Note 10 route may be used in order to achieve a mix of commercial and residential uses on the Camas Crossing Master Plan area.

The Comprehensive Plan land use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below:

TABLE 2.1: EXISTING LAND USE TABLE

DIRECTION	COMPREHENSIVE PLAN CATEGORY (2016)	EXISTING ZONING	EXISTING USE
On-Site	Urban Low with Urban Holding Overlay (177437-005)	R1-6 (Clark Co)	Single Family Housing
	Commercial (177437-010)	RC	Vacant
	Commercial (177437-015)	RC with Gateway Corridor Overlay	Vacant
North	Urban Low with Urban Holding Overlay	R1-6 (Clark Co)	Single Family Housing
South	Commercial	RC	Commercial Offices/ Single Family Residential
East	Commercial	CC	Vacant
West[1]	Commercial	RC	Vacant

[1]- Property is subject to a concurrent request for MXPD Master Plan Overlay.

3. COMPREHENSIVE PLAN AMENDMENT CODE NARRATIVE

The following statements provide a detailed description of the reasons for and impacts of the proposed Comprehensive Plan and Zone Change, per the requirements of CMC 18.51.010 (A-G):

A. A detailed statement of what is proposed and why.

The applicant requests a change to the City of Camas Comprehensive Plan classifications for the subject properties, from Urban Low (UL) and Commercial (COM) to Multifamily High (MF High), and to change the Zoning designations from R1-6 (Clark County) and Regional Commercial (RC) to Multifamily 18 (MF18).

Camas' Comprehensive Plan Map contains a few other sites for the MF-18 density proposed; however, there are no specific multifamily areas along the NW 38th

Avenue gateway corridor, and the impetus of this request is to re-purpose the property for a viable and sustainable land use through establishment of a compatible use and appropriate intensity of use for the area.

Although location of the existing Urban Holding and Regional Commercial land use classifications for the property may be consistent with the established vision of the 2016 Camas Comprehensive Plan, a multitude of influences such as lack of range and quantity of housing units in west Camas, intensification of employment base in the immediate area, future Bybee Road realignment adjacent to the site, and existing slopes that reduce the desirability of commercial uses to locate on these properties, contribute to the unrealistic Commercial use of this property.

This proposed change promotes housing diversity and higher residential densities within proximity to employment and commercial areas. The proposed residential land use classification provides for appropriate land uses to meet the community's needs with significant consideration given to compatibility with prevailing land use patterns within this geographical area.

B A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change; and

The Comprehensive Plan seeks to protect conversion of employment lands to residential without first requiring a study of buildable lands and how the conversion would affect population and employment projections. This narrative provides an analysis of the effect of converting the subject properties to residential.

The City of Camas 2016 Comprehensive Plan Map classifies the properties as Urban Growth Area (UGA), for the northernmost lot, and Commercial for the middle and southern lots. The UGA land use classification is intended to help implement the Land Use plan element population and employment projections through the plan year of 2035, while the Commercial classification in western Camas is intended to encourage professional offices, medical and industrial uses, with retail businesses supporting large campus firms.

The Grass Valley area is home to several national and international technology and manufacturing firms. In the area of the subject property, Fisher Investments and the newly developing Holland office site (formerly known as Eiford), to a large extent, realizes the professional office employment component of the Grass Valley vision.

The 2016 Comprehensive Plan also designated Gateway and Corridor Overlays to develop entrances that are welcoming and identifiable. There is a gateway corridor located on the southernmost subject parcel, which fronts on NW 38th Avenue. The Primary Gateway Corridor on NW 38th Avenue will not be affected by this proposed Comprehensive Plan Amendment.

As aforementioned, the primary motivation for this property to have the current employment and commercial land use it has was a desire to attract large employers to the Grass Valley area, but even so, a multitude of influences exist that suggest that a change should be considered for this geographic location in order to support diverse land uses in close proximity to the now-realized employment base at the west Camas gateway.

The request to amend the 2016 Camas Comprehensive Plan Map by changing the land use classifications of approximately 4.3-acres from Urban Growth Area / Commercial to Multifamily is supported by the following findings:

i. Employment Land Absorption: With the addition of the Holland master plan across the street to the south, the number of jobs within a 1-mile radius of the Camas Crossing site has increased two-fold. The addition of the jobs anticipated for the Holland site represents 10% of the total number of jobs projected for 2035. The loss of potential jobs potentially generated by the subject site represents 0.8% of the total number of jobs projected, a very small percentage, whereas the benefit of providing a complementary housing use within such close proximity to this large job base can be perceived to be of much greater value in terms of meeting many of the Plan's goals, as outlined later in this narrative.

ii. Infrastructure: The existing and planned roadway hierarchy will support anticipated vehicular traffic flow for the proposed Residential land use as evidenced in the Traffic Analysis included in this narrative.

iii. Neighborhood Compatibility: The current Commercial land use dominates this location. Adding Multifamily as a transitional element to existing neighborhoods to the north of the Gateway Corridor will refine transition of uses and thereby increase compatibility of uses in the neighborhood.

iv. Economic Impact: Even though the City of Camas desires employment development for the city, support services and proximity of uses should also be considered to realize the highest livability goals of the Plan. If the subject property is developed as proposed in a residential use, the nearby employment base, commercial uses and gateway corridor will substantially benefit in terms of walkability, sales tax dollars and development of a truly livable city node.

v. Neighborhood Commercial - Location: While the City of Camas' Comprehensive Plan Map identifies an abundance of Regional Commercial and Community Commercial properties along the NW 38th Avenue corridor, the ownership group has conducted significant due diligence with retail trade groups and industry experts which has resulted in findings that the more desirable locations for existing commercially

classified land uses within close proximity to the property significantly impact absorption of Commercial at this location.

Significant commercial areas along SE 192nd Avenue are vibrant and still contain additional retail and related vacant properties that can be utilized within the trade area. On this basis, the market industry experts do not believe there will be meaningful demand for first class commercial uses on this property. One of the main issues that impacts the demand for west Camas commercial properties is the lack of rooftops within 1--mile radius of the commercial properties. There is essentially a hole to the east, and this proposed conversion to Multifamily would go some way toward increasing the number of households within the desired proximity to west Camas commercial properties.

vi. Land Use Patterns:

1. While growth slowed over a number of years due to various economic factors, population growth is again increasing in the area as east Vancouver and west Camas have matured as a community in which to reside; however, the historic relatively low residential densities of Camas, and the reluctance to allow Multifamily, have a tendency to place fiscal constraints on the city for desired municipal services. Inclusion of Multi-family High uses will provide a greater mix of residential densities in west Camas; will serve to provide a cross-section of housing opportunities to accommodate an expanded local and regional employment base within closer proximity to employment centers; and to capture necessary tax revenues for the long term economic vitality of the city.

2. Location of the Multifamily High land use area has been responsibly located to not only be compatible with adjacent land uses, but also to provide additional housing opportunities to support the anticipated needs of west Camas. This residential land use has been systematically located to be physically separated from the lower intensity residential uses north of the property.

As shown by these findings, the requested Comprehensive Plan Amendment will substantially increase the opportunity for private investment to provide and support desirable, sustainable, and marketable land uses.

C An explanation of why the current comprehensive plan is deficient or should not continue in effect;

Just as the City of Camas has modified the vision for Grass Valley over the years, further visioning is pertinent to ensure compatible and fiscally responsible land use planning is realized. The impetus of the requested Multifamily land use classification

for the property is based on the necessity to provide a complementary and compatible land use to surrounding properties as well as to provide a desirable land use to financially support the Camas Crossing retail uses and other nonresidential uses, thus ultimately increasing the area's long term revenue stream. Further, the requested Multifamily land use will serve to provide more diverse housing opportunities for the current and future area residents and using an overall blended project density, will result in a residential product that provides an appropriate transitional density and buffer from the high volume traffic of NW 38th Avenue and the nonresidential uses across, to the existing single family uses to the north.

Diligent land use planning is a long-term process that typically contains multiple steps to help ensure a land use is fiscally responsible, as well as a benefit to the community in terms of sustainability and compatibility; however, responsible land use planning should also allow for flexibility in policy. Flexibility in land use planning and policy making decisions is critical to accommodate for the diverse variables that affect all of us, including changes to global, national or regional economics, as well as influences of shifting population growth areas, natural resources and environmental conditions, advancements in technology, availability of capital resources, modifications to infrastructure, change of government policies and modifications to land use patterns.

The ownership group and their development advisors have been diligently analyzing the property location in effort to determine the most compatible and sustainable land use for the city and region as a whole. Although a multitude of different land uses have been analyzed to responsibly plan this property for the long term, we believe that the most compatible and sustainable use for this property is Multifamily High (MF18). These findings are effectively based on: a) the need to provide an appropriate land use to meet the community's needs with significant consideration given to compatibility within this geographical area; b) prevailing land use patterns of the area and the corresponding need to ensure compatibility; c) the need for additional population growth to fiscally support existing and anticipated city services and infrastructure; d) the need for additional population growth to sustain the existing and planned commercial uses for the trade area; and, e) the necessity to supplement the population growth in effort to attract desired employment related uses in the city.

D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

The proposed Comprehensive Plan Amendment contains several notable features that respond to the overall policy direction and vision of the 2016 Camas Comprehensive Plan:

Assist with meeting the City's population and employment projections by:

- Providing additional multifamily-zoned property in an appropriate location, which will improve the factors required for successful commercial development (minimum

number of rooftops within a certain radius), and contributing to a compact urban development pattern that avoids sprawl, improves walkability, and avoids impacts to critical areas. The subject properties, if converted to MF-18 zone, would contribute up to 77 multifamily units, or 3.7% of the remaining 2078* units needed to achieve the 2035 population goal. {*Citywide Land Use Goals and Policies: Goal LU-1, Policy LU-1.1*}

*Remaining number of units as outlined in *2018 Comprehensive Plan Staff Report* dated October 11, 2018.

Contribute to a diversified economy and serve Camas residents by:

- Enhancing the Town's development potential and economic sustainability by providing appropriate land uses and residential densities that provide desirable land uses to financially support nearby commercial uses and other nonresidential uses, thus ultimately increasing the area's long term sustainability. The subject properties, if converted to MF-18 zone, would require conversion of 4.3 acres of commercially zoned land to residential use. This would remove 1.4% from the *excess* 294* net acres available for employment lands. Given that these properties possess many challenges to commercial development, such as grades falling away from NW 38th Avenue, and excess distance away from the main road, rezoning will benefit the entire area by providing for a use that will more likely be developed and can make the area more attractive for commercial development. In addition, once Bybee Road is realigned to the light at NW 38th Avenue/ NW Fisher Creek, the parcels would no longer be contiguous with the proposed Camas Crossing Mixed Use master plan area, making them even less attractive as commercial development properties{*Employment Land Goals and Policies: Goal LU-2, Policy LU-2.4*}

*Excess net acres of available employment lands as outlined in *2018 Comprehensive Plan Staff Report* dated October 11, 2018.

Develop vibrant residential neighborhoods by:

- Providing a diversity of housing opportunities within west Camas through incorporation of various multifamily housing types {*Neighborhood Goals and Policies: Goal LU-3, Policy LU-3.1*}.

Contribute to the stability of residential neighborhoods by:

- Creating an area for more affordable housing that includes universal design features and is close to commercial services. Expand the range of housing types available in west Camas and include single-story and/or ADA-accessible units. {*Housing Goals and Policies: Goal H-1, Policies H-1.1 and H-1.4*}.

- Ensuring compatibility with existing neighborhoods by proposing responsive designs that meet design review requirements and are implemented through the design review process. {*Housing Goals and Policies: Policy H-1.6*}

Strive to address affordable housing issues by:

- Providing multifamily units that are more affordable than most single-family units, and that may be available for rent or to buy depending on pro-forma and configuration. Propose multifamily unit sizes that meet the needs of a range of economic and lifestyle segments of the community. Provide 25% of the new units, gained as a result of this Comprehensive Plan change, as affordable units for households earning 50 to 80% of Camas' MHI, according to the latest MHI established by Clark County at the time of development application submittal. {*Housing Goals and Policies: Goal H-2, Policies H-2.1 and H-2.3*}.

Provide neighborhood design which encourages pedestrian and non-vehicular linkages with other areas by:

- Providing safe pedestrian linkages and multi-modal transport design features where appropriate in the design and development of new residential projects {*Environmental Stewardship Goals and Policies: Policy NE-1.4*}.

Promote environmental sensitivity in the built environment by:

- Providing low-level, internal outdoor lighting that fosters the "dark sky" philosophy {*Environmental Stewardship Goals and Policies: Policy NE-1.6*}.

- Reducing the amount of grading required for site development by converting the site from commercial to residential designations {*Environmental Stewardship Goals and Policies: Policy NE-1.7*}.

- Encouraging use of native plants and other low-impact design features in new residential projects {*Landscape Enhancement Goals and Policies: Goal 4, Policy NE-4.1*}.

E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted; and

WATER

Potable water is to be provided by the City of Camas. Preliminary analysis has been performed to determine the net resulting change in water demand from the existing land use on the Comprehensive Plan Map to that of the proposed amendment.

The anticipated gross increase in water demand with the proposed Comprehensive Plan Amendment is 9228 GPD (gallons per day), based on the average day water

demand of 684.6 GPD for commercial units averaging 12,225 sf in size versus 163.5 GPD per multifamily unit. This increase will be mitigated through site-specific water system design at the time of project development, and through the payment of System Development Charges.

SANITARY SEWER

Existing off-site infrastructure is adequate to serve the proposed sanitary sewer flows. Currently, existing and planned sanitary sewer lines have been designed to handle the anticipated peak flows of commercial uses on the subject property.

Anticipated gross increase in wastewater generation with the proposed Comprehensive Plan Amendment is 8617 GPD average day demand, based on 149 GPD per household (or 70.7 GPCD, gallons per capita daily) versus non-residential water use quantity minus 15%. This increase will be mitigated through site-specific sanitary sewer system design at the time of project development, and through the payment of System Development Charges.

STORMWATER

The stormwater from these properties is currently proposed to be treated and detained in the Camas Crossing stormpond or underground stormwater system. With the proposed amendment, these properties will no longer be a part of the Camas Crossing master plan, and will additionally be separated from the Camas Crossing master plan area once Bybee Road is realigned. Stormwater for the future multifamily subject properties will be handled through on site detention and treatment.

TRAFFIC

There are no specific capital improvements that will be required for this amendment that have not already been completed, or listed on the Six Year Capital Improvement Plan. NW 38th Avenue (an arterial) and a realigned Bybee Road (a collector) will be the primary, adjacent streets serving the subject properties. The current land use for the project area (commercial) is anticipated to generate approximately 1,160 vehicles per weekday, based on development of the site at 50% retail/50% office; whereas the proposed land use (multifamily) is anticipated to generate approximately 539 vehicles per weekday.

F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city; and

There would be no capital improvements required as a result of the proposed amendment. The following plans show the following improvements adjacent to or near the subject property:

- Six Year Street Plan 2018-2023- The realignment of Bybee Road is anticipated by the Six Year Street Plan. This alignment will bring Bybee Road to the western boundary of the subject properties.
- 2014 PROS Plan: there is a trail (sidewalk) that runs east-west along NW 38th Avenue.
- Camas School District Capital Facilities Plan 2015-2021: The subject properties are not located in the Camas School District.
- 2013 Camas Stormwater Drainage Plan: The developer will be expected to contribute toward onsite or private stormwater facilities at the time of proposed development.
- 2010 General Sewer Plan Amendment: recent sanitary sewer improvements were made as part of the capital improvements on NW 38th Avenue.
- 2010 Water System Plan: recent water line improvements were made as part of the capital improvements on NW 38th Avenue.

G. A statement of what other changes, if any, are required in other city or county codes, plans or regulations to implement the proposed change.

No changes to city or county codes, plans or regulations will be required as a result of changing the comprehensive plan designation from Urban Holding and Commercial to Multifamily High.

4. CONCLUSION

This proposed amendment represents an opportunity to re-classify the property into residential land uses that are clearly more viable, more sustainable, and more compatible with the adjacent land uses. Furthermore, future multifamily development on the subject property offers west Camas the benefit of more housing diversity, more infrastructure improvements, and more rooftops to help attract and sustain retail uses in west Camas. Therefore, we respectfully request approval of the Comprehensive Plan Amendment and Zone Change request as proposed.

From: Marty Miller <marty.miller@vegagym.com>
Sent: Thursday, April 04, 2019 2:00 PM
To: Sarah Fox
Subject: Call today - VEGA property question

Hello Sarah,

Thanks for the call this afternoon. We would appreciate consideration to a commercial designation for our property as discussed and in favor of what you mentioned. A commercial designation makes more sense than MF-18.

Thank you,

Marty Miller
CEO
www.vegagym.com
360.601.2283 c
360.834.7424 w

Exhibit 7
Camas Crossing Proposal (CPA19-04)

Cassie N. Crawford
Attorney at Law

P.O. Box 61488
Vancouver, WA 98666
TEL: (360) 907-5696
FAX: (360) 573-4405
Licensed: WA, OR, CA

Land Law
CORPORATION

March 29, 2019

Robert Maul
City of Camas
Community Development
616 NE 4th Ave.
Camas, WA 98607

City Council Members
City of Camas
616 NE 4th Ave.
Camas, WA 98607

Re: Camas Crossing (David Lugliani)

Dear Mr. Maul:

I represent Mike and Marye Fenimore, owners of the above-referenced property. I have been working with Fenimores regarding Camas Crossing that is being proposed directly across from the Fenimore property. I do not know what entity is proposing the development, but David Lugliani is a principal of that entity.

Mr. Fenimore is quite up to date on the type and location of the development being proposed by Lugliana on Bybee Road. Mr. Fenimore has spoken to Mr. Lugliani many times. And, Mr. Fenimore has spoken to planners within the City of Camas on multiple occasions.

It is our understanding that Mr. Lugliani has been meeting with the City of Camas for quite some time now, and has recently convinced the City of Camas to annex a portion of his property to fit the needs of Mr. Lugiani's development. It is also our understanding that as part of Mr. Lugliana's proposed development, he and the City of Camas have discussed a rezoning of a portion of his property and possibly a road modification to Bybee Road.

The purpose of this letter is to advise you that there is an issue with the proposed road modification that Mr. Lugliana is proposing on Bybee Road. Mr. Fenimore has reviewed the parameters of the proposed road modification and it encroaches into the boundary lines of the Fenimore property.

In March 2013, Fenimores had their boundaries surveyed and marked by Hagedorn Surveying. That survey shows the Fenimore's southeast boundary corner to be as much as 30 feet (south) inside the area that Mr. Lugliani is proposing be included in the road modification.

Before things proceed any further in this regard, Mr. Fenimore and I would like to schedule a meeting with your office to discuss this matter. You have Mr. Fenimore's and my consent to speak with Mr. Fenimore directly about scheduling this meeting. Mr. Fenimore can be reached at mrfenimore@comcast.net or 360/901-7222. We look forward to get this accomplished in the next couple weeks.

Thank you.

Sincerely,

Cassie N. Crawford

CASSIE N. CRAWFORD

cc: Client

Exhibit 8
City Proposal (CPA19-05)

From: Geoffrey Walters
To: Sarah Fox; Community Development Email
Cc: Ashely Walters
Subject: Annual Comprehensive Plan Amendments-NW 10th (CPA19-05)
Date: Saturday, April 13, 2019 4:00:06 PM

Hi Sarah,

Thank you for taking my call on Friday (4/12) regarding the proposed amendment from SFL to SFH/SFM in the NW 10th neighborhood.

To summarize, I've outlined my reservations regarding the amendment below:

- Due to the steep hillside terrain of this area and the amount of existing established development, very **few** of the properties would be able to benefit from this change in zoning. But **all** property owners but would have to bear the burden of increased density and possible traffic congestion if this zoning change takes place.
- The overall impacts to city housing goals would be minimal at best. It is reasonable to assume that there are other possible city council initiatives which would be more impactful in increasing the number of available affordable housing in the city.
- The proposed area of NW 10th is fully developed outside of a single vacant lot. All of the existing properties have been developed in the spirit of a SFL housing. Allowing the last remaining undeveloped property to build in a higher density than any of its surrounding neighbors would be a disruption to the overall aesthetics of the area.

I understand that there will be a public hearing on Tuesday April 16th regarding the changes, but unfortunately I will be away on business. If opportunity arises, could please express my concerns regarding the proposed change to the city council.

Thanks so much and let me know if you have any questions or concerns.

-Geoffrey Walters
1511 NW 10th Ave
971 274-9254

Exhibit 9
City Proposal (CPA19-05)

From: Brian Armstrong
To: Community Development Email
Subject: Hill Street Proposed Changes
Date: Sunday, April 14, 2019 3:47:42 PM

Hello,

My is Brian Armstrong, my partner and I are first time homeowners who recently moved to Hill St in Camas.

We are distressed to find out that the city is considering changing the zoning for the green space at the end of the street to commercial. This is a quiet neighborhood street with many children and should not have a commercial quardrant that draws more traffic. The annual Comprehensive Plan Amendments sheet claims "the city is considering amending the area... to Commercial, in order to match the historic and current uses in the area." I can say that the current use of that space is children playing and bunnies hopping around!

We strongly urge that this area not be zoned commercial but instead remain in its current state. Please feel free to contact us if you have any questions.

Best,
Brian Armstrong

826 Hill St.

Virus-free. www.avast.com

Exhibit 10
City Proposal (CPA19-05)

From: Shannon Stevens
To: Community Development Email
Subject: Annual Comprehensive Plan Ammendment
Date: Monday, April 15, 2019 11:25:14 AM

Re: File#CPA19-05

Dear Committee,

I am a resident and owner located at 825 NW Hill Street. I am against the following change for the following reasons:
1. This entire area is residential. All homes are family residences and would not benefit from a commercial property.
2. The change would increase car traffic and potential injury with the increased traffic. Specifically on Hill Street.
3. The current "lot" or "park" on Hill Street is used by children and families for play and activities.

Please take a careful and thoughtful look at the surrounding area and this community. The benefits do not outweigh the potential problems and issues that would arise from changing this property designation.

Thank you for your consideration.

Sincerely,

Shannon Stevens
825 NW Hill Street
Camas, WA 98607
360-281-2786

Sent from Yahoo Mail for iPad

Exhibit 11
City Proposal (CPA19-05)

From: joe maze
To: Community Development Email
Subject: Hill Street Zoning Plans
Date: Monday, April 15, 2019 11:52:59 AM

To whom it may concern,

Hello! I am the resident of 837 nw hill street. I have received notice of the comprehensive plan map, and am extremely concerned with the possible rezoning of the outlined area (yellow box). My main concern with this area (mfh)(P) being changed to a Commercial (com) use area, has to do with the safety and well being of the many young children who are already living on Hill street and the surrounding area. This is a residential area, and should stay as such.
Thank you for your time and consideration.

Sincerely,
Anthony J. Zezima
837 nw hill street,
Camas, WA

Exhibit 12
City Proposal (CPA19-05)

From: Katherine Freese
To: Community Development Email
Subject: Hill Street Resident
Date: Tuesday, April 16, 2019 11:53:52 AM

Hi Sarah,

My name is Katherine Freese. We spoke on the phone last week about the city possibly re zoning the park on Hill St. commercial.

I would hate to see that happen. Hill Street contains a ton of families with small children that play together and go back and forth from one another houses. I bought a home on Hill Street a little over 2 years ago and one of the major draws to that street was the dead end and the NEIGHBORHOOD feel. I have talked to all of the other residents on the street and I know they feel the same way. I understand that it could be possibly zoned residential and I think all of the neighbors would prefer that over a parking lot possibly being put there. I was curious if there is anyway that it could remain a park. Could the neighbors and I possibly raise funds and put a small playground on the property? Are there any organizations that help raise funds for city parks?I noticed Benton park is small and tucked away in a neighborhood very similar to ours. I understand that you are not listening to public testimony at the meeting tonight but I would appreciate you letting me know when the next planning commission meeting is. Thank you!

Katherine Freese
Windermere/ Crest Realty Co.
401 Northeast 3rd Ave.
Camas, WA 98607-2123
Ph. 360 739 1059
Office 360 834 3344

Exhibit 13
City Proposal (CPA19-05)

From: Hawk Rolewicz
To: Community Development Email
Subject: Loosing the Park
Date: Tuesday, April 16, 2019 5:04:44 PM

Hi, my name is Hawk Rolewicz. We live at 908 NW Hill St. We recently learned about the proposal of loosing our park directly in front of our house. A park were all the kids on the street play every day, as long as the weather is good. A Park were we watch deer and many more small wildlife play on a daily schedule. We moved here last summer and fell in love with Camas and all the History and people. We were told , when we moved here , that this is a park and can not be sold as residential or commercial use. The Park was a huge part of our decision buying this house. We wanted this house because we are soon starting a family of our own and looked forward to raising our children playing in the Park. Hill St. is a small street with cars parked on both sides of the road on a daily basis. Not much room for much more. But it does work for all of us. The North end of Hill St. road, where we live, has no traditional coltisac for turning around. It's a bother for anyone mistakenly driving up the road and now has to turn around. Those that have to turn around pull into our driveway to make it happen. Not a big deal but if traffic is increased then it's going to be a huge deal! I have an 18 ft. boat, not a very big one. Most of the time, when bringing the boat back home, I have to back it all the way down from the main street to our house. Because there is no way to turn it around in front of our house due to the untraditional dead end we live on. We still make it work with no complaints because we love our house and the surroundings.

If and when the Park is removed and replaced with something else, major problems will arise. Something I am willing to fight for. There is definitely no more room on Hill St. for more traffic. No more room for Commercial use especially. Loosing the park has truly broken our hearts! We hope you can understand what we are experiencing. Thank you very much for listening to us.

Hawk Rolewicz

Get Outlook for Android

Exhibit 14
Camas Crossing Proposal (CPA19-04)

From: John Visser <john@investigativesolutions.us>
Sent: Sunday, April 28, 2019 9:07 PM
To: Community Development Email <communitydevelopment@cityofcamas.us>
Subject: Camas Crossing (File #CPA19-04)

Dear Sarah Fox,

I live at 1800 SE 202nd Ave Camas, WA and have been hearing rumblings about development almost since I moved in here 15 years ago. The one thing Clark County told me is that the neighborhood I live in has 6 Parcels that are all from the same Agreement of the Association.

I see two of the lots on SE 202nd Avenue are brown in color while the 3rd lot is green. These 6 parcels on SE 202nd Ave are all zoned single family per the CC&R's in this development at the time the lots were purchased. I have spoken to the remaining neighbors North of my lot 1800, and neither have heard those lots were changed as far as the ability to build anything other than Single Family dwellings.

What can you tell me about these properties being Commercial and not single family dwellings? As per the Neighborhood Association for these 6 Parcels. Nobody agreed to have these lots changed or agreed to any Multi-Family zoning. We were only made aware they were annexed into the city of Camas.

JOHN D. VISSER
INVESTIGATIVE SOLUTIONS
360.910.1190
10000 NE 7TH AVE SUITE 360 VANCOUVER WA 98685

From: Sarah Fox
Sent: Monday, May 06, 2019 1:06 PM
To: 'john@investigativesolutions.us' <john@investigativesolutions.us>
Cc: Robert Maul <RMaul@cityofcamas.us>; Jan Coppola <JCoppola@cityofcamas.us>
Subject: RE: Camas Crossing (File #CPA19-04)

Dear John,
The zoning and comprehensive plan designations have not changed. The city must consider and evaluate a request by the property owner to change the land use designations and zoning. The subject properties that are within the city limits of Camas are designated Commercial (red color) and the properties that are outside city limits, but within the city's urban growth area are designated to be single-family low (yellowish-brown).

There is a public hearing scheduled before Planning Commission for May 21st at 7:00 p.m. If you cannot attend in person, please send comments on the proposed change in advance of the meeting by email (to me) or by mail to City Hall (616 NE 4th Ave. Camas, WA 98607). Please state whether or not you support the proposal.

Sarah Fox, Senior Planner, AICP
City of Camas Community Development Department
Phone: 360.817.7269 Email: sfox@cityofcamas.us

From: John Visser
Sent: Monday, May 06, 2019 1:19 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: Camas Crossing (File #CPA19-04)

Okay I see the first two properties on 202nd Avenue are in red. These are also properties that are in our 6 unit 6 partial neighborhood Covenant allowing single-dwelling homes only on those lots all six of these lots are in this covenanted neighborhood. I guess my question is where the two lots that are in red no longer required to adhere to the neighborhood Covenant? That being a single family dwelling? We believe the entire reason there was a set of neighborhood cc&r as was to avoid someone buying one of these lots and turning it into something other than a single family dwelling. I guess I just need some clarification.

I appreciate your response. I know the Lots on the other side of Bybee that are owned by the same developer so were not part of any neighborhood association.

John Visser

> **From:** Sarah Fox
> **Sent:** Monday, May 06, 2019 2:30 PM
> **To:** 'john@investigativesolutions.us' <john@investigativesolutions.us>
> **Subject:** FW: Camas Crossing (File #CPA19-04)
>
> Mr. Visser,
> The city doesn't enforce private CC&R's. That is entirely a civil issue. However, you may testify at the hearing before the city Planning Commission and/or City Council and state that you intend to enforce your CC&R's.

From: John Visser
Sent: Monday, May 06, 2019 5:36 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: FW: Camas Crossing (File #CPA19-04)

And I believe that's the hearing on the 21st?

> **From:** Sarah Fox
> **Sent:** Tuesday, May 07, 2019 8:26 AM
> **To:** 'John Visser' <john@investigativesolutions.us>
> **Subject:** RE: FW: Camas Crossing (File #CPA19-04)
>
> Yes, on the 21st

From: John Visser
Sent: Tuesday, May 07, 2019 9:16 AM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: FW: Camas Crossing (File #CPA19-04)

I am actually surprised that the City would re-zone those lots without considering the Conditions of the neighborhood restrictions until those were resolved. I know that is not your issue but we as a neighborhood have been discussing this issue since development was encroaching. We felt safe die to the restrictive Association conditions.

See you on the 21st and thank you for chatting here.

> **From:** Sarah Fox
> **Sent:** Tuesday, May 07, 2019 12:49 PM
> **To:** 'John Visser' <john@investigativesolutions.us>
> **Subject:** RE: FW: Camas Crossing (File #CPA19-04)
>
> Hi John,
> I feel as if there is some confusion in your last email, which I hope to clarify.
>
> The landowner for Camas Crossing submitted an application---not the city. The city must review the proposal, analyze it in accordance with our comprehensive plan and codes. The application will be reviewed by the Planning Commission, who will make a recommendation to Council. All of the materials submitted and testimony are part of their deliberations. City Council will make the final decision as to whether or not to change anything.

From: John Visser
Sent: Tuesday, May 07, 2019 1:12 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: FW: Camas Crossing (File #CPA19-04)

That actually was said very well now that I understand the protocol and process of how this is going to happen thank you so much for the clarification and sorry for the cryptic questions I guess I just don't know the processes here.

Exhibit 15
City Proposal (CPA19-05)

Jan Coppola

From: LYNN BARBER <rebrab3278@aol.com>
Sent: Wednesday, May 01, 2019 7:59 PM
To: Community Development Email
Subject: City Staff - File #CPA19-05

Importance: High

Dear Ms. Fox, My name is Russell Barber, our family has lived at 1618 NW 10th Ave for over 30 years. We strongly urge the Planning Commission to not change the zoning in our area. The upper portion of Nw 10th Ave still maintains a rural feel from the past, with large lots and unencumbered views, reasons we chose to move here and have stayed. Please do not rezone this area to (SFH) single family high, I've seen what high density housing developments look like after 5-10 years. Thanks for your consideration, Russell Barber

Exhibit 16
Sui Hui Proposal (CPA19-01)

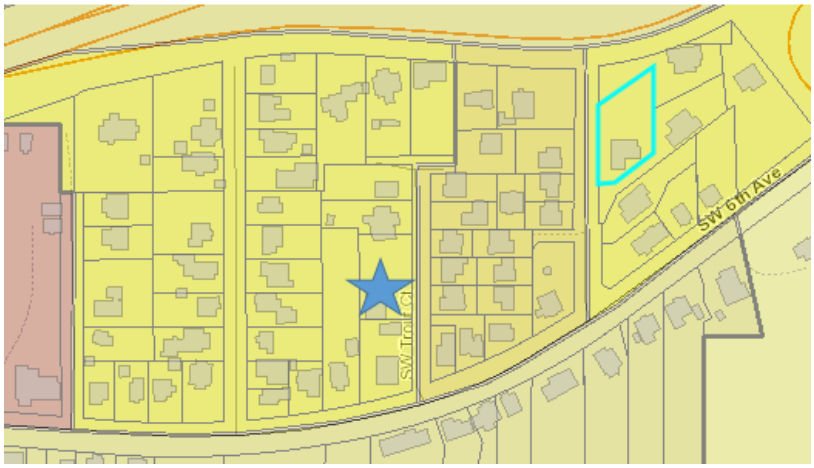
From: Leah Ann Sperl
To: Community Development Email
Subject: Sui Hui parcel
Date: Thursday, May 02, 2019 2:01:52 PM

I live in the Summit Hill condominiums off 23rd Ave. it sounds as if the parcel is meant for high density appts. The problem is there is very little parking left on the streets for anyone. Also there is no c Tran service up here. In the past two years I have had two surgeries and no access to bus or c van service. Was told service is one block away. Not helpful if you are on knee scooter or walker. I do not think this is appropriate use of this parcel. Leah Ann Sperl 1154 Nw 23rd Ave lasperl@gmail.com

Exhibit 17
Rouse Proposal (CPA19-02)

From: Sarah Fox
Sent: Wednesday, May 08, 2019 2:06 PM
To: 'jasonlind440@gmail.com' <jasonlind440@gmail.com>
Cc: Madeline Sutherland <MSutherland@cityofcamas.us>; Robert Maul <RMaul@cityofcamas.us>
Subject: RE: Sepa19-04 Rouse Property

Hi Jason,
The proposal by the applicant is to only change their property that is along SW Trout Court to Single Family High. The city is exploring whether or not the entirety of the district to the west of SW Trout Court should also be changed. Your property (blue box) is east of the subject property (blue star), and east of the Single Family High designated properties. That area has not been analyzed or discussed this year for potential changes. The lighter yellow indicates the area of the Single Family Medium designation, and the dark yellow is the Single Family High. The pink area is commercial.



However, there may be an opportunity for you to divide your property without a change in the comprehensive plan or zoning designation. I noticed that you are only short 190 square feet in order to divide the property into two lots (7,500 square feet average for both lots). The green triangle on the drawing below is approximately 220 square feet. Perhaps your neighbor would allow you to boundary line adjust the property line, and/or purchase that portion of the property for you to develop?

Sarah Fox, Senior Planner, AICP
City of Camas Community Development Department
Phone: 360.817.7269 Email: sfox@cityofcamas.us

From: Community Development Email
Sent: Thursday, May 02, 2019 3:03 PM
To: 'jason lind' <jasonlind440@gmail.com>

Cc: Sarah Fox <SFox@cityofcamas.us>; Robert Maul <RMaul@cityofcamas.us>
Subject: RE: Sepa19-04

Hi Jason,

Thank you for providing comments regarding the Rouse Property Comprehensive Plan proposal. Sarah Fox, Senior Planner is out of the office until Monday, May 6th. She will be able to answer your specific questions pertaining to the applicant's application. In the meantime, Robert Maul, Planning Manager is also copied on this email.

All comments received will be included in the record and will be forwarded to Planning Commission. The Commission will take all of the comments received into consideration before making a recommendation to City Council.

Kind Regards,

Jan Coppola
City of Camas, Community Development
616 NE Fourth Avenue
Camas, WA 98607
communitydevelopment@cityofcamas.us

From: jason lind <jasonlind440@gmail.com>
Sent: Thursday, May 02, 2019 4:58 AM
To: Community Development Email <communitydevelopment@cityofcamas.us>
Subject: Sepa19-04

Does this rezoning also affect sw sierra st?
If not how do i apply to also get zoning to be able to divide my lot 650 sw sierra st.

Thank you

Jason Lind

Exhibit 18
Knopp Proposal (CPA19-03)

From: Sarah Fox
To: "ECY RE SEPA REGISTER"
Cc: Robert Maul; Jan Coppola
Subject: RE: 201902398 Camas SEPA Determination - Camas Crossing SEPA19-07
Date: Wednesday, May 08, 2019 3:29:26 PM
Attachments: image001.png

Morgan,
It appears that the mistake occurred due to the signed general application form listing the wrong parcel numbers. However, the properties identified on the maps and those identified within their checklist are correct. Staff should have noticed the inconsistency. We will request a corrected general application form from the applicant.

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Thursday, May 02, 2019 9:36 AM
To: Jan Coppola <JCoppola@cityofcamas.us>
Subject: FW: 201902398 Camas SEPA Determination - Camas Crossing SEPA19-07

Hi Jan,

The DNS has a different parcel and partial address from the location cited in the checklist. Could you confirm the correct parcels and address(es) for this proposal?

Thank you,

Morgan Dorner
SEPA Coordinator | Southwest Regional Office
P: 360-407-6313 **| F:** 360-407-6305
DEPARTMENT OF ECOLOGY State of Washington

From: Jan Coppola [mailto:JCoppola@cityofcamas.us]
Sent: Wednesday, May 1, 2019 11:21 AM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: 201902398 Camas SEPA Determination - Camas Crossing SEPA19-07

Please place the attached SEPA Determination of Non-Significance (DNS) for the Camas Crossing Comprehensive Plan Amendment (SEPA19-07) on the SEPA Register.

Request: To amend the comprehensive plan designation of the subject property from Commercial to Multifamily, with an associated zone of Multifamily-18 (MF-18).

Publication: The publication date for this DNS is Thursday, May 2, 2019. The SEPA comment

period ends on Thursday, May 16, 2019, at 5:00 p.m.

Comments: may be sent by email to communitydevelopment@cityofcamas.us or by standard mail to the City of Camas SEPA Official, Community Development Department at 616 NE Fourth Avenue, Camas, WA 98607.

Thank you,

Jan Coppola
City of Camas, Community Development
616 NE Fourth Avenue
Camas, WA 98607
(360) 817-7239; Fax (360) 834-1535
jcoppola@cityofcamas.us

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Exhibit 19
Rouse (CPA19-02), Sui Hui (CPA19-01) and Knopp (CPA19-03) Proposals

From: Rosenberg, Heidi L.
To: Community Development Email
Cc: Phil Bourquin; Robert Maul; Sarah Fox; McKercher, Doreen F.
Subject: Comments re: 2019 City of Camas Comprehensive Plan Amendments (SEPA19-11)
Date: Monday, May 13, 2019 1:06:33 PM

Thank you for providing the opportunity for comment on the proposed 2019 amendments to the City of Camas Comprehensive Plan. Camas School District serves four of the five areas affected by the proposed changes in zoning: Sui Hui Property, Rouse Property, Knopp Property and City Staff Hill Street and NW 10th. It is understood that this is a non-project action, but changing zoning from commercial to residential can have effects on future school enrollment.

- It is our understanding that there will be negligible change in the number of residences associated with the Rouse and City Staff proposed property zoning changes.
- The 2.2 acre Sui Hui Property feeds into Dorothy Fox Elementary, Skyridge Middle, and Camas High Schools. Using the 18 units/acre allowed in multifamily high zoning produces 36 potential units. Using the most recent student generation rate produced by Paul Dennis, Cascade Planning Group (see below), the total projected students produced by this change would be:
  - 4 students in K-5,
  - 2 students in 6-8, and
  - 2 students at the high school level
- The 10 acre Knopp Property feeds into Grass Valley Elementary, Skyridge Middle, and Camas High Schools. Using the 18 units/acre allowed in multifamily high zoning produces 180 potential units. Using the most recent student generation rate, the total projected students produced by this change would be:
  - 18 students in K-5,
  - 9 students in 6-8, and
  - 11 students at the high school level

Student Generation Rates

Grade	SF	MF
K-5	0.25	0.10
6-8	0.15	0.05
9-12	0.20	0.06
All Grades	0.60	0.21

Please note that Grass Valley Elementary School is currently at capacity, and if a residential development proposal were to occur on the Knopp Property, future students would very likely be sent to attend Lacamas Lake Elementary School, which currently has capacity.

Please let me know if you have any questions.

Regards,

Heidi

Heidi L Rosenberg
Director, Capital Programs
Camas School District
841 NE 22nd Ave. / Camas, WA 98607
Phone: 360.833.5593

heidi.rosenberg@camas.wednet.edu

This e-mail, related attachments and/or any response may be subject to public disclosure under state and federal law.

Exhibit 20
Knopp Proposal (CPA19-03)

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 13, 2019

Department of Community Development
City of Camas
Camas, Washington

In future correspondence please refer to:
Project Tracking Code: 2019-05-03516
Property: City of Camas Knopp Comprehensive Plan Amendment SEPA19-06
Re: Archaeology - Survey Requested prior to ground disturbance

To Whom It May Concern:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. Therefore, we highly recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

The Knopp property is located in an area determined to be of high to very high risk of containing archaeological resources according to the DAHP predictive model. The property falls within the buffers of 4 previously recorded archaeological sites. Two of these sites directly abut the property line of the Knopp property and these sites undoubtedly continue into the property. Any ground disturbance within this property prior to an archaeological survey will likely impact archaeological resources and could result in an archaeological violation. Work within an archaeological site requires a DAHP archaeological excavation permit.

The DAHP understands that the current SEPA DNS involves a comprehensive plan amendment for land use, and does not currently propose ground disturbance. These comments from the DAHP are intended to inform any future land development and help the future developers avoid committing an archaeological violation. We ask that these comments be utilized in future assessments of the property.

If any federal funds or permits are associated with this proposal, Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800, must be followed. This is a separate process from both the NEPA and SEPA environmental review processes and requires formal government-to-government consultation with the affected Tribes and the SHPO. Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR 800. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette
Local Governments Archaeologist
(360) 586-3088
Stephanie.Jolivette@dahp.wa.gov

cc. Nathan Reynolds, Cowlitz Indian Tribe
James Gordon, Cowlitz Indian Tribe
Chris Bailey, Confederated Tribes of the Grande Ronde
Roberta Kirk, Confederated Tribes of the Warm Springs
Johnson Meninick, Confederated Tribes and Bands of the Yakama Nation
Kate Valdez, Confederated Tribes and Bands of the Yakama Nation

From:	SEPA (DAHP)
To:	Community Development Email; Jan Coppola
Cc:	nreynolds@cowlitz.org; James Gordon; Chris Bailey; Roberta.kirk@ctwsbnr.org; Johnson_meninick@yakama.com; kate@yakama.com
Subject:	RE: SEPA Determination - Knopp Comprehensive Plan Amendment
Date:	Monday, May 13, 2019 5:03:23 PM
Attachments:	2019-05-03516_DAHP_Survey_before_Disturbance_Knopp.pdf

Hello Jan et al,

Please see the attached letter from the DAHP recommending an archaeological survey of the Knopp property prior to any ground disturbance. This property is at very high risk of containing archaeology according to the DAHP predictive model and the close proximity of sites. These recommendations are intended for the future development of the property and are not intended to impact the proposed comprehensive plan amendment, but should be noted on any future SEPA applications. Feel free to contact me if you have questions about these recommendations.

Best,
Stephanie

Stephanie Jolivette | Local Government Archaeologist
360.586.3088 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Community Development Email <communitydevelopment@cityofcamas.us>
Sent: Wednesday, May 1, 2019 10:53 AM
To: 'Armand.resto-spotts@jordanramis.com' <Armand.resto-spotts@jordanramis.com>; David@portcw.com; Mitch.Kneipp@cityofwashougal.us; susan.ellinger@clark.wa.gov; Stambaugh-Bowey, Chuck J (DFW) <Charles.Stambaugh-Bowey@dfw.wa.gov>; Clark County Dept of Environmental Services <kevin.tyler@clark.wa.gov>; Clark County Natural Resources <karpjd@comcast.net>; Clark Public Utilities, David Tetz <dtetz@clarkpud.com>; Clark Public Utilities, Lynn Smith <lsmith@clarkpud.com>; Cowlitz Tribe <permitreview@cowlitz.org>; SEPA (DAHP) <sepa@dahp.wa.gov>; David Jardin <David.Jardin@clark.wa.gov>; Dawn Feldhaus (dawn.feldhaus@camaspostrecord.com) <dawn.feldhaus@camaspostrecord.com>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; Heidi Rosenberg <Heidi.Rosenberg@camas.wednet.edu>; Kelly Moyer Post Record <kelly.moyer@camaspostrecord.com>; Vancouver-Clark Parks & Recreation <parksrec@cityofvancouver.us>; WSDOT SW Region <barsnej@wsdot.wa.gov>; Yakama Nation SEPA Review <esanchey@yakama.com>
Subject: SEPA Determination - Knopp Comprehensive Plan Amendment

Attached is SEPA Determination of Non-Significance (DNS) for the Knopp Comprehensive Plan

Amendment (SEPA19-06) for your review and comment.

Request: to amend the comprehensive plan designation of the subject property from Commercial to Multifamily, with an associated zone of Multifamily-18 (MF-18).

Publication: The publication date for this DNS is Thursday, May 2, 2019. The SEPA comment period ends on Thursday, May 16, 2019, at 5:00 p.m.

Comments: may be sent by email to communitydevelopment@cityofcamas.us or by standard mail to the City of Camas SEPA Official, Community Development Department at 616 NE Fourth Avenue, Camas, WA 98607.

Kind Regards,

Jan Coppola
City of Camas, Community Development
616 NE Fourth Avenue
Camas, WA 98607
(360) 817-7239; Fax (360) 834-1535
jcoppola@cityofcamas.us

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Exhibit 21
Sui Hui Proposal (CPA19-01)

From:	Skyview HOA
To:	Community Development Email
Subject:	Public Comment SEPA 19-05 Sui Hui Comprehensive Plan Amendment
Date:	Thursday, May 16, 2019 6:46:51 PM

DATE:
May 16, 2019

TO:
City of Camas SEPA Official Community Development Department
communitydevelopment@cityofcamas.us

FROM:
Skyview HOA - Camas, Washington
http://www.skyviewcamas.com
info@skyviewcamas.com
c/o RPM Services
5620 NE Gher Rd. #8
Vancouver, WA 98662

RE:
Public Comment
SEPA 19-05 Sui Hui Comprehensive Plan Amendment

To Whom It May Concern:

The Skyview Homeowners Association (Skyview HOA) located in Camas, Washington, respectfully submits this comment regarding amending the comprehensive plan designation of the Sui Hui property (subject property) from Commercial to Multifamily, with an associated zone of Multifamily-18 (MF-18). The western edge of the subject property shares a property line with six (6) single family properties located within the Skyview HOA, described as follows:

- 90264374, 2508 NW NORWOOD ST, CAMAS, 98607
- 90264372, 2448 NW NORWOOD ST, CAMAS, 98607
- 90264370, 2440 NW NORWOOD ST, CAMAS, 98607
- 90264368, 2428 NW NORWOOD ST, CAMAS, 98607
- 90264366, 2418 NW NORWOOD ST, CAMAS, 98607
- 90264364, 2408 NW NORWOOD ST, CAMAS, 98607

Skyview HOA requests that the following be taken into consideration regarding zoning and development of the subject property:

1. Inclusion of a minimum 10' landscaping easement on the western edge of the subject property abutting single family properties within the Skyview HOA.
2. Consideration of trail improvements between NW Logan St. and the undeveloped Ostenson Canyon City Trail.
3. Incorporation of adequate stormwater best management practices (BMPs) to protect the existing downstream stormwater facilities as well as the natural beauty of Ostenson Canyon.

Thank you for your time and consideration of this comment, and for the opportunity to be involved in the decision making process.

Sincerely,

Skyview HOA Board of Directors
Camas, WA
info@skyviewcamas.com

Larry Scafati, President
Wayne Bell, Vice-President
Michael Hilliard, Treasurer
Jeff Dambrun, Secretary
Rae Lynn Newman, Member-at-Large
Elisabet Roeder, Member-at-Large
Vicky Trautman, Member-at-Large

Exhibit 22
Camas Crossing Proposal (CPA19-04)

From:	Kevin Bare
To:	Community Development Email; Robert Maul; Sarah Fox; Phil Bourquin; Curleigh (Jim) Carothers; sbare17@gmail.com; mike fenimore; johnvisser@comcast.net; Peter Capell; Kevin Bare; kbare747@gmail.com
Subject:	Camas Crossing Comprehensive Plan Amendment
Date:	Thursday, May 16, 2019 4:50:18 PM

Hi Sarah,
What are the job creation/economic development goals in the current Comprehensive plan or 20 year plan for City of Camas?
What are the housing goals in the current Comprehensive plan or 20 year plan for City of Camas?
What is current status of meeting our job creation goals, or where are we in relation to plan?
What is current status of meeting our housing goals, or where are we in relation to plan?
Of all the Plan Amendments that are being considered:
How many of the proposals are asking to convert Commercially zoned land to multi-family high or low density housing?
How many proposals are requesting to convert single family dwelling or multi-family high or low to Commercial Zoning?

The Developer of Camas Crossing worked hard with Mayor Paul Dennis to change the boundary of Camas and also convert the annexed land from single family to commercial. Also, the parcel of land(986028-434/435) he is asking to change from single family per acre is currently protected by CCR's supporting single family dwelling per acre. Similarly you have nearby homes in Country Ridge estates that are also protected by CCR's supporting single family dwelling per acre. Including Lot 1 of COuntry Ridge Estates which is part of the developer's commercially zoned land.

After you provide the above answer to my questions, please also answer this question:
What is the basis for the City of Camas to convert Commercial land to multi-family high density to the detriment of the CIty's economic and job creation goals, while changing the historic design of the area's singe family dwellings per acre, and also going against the directional goals of the developer and the developer's history of converting single family zoned land to Commercial?

Thank you in advance for answering the above questions via email or at the next hearing. Please don't approve or vote yes to every single amendment that converts the City's valuable commercial land to Multi Family High Density. Instead award David with allowing him to keep his land Commercial and award the current residents with keeping their neighborhoods the same.

Sincerely, Kevin Bare

JORDAN RAMIS PC
ATTORNEYS AT LAW

1499 SE Tech Center Place, Ste. 380
Vancouver, WA 98683

Tel. (360) 567-3900
Fax (360) 567-3901

www.jordanramis.com

Armand Resto-Spotts
armand.resto-spotts@jordanramis.com
Direct Dial: (360) 567-3917

Exhibit 23
CPA19-03

May 20, 2019

VIA EMAIL ONLY

Sarah Fox
Senior Planner
City of Camas Community Development
616 NE 4th Avenue
Camas, WA 98607
E-Mail: sfox@cityofcamas.us

Re: ***Comprehensive Plan Amendment Request (CPA#19-03)***
Buildable Lands Analysis for Knopp Property
Request for Continuance / Prior Public Needs Analysis on Site

Dear Sarah Fox:

This letter provides a response to the May 15, 2019 staff report, which provided the Planning Commission staff's recommendation of the proposed 2019 comprehensive plan amendments, and requests additional time for Applicant to prepare an analysis as requested by the staff. Please include this response in the public record for the above-referenced proposal CPA#19-03 for the Knopp Property.

In the May 15, 2019 staff report, staff recommended to Planning Commission that the Knopp Property maintain its Commercial designation until an "analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections" is provided. Applicant was not aware that this analysis was requested or needed until issuance of this staff report. Applicant has not been provided sufficient time to prepare an adequate buildable lands analysis before the public hearing in front of Planning Commission for May 21, 2019.

Given this short timing, and Applicant's desire to get staff and the Planning Commission accurate and comprehensive information, the Applicant respectfully requests that the Planning Commission continue the public hearing for the Knopp Property to afford additional time for consideration of a buildable lands analysis as requested.

Separately, or in the alternative, Applicant requests that staff review the public records for the Knopp Property and adjacent site. In September 2018, a public needs analysis was completed and submitted to the City, which evaluated the feasibility of a proposed multifamily development on the Knopp Property and additional lot. This report would have been submitted as part of a follow-up to a pre-application review. The 2018 report reviewed the City's planning documents, employment growth and needs, inventory of employment and residential lands, and the "need" for any additional lands in

this very same area. Applicant believes the information requested from staff in the current CPA #19-03 proposal can be found within that September 2018 report. Further, with a continuance, Applicant anticipates providing a similar report for staff, Planning Commission, and ultimately, City Council's review of the proposed Knopp Property conversion.

Should you have any immediate questions, please do not hesitate to contact us directly.

Very truly yours,

JORDAN RAMIS PC

James D. Howsley
Armand Resto-Spotts

cc: Gary Knopp

Exhibit 24
CPA19-05

Jan Coppola

From: Leslie Corbin <lcorbin@rnink.com>
Sent: Monday, May 20, 2019 5:50 PM
To: Community Development Email
Subject: Attn: Sarah Fox ~ regarding Proposal to Amend NW 10th Ave zoning from SFL to SFM or SFH

Hi Sarah,

I appreciate the City taking the initiative to zone my property to more accurately reflect what's actually happening on this street. I've lived here since 1995 and have watched tremendous growth in that time. When I first purchased the property in 1995 it had already been approved for a Short Plat Request in Nov 1994, stating that the land was "currently zoned Residential Low, R1-7.5", and the approved proposal was to divide the lot into 2 lots, lot 1 approx 21,500 and the second lot 7,500. I'm not really sure why Residential Low was R1-7.5 and now thats considered SFH but I'd be happy to show you the letter if you'd like. Since living here I have seen numerous buildings and continue to see multiple buildings at the SFH / R-7.5 mark, in fact across the street from me is almost all R-7.5 and behind me is R-10. As far as I can see on the zoning map of 10th Street from Forest Home West to the end there's only 5 properties that actually have over 15, 000 sq ft to sub-divide including mine and I don't feel it's right to in essence handicap us to be able to zone in accordance with our neighbors or have the same zoning rights I had in 1995 and not additional restrictions when clearly this is now a mix of R-10 and R-7.5 street of homes as is today.

Thank you again for your time and consideration to my request.

Warm Regards,
Leslie

Leslie C. Corbin, President
Recruiters' Network, Inc.
Identifying and Delivering Top Talent …

Phone: (360) 833-1301
Cell: (503) 816-4154
Email: lcorbin@rnink.com
Website: www.RNInk.com
www.linkedin.com/in/lesliecorbin

2019 Comprehensive Plan Amendments

Planning Commission Public Hearing May 2019

"In the year 2035, residents of Camas continue to appreciate their safe, diverse and welcoming community…"

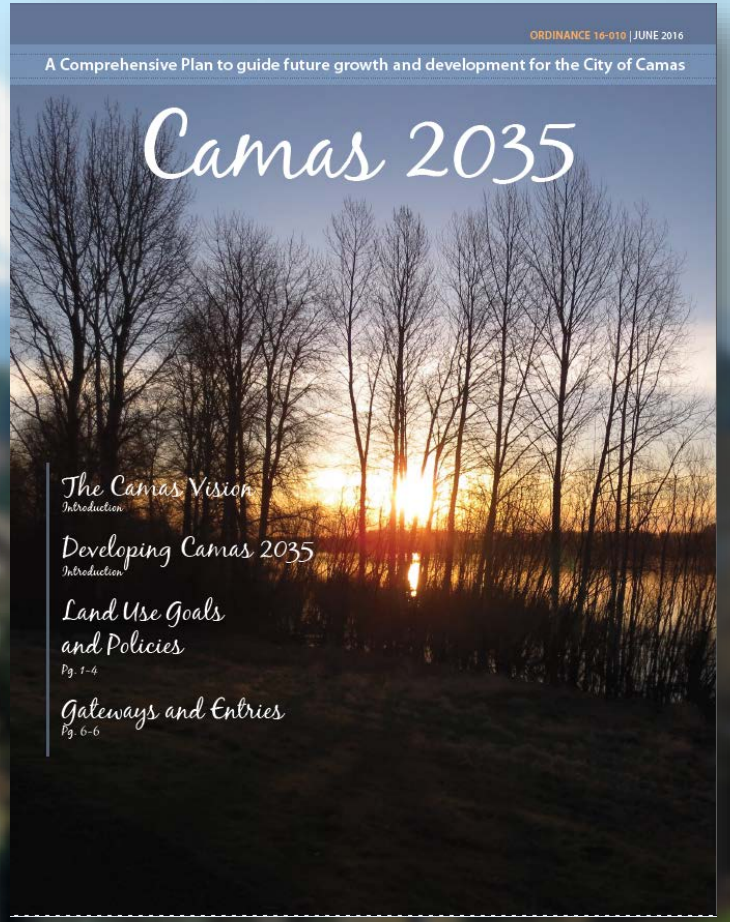
CAMAS VISION STATEMENT FROM CAMAS 2035, COMPREHENSIVE PLAN

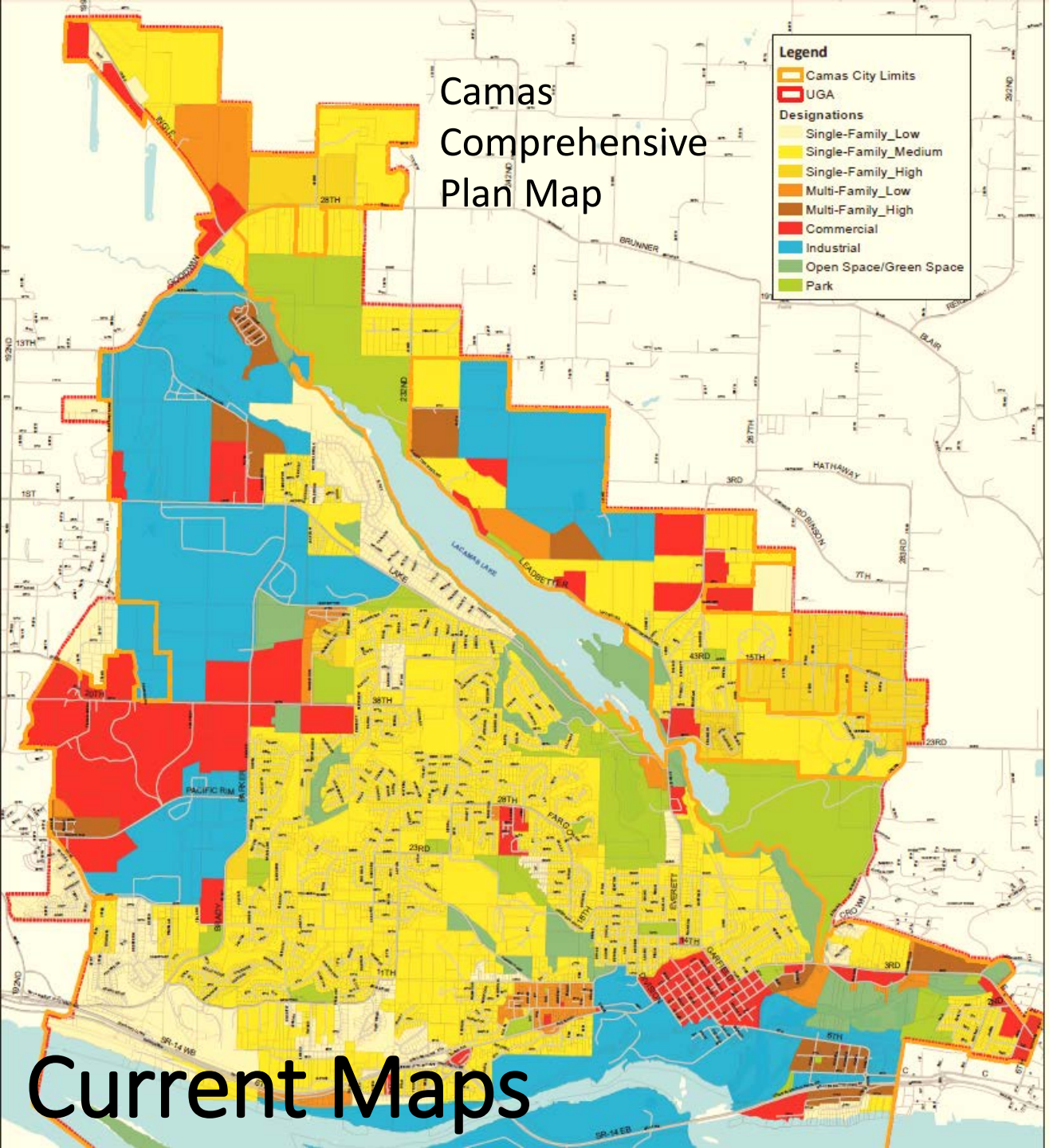
Agenda

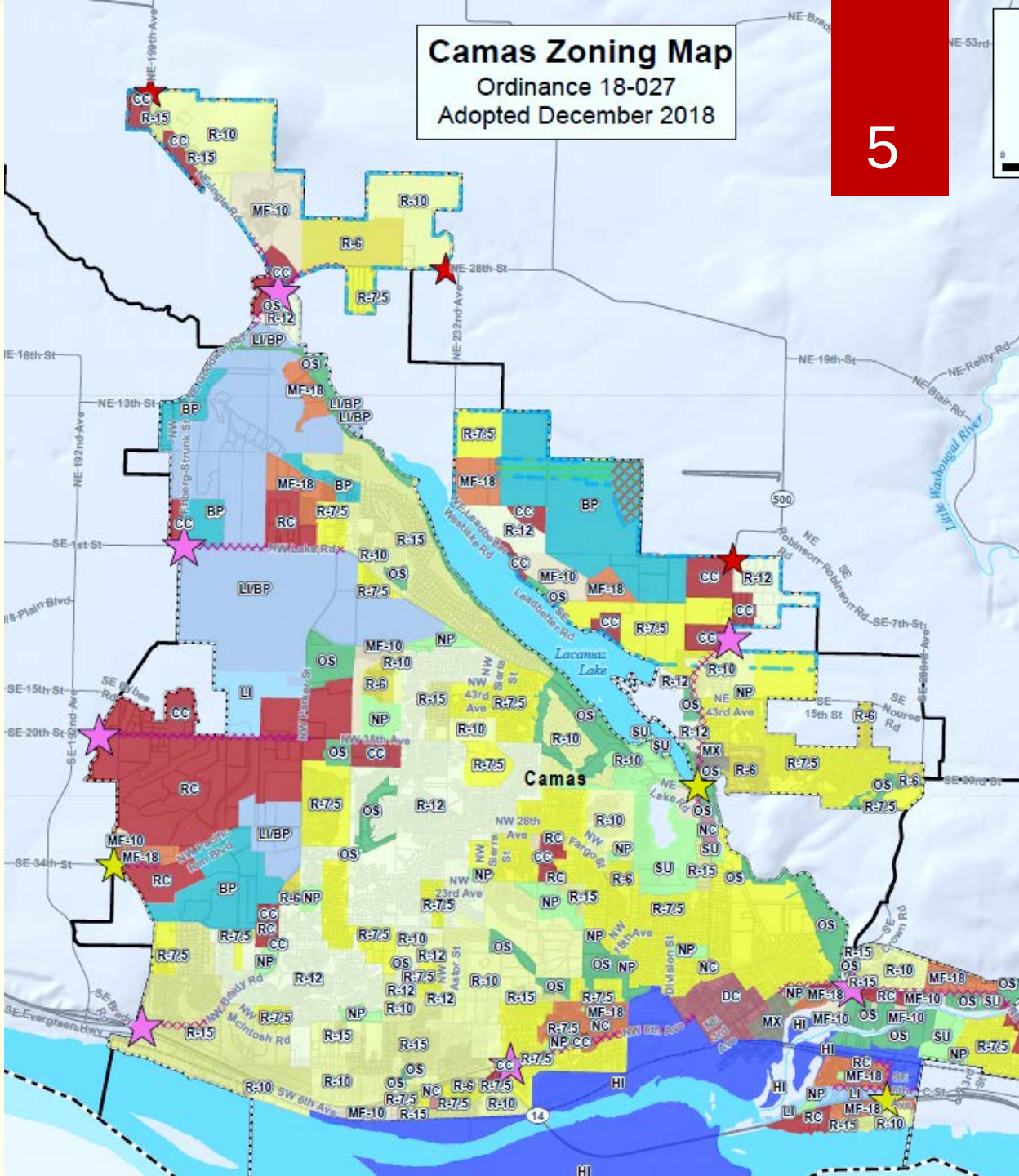
- ✓ Overview of Camas 2035
- ✓ Character of Land Use Designations
- ✓ Zoning Overlay
- ✓ Evaluation Criteria
- ✓ Proposed Map Amendments
- ✓ Next Steps

Camas 2035

Elements	Chapter
Land Use	1
Housing	2
Natural Environment	3
Transportation	4
Public Facilities & Services	5
Economic Development	6
Appendices	

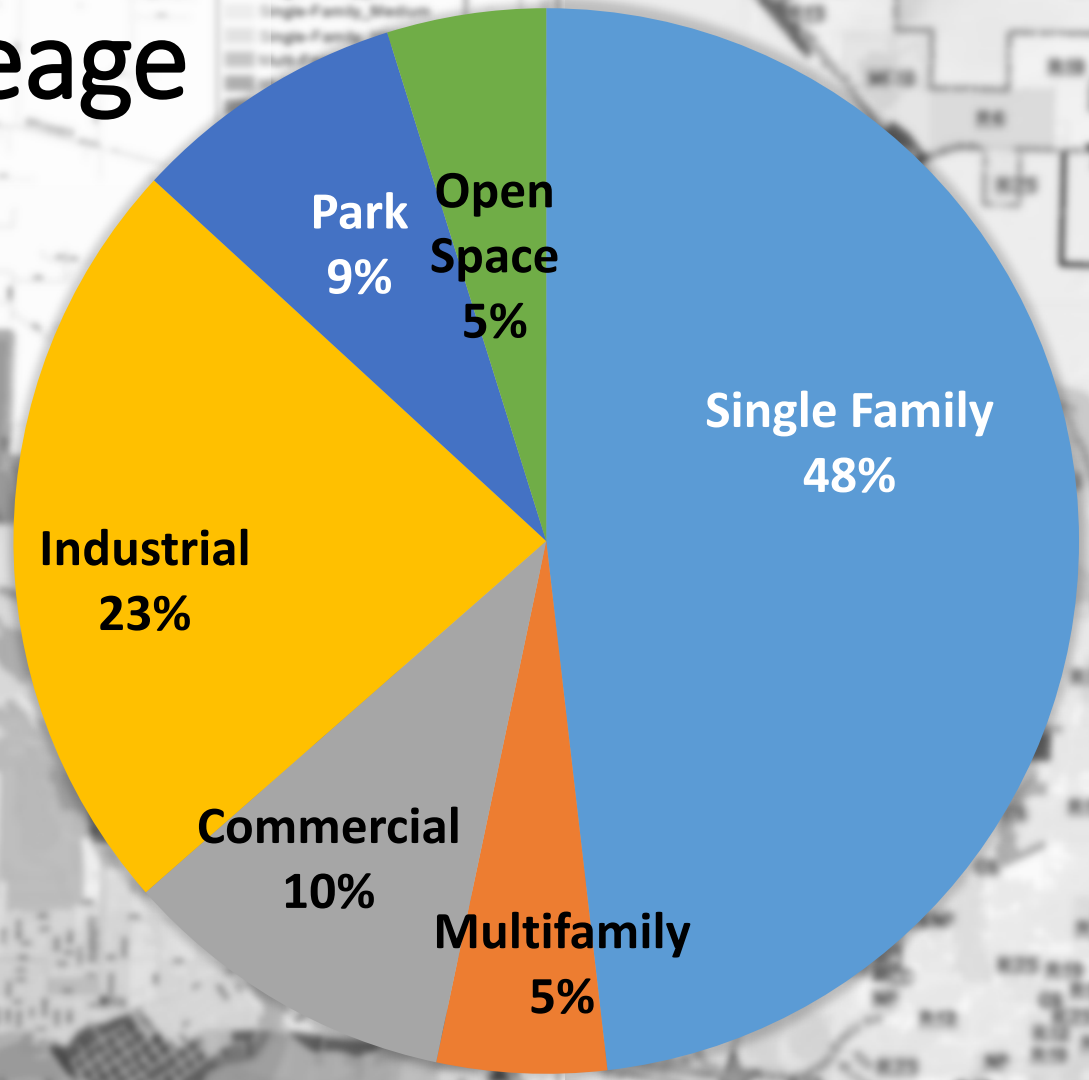






Current Maps

Total City Acreage



Commercial

Comprehensive Plan

- Land Use
- Economic Development

Zoning

Regional Commercial Zone

3rd Avenue

Mini-mall that includes national chains: McDonalds, Walgreens, Dollar Tree, Grocery Outlet

NW 28th Ave

Chevron

Summit Animal Hospital

Apartments

NW Pacific Rim Blvd.

Fisher Investments

Townhomes

Community Commercial Zone

Sixth Avenue

- Chevron
- Verizon
- Dutch Bros
- High Expectations Dog Training

NW 38th Ave

- Lacamas Athletic Club
- Tennis Center
- Future Site of Holland Shopping Center

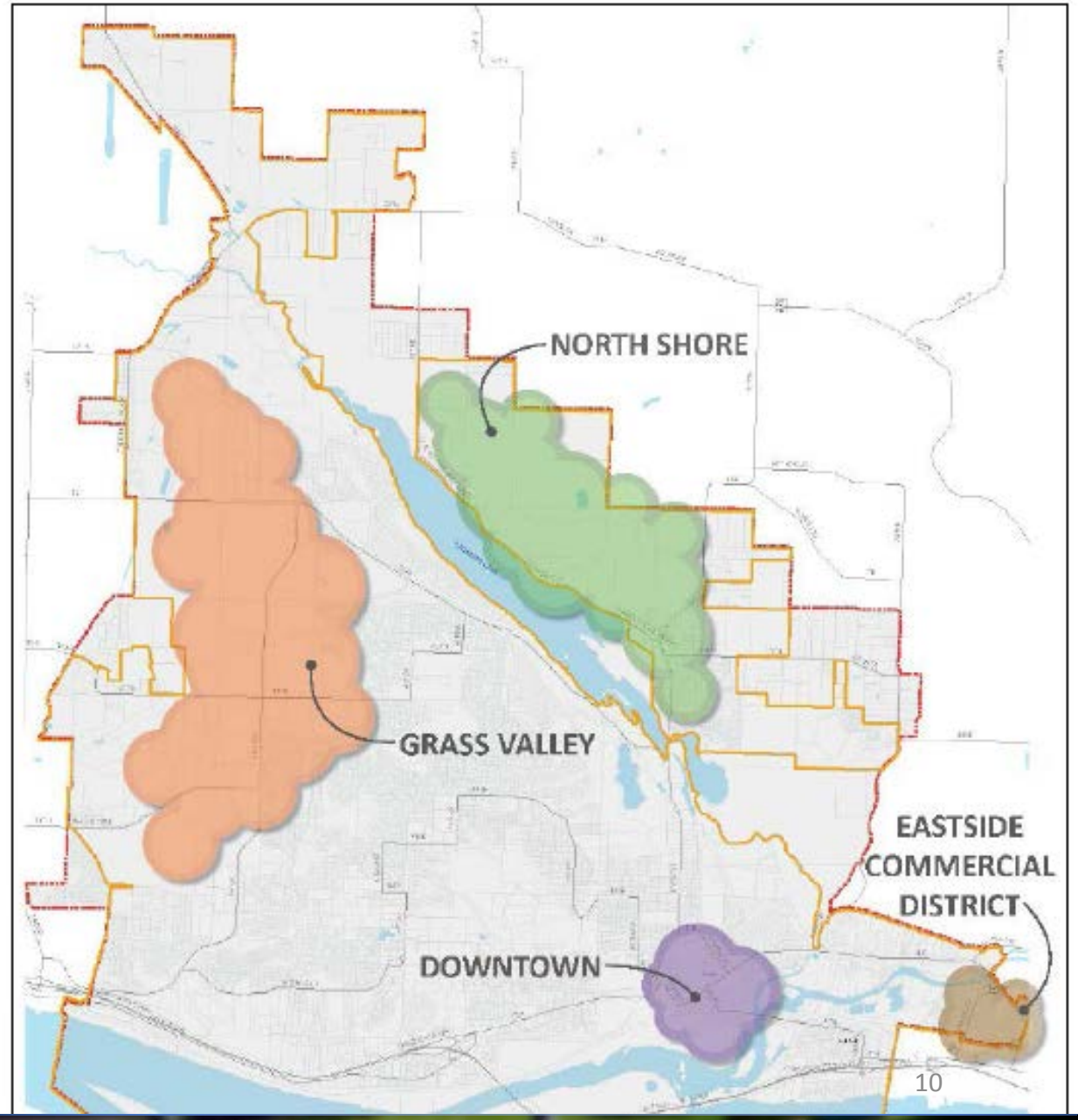
NW Brady Road

- Hidden Gardens Nursery
- Vacant Land
- Row houses

Grass Valley Area

"The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area."

Figure 6-1. Economic Development Areas



Gateway Zoning Overlay

- Robust landscaping
- Distinctive pedestrian walkways
- Hanging baskets
- Iconic street lights
- Street trees and shrubs
- No free standing signs
- Main entrances face the street

Primary Gateway

(looking east towards Camas Crossing)

Residential

Comprehensive Plan

- Housing
- Land Use

Zoning

Multifamily High

Single Family High

Lacamas Meadows PRD

Green Mtn. PRD

Evaluation Criteria

Impact upon

- Comprehensive Plan or zoning code?
- Surrounding properties?
- Code & other adopted documents?

Alternatives to the proposal?

Is the Plan **deficient** or should not continue as adopted?

Sui Hui Property #CPA19-01

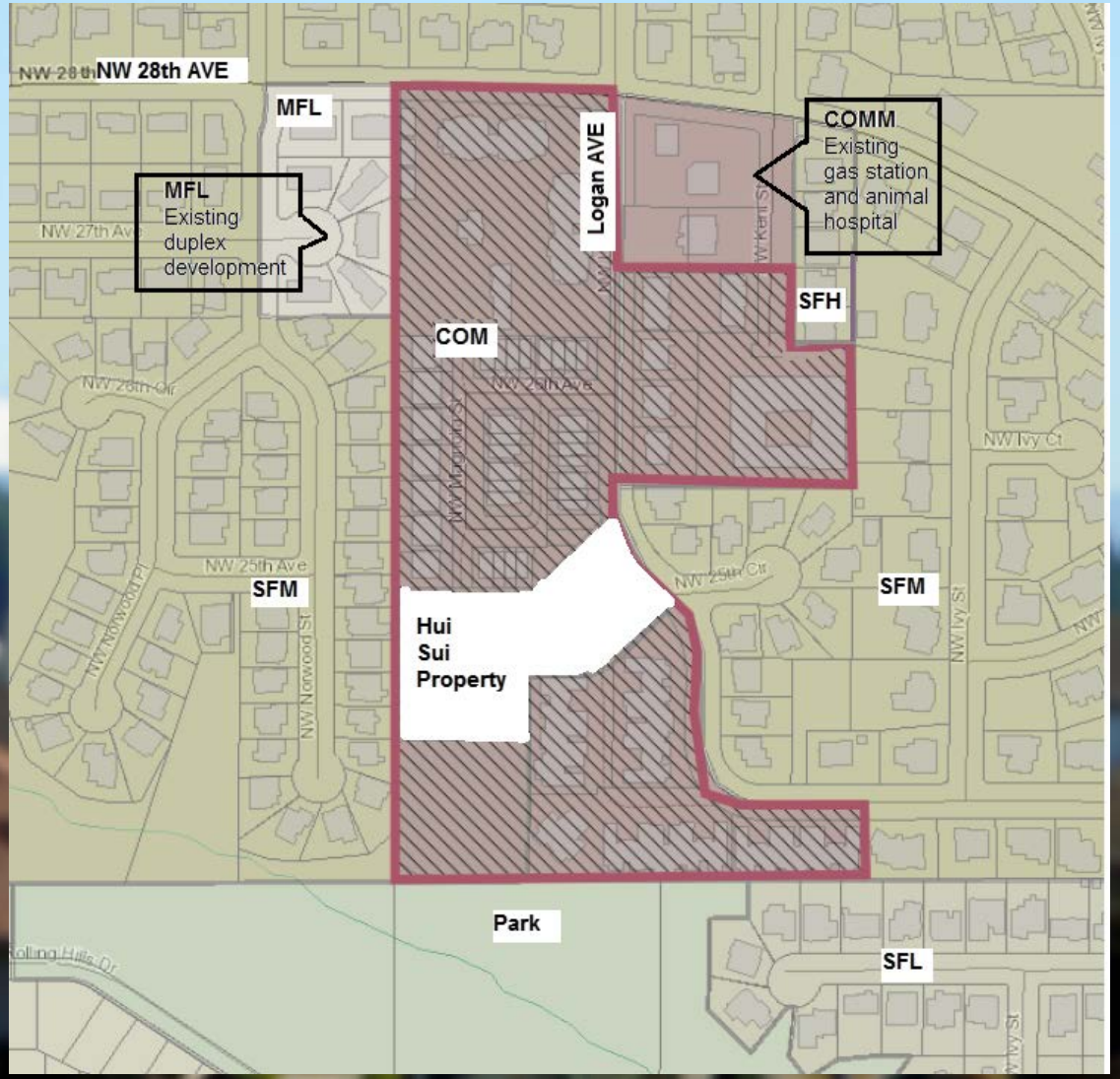
Size: 2.2 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Vacant

Adjacent Use: Residential



Shell

Food Mart
Waves of change
HERE WE GO
Coors LIGHT
NO LOITERING
14.99

SUMMIT
2705

NW Logan St

2300 NW Logan St
Camas, Washington
Google
Street View - Sep 2014
NW Logan St
Google

Sui Hui Property #CPA19-01

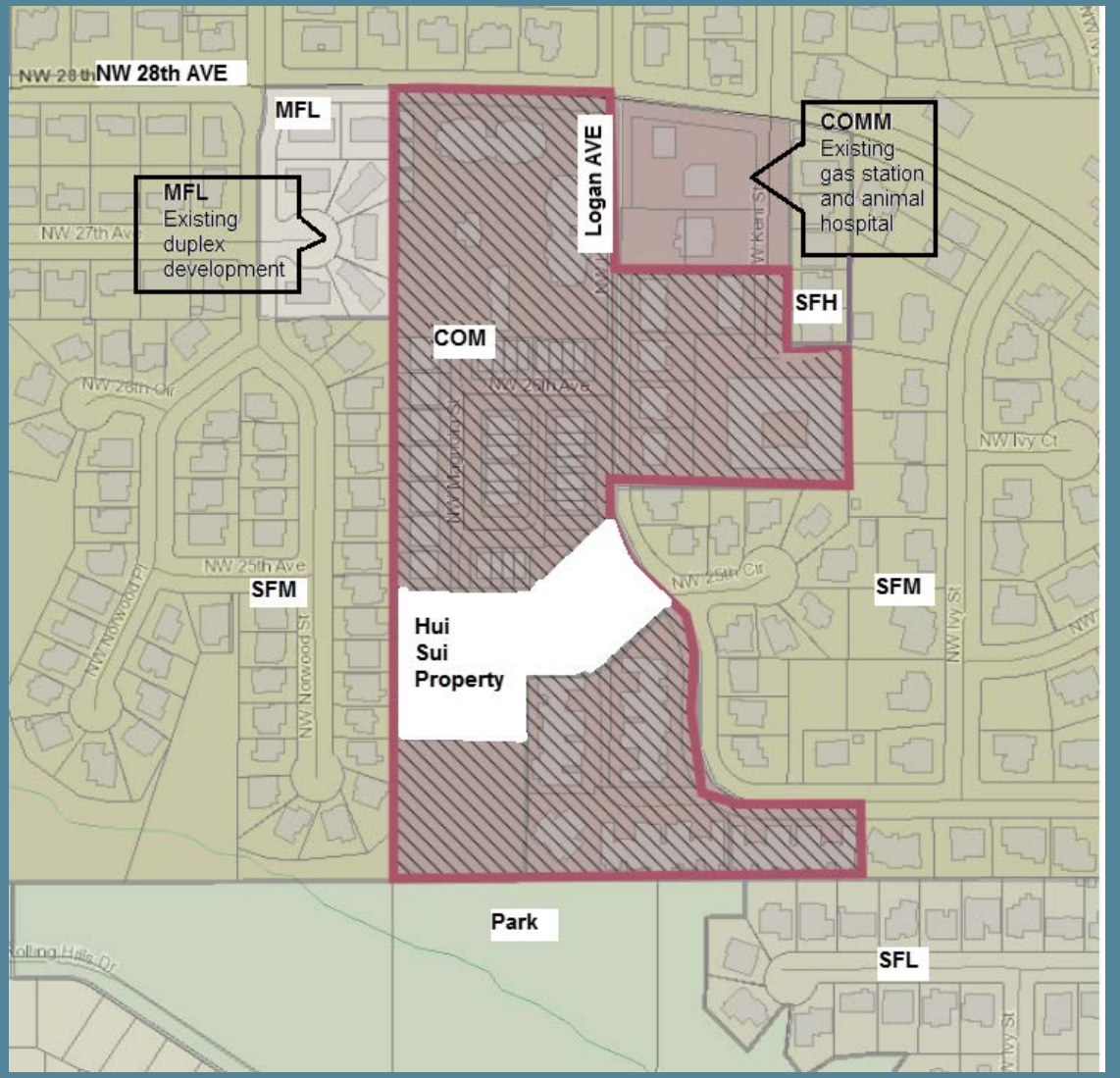
Size: 2.2 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Vacant

Adjacent Use: Residential



Rouse Property #CPA19-02

Size: 14,162 sq. ft.

Current: Single Family Med.

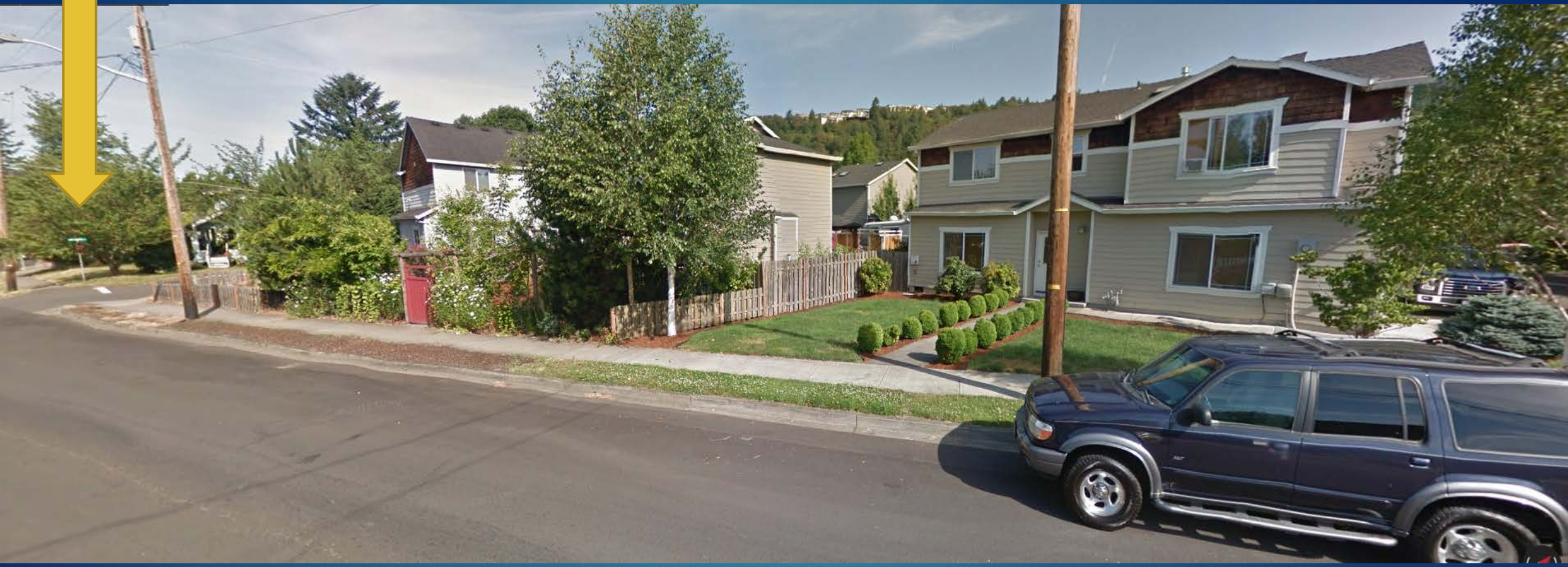
Proposed: Single Family High

Current Use: Residential

Adjacent Use: Residential

SW Utah St.

Trout Court



SW 6th & Across the
street from Trout Court

Looking north on Trout Court

617
1
2

Knopp Property
#CPA19-03

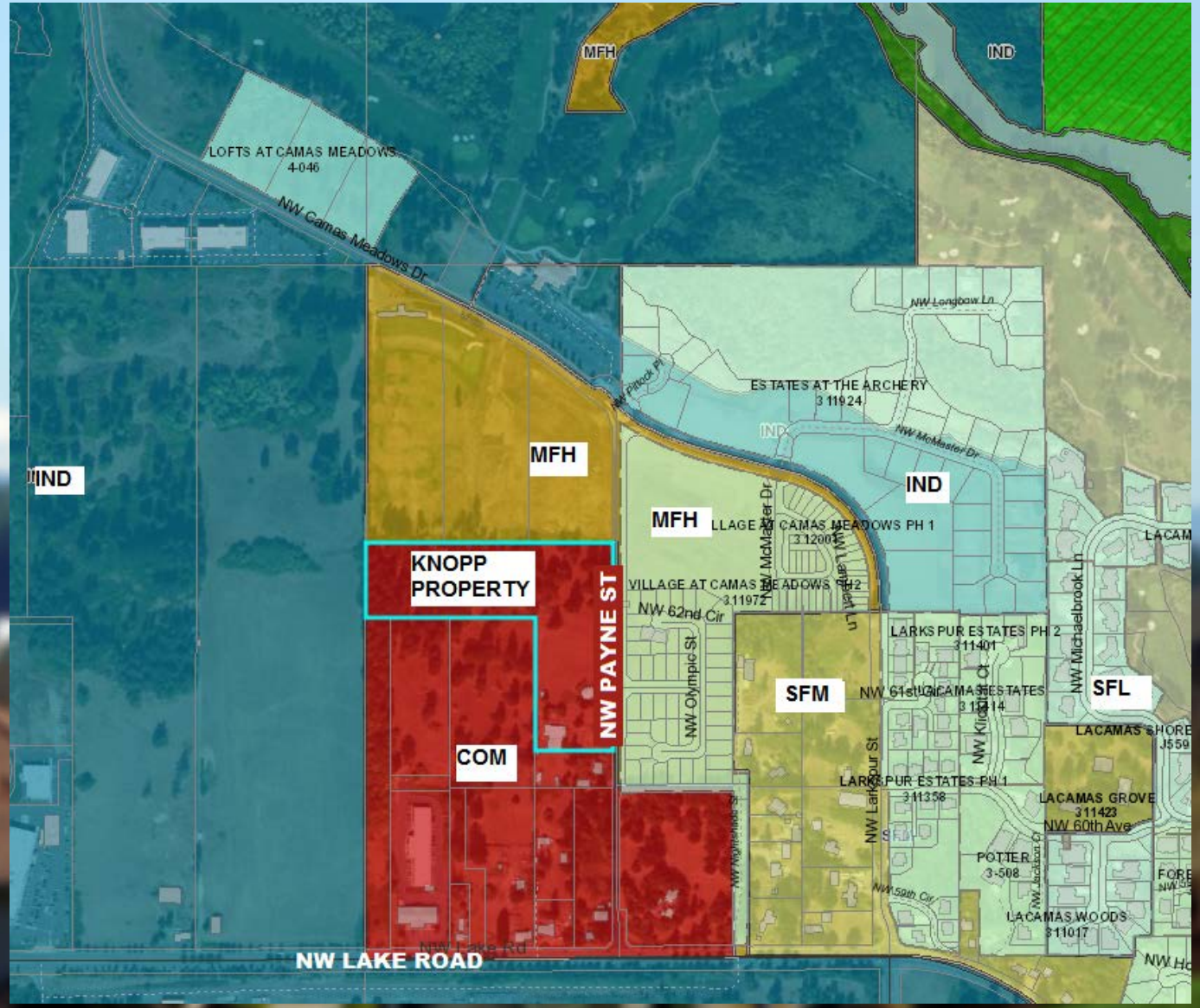
Size: 10.0 Acres

Current: Commercial

Proposed: Multifamily

Current Use: Residential/Agricultural

Adjacent Use: Residential



Intersection of Payne Road and NW Lake Road

Looking south on Payne Road

Looking east on Payne Road

North of subject property

Camas Crossing Property #CPA19-04

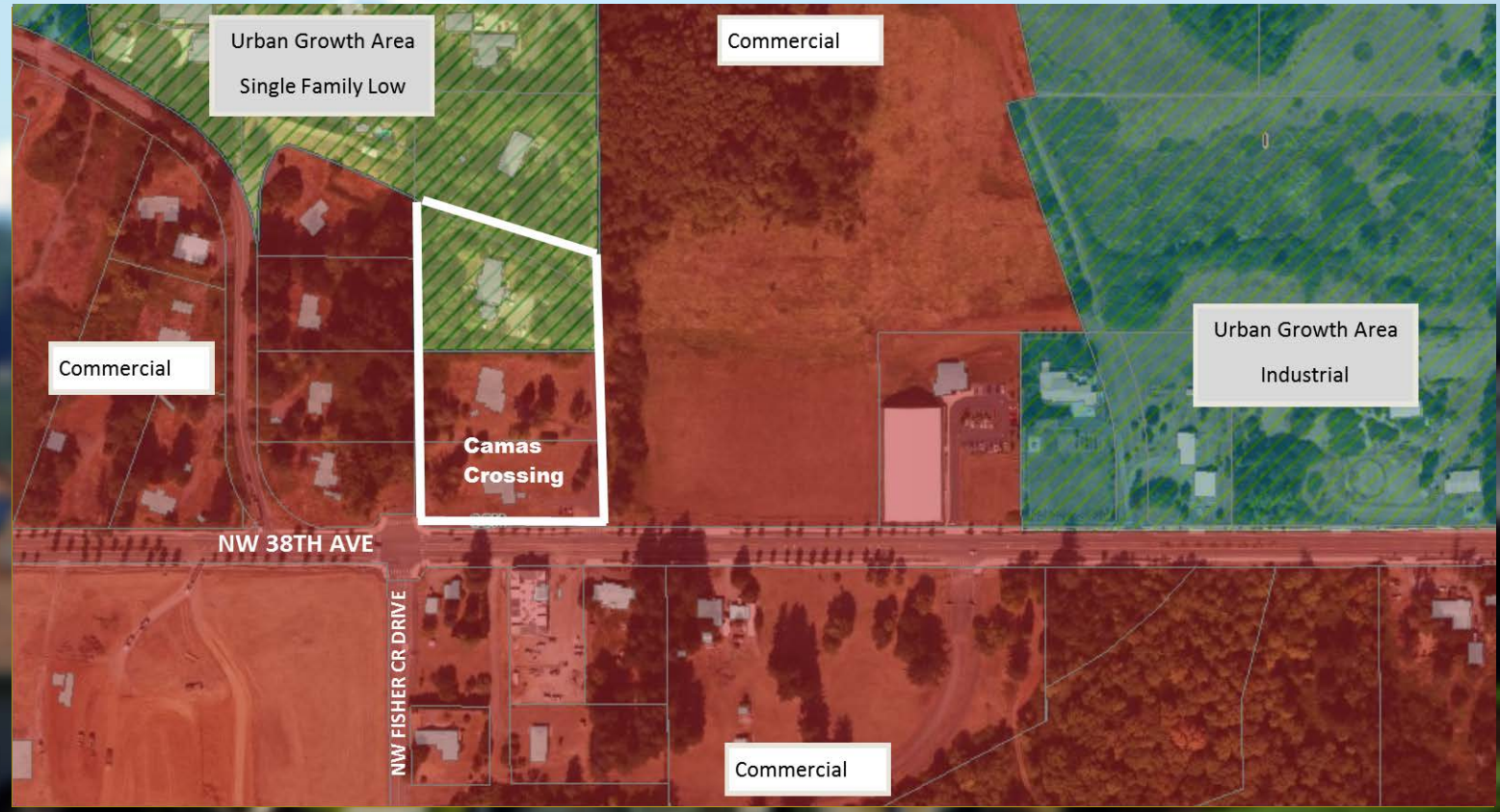
Size: 4.0 Acres

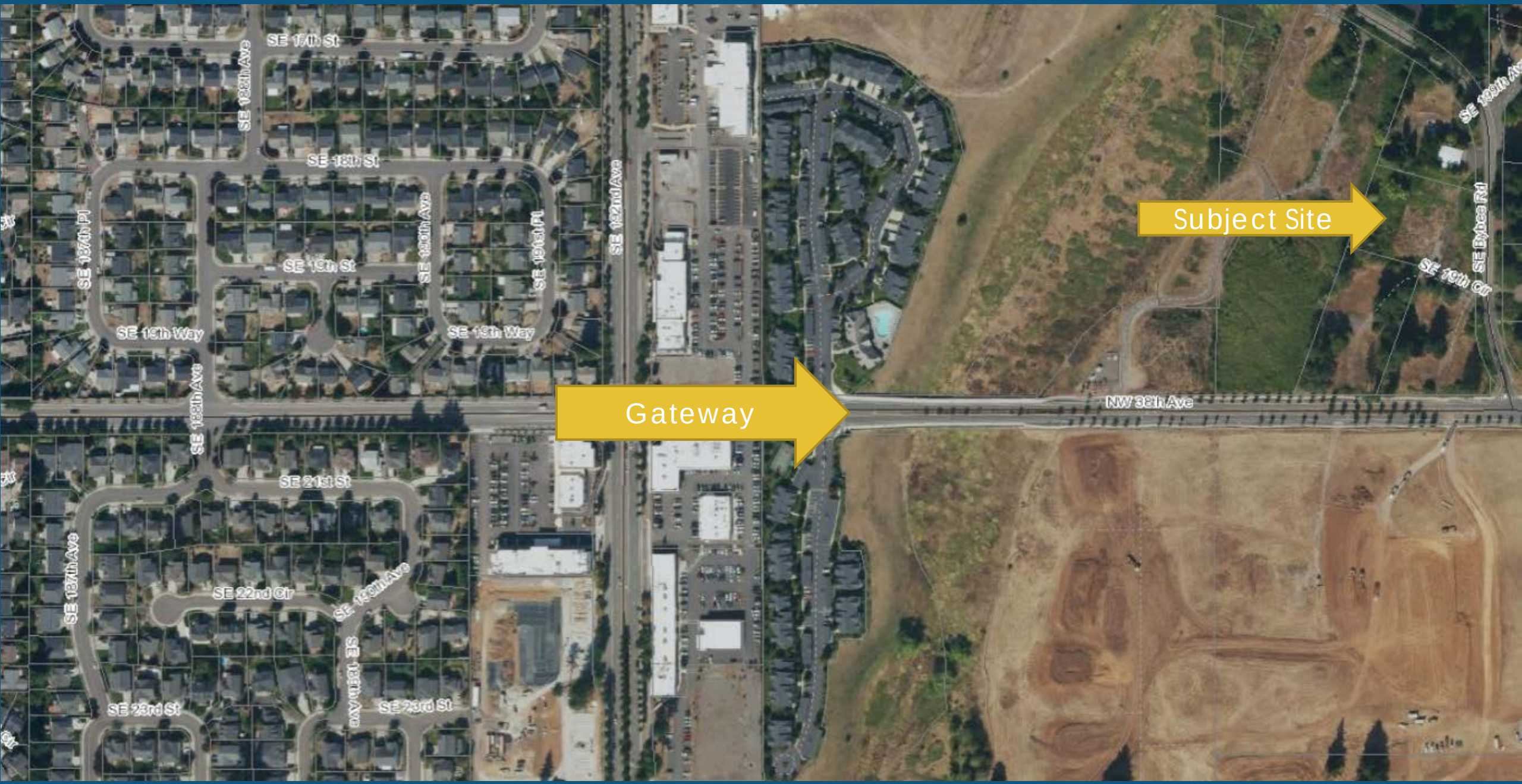
Current: Commercial

Proposed: Multifamily

Current Use: Vacant & Residential

Adjacent Use within City: Vacant, and new dental building across the street




Subject Site
Gateway
SE 17th St
SE 18th St
SE 19th St
SE 19th Way
SE 21st St
SE 22nd Cir
SE 23rd St
SE 23rd St
SE 183rd Ave
SE 184th Ave
SE 185th Pl
SE 186th Ave
SE 187th Pl
SE 187th Ave
SE 188th Ave
SE 189th Pl
SE 190th Ave
SE 192nd Ave
NW 36th Ave
SE 19th Cir
SE Bybee Rd

Looking north at subject properties

Looking northeast at subject properties

Looking west from subject properties

Looking west of the subject properties

West of the subject properties

East of properties along NW 38th Ave.

Northernmost property

Looking north from the northernmost property

Looking south towards NW 38th Ave.

Across the street from the subject property

Across the NW 38th Ave. from the subject property

10th Avenue
#CPA19-05

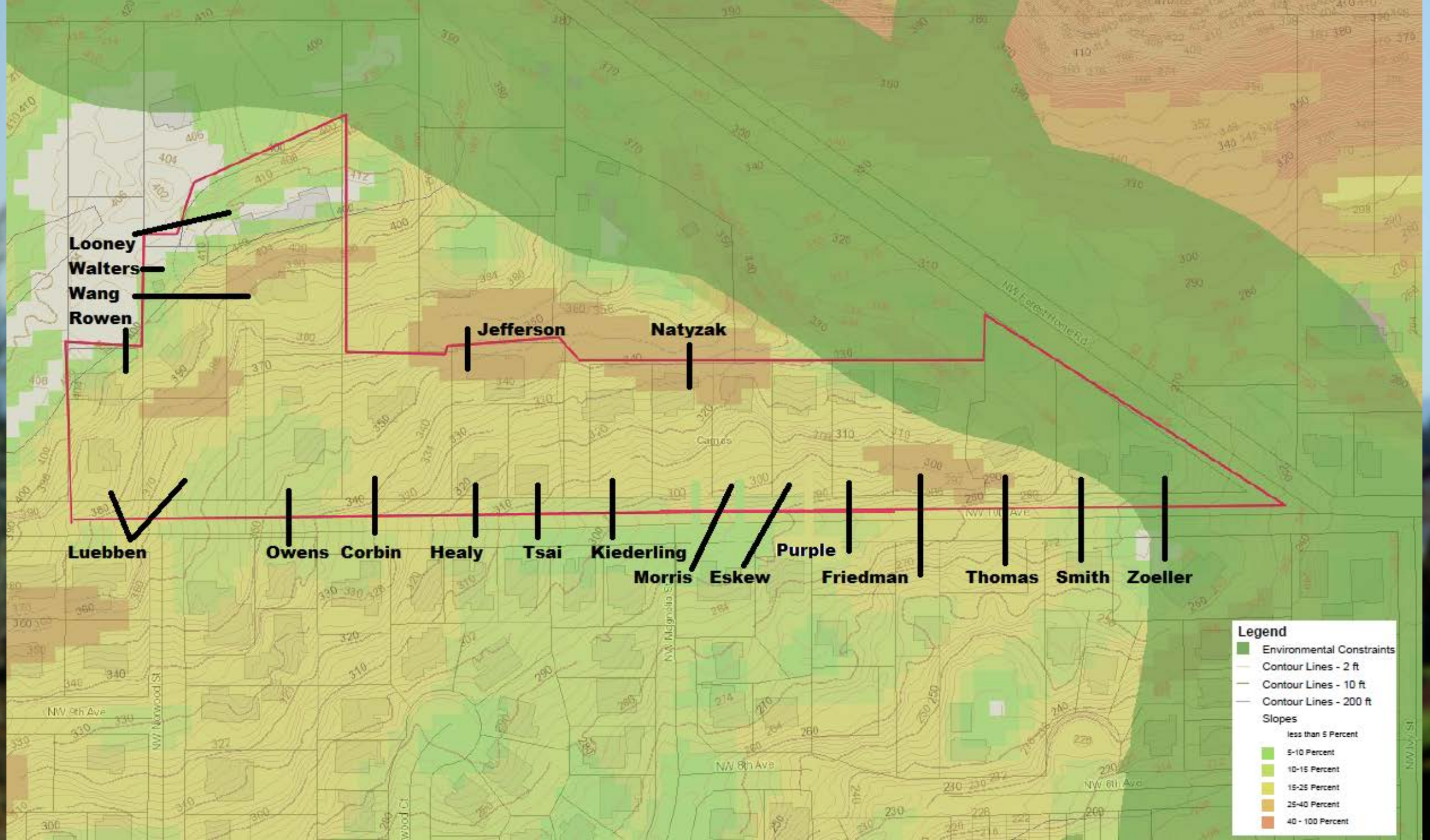
Size: 7.74 Acres for 20 lots

Current: Single family Low

Analyzed: Single family Medium

Current Use: Residential

Adjacent Use: Residential

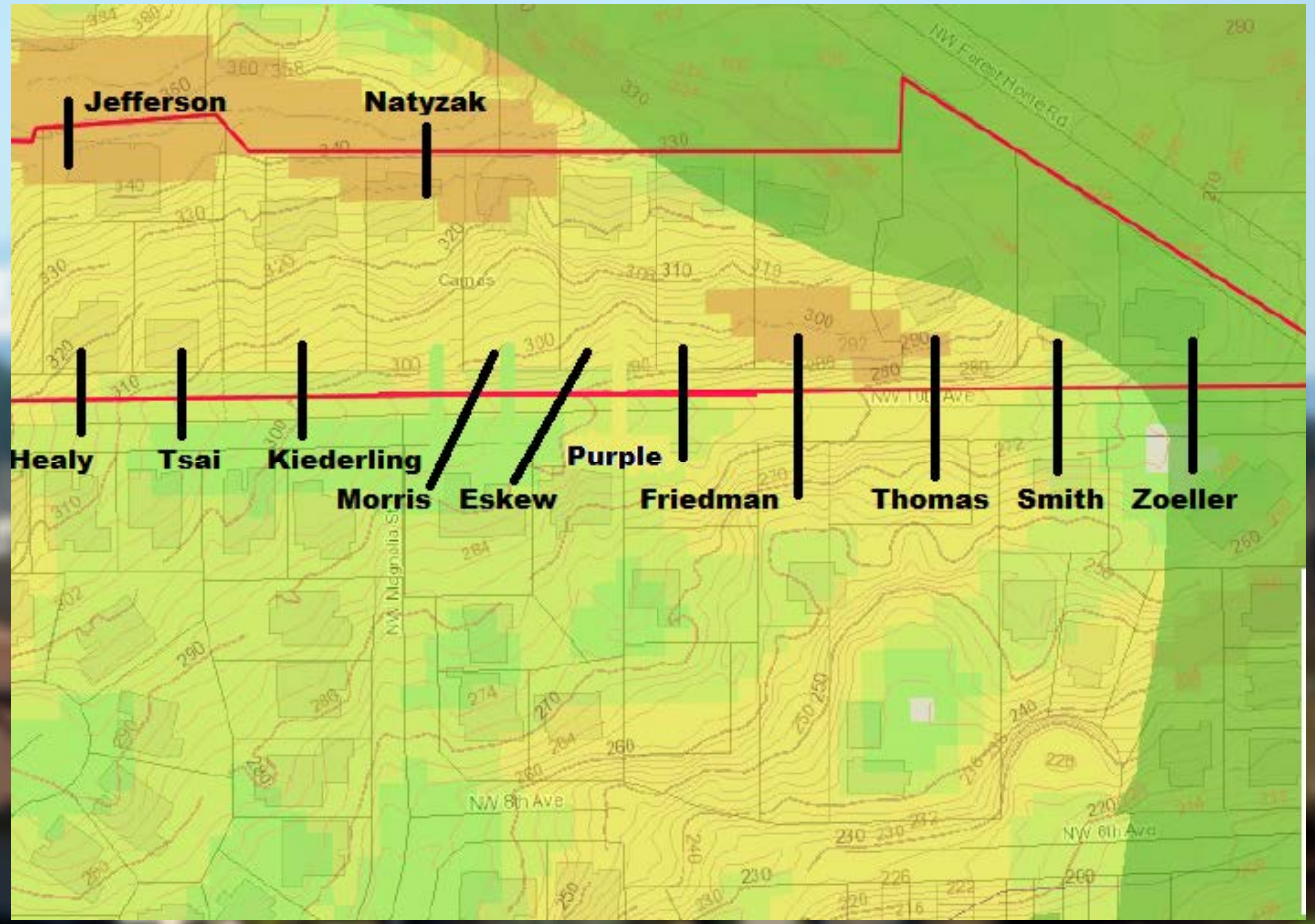

Looney
Walters
Wang
Rowen
Jefferson
Natyzak
Luebben
Owens
Corbin
Healy
Tsai
Kiederling
Morris
Eskew
Purple
Friedman
Thomas
Smith
Zoeller
NW Forestrome Rd
NW 8th Ave
NW Norwood St
NW Magnolia St
Legend
Environmental Constraints
Contour Lines - 2 ft
Contour Lines - 10 ft
Contour Lines - 200 ft
Slopes
less than 5 Percent
5-10 Percent
10-15 Percent
15-25 Percent
25-40 Percent
40 - 100 Percent

East Side Lots

Range: 8,700 to 25,265

Average Lot Size: 14,040

Encumbered: Friedman, Thomas, Smith & Zoeller



Dimensions of Lots – East

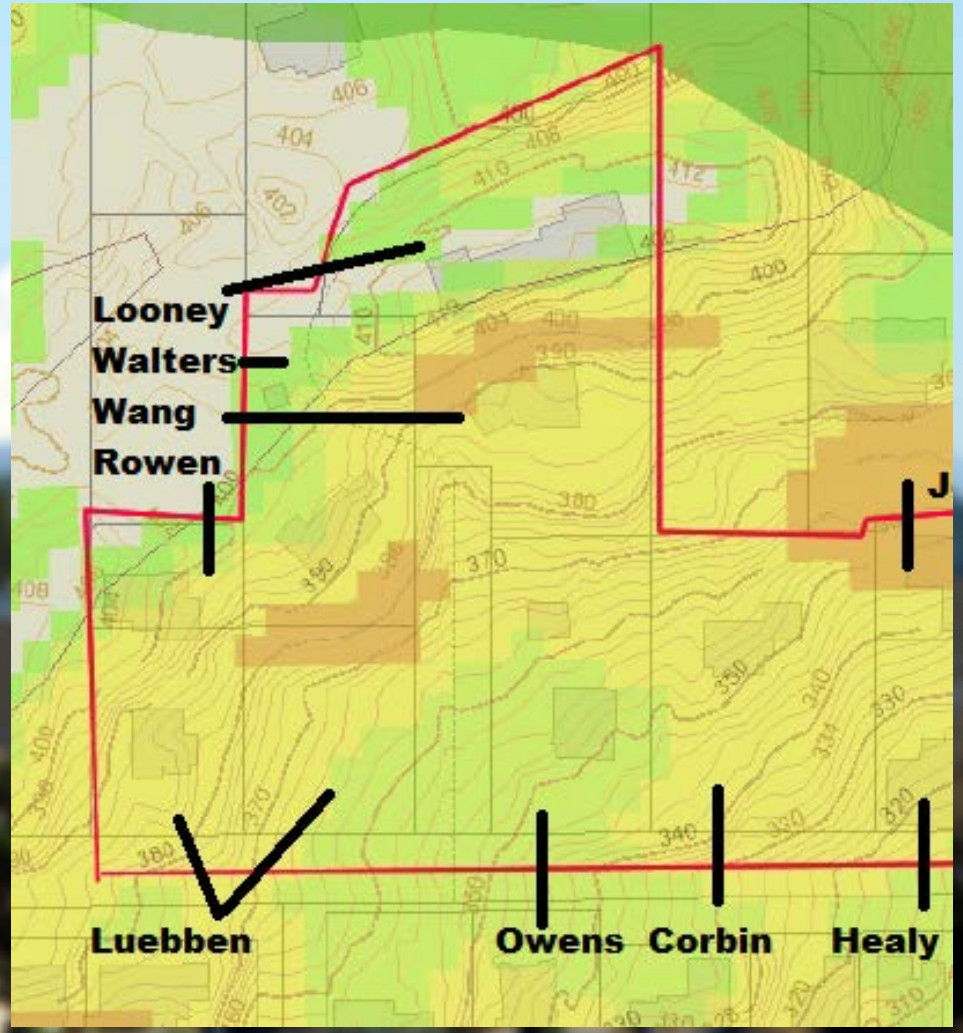
NAME	Lot Size	Front Setback	Standards	Rear Setbacks	Standards
ZOELLER	8,712	10.0	20	**Critical Area**	-
HEALY	10,454	4.5	20	65.0	25
TSAI	10,454	4.4	20	79.0	25
JEFFERSON	10,545	52.0	20	20.0	25
SMITH	12,375	9.0	25	**Critical Area**	-
KEIDERLING	14,145	93.0	25	18.0	30
NATYZAK	14,149	93.0	25	18.0	30
MORRIS	14,170	93.0	25	18.0	30
ESKEW	14,218	109.0	25	15.0	30
PURPLE	14,255	118.0	25	13.0	30
FRIEDMAN	19,740	104.0	30	21.0	40
THOMAS	25,265	34.0	30	**Critical Area**	-

West Side Lots

Range: 6,534 – 38,333

Average Lot Size: 21,072

Encumbered: Looney, Walters & Wang



Dimensions of Lots - West

NAME	Lot Size	Front Setback	Standards	Rear Setbacks	Standards
CORBIN	29,185	45.8	30	100.0	35
LOONEY	23,087	71.0	30	58.0	35
LUEBBEN	13,504	34	25	40	30
LUEBBEN	14,810	VACANT	25	VACANT	30
OWENS	20,909	78.0	30	43.0	35
ROWEN	6,534	20	20	32	25
WALTERS	22,216	104.0	30	23.0	35
WANG	38,333	55.0	30	20.0	35

Dimensions of Lots - West

NAME	Lot Size	Dividable at R-7.5 *
CORBIN	29,185	3
LOONEY	23,087	3
LUEBBEN	13,504	-
LUEBBEN	14,810	-
OWENS	20,909	2
ROWEN	6,534	-
WALTERS	22,216	2
WANG	38,333	4

*Determined by size, and does not include other factors such as slopes, or lot shape.

Hill Street
#CPA19-05

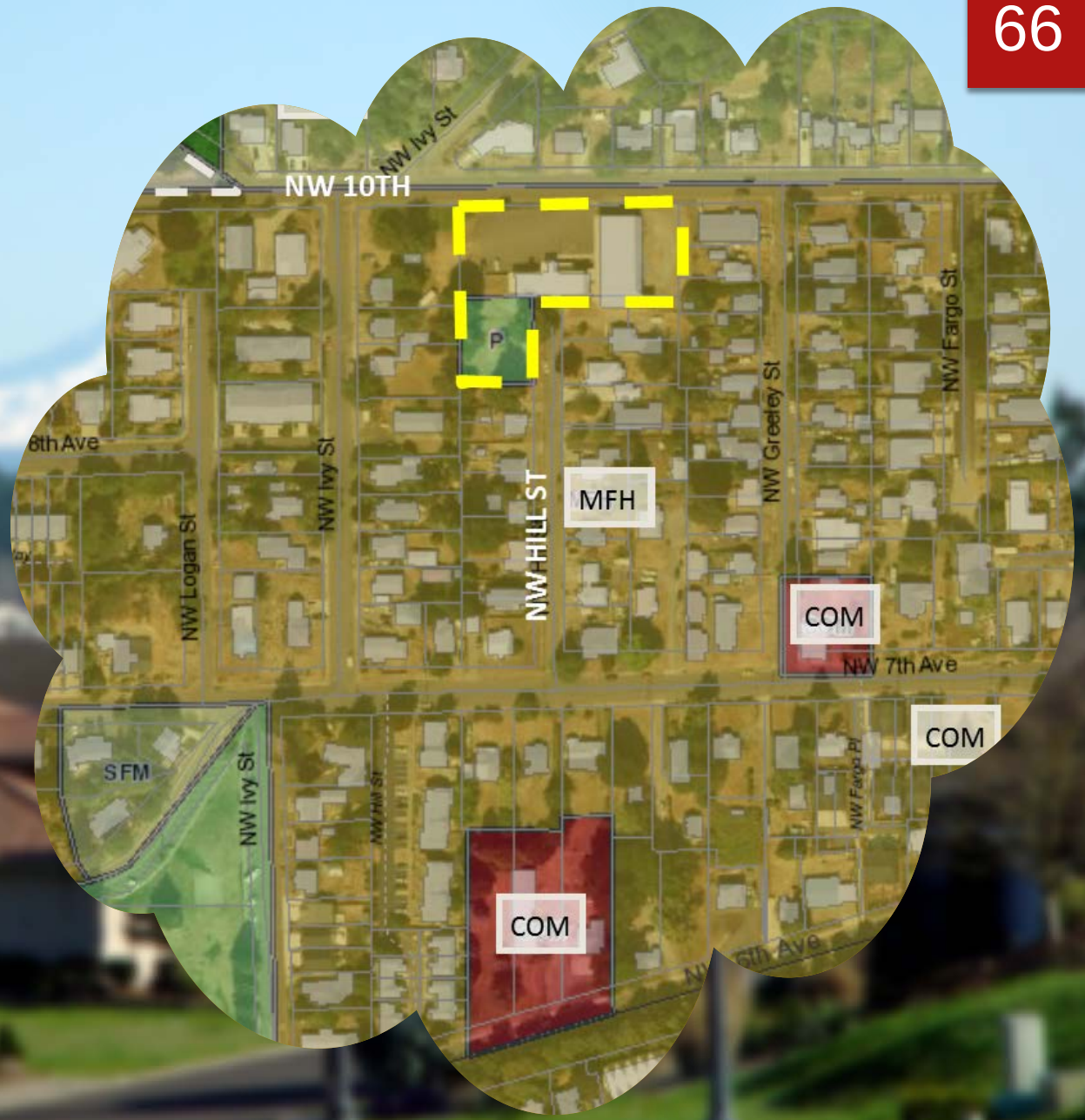
Size: 1.1 acres for 2 lots

Current: Multifamily & Park

Analyzed: Commercial or MF

Current Use: Gym & Vacant

Adjacent Use: Residential



1927 ….. Forest Home School was opened and used until 1953

1956 ….. National Guard Armory

2001-03 ….. Camas Library while the new library was being built downtown

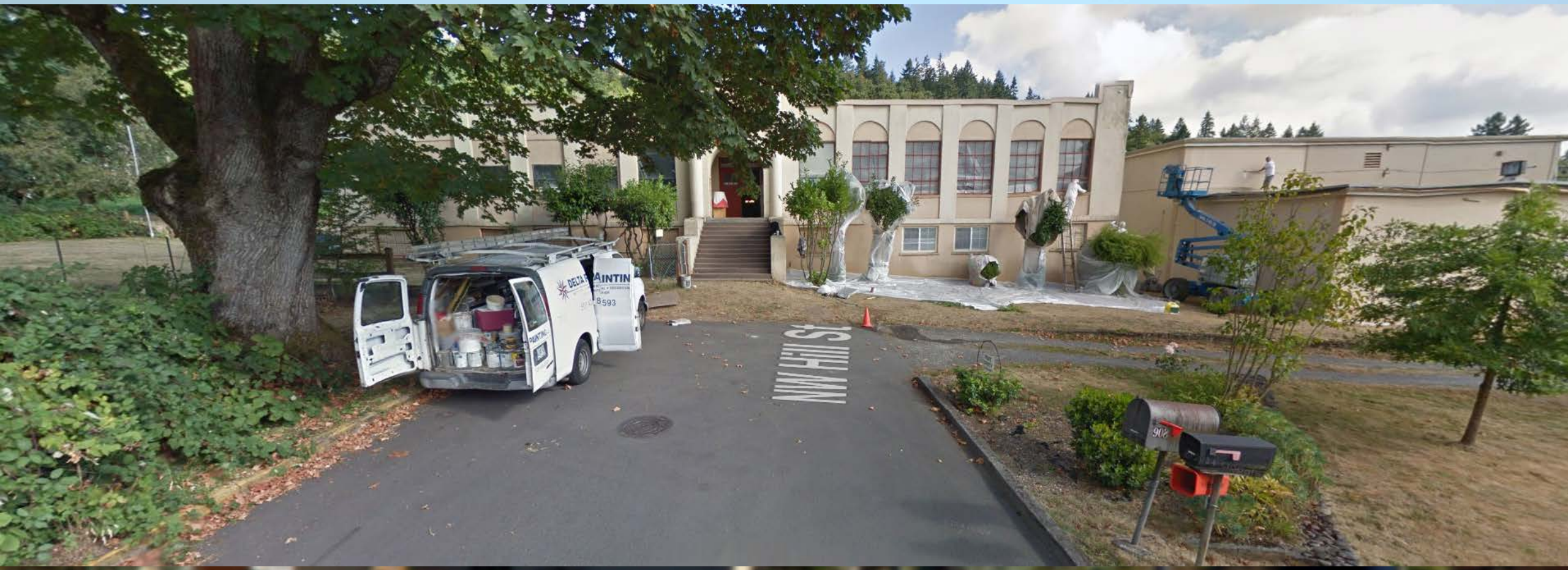
Present ….. School of gymnastics

The Forest Home School was built in 1927. The march of development up Prune Hill had really begun in 1891 when the Forest Home addition was platted for five- and 10-acre homesites. The school later became the National Guard Armory.

65

NW 10th Ave

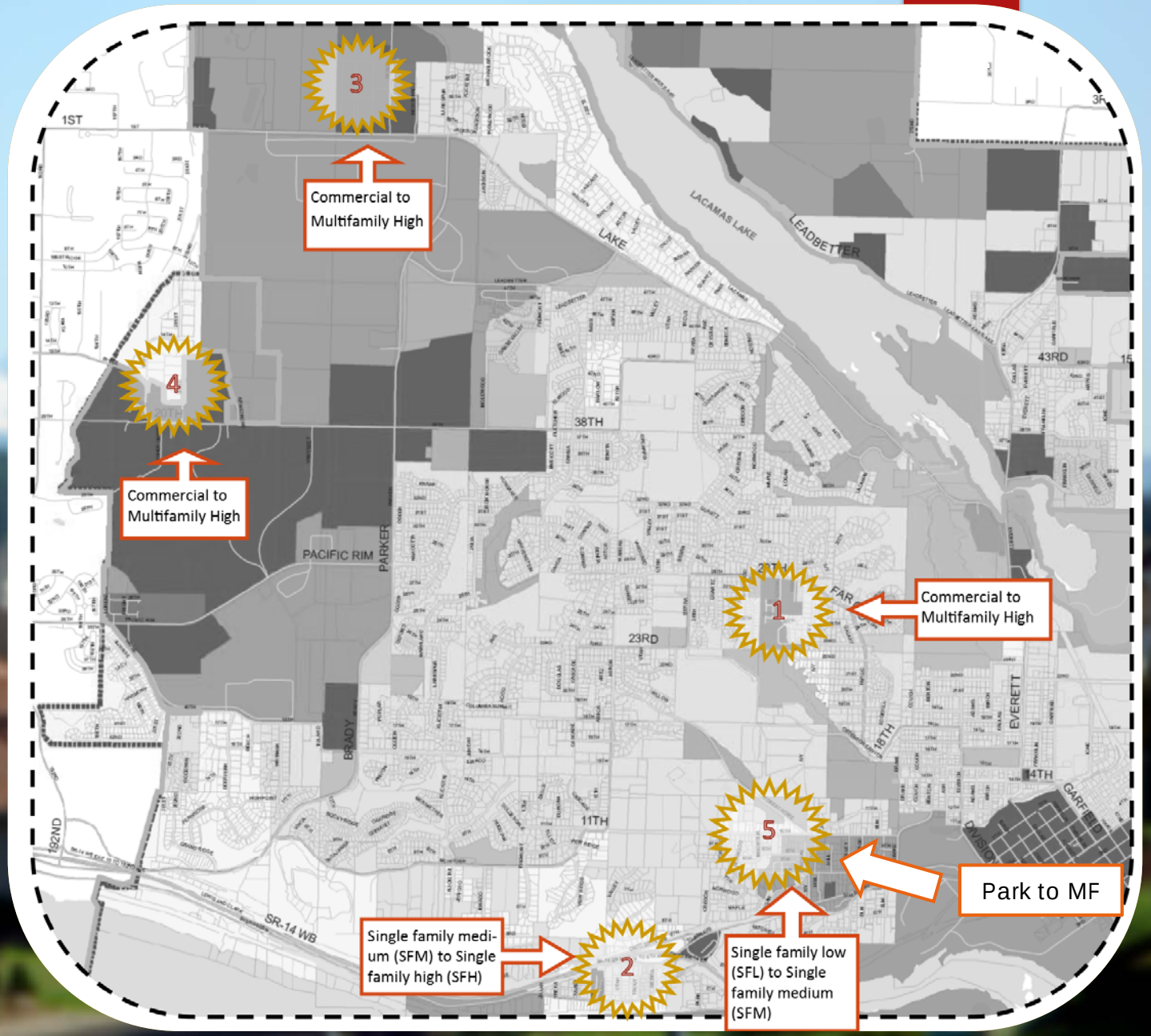
10th Ave


NW 4TH ST

Hill Street
Property

Recap

- ✓ Overview of Camas 2035
- ✓ Character of Land Use Designations
- ✓ Zoning Overlay
- ✓ Evaluation Criteria
- ✓ Proposed Map Amendments



Next Steps

- ✓Provide Recommendation to Council
- ✓Council may take the following actions:
  - Approve as recommended
  - Approve with additional conditions
  - Modify
  - Deny
  - Remand back to the planning commission for further proceedings

Exhibit 26

From: Joshua Owens <owensaudit@gmail.com>
Sent: Wednesday, May 29, 2019 9:21 AM
To: Sarah Fox
Subject: CPA19-05 10 Avenue petition
Attachments: CCF_000414.pdf; CCF_000415.pdf

Hi Sarah,

Attached is the petition. These are the signatures that I acquired in about a 4 hour stint.

Both Mary Ann Rowen at 1657 NW 10th Ave and Nancy Luebben at 1617 NW 10th Ave are NOT opposed though I did not get their signature.

Opposed are Walters at 1511 NW 10th Ave. Wang's are friends with them so naturally they are just going along with the Walters. After talking to the Walters, their opposition is that they are afraid with the zoning change that 1617 NW 10th and their additional property could put up four houses. When I explained to them that after the zoning that 1617 would only have a combined square footage of 28,000 and can put no more houses on their property than what is present currently. He still was insistent on opposing the zoning change although he clearly is misunderstanding the full change that would take place given the zoning change occurred.

Do you know our ward commissioner that I might be able to send this over to him/her.

Is there really even chance this is going to do anything?

The people that are really for this change are those I gathered signatures for, I've included a map to give you an idea who signed. Black checked. Red check is not opposed. Red x are opposed.

Thank you.

--
Joshua Owens
C. 360.904.2281

FOREST HOME SUB DIVISION PETITION FOR R-10 FILE CPA19-05

Joshua B. Owens
1505 NW 10th Ave
Camas, WA 98607
360.904.2281
owensaudit@gmail.com

May 23, 2019

City of Camas

RE: PETITION to change Zoning from current R-15 to R-10, E. Staff Amendments File # CPA19-05

Dear City of Camas,

Forest Home Sub Division Petition for R-10 File CPA19-05 has recently been included in the Annual Comprehensive Plan Amendments, titled under 'NW 10th' of E. Staff Proposed Amendments File No. CPA19-05, in regards to a zoning proposal change from R-15 to R-10.

Upon the conclusion of City commissioners on June 21st, we understand that the proposal was to have Forest Home remain un-changed as an R-15 zoning.

We, as a community wish to express through this Petition that this decision is NOT our desire. We petition, as residents of Forest Home on the North side of 10th Avenue, to have our property zoned as an R-10, in favor of the 10th Avenue section of File No. CPA-05. Please see 2 pages of signatures below:

NAME	ADDRESS	SIGNATURE
Joy Owens	1505 NW 10th Ave Camas	
TONY L LOONEY	1512 NW 10TH AVE Camas	
ROBERT D. MOEN	1513 NW 10TH AVE	
Rebekka moen	1513 NW 10th ave	
Rosemarie & Jeff Treece	1502 NW 10th Ave	
Jill Holmes	1508 NW 10th Ave	
Sean Burns	1508 NW 10th Ave	
Barb Rhodes	1522 NW 10th Ave	
Charles Rhodes	1522 NW 10TH AVE	
Leslie Corbin	1501 NW 10th Ave 98607	
DWENNONC HEALY JR	1445 NW 10TH AVE 98607	
Linda J Healy	1445 NW 10th Ave	
Franklin Tsai	1435 NW 10th Ave	

PETITION

FOREST HOME SUB DIVISION PETITION FOR R-10 FILE CPA19-05

LuAnne Jefferson	1427 NW 10th Ave	
Scott Jefferson	1427 NW 10th Ave	
JASON KEIDERLING	1403 NW 10TH AVE	
Jana Keiderling	1403 NW 10th Ave.	
JOSHUA OWENS	1505 NW 10TH AVE	
Marc Venegoni	1300 NW 10th Ave.	

PETITION

JORDAN RAMIS PC
ATTORNEYS AT LAW

1499 SE Tech Center Place, Ste. 380
Vancouver, WA 98683

Tel. (360) 567-3900
Fax (360) 567-3901

www.jordanramis.com

Armand Resto-Spotts
armand.resto-spotts@jordanramis.com
Direct Dial: (360) 567-3917

June 4, 2019

Sarah Fox
Senior Planner
City of Camas Community Development
616 NE 4th Avenue
Camas, WA 98607

Re: ***Comprehensive Plan Amendment Request (CPA#19-03)***
Land Need Analysis for Multi-Family Residential Development;
Response to Comp Plan Policy H-2.3 and H-2.4

Dear Sarah Fox:

Please find enclosed a Land Need Analysis for Multi-Family Residential Development, submitted in support of and related to the above-referenced comprehensive plan amendment proposal. This report should satisfy the City's request for an analysis of adequate buildable lands in Grass Valley area, pursuant to Comprehensive Plan Policy ED-3.3. Please let us know if you have any questions or comments regarding that report.

The City had also requested a response on the Comprehensive Plan Policies H-2.3 and H-2.4 related to comprehensive plan designation changes that increase residential capacity for affordable housing.

At this time, there is no development proposal contemplated for the subject property. However, it is anticipated that with a change to multi-family, a future developer may acquire the property for development of a multi-family project. Applicant and current land owner, Mr. Knopp, would be in full support of a development that increases residential capacity of affordable housing units. Mr. Knopp will endeavor to market and sell his property, if he desires to in the future, to a potential buyer that would be similarly in support of a development comprising some amount of affordable housing units.

Very truly yours,

JORDAN RAMIS PC

Armand Resto-Spotts

Encl.

cc: Gary Knopp

JOHNSON ECONOMICS

LAND NEED ANALYSIS
FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ON A SITE IN CAMAS, WASHINGTON

JOHNSON ECONOMICS, LLC
621 SW Alder St, Suite 605
Portland, Oregon 97205

PREPARED FOR:
JORDAN RAMIS PC,
MAY 2019

JOHNSON ECONOMICS

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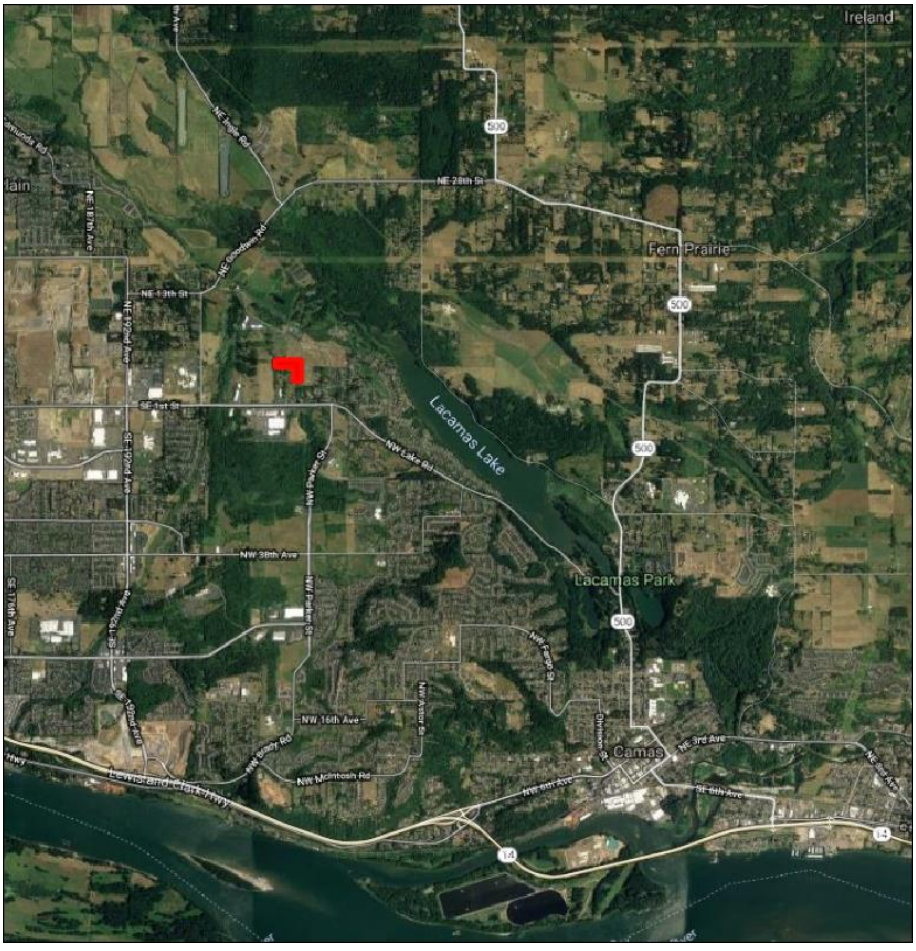
I. INTRODUCTION

JOHNSON ECONOMICS was retained by JORDAN RAMIS PC to evaluate the feasibility of a multifamily development in Camas, Washington. The site in question is currently zoned Regional Commercial (RC). This report assesses the appropriateness of allowing multi-family residential development on the property. JOHNSON ECONOMICS aims to inform this decision by taking the following steps:

- Review the City of Camas' current relevant planning documents and evaluate, update, and/or modify forecasts and capacity estimates based on current information;
- Develop a demographically driven residential demand projection, which will forecast the need for additional residential units by type;
- Provide projections for employment land needs based on growth trends in relevant industries;
- Inventory and evaluate land zoned for multifamily residential and employment uses in Camas. Evaluations take into account appropriateness based on visibility, transportation access, site configuration, wetlands issues, etc.;
- Create an overview of multifamily residential projects currently under construction or in the planning process within the City of Camas;
- Assess the likelihood of development of each of these properties;
- Reconcile the above to determine the "need" for additional residential and employment land capacity

FIGURE 1.1: SITE CONTEXT



SOURCE: Google Maps, Johnson Economics

II. SITE ANALYSIS

THE SUBJECT SITE

The subject site is an L-shaped taxlot that measures 10 acres in size. The taxlot is zoned for Regional Commercial (RC) use, and includes an existing single-family residence. The proposed plan calls for development of a market-rate multifamily project with 180 units.

The site is surrounded by undeveloped land on the north, west, and southern borders, and bounded by NW Payne Street to the east. The three parcels south of the site are classified as "Unused or Vacant Land – No Improvements", though there do appear to be some single-family residences upon inspection. To the west/southwest of the site, there are two businesses. The first is CrossFit Mill Town, a gym. The second is Samson Sports, a custom wakeboard tower and accessory manufacturer. To the north are parcels zoned MF-18, for multifamily use.

Across NE Payne St to the east is the future home of the Village at Camas Meadows, a mixed-use development that will consist of 77 single-family and 138 multifamily residences. Camas Meadows Golf Club is roughly one quarter mile north of the site.

The main access to the property is via NE Payne Street. The closest arterial is NW Lake Road, an east-west arterial that provides access to Vancouver to the west and downtown Camas and Washougal to the southeast. Lake Road had an average daily traffic volume of nearly 9,000 vehicles in 2017.

Commercial development is dependent on access and visibility, and typically takes place along arterial roads and highways. In the Portland Metro Area, nearly all suburban commercial development in this business cycle has taken place along roads with a daily traffic volume of at least 15,000 vehicles. Lake Road south of the subject site might reach this threshold in the future. However, sites along smaller roads off Lake Road are unlikely to see demand from commercial users due to inadequate visibility. The current RC zoning allows for some industrial uses (some with conditional approval). However, industrial development works best when there are multiple avenues for large vehicles to access the site. Moreover, the subject site backs land zoned for multifamily use, which from a compatibility standpoint is not ideal adjacent to industrial use.

The map on the following pages details where the subject site is in relationship to NW Lake Road as well as many of the nearby businesses, such as WaferTech, Camas Meadows Golf Club, Samson Sports, and Logitech.

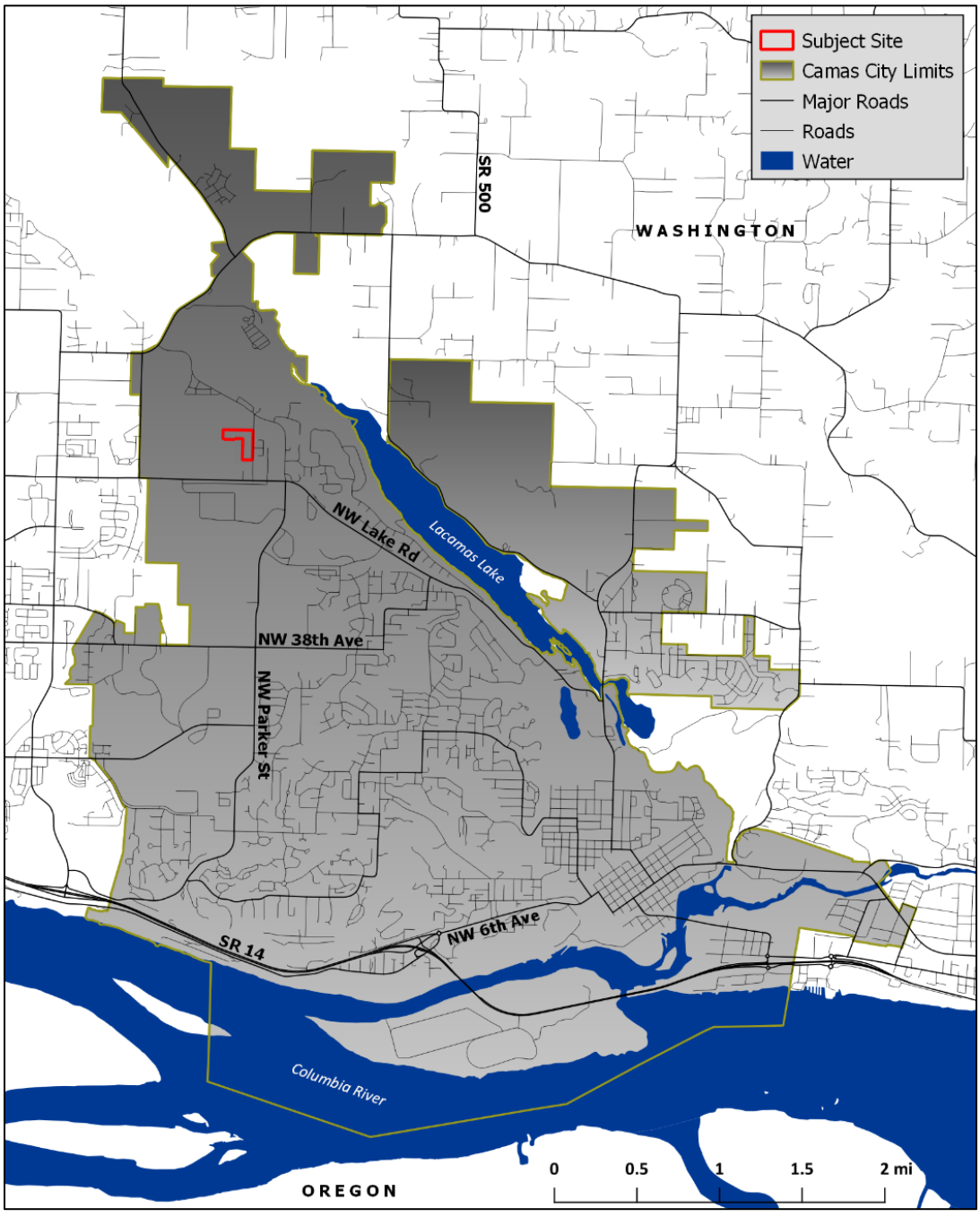
FIGURE 2.1: SUBJECT SITE

SOURCE: ESRI Satellite, Johnson Economics

Market Area Definition

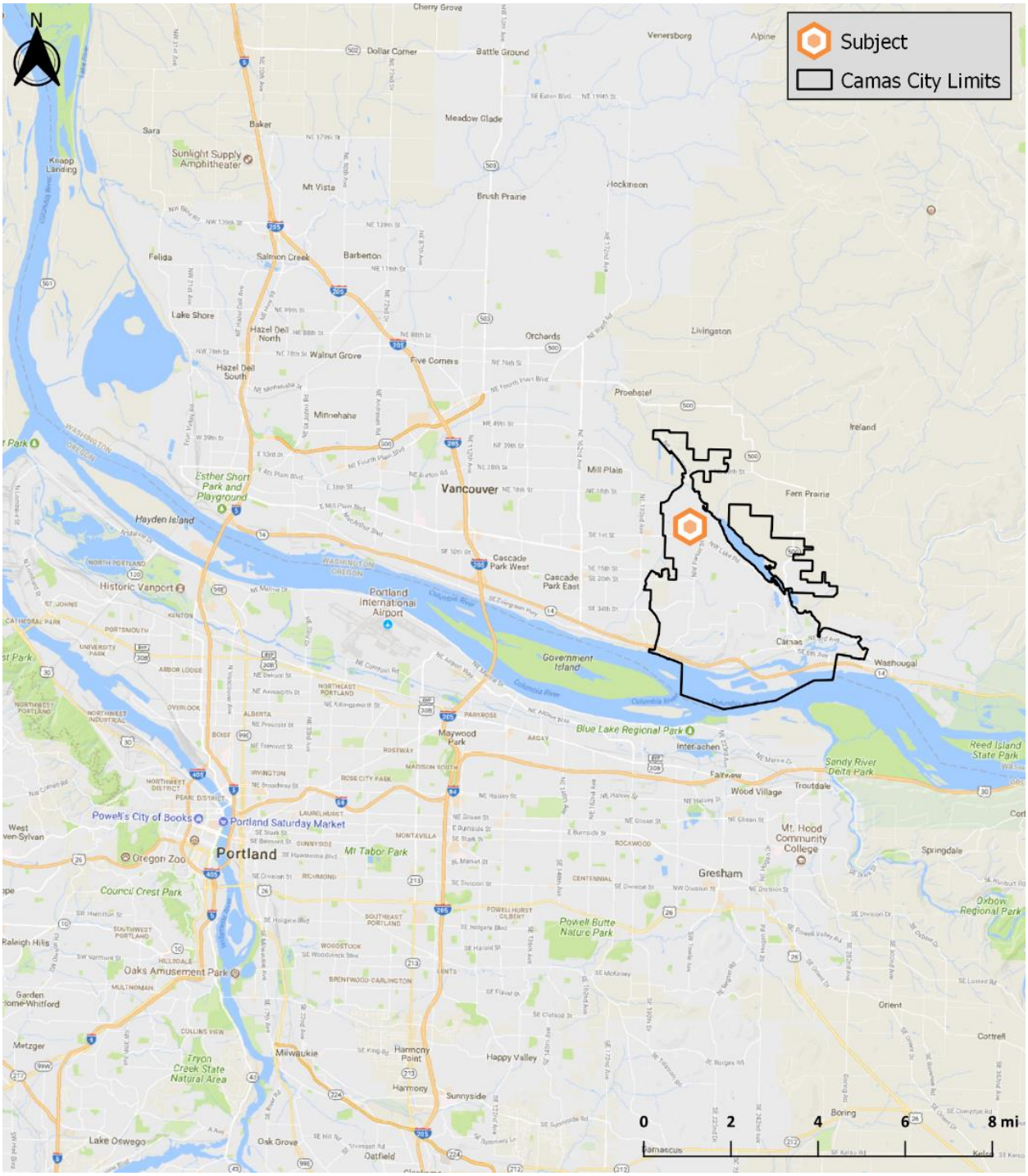
The Primary Market Area (PMA) is defined as the geographic region from which the subject development is expected to draw most of its market support. Similarly, the Competitive Market Area (CMA) is defined as the geographic region from which similar projects compete on a comparable basis. In other words, it is the geographic region from which we would expect potential tenants to "cross-shop" alternative options. For this analysis, we define the PMA and the CMA as the same region: The City of Camas. The words PMA and City will be used interchangeably.

Figure 2.2: Primary Market Area



Source: Johnson Economics, Clark County, US Census Bureau TIGER, Metro RLIS

FIGURE 2.3: REGIONAL CONTEXT



SOURCE: Google Maps, Clark County, Johnson Economics

III. SOCIO-ECONOMIC TRENDS

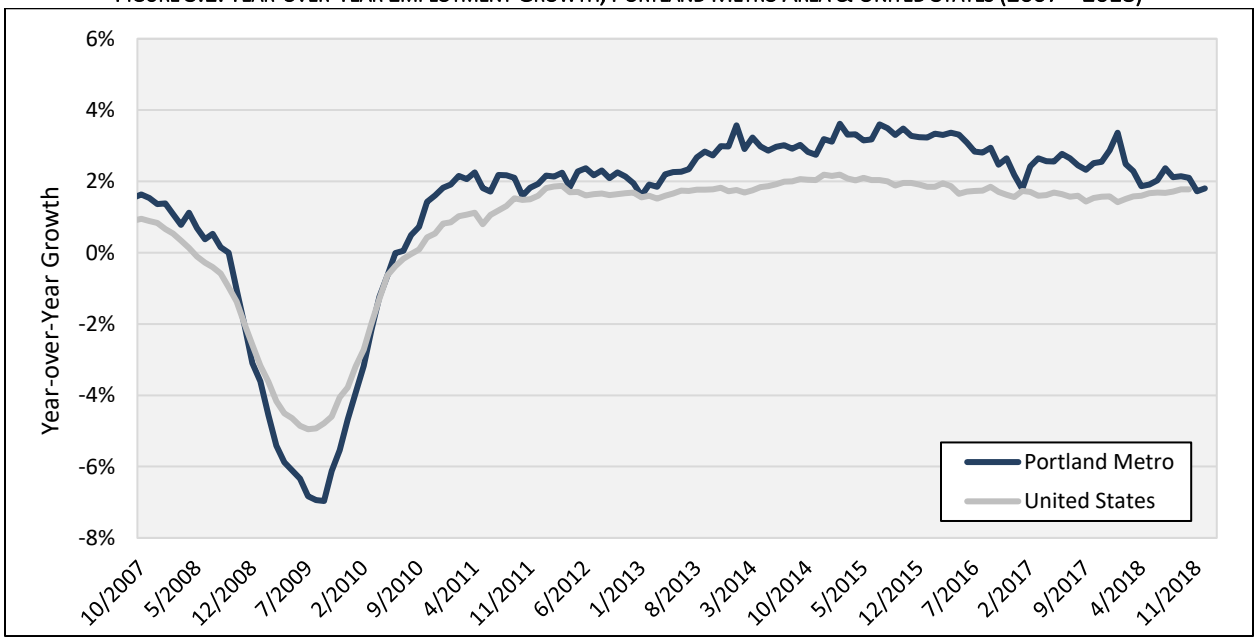
PORTLAND METRO AREA

EMPLOYMENT

The four-county Portland Metro Area is currently adding nearly 22,000 new jobs per year. This represents a year-over-year growth rate of 1.8% - slightly higher than the national rate of 1.6%. The region has outperformed the remainder of the nation during the current economic expansion, helped by a thriving tech sector and strong in-migration, with the professional and business services industry being the single largest contributor to growth.

The growth has moderated since the peak growth experienced in 2015 and 2016, likely due to a lack of available labor. The deceleration began to take effect as the unemployment rate dipped below 5.0%, affecting virtually all industries (healthcare being a notable exception). The unemployment rate has since fallen to 4.3% - below the "natural rate" of 4.7-5.8%, which according to the Federal Reserve characterizes a healthy economy. A tight labor market reduces access to labor directly, and secondarily limits the growth in consumption, thereby reducing the need for new hiring.

FIGURE 3.1: YEAR-OVER-YEAR EMPLOYMENT GROWTH, PORTLAND METRO AREA & UNITED STATES (2007 – 2018)



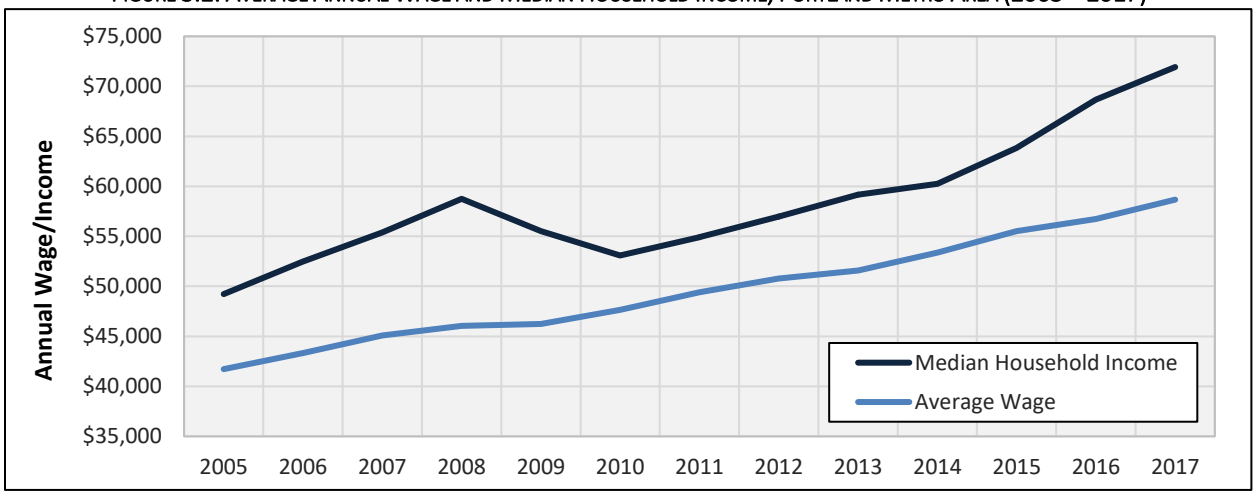
SOURCE: Oregon Employment Department, U.S. Bureau of Labor Statistics, JOHNSON ECONOMICS

WAGES AND INCOME

Wages in the Portland Metro Area have grown at a healthy rate since the recession and averaged $58,672 in 2017. The average annual increase in the wage level since 2009 is 3.0%, which is high in a national context, reflecting growth in high-wage tech and business management jobs. The annual wage growth was 3.4% in 2017, and 3.6% as of 3Q18. The acceleration reflects that employers are forced to raise wages to attract workers, especially the older workers who have been out of the labor market since the last downturn. Attracting these has become a necessity as the post-recession wave of millennial college graduates has passed (see following).

Household incomes declined rapidly as jobs were cut between 2008 and 2010 but rose at a robust annual rate around 3.0% in the three following years due to rising employment and wage levels, combined with household compression. The average annual growth over the past three years is 5.3%, with a peak in 2016 at 7.6%. As of 2017, the median income level was $70,120 in the four-county Metro Area. At this level, the typical household earns $19,000 more per year than in 2010 (+36%).

FIGURE 3.2: AVERAGE ANNUAL WAGE AND MEDIAN HOUSEHOLD INCOME, PORTLAND METRO AREA (2005 – 2017)

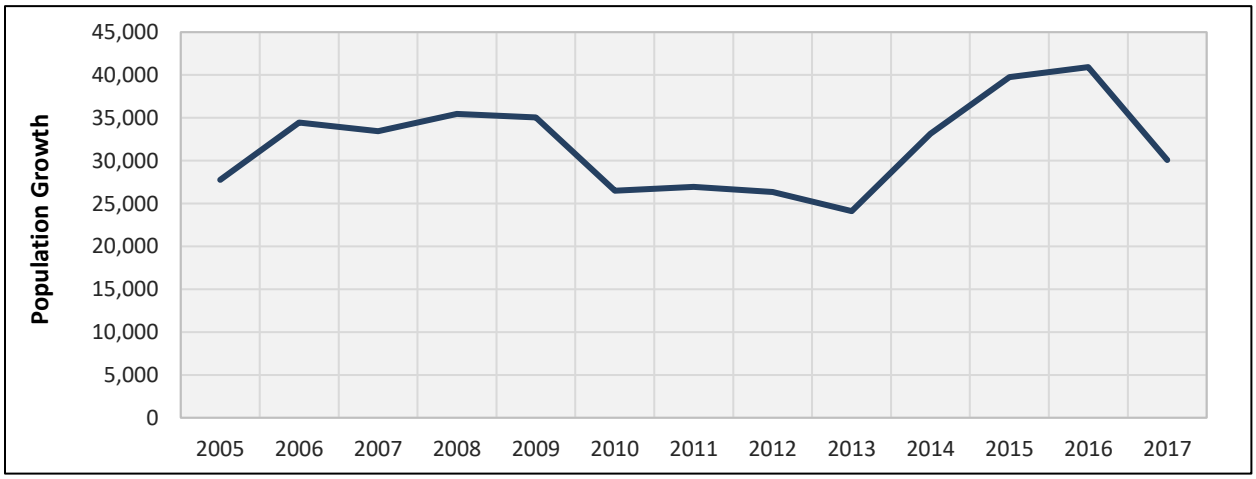


SOURCE: Oregon Employment Department, U.S. Census Bureau, JOHNSON ECONOMICS

POPULATION

The following chart displays the annual population increase in the seven-county Portland Metro Area through 2017, as reported by the Census Bureau. After growing by 24,000 to 28,000 per year during the first part of the current economic expansion, the growth has accelerated over the past four years. Growth in 2016 exceeded 40,000, while growth in 2017 was estimated to 30,000. At an average household size of 2.58 (2017), growth in the 30,000-40,000 range should translate into household formation of 12,000-16,000 units per year, assuming adequate housing supply.

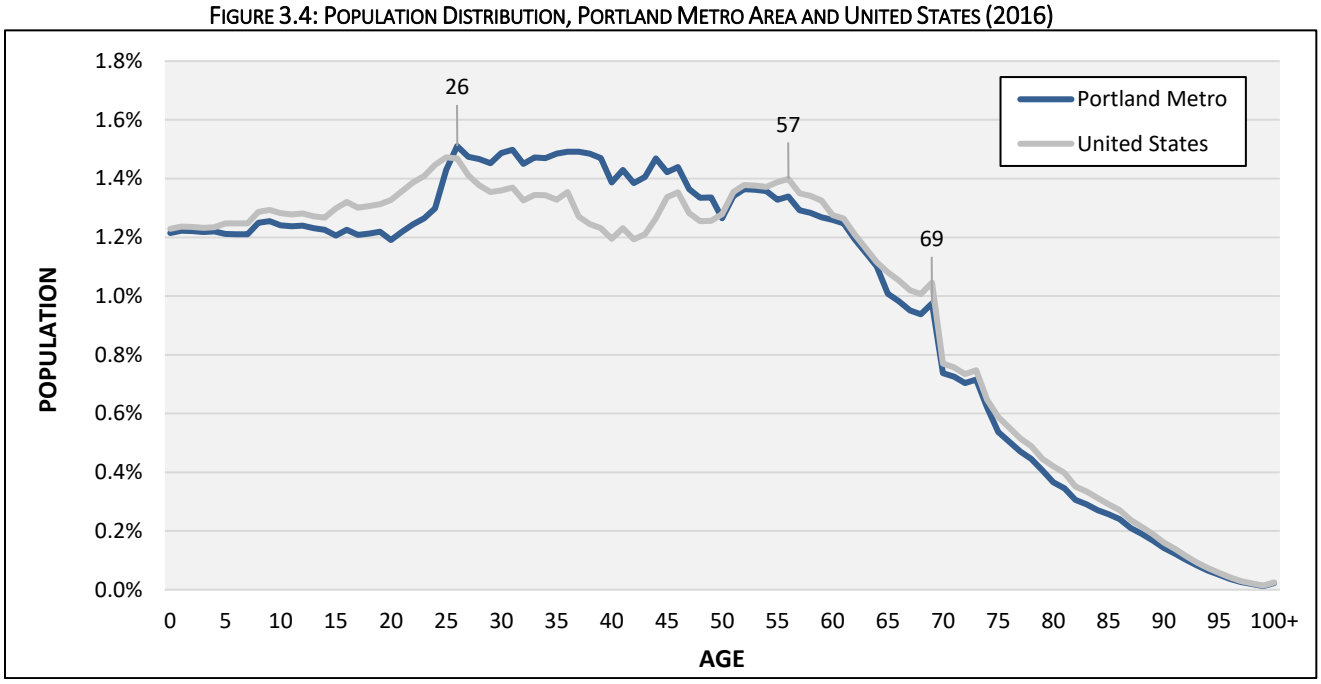
FIGURE 3.3: ANNUAL POPULATION GROWTH, PORTLAND METRO AREA (2005 – 2017)



SOURCE: U.S. Census Bureau, JOHNSON ECONOMICS

The population distribution in the Portland Metro Area differs from the national distribution (next page). The local population is somewhat younger overall, but with a smaller share of college-age residents and a larger working-age population. This twist is a result of relatively few universities located within the region, but a large tech sector that attracts young workers. Population estimates for the region are only available for five-year age groups. We rely on estimates from Portland State University (NERC) rather than from the Census Bureau. In the following chart, we have distributed the five-year estimates to single years, largely assuming that the local population reflects the same distribution as the national population within each five-year group. The chart indicates that there are relatively few millennials at the typical "move-out" age of 18-22 within the region. Estimates from the Census Bureau indicates even fewer younger millennials. The crest of the millennial wave was 26 years old in 2016, and is turning 29 in 2019.

FIGURE 3.4: POPULATION DISTRIBUTION, PORTLAND METRO AREA AND UNITED STATES (2016)



SOURCE: PSU NERC, U. S. Census Bureau, JOHNSON ECONOMICS

POPULATION-RELATED IMPACTS ON HOUSING DEMAND

There are several implications of the population distribution for future housing demand in the Portland Metro Area. First, with the peak concentration of millennials currently at 29 years of age (28 nationwide), we can assume that the wave of household formation driven by millennials is behind us. Although millennials remain in their parents' homes longer than previous generations, research has shown that a large majority are moved out by this age. JOHNSON ECONOMICS estimates that roughly 75% of all millennials (defined as born in the eighties or nineties) nationwide by now have moved out from their partents, something that has boosted apartment demand over the most recent years.

Second, the relatively few college-age residents in the region suggests that demand for apartments is dependent on continued in-migration of college graduates to the Portland Metro Area. This, in turn, is dependent on continued strong job creation. The nationwide decline in college enrollment over the most recent years (peaked in 2011), partly reflecting that the crest of the millennial wave has moved past the typical college age, indicates moderating in-migration of college graduates in coming years. Thus, we also expect apartment demand to moderate.

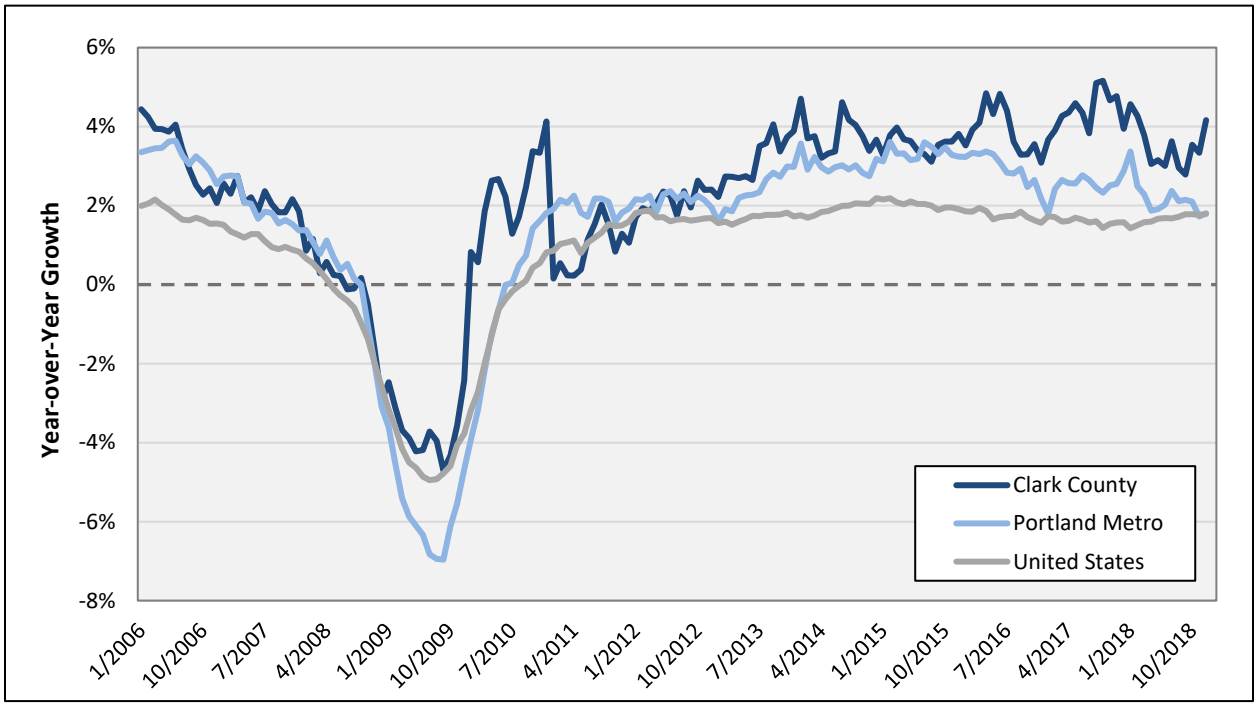
Over the next years, the crest of the millennial wave will move into the family stage and create strong demand for single-family housing. The median age of first-time births is 27 (Washington State data), and the median age of first-time homebuyers is 32 or 33, depending on data source, suggesting immediate strong demand for single-family rentals, followed by peak demand for starter ownership homes in a few years.

Finally, the aging of the baby boomers will also impact housing demand. As the boomers age into the empty nester and senior stages, the demand for large, expensive single-family homes might decline, while demand for move-down and senior options will likely increase, including demand for smaller single-story homes and senior-friendly apartments and condominiums. The boomer wave is still a decade away from reaching the assisted living stage in full force.

CLARK COUNTY

Clark County currently sports the highest rate of job growth among the Portland Metro counties, after lagging the remainder of the Metro Area throughout the first part of the recovery. The resurgence is largely due to a rebound in the typical suburban industries – construction and retail – which showed only weak growth in prior years. In terms of construction employment, the county benefits from a looser urban growth boundary than the Oregon portion of the Metro Area, which has shifted residential growth to the Washington side. The county has also been helped by relocations in the health, finance, and business services industries, at least partly induced by a favorable tax structure. The relocations include PeaceHealth, Banfield Pet Hospital, Fisher Investments, and Integra Telecom. As of December 2018, the annual growth is 6,800 jobs or 4.2%, continuing a six-year trend with growth rates in the 3-5% range.

FIGURE 3.5: NON-FARM EMPLOYMENT GROWTH, CLARK COUNTY VS. PORTLAND METRO AREA AND U.S. (2006-2018)

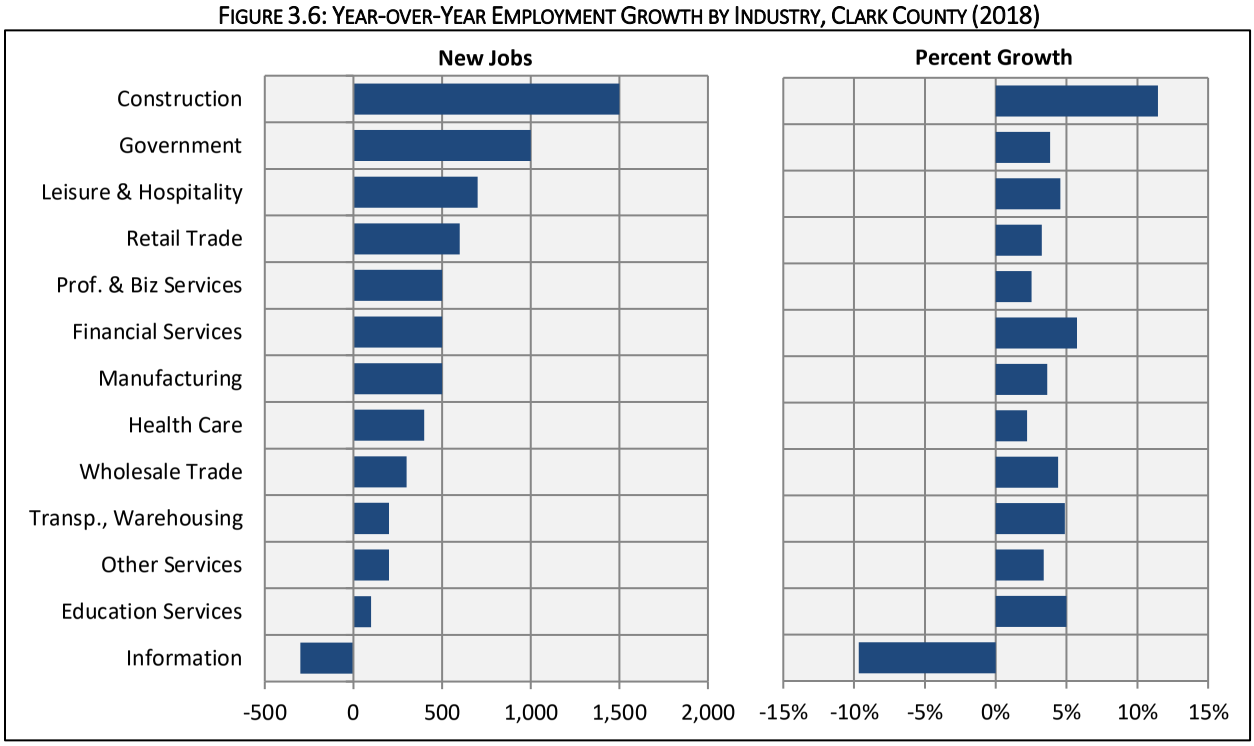


SOURCE: *WA Employment Security Department, U.S. Bureau of Labor Statistics, OR Employment Department*

INDUSTRY GROWTH

The current job growth in Clark County is broad-based, with contributions from many industries. The largest contributor over the past 12 months – and the industry with the strongest growth rate – is construction (+1,500 jobs, 11.5%), reflecting a boom in both commercial and residential building. Other major growth industries include public administration (+1,000; 3.8%), leisure and hospitality (+700; 4.6%), and retail (+600; 3.3%). The only sector with losses over the past year is information (-300 jobs, -9.7%), due to structural declines in demand for print media.

FIGURE 3.6: YEAR-OVER-YEAR EMPLOYMENT GROWTH BY INDUSTRY, CLARK COUNTY (2018)

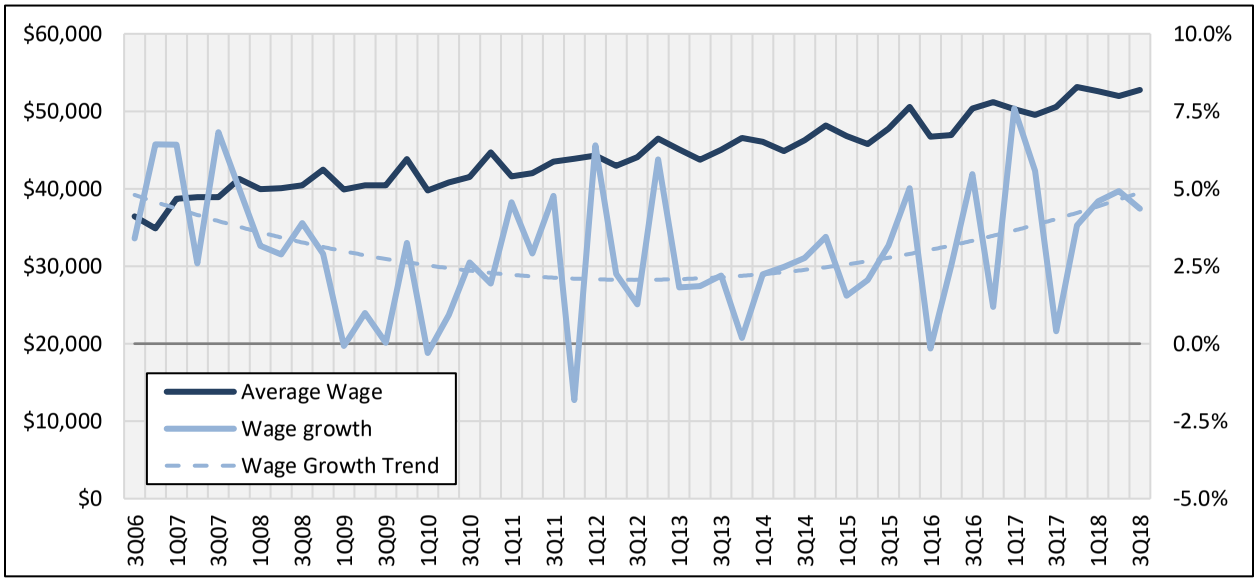


SOURCE: Oregon Employment Department, WA Employment Security Department

WAGES

The average wage level in Clark County is on an upward trend, reflecting a combination of improving economic conditions and a shift in the employment mix to higher-pay jobs. As of 3Q18, the average wage is $52,800, which is 4.4% higher than a year earlier. The average wage level has increased by 3.0% per year, on average, since 2011. The current trend indicates annual wage growth around 5.0%.

FIGURE 3.7: AVERAGE ANNUAL WAGE, CLARK COUNTY (2006-2018)



SOURCE: U.S. Bureau of Labor Statistics

Exhibit #27 - page 13

DEMOGRAPHIC SHIFTS IN THE WORKFORCE

Clark County has seen a shift in its workforce toward younger workers in recent years, something that has contributed to apartment demand. The shift is a function of structural as well as cyclical forces. As for cyclical changes, a tightening labor market (unemployment is currently 5.0%) reduces the availability of experienced labor, forcing employers to hire younger and less experienced workers. The wave of recently graduated millennials has accommodated this shift. In terms of structural changes, the county has seen a shift in its job mix, generating more white-collar employment reliant on a young workforce. As a result, young workers fill a larger share of the new jobs than they used to.

In 2015 and 2016, workers below the age of 35 accounted for 55% and 61% of the net new jobs in the county, respectively. In 2017, which is the most recent year for which demographic employment data is available, the share decreased to 41%, reflecting that the post-recession millennial wave is now largely employed, and that employers are increasingly forced to recruit from older workers who have been outside the workforce since the last downturn. Still, the 25-34 age segment, which is a major contributor to apartment demand in the region, continues to be the largest growth segment – which it has been every year since 2013.

FIGURE 3.8: NET JOB GROWTH (Y/Y) BY WORKER AGE, CLARK COUNTY (2005-2017)

BY AGE	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
19-24	539	-337	-101	-1,030	-549	-119	20	364	965	866	844	681	875
25-34	985	427	146	-1,089	-992	15	-136	263	1,122	1,140	1,262	1,363	1,873
35-44	713	296	138	-1,236	-682	458	242	893	969	994	547	787	1,852
45-54	1,062	833	547	-485	-749	201	-36	85	577	1,017	402	104	998
55-64	1,271	902	1,237	622	430	914	584	875	629	851	609	276	842
65-99	357	315	476	101	312	245	399	475	516	551	581	428	644
TOTAL	**5,305**	**2,658**	**2,430**	**-3,932**	**-3,151**	**1,423**	**960**	**3,091**	**5,158**	**5,672**	**4,716**	**4,069**	**7,291**

SOURCE: U.S. Census Bureau, U.S. Bureau of Labor Statistics

Among 25-34-year-olds, the job growth in 2017 was concentrated in the $40,000-50,000 wage range, where 1,600 jobs were created on a net basis. In comparison, job growth in 2016 was spread across the $50,000-80,000 range. The shift toward lower wage levels reflects more entry-level hiring in healthcare, construction, retail, and wholesale, while hiring in professional services fell. A similar pattern is seen in the 35-44 and 55-64 age groups, though in these segments education is the main reason for growth in the $40,000-50,000 range. Note that much of the growth at this wage level is offset by declines in the wage segment below, indicating wage increases rather than job growth. The 25-34 segment also saw strong growth above $100,000 in 2017, due to hiring at finance and professional services firms.

FIGURE 3.9: YEAR-OVER-YEAR EMPLOYMENT GROWTH BY AGE AND WAGE, CLARK COUNTY (2017)

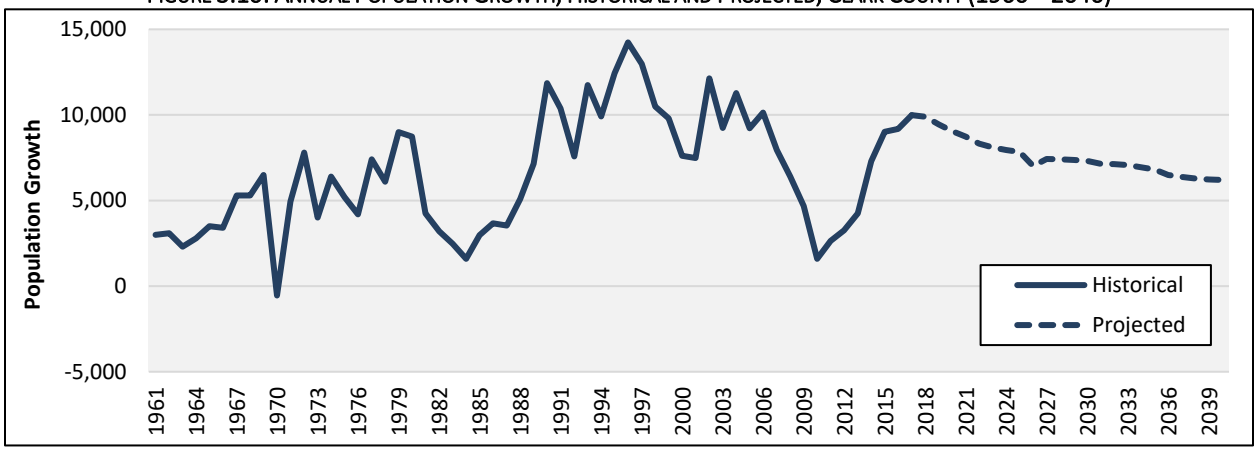
2017, AGE/WAGE	19-24	25-34	35-44	45-54	55-64	65-99	Total
<$10,000	23	6	-7	3	5	0	2
$10,000-$19,999	-185	-255	-92	-205	-18	-203	-783
$20,000-$29,999	276	715	120	315	52	444	1,978
$30,000-$39,999	600	-631	-1,387	-217	-1,421	86	-2,967
$40,000-$49,999	31	1,586	2,001	200	1,236	-70	4,986
$50,000-$59,999	24	100	-49	-291	412	260	455
$60,000-$69,999	115	-308	525	-456	239	179	294
$70,000-$79,999	-2	347	296	1,273	33	-67	1,879
$80,000-$89,999	-6	-100	269	325	-200	-23	265
$90,000-$100,000	0	-218	-27	-780	137	2	-887
>$100,000	0	633	204	831	365	36	2,069
Total	***875***	***1,873***	***1,852***	***998***	***842***	***644***	***7,291***

SOURCE: U.S. Bureau of Labor Statistics, U.S. Census Bureau, JOHNSON ECONOMICS

POPULATION

The population in Clark County has grown faster than in the remainder of the region recently, expanding by 31% between 2000 and 2015, compared to 23% in the Metro Area. The faster growth reflects that the county has more land available for residential development than counties on the Oregon side. The county reached a peak in terms of growth in 1996, during the baby boomer single-family expansion. The long-term trend since then has been decreasing growth, though we have seen a cyclical increase every year since 2010, reaching 10,000 in 2017. State projections suggest a moderation toward 6,000 annually by 2040, though these projections may underestimate the shift in growth to Clark County due to development constraints on the Oregon side of the Metro Area.

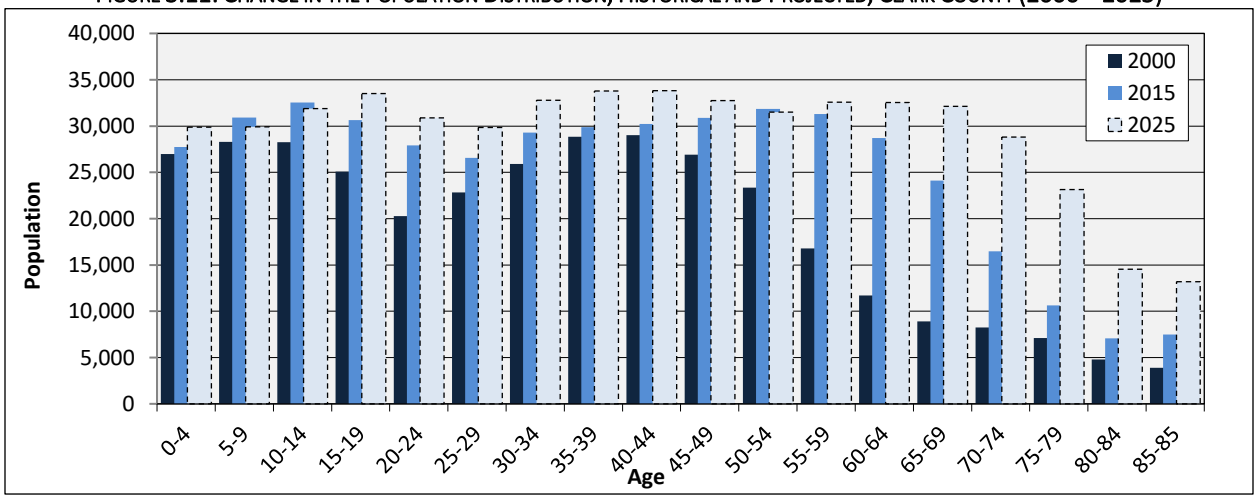
FIGURE 3.10: ANNUAL POPULATION GROWTH, HISTORICAL AND PROJECTED, CLARK COUNTY (1960 – 2040)



SOURCE: Washington Office of Economic Analysis, JOHNSON ECONOMICS

Growth since 2000 has been concentrated in younger cohorts (age 10-30), at the late family-stage (age 45-54) and among empty nesters and early seniors (age 55-74). This is largely in line with national trends. However, in relative terms, the growth among 20-29-year-olds and among empty nesters and seniors is stronger than seen regionally and nationally. The growth in the younger cohort is likely a reflection of the changing employment mix as well as the influx of families with older children attracted by county's relatively large lots and homes. The growth among the older cohorts is likely a function of housing affordability, senior-friendly recreational opportunities, and the lack of a state income tax. Population projections from Portland State University indicate that the growth will shift to slightly older segments over the coming ten years, but with continued robust growth among young adults.

FIGURE 3.11: CHANGE IN THE POPULATION DISTRIBUTION, HISTORICAL AND PROJECTED, CLARK COUNTY (2000 – 2025)



SOURCE: U.S. Census Bureau, PSU Population Research Center/NERC, JOHNSON ECONOMICS

IV. Existing Developable Land

Available Land

Johnson Economics obtained August 2018 taxlot information from Clark County's Geographic Information Systems department. To determine the amount of developable industrial, commercial, and multifamily land within the Camas city limits, Johnson Economics selected individual taxlots by writing queries based on the taxlot file's Zoning Abbreviation and Property Type Description columns.

Johnson Economics first filtered out all but commercial, industrial, and multifamily-zoned land. We then filtered out projects that are committed to being developed in the short-term, such as the Holland Partner Group's Grass Valley property. We then used the following property type descriptions to determine the amount of viable land:

- Prime Developable Ground
- Unused Land Timbered
- Unused or Vacant Land – No Improvements
- Vacant

There is also an "Unused Land Because of Terrain" category that was considered. These lots, however, were deemed extraneous because of the difficulties involved in developing them. In addition to these categories, Johnson Economics has added in several properties post hoc. We have added these properties when we have first or second-hand knowledge of likely development or redevelopment on a lot. As such, even if a property for instance is coded as a Single Family Residence on Commercial Land, we count it in the table below as available for development.

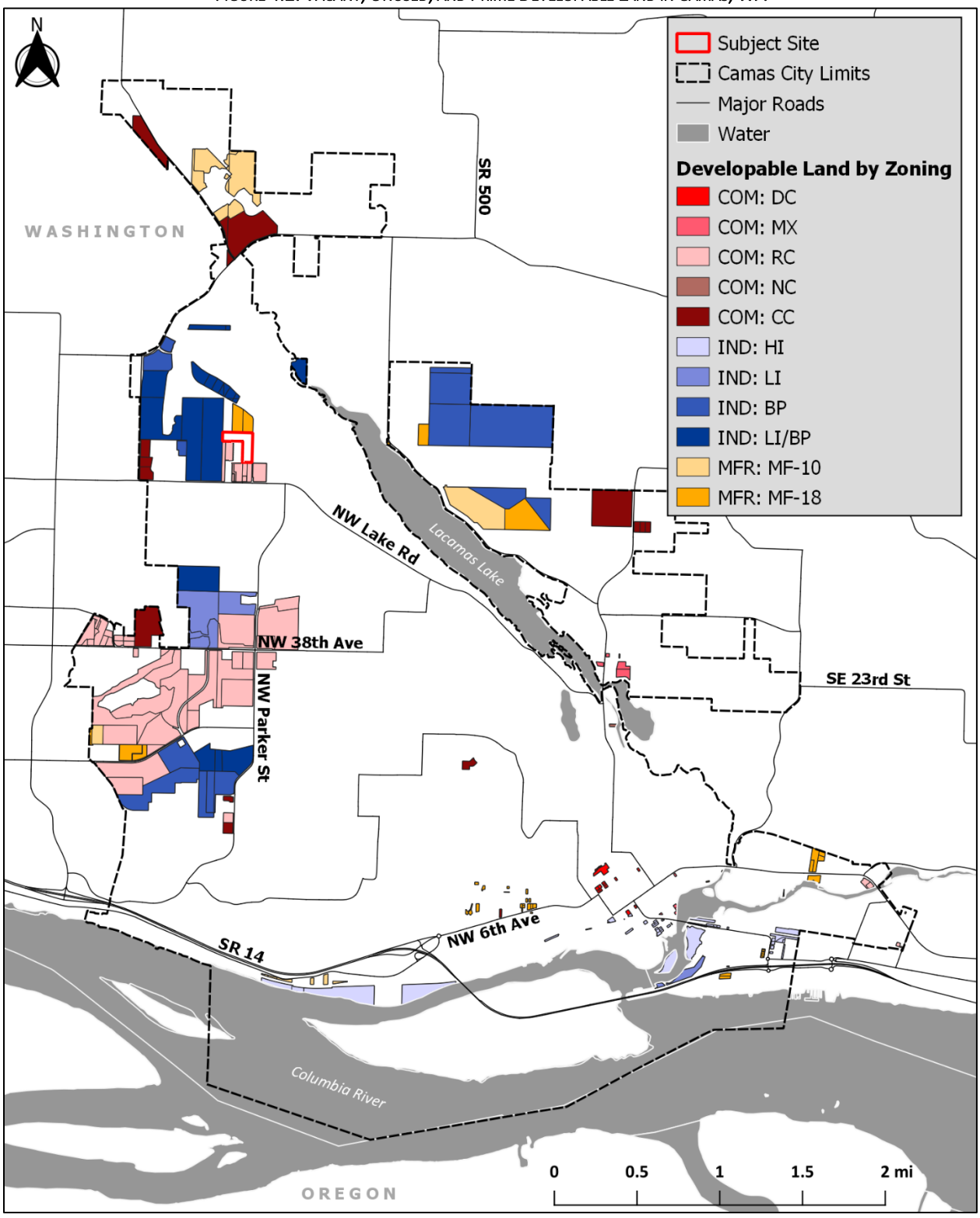
Out of 10,204 taxlots in Camas proper, there are 59 developable properties zoned for multifamily, 75 for industrial, and 93 for commercial. Industrial land has the largest footprint. Roughly 608 acres of industrial land are available for development, as well as 506 acres of commercial land, and just 158 acres of multifamily land. This can be divided even further, however. There are just 60.56 acres of land zoned MF-18. This land is the most likely to be developed as apartments. The average size of these parcels is just 1.48 acres. The limited total and average sizes of these properties warrant opening additional multifamily land for development in the city, for instance by allowing for more multifamily development on RC-zoned land.

Table 4.1: Vacant, Unused, and Prime Developable Land in Camas, WA

	Zoning	Count	Acres (AC)	AC/Count	Total RMV	RMV/AC	RMV/Count
COM	CC	16	123.05	7.69	$5,536,385	$44,992	$346,024
	DC	14	3.95	0.28	$1,216,124	$307,864	$86,866
	MX	10	5.73	0.57	$1,228,691	$214,255	$122,869
	NC	1	0.41	0.41	$12,524	$30,323	$12,524
	RC	52	372.85	7.17	$21,950,787	$58,873	$422,131
IND	BP	13	276.94	21.30	$12,122,120	$43,771	$932,471
	HI	35	71.65	2.05	$4,098,901	$57,210	$117,111
	LI	7	65.38	9.34	$1,360,667	$20,812	$194,381
	LI/BP	20	194.49	9.72	$16,326,585	$83,946	$816,329
MF	MF-10	18	97.73	5.43	$3,744,619	$38,316	$208,034
	MF-18	41	60.56	1.48	$5,085,061	$83,964	$124,026
	Total COM	***93***	***506.00***	***5.44***	***$29,944,511***	***$59,179***	***$321,984***
	Total IND	***75***	***608.46***	***8.11***	***$33,908,273***	***$55,728***	***$452,110***
	Total MF	***59***	***158.29***	***2.68***	***$8,829,680***	***$55,781***	***$149,656***
	Grand Total	***227***	***1272.75***	***5.61***	***$72,682,464***	***$57,107***	***$320,187***

SOURCE: Clark County, Johnson Economics

FIGURE 4.2: VACANT, UNUSED, AND PRIME DEVELOPABLE LAND IN CAMAS, WA



SOURCE: Clark County, JOHNSON ECONOMICS

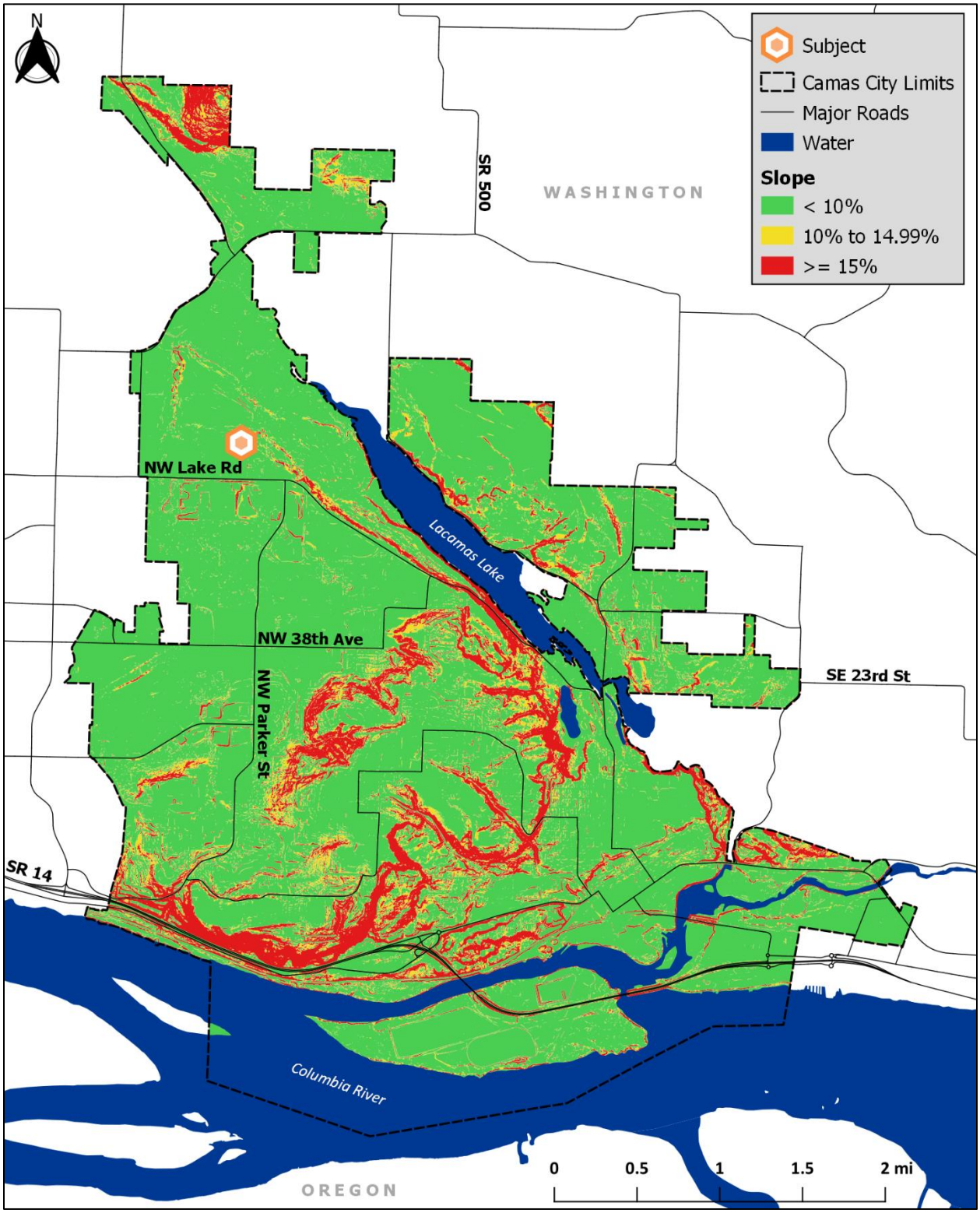
Issues With Current Multifamily Properties

The land available for development according to the previous survey still overstates the amount of land that can realistically be developed. There are several reasons for this. Even if a plot of land is not labeled as "Unused Land Because of Terrain," it might still have environmental issues that would make development difficult or unfeasible. Issues such as slope or the existence of wetlands are deterrents to development. Using LiDAR provided by several sources and the National Wetlands Inventory, Johnson Economics identified sites that have steep slopes and/or wetlands.

Slopes and wetlands are major barriers to multifamily development. As slopes increase, development costs increase. Projects generally become infeasible when slopes are greater than 15%. Wetlands require a long process before development can even be considered on a site. This includes alternative sites analysis studies in order to determine whether other taxlots nearby would require less mitigation.

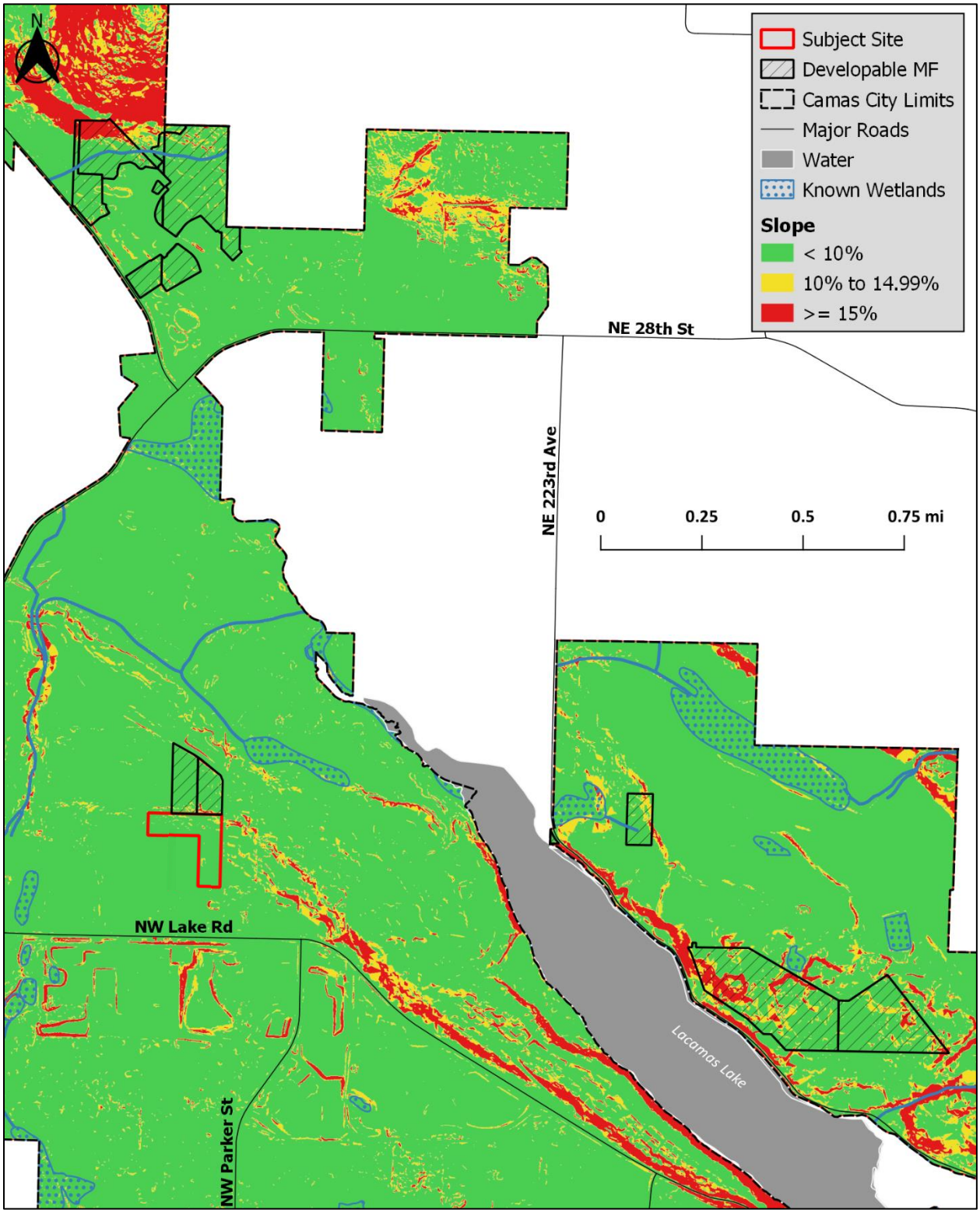
Over 116 acres, or 73.3% of the available multifamily-zoned property is located northeast of Lacamas Lake, far from amenities such as grocery stores, restaurants, and pharmacies. Not only is this a deterrent, but much of that land has environmental issues associated with it, including steep slopes and wetlands. The map on the following pages show 1) slope and wetlands in Camas, and 2) a close-up of these northeastern properties, which in our opinion, are not suited for development at this time.

FIGURE 4.3: SLOPES IN CAMAS, WASHINGTON



SOURCE: State of Washington, Clark County, JOHNSON ECONOMICS

FIGURE 4.4: SLOPES AND WETLANDS IN RELATIONSHIP TO MULTIFAMILY-ZONED PROPERTY NORTHEAST OF LACAMAS LAKE



SOURCE: State of Washington, US Fish and Wildlife Service, Clark County, JOHNSON ECONOMICS

V. EMPLOYMENT LAND NEED

BACKGROUND RESEARCH

Johnson Economics reviewed the Camas 2035 Comprehensive Plan to get an understanding of work that the City had already done regarding employment land projections. During this process, we noted a major technical problem in the report. On page 6-2, Table 6.2 details the "Percentage of Jobs by Industry Sector." The text then describes industries in Camas based on this table, saying, for example, that "Camas saw declines in construction and professional, scientific, and management jobs…"

Unfortunately, the data used for this table and, hence the employment land projections in Section 1, is taken from the wrong dataset. The data came from the U.S. Census Bureau's American Community Surveys in 2010 and 2013. Johnson Economics found the tables referenced, but the numbers in the tables concern the jobs of people who *live* in Camas, not the jobs of people who *work* in Camas. This is a huge distinction that has highly significant ramifications.

To first determine the level of inconsistency, Johnson Economics checked the U.S. Census Bureau's On The Map website, which uses Quarterly Census of Employment and Wages (QCEW) data. In 2013, the QCEW showed 7,201 Total Jobs. This is compared to 9,093 listed in the Comprehensive Plan. Given the difference, the Comprehensive Plan overstated the level of 2013 employment in the City by 26.3%.

We further reached out to Scott Bailey, an economist with the State of Washington's Employment Security Department who gave us detailed data on the City's employment. Mr. Bailey's data includes all jobs covered by unemployment insurance, which excludes 1) private household employers, and 2) DSHS/COPES employment. His (the State's) total job numbers for 2010 and 2013 and 6,023 and 6,673, respectively, which further confirms that the numbers used in the Comprehensive Plan are incorrect. We use a combination of this State-supplied data and QCEW data from the Census Bureau in our analysis.

The Comprehensive Plan projects 11,182 new jobs in Camas by 2035. Given the 9,093 jobs from 2013 shown in the Comprehensive plan, that means that the city is expecting average annual employment growth in the range of 3.71% per year. If we assume the same 3.71% growth but applied to the correct employment numbers, then the city would see roughly 8,850 new jobs by 2035, 2,330 fewer jobs than initially projected in the Comprehensive Plan.

TABLE 5.1: SHARE OF CLARK COUNTY JOBS BY JURISDICTION (1990-2017)

Jurisdiction	1990	2001	2010	2015	2016	2017
Battle Ground	2.6%	3.4%	4.4%	4.5%	4.6%	4.5%
Camas	5.2%	5.5%	4.9%	5.3%	5.2%	5.3%
La Center	0.4%	1.0%	0.8%	0.7%	0.6%	0.5%
Ridgefield	0.9%	1.0%	1.2%	1.4%	1.4%	1.5%
Vancouver	65.2%	62.9%	60.8%	58.8%	58.7%	58.1%
Washougal	2.7%	2.6%	2.1%	2.2%	2.3%	2.3%
Yacolt	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
All Incorporated	77.0%	76.4%	74.2%	72.9%	73.0%	72.4%
Unincorporated	20.9%	21.6%	24.3%	26.4%	26.4%	26.9%
Unknown	2.1%	1.9%	1.5%	0.7%	0.6%	0.7%
Total	100%	100%	100%	100%	100%	100%

SOURCE: Washington State Employment Security Department

TABLE 5.2: SHARE OF CLARK COUNTY JOB GROWTH BY JURISDICTION

Jurisdiction	1990-2017	2001-2017	2010-2017	2014-2015	2015-2016	2016-2017
Battle Ground	7%	9%	7%	5%	7%	4%
Camas	5%	4%	7%	7%	4%	6%
La Center	1%	-1%	0%	0%	0%	-2%
Ridgefield	2%	3%	3%	2%	3%	3%
Vancouver	51%	45%	48%	51%	56%	45%
Washougal	2%	1%	4%	4%	5%	1%
Yacolt	0%	0%	0%	0%	0%	0%
All Incorporated	69%	62%	67%	68%	75%	58%
Unincorporated	33%	42%	37%	34%	29%	37%
Unknown	-1%	-4%	-4%	-2%	-4%	5%
Total	100%	100%	100%	100%	100%	100%

SOURCE: Washington State Employment Security Department

TABLE 5.3: AVG. ANNUAL CLARK COUNTY JOB GROWTH RATES BY JURISDICTION

Jurisdiction	1990-2015	2001-2015	2010-2015	2014-2015	2015-2016	2016-2017
Battle Ground	4.9%	3.9%	4.2%	5.6%	5.7%	3.9%
Camas	2.6%	1.5%	5.4%	6.2%	3.1%	5.0%
La Center	5.2%	-1.4%	-0.6%	-2.3%	0.0%	-10.3%
Ridgefield	4.3%	4.6%	8.2%	5.6%	7.2%	8.7%
Vancouver	2.1%	1.3%	2.7%	4.1%	3.7%	3.3%
Washougal	1.7%	0.6%	5.6%	8.4%	8.4%	2.3%
Yacolt	4.0%	2.1%	6.2%	21.6%	10.3%	6.8%
All Incorporated	2.3%	1.4%	3.2%	4.5%	4.0%	3.4%
Unincorporated	3.5%	3.4%	5.7%	6.3%	4.2%	6.1%
Total	2.5%	1.8%	3.6%	4.8%	3.9%	4.3%

SOURCE: Washington State Employment Security Department

Despite the inconsistencies in the Comprehensive Plan, it is clear that Camas has seen strong employment growth, something that can be expected continue. Though average annual growth in the city is only 1.5% from 2001 to 2015, growth has been rapid since the downturn. From 2010 to 2015, the city has added jobs at an average annual rate of 5.4%, and at 5.0% between 2016 and 2017. These numbers are both faster than the 3.6% and 4.3% growth seen county-wide in those time frames, respectively.

Depite this, the city has not grown faster than the county over the long term. Camas employment represented 5.3% of all jobs in the county in 2017, in line with the 5.2% seen in 1990. This is an important note, as the State projects an average of 2.4% annual employment growth in Southwest Washington through 2025.

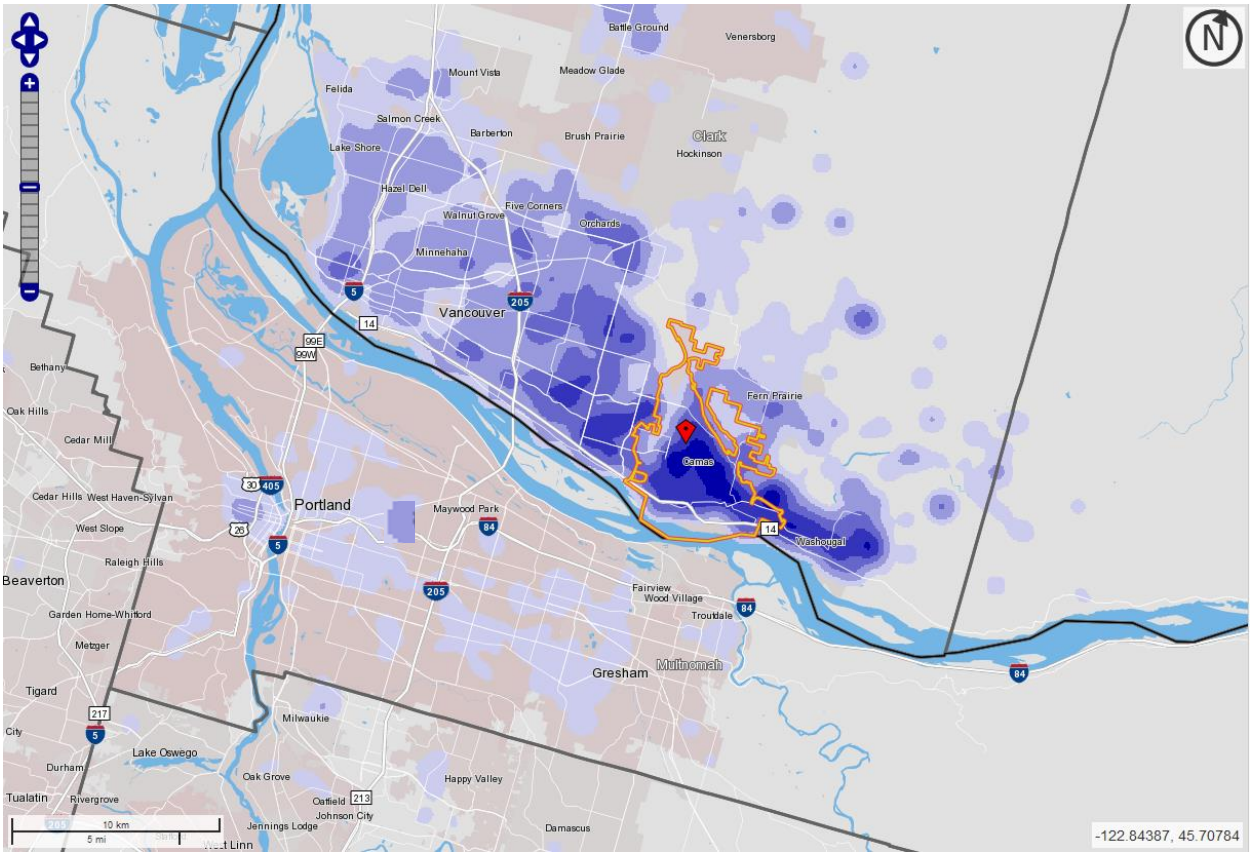
The Comprehensive Plan's projection of 11,182 new jobs (which came via the use of incorrect data) from 2013 to 2035 represents an average annual growth of 3.71% given a 2013 jobs estimate of 9,093. While this number may seem reasonable in repect to the 5.4% growth seem from 2010 to 2015, it is not sustainable over a longer period of time. The Washington State economy—and the U.S. economy in general—is in the midst of one of the longest

expansion periods ever. But this growth cannot continue unabated. An annual growth rate of 3.7% during a 22-year period is more than a full percentage point higher than the annual growth seen from 1990 to 2015. As stated, the State projects just 2.4% average annual growth through 2025.

EMPLOYMENT CONCENTRATIONS

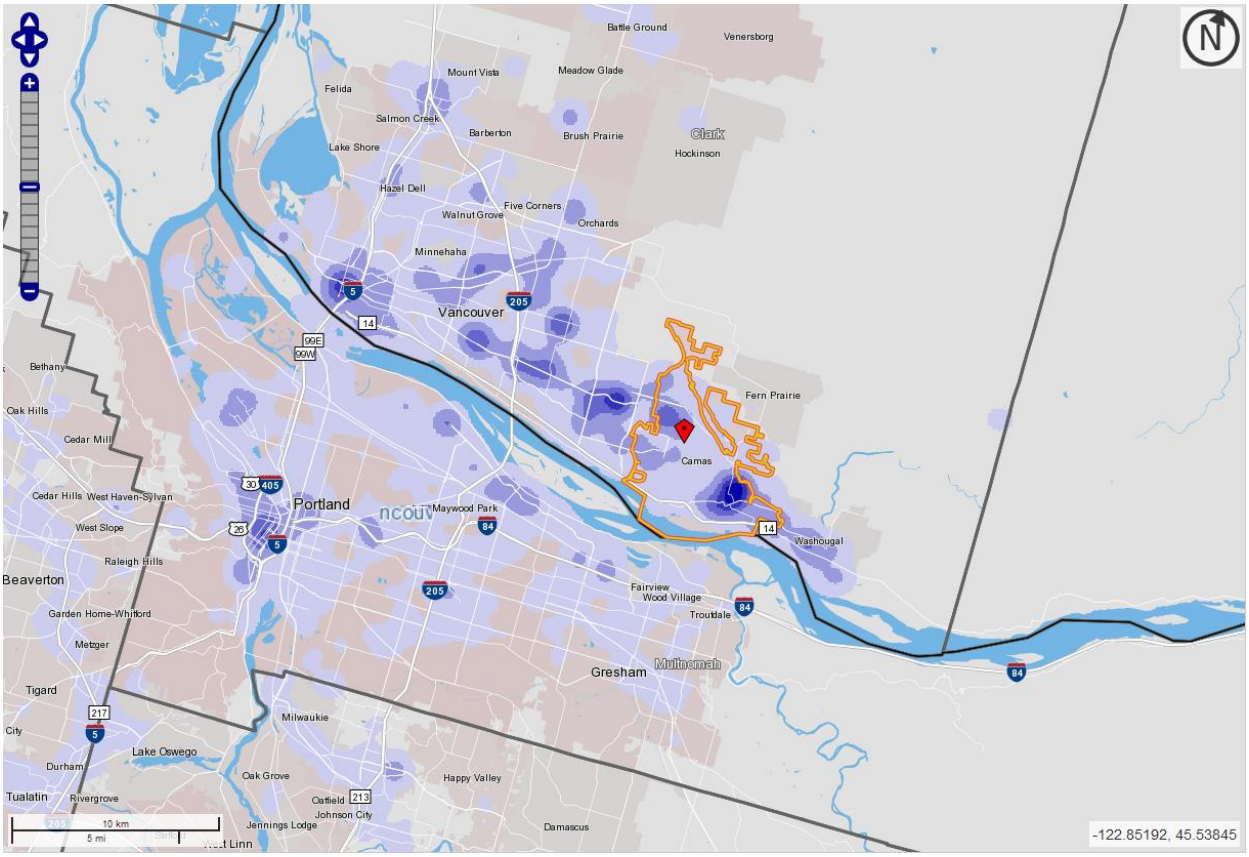
Most people who *work* in Camas are commuting from within or near Camas. Overall, 67% of employees in the City commute less than 10 miles to their jobs, according to data from the U.S. Census Bureau. Roughly 22% of workers in the area commute between 10 and 24 miles to their jobs in the PMA. Those *living* within the city, however, largely commute to other cities to work. Only 47% of residents commute fewer than 10 miles to their jobs. Nearly 35% commute 10 to 24 miles to work, and 14% travel more than 50 miles to their jobs.

FIGURE 5.4: WHERE WORKERS EMPLOYED IN CAMAS LIVE



SOURCE: U.S. Census Bureau

FIGURE 5.5: WHERE CAMAS RESIDENTS WORK



SOURCE: U.S. Census Bureau

LAND NEED FORECAST

Johnson Economics uses a proprietary model in order to determine the amound of employment land that is needed in specific jurisdictions. We take existing industry-level employment data, projections from the State, industry FAR assumptions based on Urban Land Instititue reports, and other factors to project both building square footage and acreage needed by industry.

The Washington Employment Security Department (ESD) has industry level data at the city level. However, due to confidentiality concerns it cannot supply the raw data for use in publications. The county level data, however, is broad enough to mask any individual employers, and can thus be used for analysis. This data also includes projections for 2020 and 2025, which will be used to determine land need. We also rely on data from the Census Bureau's On The Map website, which provides industry-specific figures on the city level through 2015. We combine the latter with *total employment* numbers from the ESD in order to develop projections for industry employment through 2025.

These projections do not take into account committed projects that have already been given approval for development, such as Holland Partner's Grass Valley project. This campus will add 271,400 square feet of office and retail space in addition to a 276-unit apartment complex on 35 acres of land. This project is estimated to bring as many as 1,200 jobs to Camas. However, as this land is already set aside for development, we must exclude this project and others like it for the purposes of estimating total employment need on available developable land. The aggregate employment land need will thus reflect total *unmet* employment need.

The following tables show our projections through 2025. The first figure shows existing Clark County and Camas employment for 2010, 2015, and 2017. Data comes from different sources in order to get the most accurate industry-level data available. Washington ESD data is used for Clark County and the *total* employment figure for Camas. On The Map data is used for industry-level data in Camas.

The next table shows projected Clark County jobs. These numbers are taken directly from the Employment Security Department and show projections through 2025. The county projects an average annual growth rate of 2.4% through that year. We model a low of 1.8% and a high of 3.4%. The fastest growth is expected to be seen in the Professional and Technical Services Industry, while the lowest growth is expected to be seen in the wholesale trade industry.

TABLE 5.6: EXISTING EMPLOYMENT LEVELS BY INDUSTRY

INDUSTRY		CAMAS 2010-17 CAPTURE					
		Clark Co. (ESD)			Camas (QCEW)		Camas (Est.)
Industry	NAICS	2010	2015	2017	2010	2015	2017
Construction	23	8,200	10,700	13,000	150	206	245
Manufacturing	31-33	11,500	13,100	13,700	2,486	2,549	2,696
Wholesale Trade	42	5,000	6,500	6,900	174	311	411
Retail Trade	44-45	15,000	17,200	18,400	411	356	352
Transp., Warehousing, Utilities	22,48-49	3,900	3,900	4,200	77	7	3
Information	51	2,800	3,100	3,000	50	129	197
Finance and Insurance	52	4,000	5,300	5,800	173	152	151
Real Estate, Rental, Leasing	53	2,300	2,600	2,900	19	57	93
Professional and Tech. Services	54	6,700	7,900	8,800	685	894	1,041
Management of Companies	55	1,300	2,600	3,400	42	16	11
Admin., Support & Waste Mgmt	56	6,500	7,500	7,800	109	152	182
Educational Services	61	1,300	1,800	1,900	1,055	1,241	1,387
Health Care & Social Assistance	62	20,900	22,800	24,200	216	349	443
Arts, Entertainment, Recreation	71	2,200	2,300	2,300	106	60	50
Accommodation & Food Services	72	10,100	11,900	12,900	305	404	473
Other Services	81	4,500	5,500	5,800	191	111	94
Public Administration	92	24,100	24,300	26,000	187	207	226
Total Non-Farm Employment		**130,300**	**149,000**	**161,000**	**6,436**	**7,201**	**8,055**

SOURCE: Washington State Employment Security Department, Johnson Economics

TABLE 5.7: CLARK COUNTY PROJECTED EMPLOYMENT BY INDUSTRY (2017-2025)

INDUSTRY		CLARK CO. GROWTH ASSUMPTIONS					CLARK CO. PROJECTIONS			
		Historical AAGR		Projected AAGR			Base	2025 Projections		
Industry	NAICS	2010-15	2015-17	Low	Baseline	High	2017	Low	Baseline	High
Construction	23	5.5%	10.2%	1.7%	2.4%	3.3%	13,000	14,898	15,659	16,848
Manufacturing	31-33	2.6%	2.3%	0.4%	0.6%	0.8%	13,700	14,148	14,318	14,571
Wholesale Trade	42	5.4%	3.0%	0.3%	0.4%	0.6%	6,900	7,079	7,146	7,247
Retail Trade	44-45	2.8%	3.4%	0.7%	0.9%	1.3%	18,400	19,415	19,802	20,389
Transp., Warehousing, Utilities	22,48-49	0.0%	3.8%	0.5%	0.7%	1.0%	4,200	4,372	4,437	4,535
Information	51	2.1%	-1.6%	0.8%	1.1%	1.5%	3,000	3,195	3,269	3,383
Finance and Insurance	52	5.8%	4.6%	0.9%	1.3%	1.8%	5,800	6,241	6,412	6,672
Real Estate, Rental, Leasing	53	2.5%	5.6%	0.8%	1.1%	1.5%	2,900	3,085	3,155	3,263
Professional and Tech. Services	54	3.3%	5.5%	2.3%	3.2%	4.5%	8,800	10,595	11,336	12,517
Management of Companies	55	14.9%	14.4%	1.2%	1.7%	2.3%	3,400	3,745	3,881	4,089
Admin., Support & Waste Mgmt	56	2.9%	2.0%	1.8%	2.5%	3.5%	7,800	9,017	9,507	10,276
Educational Services	61	6.7%	2.7%	1.7%	2.3%	3.2%	1,900	2,172	2,281	2,451
Health Care & Social Assistance	62	1.8%	3.0%	1.5%	2.0%	2.8%	24,200	27,163	28,337	30,158
Arts, Entertainment, Recreation	71	0.9%	0.0%	1.7%	2.3%	3.2%	2,300	2,629	2,760	2,966
Accommodation & Food Services	72	3.3%	4.1%	0.8%	1.1%	1.5%	12,900	13,715	14,028	14,503
Other Services	81	4.1%	2.7%	0.7%	1.0%	1.4%	5,800	6,157	6,294	6,501
Public Administration	92	0.2%	3.4%	1.0%	1.4%	1.9%	26,000	28,141	28,971	30,241
Total Non-Farm Employment		**2.7%**	**3.9%**	1.8%	2.4%	3.4%	**161,000**	**175,768**	**181,594**	**190,611**

SOURCE: Washington State Employment Security Department, Johnson Economics

TABLE 5.8: CITY OF CAMAS PROJECTED EMPLOYMENT BY INDUSTRY (2017-2015)

INDUSTRY		CLARK CO. GROWTH			CAMAS EMPLOYMENT				CAMAS GROWTH		
		2017-25 Growth			Base	2025 Employment			2017-25 AAGR		
Industry	NAICS	Low	Baseline	High	2017	Low	Baseline	High	Low	Baseline	High
Construction	23	1,898	2,659	3,848	245	298	319	352	53	74	107
Manufacturing	31-33	448	618	871	2,696	2,718	2,726	2,739	22	30	43
Wholesale Trade	42	179	246	347	411	431	439	450	20	28	40
Retail Trade	44-45	1,015	1,402	1,989	352	320	308	290	-32	-44	-62
Transp., Warehousing, Utilities	22,48-49	172	237	335	3	3	3	3	0	0	0
Information	51	195	269	383	197	261	286	323	64	88	126
Finance and Insurance	52	441	612	872	151	142	139	134	-9	-12	-18
Real Estate, Rental, Leasing	53	185	255	363	93	122	133	150	29	40	57
Professional and Tech. Services	54	1,795	2,536	3,717	1,041	1,431	1,592	1,848	390	551	807
Management of Companies	55	345	481	689	11	3	0	0	-9	-12	-17
Admin., Support & Waste Mgmt	56	1,217	1,707	2,476	182	247	273	315	65	92	133
Educational Services	61	272	381	551	1,387	1,513	1,563	1,642	126	177	256
Health Care & Social Assistance	62	2,963	4,137	5,958	443	701	804	963	259	361	520
Arts, Entertainment, Recreation	71	329	460	666	50	30	20	15	-20	-30	-35
Accommodation & Food Services	72	815	1,128	1,603	473	529	551	583	56	77	110
Other Services	81	357	494	701	94	58	44	24	-36	-49	-70
Public Administration	92	2,141	2,971	4,241	226	493	596	754	267	370	529
Total Non-Farm Employment		**14,768**	**20,594**	**29,611**	**8,055**	**9,301**	**9,797**	**10,586**	**1,246**	**1,741**	**2,525**

SOURCE: Washington State Employment Security Department, Johnson Economics

The table above shows projected employment growth within the City of Camas. Again, these numbers *exclude* currently committed, but unrealized, projects such as Holland Partner Group's Grass Valley. With that noted, we project a baseline increase in employment of 1,741 jobs, which equates to just under 2.5% average annual growth, a figure that is slightly higher than for the county as a whole. We have a low estimate of 1.8% and a high estimate of 3.5%.

TABLE 5.9: CITY OF CAMAS PROJECTED EMPLOYMENT BY USE DISTRIBUTION

LOW GROWTH SCENARIO		2017-25 JOB GROWTH			USE DISTRIBUTION				2017-25 JOB GROWTH BY USE			
Industry	NAICS	2017	2025	Growth	Office	Industrial	Retail	Other	Office	Industrial	Retail	Other
Total Non-Farm Employment		8,055	9,301	1,246	55%	9%	12%	24%	681	115	149	302

BASELINE SCENARIO		2017-25 JOB GROWTH			USE DISTRIBUTION				2017-25 JOB GROWTH BY USE			
Industry	NAICS	2017	2025	Growth	Office	Industrial	Retail	Other	Office	Industrial	Retail	Other
Total Non-Farm Employment		8,055	9,797	1,742	55%	9%	12%	24%	955	160	207	421

HIGH GROWTH SCENARIO		2017-25 JOB GROWTH			USE DISTRIBUTION				2017-25 JOB GROWTH BY USE			
Industry	NAICS	2017	2025	Growth	Office	Industrial	Retail	Other	Office	Industrial	Retail	Other
Total Non-Farm Employment		8,055	10,586	2,531	55%	9%	12%	24%	1,393	229	304	605

SOURCE: Washington State Employment Security Department, Johnson Economics

Employment growth is projected to be 55% office, 9% industrial, 12% retail, and 24% other, which includes institutions. Baseline growth estimates in these categories are 955, 160, 207, and 421, respectively. Using square foot per employee numbers which we obtained from the 2014 Metro Urban Growth report, we allocate different amounts of square footage depending on employees. This ranges from as little as 350 for office workers to up to 1,850 for warehouse workers. We then translate this building square footage into acreage needed. We assume a FAR of 0.25 across all types for this calculation.

TABLE 5.10: PROJECTED EMPLOYMENT SQUARE FOOTAGE NEED, CITY OF CAMAS (2025)

LOW GROWTH SCENARIO	CAMAS				
	Office	Industrial	Retail	Other	Total
Total Non-Farm Employment	238,223	177,037	74,403	180,938	670,601

BASELINE SCENARIO	CAMAS				
	Office	Industrial	Retail	Other	Total
Total Non-Farm Employment	334,176	246,084	103,368	252,371	935,999

HIGH GROWTH SCENARIO	CAMAS				
	Office	Industrial	Retail	Other	Total
Total Non-Farm Employment	487,463	352,126	152,247	363,035	1,354,871

SOURCE: Washington State Employment Security Department, Johnson Economics

TABLE 5.11: PROJECTED EMPLOYMENT LAND NEED, CITY OF CAMAS (2025)

NET CHANGE IN DEMAND (SF)	CAMAS				
	Office	Industrial	Retail	Other	Total
Low-Growth Scenario	238,223	177,037	74,403	180,938	670,601
Baseline Scenario	334,176	246,084	103,368	252,371	935,999
High-Growth Scenario	487,463	352,126	152,247	363,035	1,354,871

NET CHANGE IN DEMAND (AC)	CAMAS				
	Office	Industrial	Retail	Other	Total
Low-Growth Scenario	21.9	16.3	6.8	16.6	61.6
Baseline Scenario	30.7	22.6	9.5	23.2	86.0
High-Growth Scenario	44.8	32.3	14.0	33.3	124.4

NET CHANGE IN DEMAND (AC)	CAMAS - Using 2035 Comp Plan Assumptions				
	Office	Industrial	Retail	Other	Total
Low-Growth Scenario	34.0	12.8	7.4	20.1	74.4
Baseline Scenario	47.7	17.8	10.3	28.0	103.9
High-Growth Scenario	69.6	25.4	15.2	40.3	150.6

NET CHANGE IN DEMAND (AC)	Johnson Economics vs. 2035 Comp Plan Assumptions				
	Office	Industrial	Retail	Other	Total
Low-Growth Scenario	-12.2	3.5	-0.6	-3.5	-12.8
Baseline Scenario	-17.1	4.8	-0.8	-4.9	-17.9
High-Growth Scenario	-24.9	6.9	-1.2	-7.0	-26.2

SOURCE: Washington State Employment Security Department, Johnson Economics

Our models project a baseline need of 86 employment acres through 2025. Using the comprehensive plan assumptions of 9 industrial workers per acre and 20 commercial workers per acre, we estimate a total need of 104 acres. The high estimates for these two models are 124 acres and 150.6 acres, respectively. Even using these higher figures, these numbers fall far below the 1,114 Acres of currently developable industrial and commercial land, as shown in the table below.

TABLE 5.12: VACANT, UNUSED, AND PRIME DEVELOPABLE LAND IN CAMAS, WA

	Zoning	Count	Acres (AC)	AC/Count	Total RMV	RMV/AC	RMV/Count
COM	CC	16	123.05	7.69	$5,536,385	$44,992	$346,024
	DC	14	3.95	0.28	$1,216,124	$307,864	$86,866
	MX	10	5.73	0.57	$1,228,691	$214,255	$122,869
	NC	1	0.41	0.41	$12,524	$30,323	$12,524
	RC	52	372.85	7.17	$21,950,787	$58,873	$422,131
IND	BP	13	276.94	21.30	$12,122,120	$43,771	$932,471
	HI	35	71.65	2.05	$4,098,901	$57,210	$117,111
	LI	7	65.38	9.34	$1,360,667	$20,812	$194,381
	LI/BP	20	194.49	9.72	$16,326,585	$83,946	$816,329
MF	MF-10	18	97.73	5.43	$3,744,619	$38,316	$208,034
	MF-18	41	60.56	1.48	$5,085,061	$83,964	$124,026
	Total COM	***93***	***506.00***	***5.44***	***$29,944,511***	***$59,179***	***$321,984***
	Total IND	***75***	***608.46***	***8.11***	***$33,908,273***	***$55,728***	***$452,110***
	Total MF	***59***	***158.29***	***2.68***	***$8,829,680***	***$55,781***	***$149,656***
	Grand Total	***227***	***1272.75***	***5.61***	***$72,682,464***	***$57,107***	***$320,187***

SOURCE: Clark County, JOHNSON ECONOMICS

VI. RESIDENTIAL DEMAND ANALYSIS

In this section, we analyze the market depth for rental apartments within the City of Camas. We provide estimates of turnover in the existing household base as well as estimates of current demand growth over the coming five years. We then reconcile our demand estimates with the identified supply pipeline to project absorption for the market area and the subject site.

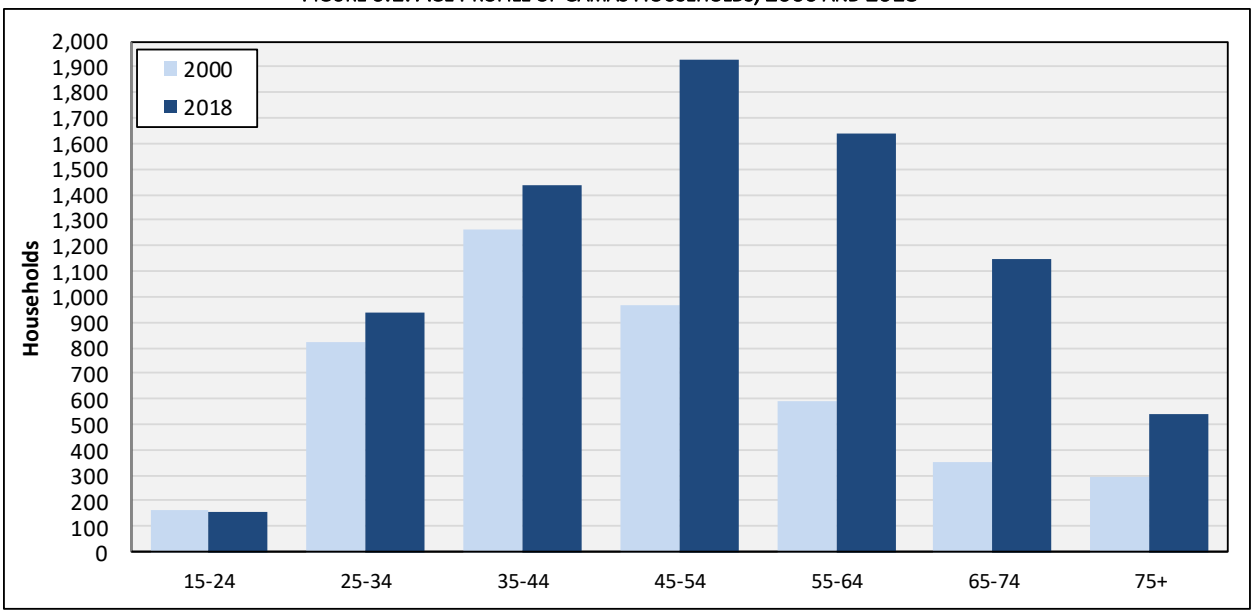
HISTORICAL GROWTH

According to estimates from Environics (formerly Nielsen Claritas), the PMA totals 7,781 households as of 2018, after adding 4,464 households since the turn of the millennium. Over this 18-year period, this translates to an average annual growth of 3.1%, which is far above the average growth rate observed in the Portland Metro Area (1.3%).

The following figure displays how the household growth within the market area has been distributed across age groups since 2000, as reported by Environics. The strongest growth was seen in households aged 45 to 74. Growth was seen in all other categories except 15-24-year-olds, which declined by just 11 total households over the 18-year period.

The largest total growth seen within an age group was in those aged 55-64. This age group increased by 1,043 households since 2000, which represents an increase of 176% or roughly 5.8% per year. The 65-74-year old age group grew by just under 800 households since 2000. This group had a smaller population to begin with, however, so the increase represents a 6.8% annual growth, highest among all age groups.

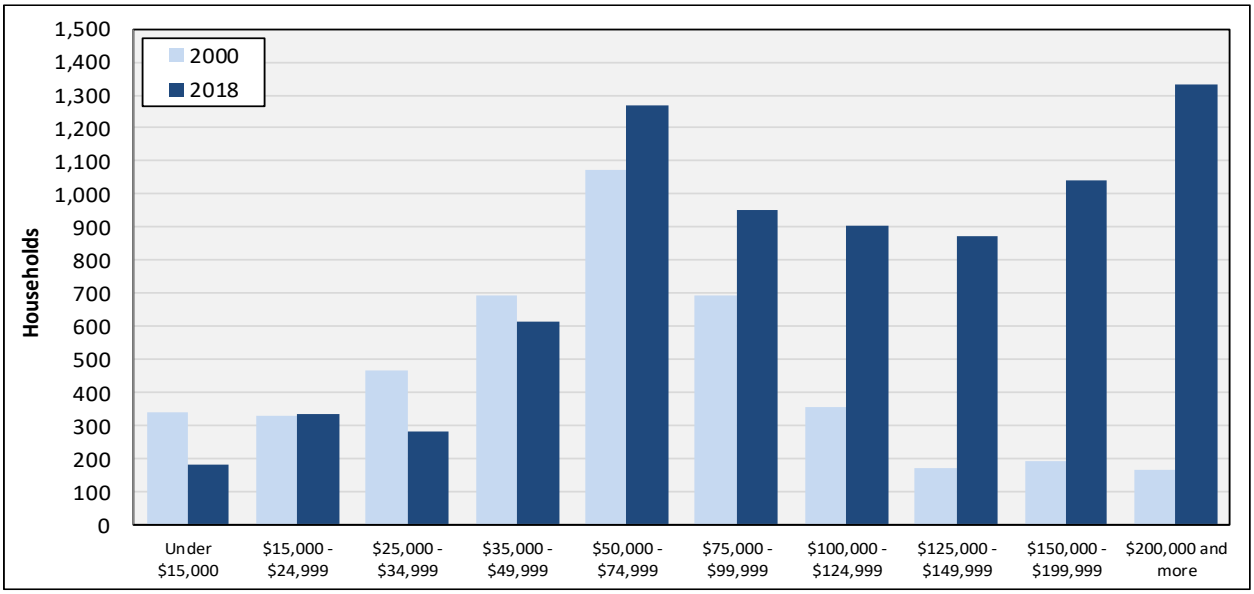
FIGURE 6.1: AGE PROFILE OF CAMAS HOUSEHOLDS, 2000 AND 2018



SOURCE: Environics Analytics

The area is becoming increasingly affluent, though part of the increase in wage levels since 2000 can be attributed to inflation. Nearly all the realized growth on a net basis has been among households making at least $50,000 per year. Growth is particularly strong among households making more than $100,000 per year. Roughly 87.8% of all the positive growth came from households with incomes above this threshold. Households making at least $200,000 per year increased over seven-fold over the period, faster than any other income group.

FIGURE 6.2: INCOME PROFILE OF CAMAS HOUSEHOLDS, 2000 AND 2018



SOURCE: Environics Analytics

DEMAND GROWTH (2018-2023)

JOHNSON ECONOMICS has developed a housing demand model that translates estimates of job growth and household growth into demand for housing of different forms. Our model begins with household growth estimates stratified by age and income, as these are the variables that best predict housing preferences. Our household growth estimates are based on projections by Environics, a third-party data provider that draws on various data sources to identify trends that impact the household base within specific geographies down to a census block group level. We adjust these estimates based on employment growth projections (by age) and migration trends. The goal is for the projections to reflect underlying demand rather than expected realized household growth, which is constrained by supply.

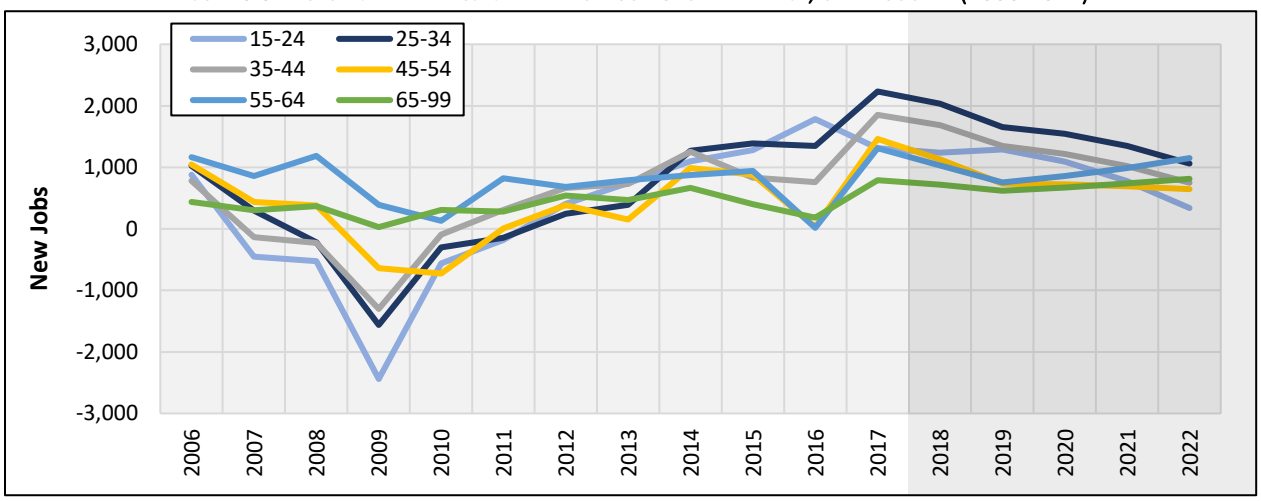
After developing a segmented projection of overall housing demand for the market area, we use local microdata from the U.S. Census Bureau to establish segment-specific rates of housing tenure (owners/renters) and housing type (SF detached/SF attached/multi-family), to derive assumptions of future housing propensity within the segments.

COUNTY AND SUBMARKET PROJECTIONS

Our city-level projections take into account the projected supply-demand balance in the surrounding area, as over- and under-supply in neighboring markets cause in- and out-flows of demand to smaller areas. Johnson Economics develops projections on the county level as well as for a number of submarkets within the Portland Metro counties. As we have defined these submarkets, Camas falls within the East Clark County submarket, which extends from the I-205 freeway in the west to the Skamania County line in the east, and to NE Fourth Plain Boulevard in the north.

Our demand projections on the county level are in part based on projections for job growth by age group within the county, and historical jobs-to-household ratios in different age segments. The historical data for these projections were shown in figure 3.8 and 3.9 earlier in this report. The following chart displays our job growth projections for the 2018-23 period. These assume a moderation over the coming five years, reflecting the tight labor market and the effects of a maturing business cycle. Moreover, the projections assume an age-wise shift in new hiring, reflecting that the youngest segments will make up a smaller share of available labor due to the peak of the millennial wave having moved through college graduation and is now largely employed.

FIGURE 6.3: HISTORICAL AND PROJECTED ANNUAL JOB GROWTH BY AGE, CLARK COUNTY (2006-2022)



SOURCE: U.S. Census Bureau, JOHNSON ECONOMICS

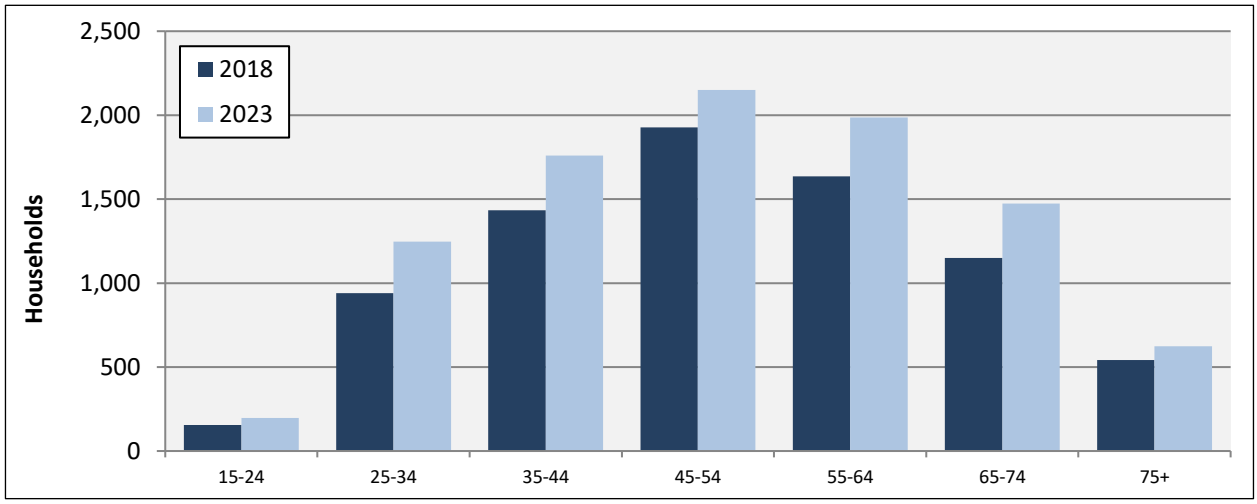
As of 2018, Johnson Economics' county-level projections indicate demand for an additional 5,500 apartment units in Clark County over the 2018-23 period. Within the East County submarket, we project demand for an additional 2,600 units over the period. Apartment projects in the pipeline within this submarket currently total 1,800 units, indicating undersupply of around 800 units over a five-year timeframe.

TOTAL HOUSING DEMAND, CAMAS

Over the coming five years, Environics projects an increase of 1,300 households within Camas. This represents annual growth of 3.1%. Note that this is based on an extrapolation of historical trends, which in turn is based on realized growth rather than underlying demand not limited by supply constraints. Taking into account our modeling of job growth and migration, we project underlying housing demand of 1,650 units over the period (330, 3.9% per year)

The following chart displays the anticipated distribution of housing demand across age segments. The projections indicate particular demand growth among young households in the early family-stage, reflecting strong job growth in these age groups, as well as considerable growth in empty-nester and senior segments, reflecting the aging of the baby boomers. Only modest growth is expected in the 15-24 segment.

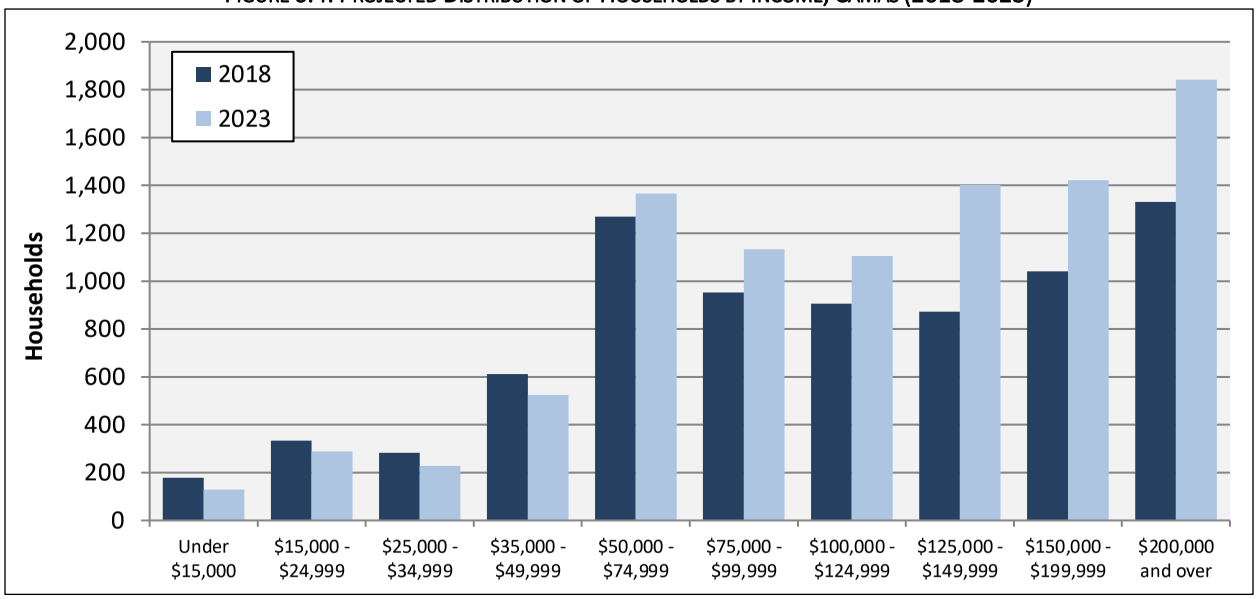
FIGURE 6.3: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY AGE, CAMAS (2018-2023)



SOURCE: Environics, JOHNSON ECONOMICS

With respect to income, the demand growth is anticipated to be distributed broadly across mid- and upper-income segments. Note that among the younger segments, there is more growth in middle-income categories (especially $50,000-75,000), which is partly offset by declines in this segment among middle-age households.

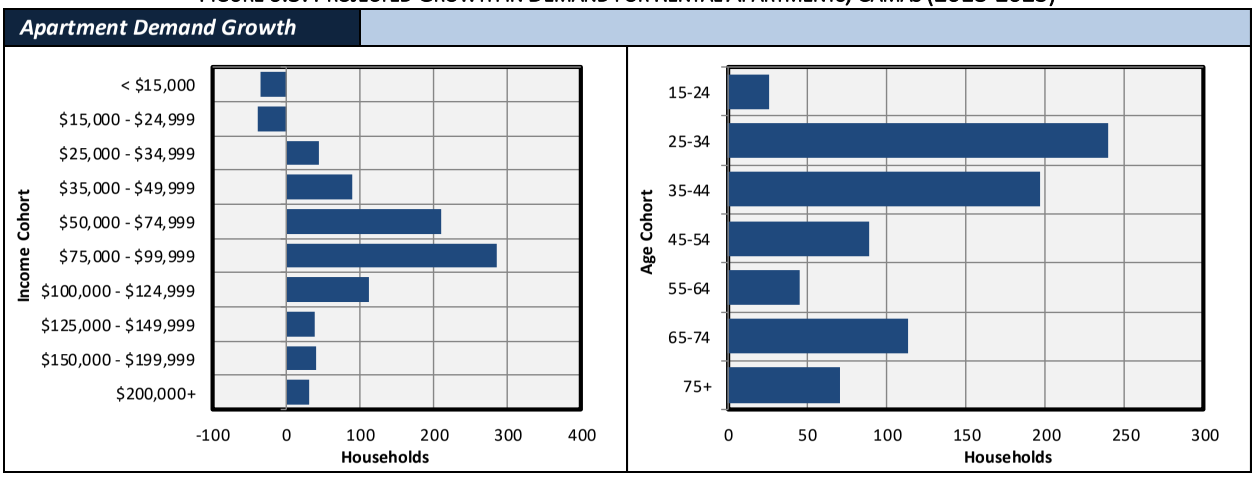
FIGURE 6.4: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY INCOME, CAMAS (2018-2023)



SOURCE: Environics, JOHNSON ECONOMICS

When we apply segment-specific tenure and housing type propensity rates to the projected housing demand, our model indicates demand for 780 apartment units over the coming five years, or roughly 160 per year. The net new demand is projected to be concentrated among young, middle-income households, though with a significant contribution from seniors.

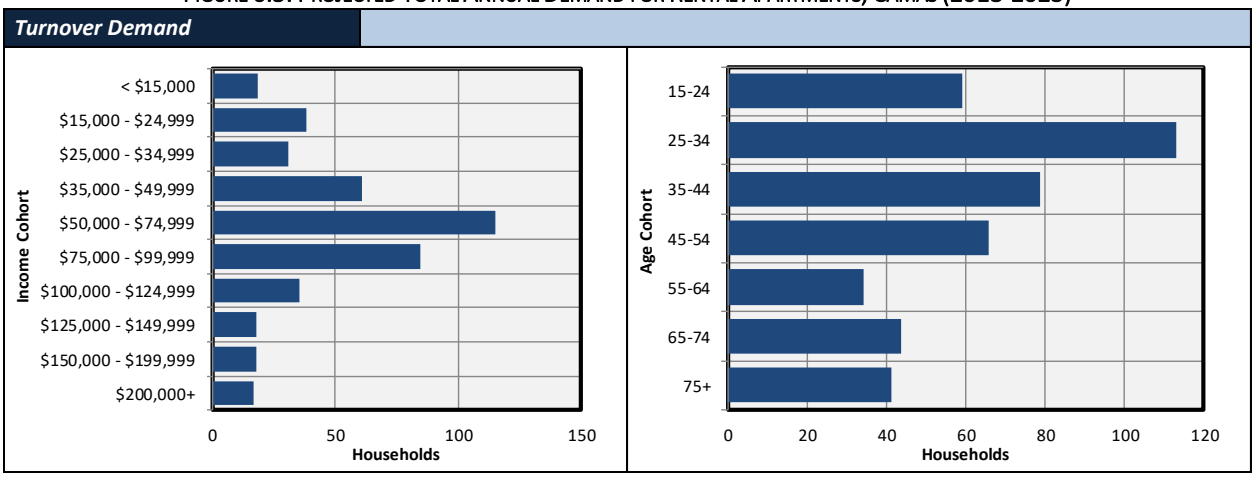
FIGURE 6.5: PROJECTED GROWTH IN DEMAND FOR RENTAL APARTMENTS, CAMAS (2018-2023)



SOURCE: Environics, JOHNSON ECONOMICS

When we take into account turnover in the existing base of apartment households in the city, we arrive at a projection of around 430 rental transactions per year in the Camas apartment market. Given the age and income profile of existing apartment renters in the market, these transactions are expected to represent a wider distribution across age and income categories than the net new demand, though still dominated by young, middle-income renters.

FIGURE 6.5: PROJECTED TOTAL ANNUAL DEMAND FOR RENTAL APARTMENTS, CAMAS (2018-2023)



SOURCE: Environics, U.S. Census Bureau, JOHNSON ECONOMICS

Though turnover represents demand for which there already is matching supply, these transactions tend to benefit the absorption of new units in the market, as existing renters "trade up" into newer units with less wear and more up-to-date features. Based on Clark County taxlot data, analyzed in GIS, the average age of existing apartment projects with at least five units in Camas is 35 years, suggesting demand for more up-to-date supply. Moreover, the data indicates that the average size of these projects is 19 units. Projects of this scale rarely offer any community amenities to speak of. The new projects proposed in this market are larger and will include more community amenities, something that will likely attract existing renters in the market.

MULTIFAMILY PIPELINE

JOHNSON ECONOMICS tracks all multifamily development in the region, based on information from planning departments, building departments, developers, and brokers. We are aware of four projects currently in the pipeline in Camas. These range in size from 116 to 276 units, with a total of 664 units. The projects are expected to be delivered over the coming three to four years. Additional information about the projects is displayed in the following table. In addition to the four projects, another project named "Camas Crossing" was proposed a few years ago, but the status of this project is unknown. If this projects enters the pipeline, it is expected to be started after the developer, Lugliani, has completed Heatherwood Apartments, possibly with completion beyond 2023.

TABLE 6.3: MULTIFAMILY PIPELINE IN CAMAS, WASHINGTON

Project Name	Location	Status	Entitlement	Comments	Units
Grass Valley Apartments	5800 NW 38th Ave	Proposed	LU Approval	Holland. Pool, clubhouse. 1-4 Br	276
Camas Meadows Lofts	4200 NW Camas Meadows I	Proposed	LU Review	Pahlisch. Mostly 1B, some 2B. 4 stories.	116
Hetherwood Apartments	20312 SE 40th Ave	Proposed	LU Review	Lugliani. Scaled down.	134
Village at Camas Meadows	NW Lake Rd & NW Camas M	Proposed	LU Approval	Chloe Inv. Following 77-unit SF project.	138
Total proposed					***664***

SOURCE: JOHNSON ECONOMICS

SUPPLY-DEMAND RECONCILIATION

Our projections for the apartment market in Camas indicate demand for 782 additional units over the coming five years. In comparison, the current pipeline within the city totals 664 units. This suggests undersupply of around 120 units over the forecast period. Additionally, our models indicate undersupply of 800 units in the larger East Clark County market, suggesting that Camas can capture additional demand if additional supply is provided.

The above reconciliation is based on net new growth alone. Given the age of the existing apartment stock in Camas, there is likely pent-up demand for more up-to-date supply, as well as for community amenities that are not offered by the small projects that dominate the existing market. Thus, we expect the new projects to be absorbed quickly. Recent projects in this market, such as Trio Pointe, has seen strong absorption, with demand from existing apartment households as well as new migrants filling the many new jobs opening in the East Vancouver-Camas area.

The East Vancouver-Camas area, as well as the larger Clark County market, also captures regional demand in the current market. Due to rapid rent increases in central parts of the Portland Metro Area, young renters migrate to surrounding suburban areas that offer more affordable rent levels. This dynamic will also likely contribute to absorption of new apartment units in Camas over the coming five years.

VII. CONCLUSIONS

CURRENT ZONING

The subject site, which is zoned for regional commercial use (RC) is located off the main road (NW Lake Road). As such, it is not ideally suited for commercial development, for which heavy vehicular traffic is a must. According to a Johnson Economics analysis of commercial development in the Portland Metro Area since 2010, nearly all new commercial development takes place along roads with daily traffic of at least 15,000 vehicles. Just south of the subject site, Lake Road currently has a daily traffic count of around 9,000. Though future development along Lake Road will likely be feasible as the traffic volume increases, the subject site will not offer frontage along Lake Road (or Parker Street), and is thus unlikely to attract commercial users. We therefore regard the current commercial zoning to be problematic from a market standpoint.

Certain industrial uses are permitted in the current zoning (some with conditional approval). However, industrial development works best when there are multiple avenues for large vehicles to access the site. Moreover, the subject site backs land zoned for multifamily use. Industrial uses are generally viewed as incompatible with residential uses, and this combination is therefore contrary to the land use goals stated in the City's comprehensive plan. The possibility of industrial development on the site therefore does not alter our conclusion that the current commercial zoning is problematic.

LAND NEED

Rezoning to multifamily residential use is also justified from a land need standpoint. Johnson Economics reviewed the Camas 2035 Comprehensive Plan to get an understanding of work that had already been done regarding employment land projections. During this process, we noticed a major technical issue with the projections. Table 6-2 on page 6-2 in the plan details the "Percentage of Jobs by Industry Sector." The data is sourced from a dataset on jobs held by people residing in Camas, but is treated as data on jobs located in the city. It appears that the use of the wrong dataset has impacted the employment land projections in Section 1.

To determine the level of inconsistency, Johnson Economics checked the U.S. Census Bureau's On The Map website, which uses Quarterly Census of Employment and Wages (QCEW) data. In 2013, the QCEW showed 7,201 total bobs. This is compared to 9,093 listed in the Comprehensive Plan. Given the difference, the Comprehensive Plan overstated the level of 2013 employment in the City by 26.3%.

The Comprehensive Plan projects 11,182 new jobs in Camas by 2035. Given the 9,093 jobs from 2013 shown in the Comprehensive plan, that means that the City is expecting average annual employment growth of 3.7% per year. If we assume the same 3.7% growth applied to the correct 2013 employment base, the city would see 8,848 new jobs by 2035, 2,334 fewer jobs than initially projected in the Comp Plan. Given the error, the City's projections of 830 acres of needed employment land by 2035 is also overstated.

JOHNSON ECONOMICS used data from the Washington Employment Security Department and QCEW data from the U.S. Census Bureau's On The Map to base its projections of employment need going forward. Our baseline estimates found that by 2025, the City of Camas will need 86 acres of employment land. We also projected land need using the Camas Comp Plan's assumptions of 9 industrial jobs and 20 commercial jobs per acre. Using these numbers, we show a baseline need of 104 acres of employment land.

LAND SUPPLY

Out of 10,204 taxlots in the City of Camas, there are 59 developable properties zoned for multifamily, 75 for industrial, and 93 for commercial. Industrial land has the largest footprint. Roughly 608 acres of industrial land are available for development, as well as 506 acres of commercial land, and just 158 acres of multifamily land.

That means that even as we assume the 104-acre estimate for employment land need, the City will still have used just 9.3% of its currently available industrial and commercial land, which would leave plenty of room for additional growth.

It also means that rezoning of commercial or industrial land to multifamily land will have no negative impact on commercial or industrial employment opportunities in the city. Additional multifamily land will help facilitate additional multifamily construction, which is needed in Clark County and Camas in order to alleviate the current housing shortage. Based on our projections, the current pipeline of multifamily projects in Camas is not enough to satisfy demand over the next five years, something that indicates a continued pressured market with low vacancy rates and rapid rent increases.

Exhibit 28

From: Joshua Owens <owensaudit@gmail.com>
Sent: Wednesday, May 29, 2019 12:25 PM
To: Ellen Burton; Greg Anderson
Subject: CPA19-05 10th Avenue Zoning correction
Attachments: CCF_000416.pdf; CCF_000417.pdf

Mrs. Burton and Mr. Anderson,

My name is Joshua Owens and I have lived at 1505 NW 10th Ave, Lot 85796004 since 2014. I am also the CFO / Co owner of Floorcity.com, an eCommerce company operated in Clark County. I love my community and as my neighbors can attest to my character, I am charitable, helpful, kind, industrious and respectful.

We remodeled a home built in 1910 and ALL our neighbors are happy with what we have done to the neighborhood.

I wish to state my position and give amble reasoning, as to why I'm in favor of the zoning correction. My intention is to see the rezoning of 10th avenue according to CPA19-05 OR atleast the upper half of 10th avenue, reflect that of the surrounding zoning of R-10 in that area.

I propose that, at least, the upper section of 10th avenue, ie. lots 986036993, 85796008, 85796002, 85796004, 85797003, 85797008, 85797005, and 85797007, a Zoning change to reflect that of it's neighbors as either an R-10 or similar to Lot 85796010, 85796003, 85797006 and 8579601 that have a zoning of both R-10 & R-15.

I have attached a petition of my neighbors who wish to have their homes reflect R-10 zoning with the lots mentioned above. All signed are 10th avenue residents. I did not approach the lower 10th avenue to sign the petition as my interests are inclined to the top of 10th avenue. There were only two neighbors that were not of interest. Lots 85796011 which already has the R-10 & R-15 zoning and Lot 85796002 which already has the legal description of two lots. Lots 85796010 and 85796003 were not interested in signing the petition but I have correspondence stating they are not opposed and feel that the rezoning makes sense.

I've attached a map of the area and specified:

1. Lot number
2. Current zoning of lot
3. Current area of each lot
4. Marked in blue are lots with a legal description stating more than one lot

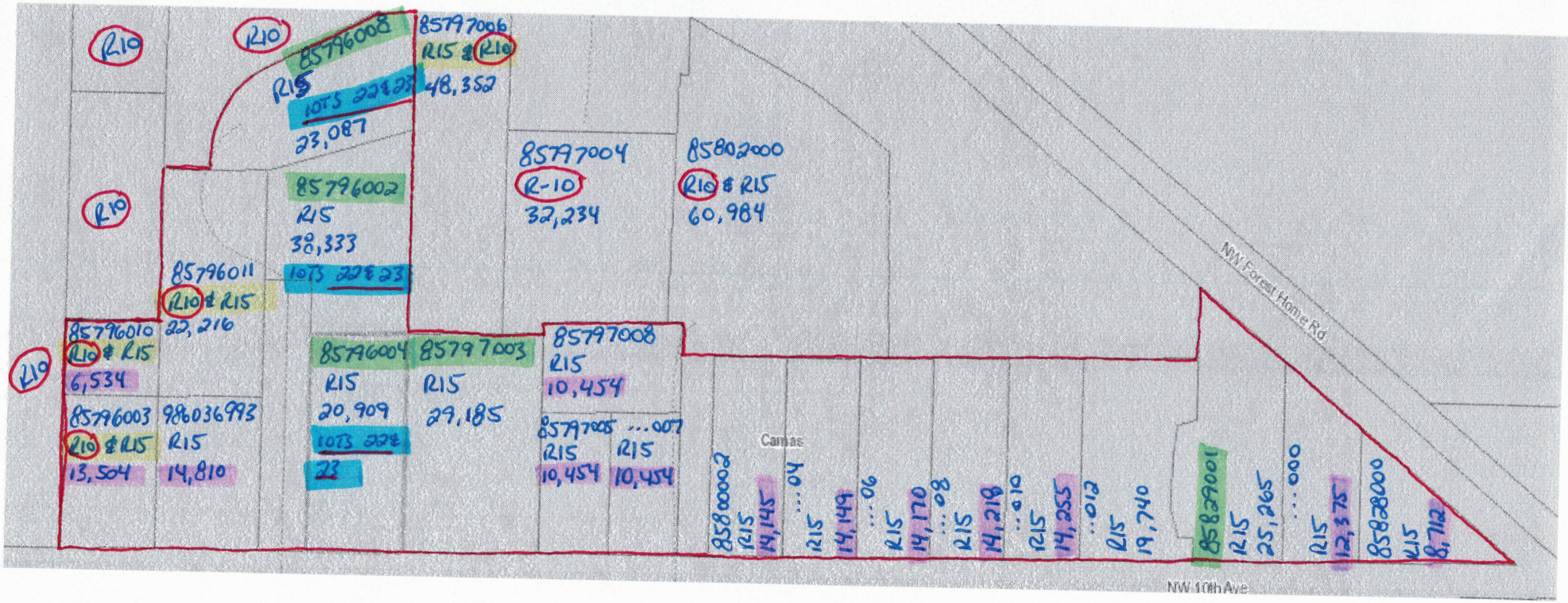
My personal findings that give reasons for this request are as follows and can be correlated with the attached map.

1. There are 2 lots in the proposal 85796008 & 85796004 that are zoned R-15 though have legal descriptions stating they are 2 lots ie. 22 & 23, and have past maps showing the lots division. R-15 requires 15,000 to divide, though lot 85796008 is 23,087 ft2 and lot 85796004 20,909 ft2. The Legal description and zoning do not allow for one another to reflect what is true.
2. There are 10 property lots surrounding lots 85796008, 85796002, 85796004, 85797003, 85797008, 85797005, and 85797007, that are currently R-10.
3. There are 20 total lots in the CPA19-05 proposal for zoning change. Of those lots ONLY 5 lots fit within the guidelines R-15 has set as a necessary 15,000 square feet of land or more to be designated as such. The remaining 15 lots are either zoned R-10 & R-15 or have less than 15,000 square feet.

Thank you for your time and commitment to our community. I hope to, in the future, also attribute greatly to this wonderful town of Camas, that I am proud to call my home.

--

Joshua Owens



= R-10 ZONING

= LEGAL DESCRIPTION TWO LOTS

= LAND AREA SQ.FT. UNDER R-15 REQUIREMENTS

= CURRENTLY ZONED R10 & R15

Exhibit 29
CPA19-04

Evergreen Public Schools

May 31, 2019

Sarah Fox
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Re: Camas Crossing
Parcels 177437005, 177437010, and 177437015

Dear Sarah,

This letter is in response to the SEPA request for Camas Crossing. Unfortunately, incorrect parcel numbers were previously listed on the SEPA request. We hope, that although this is past the response deadline, there will be some consideration taken into effect. The following information reflects high school, middle school, and elementary schools that would potentially be affected by the proposed project site. These figures do not reflect the cumulative impact of previously approved, unoccupied building lots. That information should be considered as part of the review process.

School	Previously Approved Unoccupied Lots *	Current Proposed Lots	Total Cumulative Lots	Projected # of Students **
Illahee Elementary	--	MFR	--	
Shahala Middle	--	MFR	--	
Union High	--	MFR	--	
	October 2018 Enrollment	Total Enrollment (Current and Projected)	Enrollment Capacity Including Portables ***	Enrollment Over (Under) Capacity
Illahee Elementary	596	--	650	(54)
Shahala Middle	1084	--	1076	8
Union High	1921	--	1920	1

*This information is not available to us but should be considered as part of the review process.

**Projected number of students is based on the District's "student factor" (the number of students historically generated by a dwelling unit in the District).

*** The capacity of the elementary schools is based on a current program with an average student-to-teacher ratio of 20:1 in regular classrooms and 12:1 in special education classes. Capacity at Secondary schools is based on room utilization reflecting one unoccupied period per day and includes the maximum addition of portable classrooms.

13501 NE 28th Street ● PO Box 8910 ● Vancouver, WA 98668-8910 ● Facilities Dept. ● PHONE (360) 604-4077 ● FAX (360) 604-4112
www.evergreenps.org

Historically, Evergreen Public Schools has provided portable classrooms when enrollment exceeded the capacity of a school's permanent facility. Evergreen currently houses students in portable classrooms at all but three of its thirty-two (32) schools. It is imperative that developers and/or builders share this information with buyers. It would not be our preference to use portable or temporary classroom facilities. However, they are necessary to accommodate the temporary overload. The State Superintendent of Public Instruction does not consider portables to be equal to permanent facilities.

Bus transportation is provided for elementary students who live more than 1/2 radius mile from school. Elementary students who live less than 1/2 radius mile will be required to walk unless there are unsafe walking conditions. Bus transportation is provided for secondary students who live more than one radius mile from schools. Secondary students who live less than one radius mile will be required to walk unless there are unsafe walking conditions. Bus stops are determined as parcels are developed.

Please note that approval of a proposed subdivision, when combined with previously approved, unoccupied building lots, may result in a projected enrollment in excess of the mentioned school's enrollment capacity (including portables). We would not be able to add students in excess of the enrollment capacity without negatively affecting the quality of the school's instructional programs. This capacity is also limited by the core facilities such as eating space, restrooms and media center, etc., as well as the County and City impact limitations on the number of portables on each site. As a result, it would be necessary for the district to incur additional costs associated with housing these students elsewhere and the corresponding costs to transport them to this other location. Therefore, it is essential that the developer and prospective residents of this subdivision understand that students residing there may not be allowed to enroll in their neighborhood school.

Please feel free to contact Evergreen Public Schools Facilities Department at (360) 604-4077 if additional information is required.

Sincerely,

Susan Steinbrenner
Executive Director of Facilities

SS/rg

13501 NE 28th Street ● PO Box 8910 ● Vancouver, WA 98668-8910 ● Facilities Dept. ● PHONE (360) 604-4077 ● FAX (360) 604-4112
www.evergreenps.org

Exhibit 30

* 7 3 2 7 3 6 *

RESOLUTION NO. 2015-04-05

A RESOLUTION amending Resolution 2014-06-17, relating to the adoption of the Clark County population and employment allocations that will be used for the county's comprehensive land use plan 2016 periodic update pursuant to Chapter 36.70A RCW.

WHEREAS, the Board adopted Resolution 2014-06-17 Clark County 2016 Population and Employment Allocation, the Comprehensive Plan 2016 periodic update Planning Assumptions and the 2016 Board Principles and Values at a duly advertised public hearing on June 24, 2014 that will be used for the county's Comprehensive Plan 2016 periodic update pursuant to RCW 36.70A.140 ; and

WHEREAS, the Board reviewed Issue Paper 4.2 and considered amending the population allocation at a worksession on September 24, 2014; and

WHEREAS, the Board considered Issue Paper – 4.2: Clark County 2016 Population and Employment Allocation, the Comprehensive Plan 2016 periodic update Planning Assumptions and the 2016 Board Principles and Values (Exhibit 1) at a duly advertised public hearing on April 14, 2015; and

WHEREAS, the Board took public testimony from interested parties, considered all the written and oral arguments and testimony, and considered all the comments presented to the Board; and

WHEREAS, the Board finds that adoption will further the public health, safety and welfare; now therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COUNCILORS OF CLARK COUNTY, STATE OF WASHINGTON, hereby amends the Comprehensive Plan 2016 periodic update Planning Assumptions as shown in Table 1, the population growth and employment allocation for the preliminary allocations for initial review of urban growth areas 20-year period ending in 2035 as shown in Table 2 and the 2016 Board Principles and Values as shown in Table 3. This information will be used for the county's 20-year Comprehensive Growth Management Plan 2016 periodic update pursuant to RCW 36.70A.140.

Table 1: Planning Assumptions

Assumption	2016
20-Year Population Projection	578,391
Planned Population Growth (new)	129,546
Urban/Rural Population Growth Split	90/10
Assumed Annual Population Growth Rate	1.12%
Housing Type Ratio	75% single-family, 25% multifamily
Persons per Household	2.66
New Jobs	101,153
Jobs to Household	1:1
Infrastructure Deduction (Residential)	27.7%
Infrastructure Deduction (Commercial and Industrial)	25%
VBLM (definition of vacant)	$13,000 residential, $67,500 commercial and, industrial
Market Factor	15% residential, 15% commercial, business park, industrial

Table 2: Population and Employment Allocation

UGA	January 1, 2015 Population Estimates	2015 to 2035 VBLM Population Allocation	Additional Allocation	2035 Estimates	2035 Estimates Including Redevelopment
Battle Ground	20,871	15,972	1,600	37,705	39,305
Camas	22,843	11,255		34,410	34,410
County	62,205	11,432		73,628	73,628
LaCenter	3,209	3,233	1,200	6,714	7,914
Ridgefield	6,575	13,087	5,832	20,523	26,356
Vancouver	315,460	52,786	6,200	365,743	371,943
Washougal	15,932	6,023	392	22,118	22,510
Woodland	89	229		339	339
Yacolt	1,661	303		1,986	1,986
Total	448,845	114,322	15,224	**563,167**	**578,391**

Source: Clark County, Geographic information System and Community Planning
Note: ^ 10% based on 90/10 urban/rural planning assumption. March 3, 2015 expansion request includes additional acreage for Washougal's UGA - 392 persons and Ridgefield's UGA - 832 persons; totaling an additional 1,224 persons.

Table 3: Board Principles and Values

Employment Lands

- Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base
- Mapping: Put job lands close to transportation so that capacity is provided to job opportunities
- Ground-truth where residential and jobs "make sense" – no more "wetland industrial"
- Focus Public Investment Areas – "hubs" of job growth that can be serviced effectively (adjust Transportation Improvement Plan if necessary)
- Maximize the potential for the county's railroad as a job-creating asset
- Prioritize lands that are most likely to provide "family-wage jobs" as defined in the comprehensive plan policies

Housing

- Vancouver UGB: minimize residential growth (there will be some residential growth but not dense residential growth, especially where there already exists large-lot, high-value development). Minimize doesn't mean "don't" but lower density of residential growth.
- Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots)
- Identify school sites or areas where school buildings will be necessary inside the new hubs of residential areas (need sites close to where children will be). Avoid penalizing property owners in the process.

Community Design

- New growth needs to blend well with existing neighborhoods (e.g., transition zones, buffering, gradual transitions in development style, type)

Rural Lands

- Minimize the conversion of productive farmland – those lands which have long-term commercial agricultural viability. Is it being used today for commercial agriculture?

Other Land Use

- Ensure good geographic distribution of commercial lands
- Breaks/Green spaces between communities – natural borders
- Use an integrated view in examining the proposed boundaries and plan map
- Respect cities' investment in capital facilities by not shrinking the 2007 urban growth boundaries.

Tax Base

- Maintain county tax base (generate revenue necessary to provide services
- Balance between the cities

- Resulting tax base (e.g. jobs, residential that doesn't result in great demand for schools) needs to be equitable for school districts. Tax base equitably distributed between residential and job producing lands.

Mapping Implications

- La Center needs greater economic diversification opportunities and multi-family land use designations
- Ground-truthing is extremely important for employment
- Lands with few if any constraints ("easy") should be allocated first for employment
- Employment-reserve overlay for lands served by county railroad corridor

Allocation

- Guided by the values identified (in the previous topics)
- Ground-truthing will clarify/define the allocation (versus "assigned")

1

Section 1. Instructions to Clerk.

The Clerk to the Board shall:

1. Transmit a copy of the adopted resolution to Community Planning Department Director.

2. Transmit a copy of the adopted resolution to the Cities of Battle Ground, Camas, La Center, Ridgefield, Washougal, Woodland, Vancouver and Town of Yacolt.

3. Transmit a copy of the adopted resolution to the Ports of Camas/Washougal, Ridgefield, Vancouver and Woodland.

4. Transmit a copy of the adopted resolution to the Columbia River Economic Development Council President.

ADOPTED this 14th day of April 2015.

Attest:

BOARD OF COUNTY COUNCILORS
FOR CLARK COUNTY, WASHINGTON

Clerk to the Board

By: _____
David Madore, Chair

Approved as to Form Only:
Anthony F. Golik
Prosecuting Attorney

By: _____
Jeanne E. Stewart, Councilor

By: _____
Christine Cook
Deputy Prosecuting Attorney

By: _____
Tom Mielke, Councilor

Exhibit 1

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

2016 Population and Employment Allocation – Issue Paper 4.2

Purpose

This memorandum provides a basic framework and starting point from which the county and its cities may consider population and employment allocation.

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of Chapter 36.70A.140 RCW. Several issue papers have already been prepared to allow the Board to make decisions about the update:

- Issue Paper 1 - Comprehensive Plan Overview: A summary of the county's Planning Assumptions, 2013 vacant and buildable lands model (VBLM) inventory and population and employment projections.
- Issue Paper 2 – Population and Job Projections: Background information for a discussion with the cities and the town of Yacolt on population and job planning assumptions for 2015-2035. On Jan. 21, 2014, the Board adopted the state Office of Financial Management's (OFM) medium population projection of 562,207 for the 20-year period ending 2035 (Res. 2014-01-09).
- Issue Paper 3 – Employment forecast based on input from Washington Employment Security Department (ESD). It was revised as Issue Paper 3.1 to include the 2014 VBLM information. On April 29, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the 20-year period ending 2035 (Res. 2014-04-01).
- Issue Paper 4 – Population and Job Allocation: On June 24, 2014, the Board identified the methodology for allocating growth by UGA and adopted preliminary allocations for initial review (Res. 2014-06-17). The allocations were revised as Issue Paper 4.1 to reflect the additional capacity for population and jobs not captured by the vacant land model and presented at a BOCC Worksession on September 24, 2014.
- Issue Paper 5 – SEPA Scoping: On July 16, 2014, the Board discussed the environmental impact review process under the State Environmental Policy Act (SEPA) and directed staff to proceed to scoping on development of alternatives. Issue Paper 5.1 provides a partial list of what has transpired from July 17, 2014 through March 11, 2015.

This issue paper (Issue Paper 4.2) will discuss the additional capacity for population and jobs not captured by the vacant land model reflecting an increase of 15,224 persons and 24, 175 jobs from redevelopment and public sector jobs that will occur within the planning horizon.

It updates Issue Paper 4.0, to reflect recent information. Countywide forecasts adopted by the Board in Resolution 2014 -06-17 are modestly adjusted to reflect the increase in existing population and jobs that occurred during 2014, to include City assumptions for project future growth through redevelopment as directed by the Board, and to be consistent with cities proposals for their respective UGAs. These

forecasts and allocations are intended to keep cities whole by not reducing or significantly expanding city UGAs.

Methodology

Allocation of population growth and jobs is a key step in the planning process. There are three options for allocating that can be used by the Board:

1) placing growth where it has historically occurred within the urban growth areas (UGA) as documented by U.S. Census;
2) allocating growth by UGA based on the vacant and buildable lands model plus the potential capacity for jobs and population by considering factors such as FPIAs, redevelopment, filling vacancies, etc.; or
3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands (used since 1994).

The following are essential to the outcome regardless of which method is used:

- Maintain coordination and consistency with local comprehensive plans;
- Use official state population forecasts from OFM (already adopted);
- Use the employment projections from ESD (already adopted);
- Use estimates of the existing VBLM capacity for growth of the UGAs to inform decisions on allocation of growth targets;
- Continue using the inventory of available VBLM inventory information; a practice since 1994;
- Allow for flexibility where necessary;
- Consider impacts of the recent stormwater regulations on infrastructure needs. Identified vacant and buildable residential lands reflect a 27.7% infrastructure deduction;
- Carrying capacity is assumed on vacant or underutilized residential land are on net developable acres at units per UGA; Vancouver- 8; Battle Ground, Camas, Ridgefield, Washougal, at Woodland – 6; La Center and Yacolt – 4 units per net acre; and
- The urban/rural growth percentage split remains at 90/10. (Rural population growth is assumed to be 10% of the population forecast even though the GMA does not require a cap or formal allocation.)

Countywide Population Allocation

The following table shows the current population estimate, 2015 vacant lands model capacity, and the allocation of 2035 population forecast if the Board use method 3 as listed above. The cities have concerns that the allocation shows a reduction in capacity from the 2007 Comprehensive Plan. Additional allocation was added in order to reflect the existing comprehensive plans of the cities.

The 2035 population allocation to UGA's is based on determining the potential population that can be accommodated by the 2015 Vacant Lands Model (VLM) and figuring the share of the total potential VLM population by UGA. The 2035 estimate is calculated by applying the UGA share of the VLM to the total population for the urban area (114,322 = 102,890 + 11,432). The 11,432 represents 10% of population assumed for the rural area and 102,890 represents 90% urban allocation. 2015 VLM can accommodate the urban population and additional allocation.

The Board directed that the county acknowledge the 2007 Comprehensive Growth Management Plan adopted urban growth areas as a baseline for the 2016 update. Staff allocated 1,600 persons to the Battle Ground UGA, 5,832 persons to Ridgefield's UGA, 1,200 persons to La Center's UGA, and 6,200 persons to the Vancouver UGA. See table 1 below. Total population growth expected between 2015 and 2035 is 114, 322 persons plus 15,224 persons totaling 129,546. The January 1, 2015 base year estimate of 448,845 plus 129,546 produces a 2035 estimate of 578,391.

Table 1: 2035 Population Forecast by UGA.

UGA	January 1, 2015 Population Estimates	2015 to 2035 VBLM Population Allocation	Additional Allocation	2035 Estimates	2035 Estimates Including Redevelopment
Battle Ground	20,871	15,972	1,600	37,705	39,305
Camas	22,843	11,255		34,410	34,410
County	62,205	11,432		73,628	73,628
LaCenter	3,209	3,233	1,200	6,714	7,914
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Vancouver	315,460	52,786	6,200	365,743	371,943
Washougal	15,932	6,023	392	22,118	22,510
Woodland	89	229		339	339
Yacolt	1,661	303		1,986	1,986
Total	448,845	114,322	15,224	**563,167**	**578,391**

Source: Clark County, Geographic information System and Community Planning
Note: ^ 10% based on 90/10 urban/rural planning assumption. March 3, 2015 expansion request includes additional acreage for Washougal's UGA - 392 persons and Ridgefield's UGA - 832 persons; totaling an additional 1,224 persons.

Countywide Employment Allocation

The GMA does not dictate a data source that must be considered in planning for future employment. For the 1994, 2004, and 2007 planning efforts, the number of anticipated new jobs in Clark County was developed by the Washington State Employment Security Department. The forecasts were based on anticipated population growth, workforce participation, unemployment, and percentage of Clark County employees who commute to Oregon for work.

Table 2 below shows the number of net new jobs based on allocation method number 3 as listed above. The Board chose to plan for a total of 91,200 net new jobs. According to the 2015 vacant land model and additional land requested by the cities of Battle Ground, La Center and Ridgefield, the county has capacity for 101, 153 net new jobs. Public sector employment is not accounted for in the model. ESD estimates up to 7,400 new public sector jobs over the next twenty years. We anticipate that most of those public sector jobs will occur on existing facilities, and therefore will not require new lands.

Table 2: 2015-2035 Employment Forecast by UGA.

UGA	2015 VBLM
Battle Ground	9,933
Camas	11,182
La Center	1,324
Ridgefield	8,708
Vancouver	41,188
Washougal	4,175
Yacolt	468
Woodland	0
Total	***101,153**

Source: Clark County, Geographic information System and Community Planning

*Note: Existing assumptions of total potential jobs not captured by the vacant lands model increase the capacity by 16,775 jobs for redevelopment and 7,400 public sector jobs, thus increasing the total potential job capacity from 76,978 to 101,153.

Conclusion and Recommendation

Much has changed since Clark County first adopted its Comprehensive Plan in 1994. The county's demographic characteristics have continued to change. Community Planning recommends that this revised population and employment allocation be approved as they reflect new information.

RESOLUTION NO. 19-012

A RESOLUTION consenting to the change of control of Frontier Communications Northwest Inc. to Northwest Fiber LLC

WHEREAS, Frontier Communications Northwest Inc. ("Franchisee") is the duly authorized holder of a franchise, as amended to date (the "Franchise"), authorizing Franchisee to operate and maintain a cable system to serve City of Camas (the "Franchise Authority"); and

WHEREAS, on May 28, 2019, Northwest Fiber LLC ("Northwest Fiber") entered into an agreement (the "Agreement") with Frontier Communications Corporation and its wholly-owned subsidiary Frontier Communications ILEC Holdings, LLC (together "Frontier") in order to acquire control of the Franchisee, among other Frontier controlled entities (the "Transaction"); and

WHEREAS, pursuant to that Agreement, Franchisee will become a direct, wholly-owned subsidiary of Northwest Fiber; and

WHEREAS, ultimate control of Franchisee will transfer to Northwest Fiber; and

WHEREAS, Northwest Fiber has filed an FCC Form 394 with the Franchise Authority (the "Application"); and

WHEREAS, the Franchise Authority has considered the Application and approves of the Transaction.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

The foregoing recitals are approved and incorporated herein by reference.

1. The Franchise Authority consents to the Transaction.

2. The Franchise Authority confirms that the Franchise is valid and outstanding and in full force and effect and there are no defaults under the Franchise. Subject to compliance with the terms of this Resolution, all action necessary to approve the change of control of the Franchisee to Northwest Fiber has been duly and validly taken.

3. Northwest Fiber or Franchisee may (a) assign, transfer, or transfer control of its assets, including the Franchise or change the name or legal form of the Franchisee, provided that such assignment, transfer, or transfer of control is to an entity directly or indirectly controlling, controlled by or under common control with Northwest Fiber; (b) restructure debt or change the ownership interests among existing equity participants in Northwest Fiber; (c) pledge or grant a security interest to any lender(s) of Northwest Fiber's assets, including, but not limited to, the Franchise,

or of interest in Northwest Fiber, for purposes of securing any indebtedness; and (d) sell equity interests in Northwest Fiber or any of Northwest Fiber's affiliates.

4. Upon closing of the Transaction, Franchisee shall remain bound by the lawful terms and conditions of the Franchise.

5. This Resolution shall be deemed effective upon adoption.

6. This Resolution shall have the force of a continuing agreement with Franchisee, and the Franchise Authority shall not amend or otherwise alter this Resolution without the consent of Franchisee and Northwest Fiber.

ADOPTED by the Council of the City of Camas and approved by the Mayor this 16th day of September, 2019.

SIGNED: _____

ATTEST: _____

APPROVED as to form:

_____
City Attorney