



PLANNING COMMISSION MEETING AGENDA
Tuesday, April 16, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

- A. Approval of the Minutes from the February 20, 2019 Special Planning Commission Meeting

 [February 20, 2019 Planning Commission Minutes](#)

IV. MEETING ITEMS

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

 [2019 Comprehensive Plan Amendments Staff Report](#)

[1 Map of Proposed Amendments 2019](#)

[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](#)

V. MISCELLANEOUS UPDATES

- A. Miscellaneous Updates

VI. NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for Tuesday, May 21, 2019 at 7:00 p.m., in the City Council Chambers.

VII. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1574.



PLANNING COMMISSION MEETING MINUTES - DRAFT
Wednesday, February 20, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

SPECIAL MEETING

I. CALL TO ORDER

Chair Hull called the meeting to order at 7:04 p.m.

Phil Bourquin welcomed and introduced Geoerl Niles and Shawn High as new members to the Commission and announced that Council Member Ellen Burton will be the liaison to the Commission for 2019.

II. ROLL CALL

Present: Troy Hull, Jim Short, Harry (Steve) Karnes, Tim Hein, Geoerl Niles and Shawn High

Excused: Bryan Beel

Staff Present: Phil Bourquin, Sarah Fox, Lauren Hollenbeck, Robert Maul, Madeline Sutherland and David Schultz

Council Liaison: Ellen Burton

III. MINUTES


- A. Approval of the Minutes from the November 20, 2018 Planning Commission Meeting

 [November 20, 2018 Planning Commission Minutes](#)

It was moved by Commissioner Hein, seconded by Commissioner Karnes to approve the minutes from the November 20, 2018 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS


- A. Workshop Discussion on Affordable Housing
Presenter: Sarah Fox, Senior Planner

 [Affordable Housing Presentation](#)
[Excerpt from the Camas 2035 Comprehensive Plan](#)

Sarah Fox reviewed the Affordable Housing Presentation and provided follow-up responses to questions raised by the Commission. A lengthy discussion ensued.

This item will be brought back for further discussion at a future meeting.

- B. Workshop Discussion on 2019 Comprehensive Plan Amendment Requests
Presenter: Sarah Fox, Senior Planner

-  [Map of Proposed Comp Plan Amendments](#)
- [Sui Hui Property \(CPA19-01\)](#)
- [Rouse Properties \(CPA19-02\)](#)
- [Knopp Property \(CPA19-03\)](#)
- [Kates Heath Crossing Project \(CPA19-04\)](#)
- [Camas Comprehensive Plan Map Adopted June 2016](#)

Sarah Fox provided an overview of the proposed amendments with the Commissioners and added public hearings will be scheduled in the near future. Discussion ensued.

- C. Election of Chair and Vice Chair

It was moved and seconded to nominate Bryan Beel as Chair and Troy Hull as Vice Chair for the 2019 Planning Commission. The motions carried unanimously by roll call vote.

V. MISCELLANEOUS UPDATES

- A. Miscellaneous Updates

There were no miscellaneous updates.

VI. NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for Tuesday, March 19, 2019 at 7:00 p.m., in the City Council Chambers.

VII. ADJOURNMENT

Chair Hull adjourned the meeting at 8:33 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1574.



2019 COMPREHENSIVE PLAN AMENDMENTS

STAFF REPORT

TO: Bryan Beel, Chair
Planning Commissioners

FROM: Sarah Fox, Senior Planner

REPORT DATE: April 11, 2019

Public Notices: A letter and a notice of application was sent to property owners in the vicinity of the proposed amendment areas on April 8, 2019. 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 ends on June 1, 2019.

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This Staff Report will:

- Analyze the City's Comprehensive Plan policies and goals
- Analyze the issues set forth in CMC 18.51

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. All of the individual requests will increase residential density. The City also proposes changes to the comprehensive plan designation for properties that are located along NW 10th Avenue and Hill Street.

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.

Since 2016, preliminary plat approval has been granted to 11 developments for a total of 1,735 lots. The city has approved six multi-family developments, with a combined multi-family unit total of 642 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 applications under consideration, with the exception of the city's proposed amendment at Hill Street, will increase residential density. Three of the proposals are requesting that the commercial designation be amended to multifamily.

The city groups 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).

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 following policies are particularly 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.

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.

EVALUATION CRITERIA – CMC SECTION 18.51.030 (A-D)

The application materials must include responses to eight questions (A-H, of CMC§ 18.51.010). All applications included responses as required and included SEPA checklists.

After considering whether or not the current plan is deficient, the Planning Commission must recommend whether to support, reject or defer the amendments to City Council. The code provides the following 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.*

At the following section, staff will address the applicable criteria for each proposal. At Section VIII of this report there is a summary of the land use acreage changes. There are also detailed maps of each proposal at Section XI.

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 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.

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.

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 the SFM district be amended to SFH similar to the designation of the district to the east. In this case, the city could extend the designation of the SFH to include the subject property (0.32 acres) as it would not be considered to be a spot zone. The city could also expand the amendment to include the entire SFM district (10 acres). The applicant provides findings within their narrative to support this change, namely due to the fact 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 ADU¹. 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 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 would expect 12 new lots spread over this 10 acre area, and likely redevelopment of distressed properties. Properties along the 6th Avenue arterial road would likely not change with this proposed amendment as they are an average of 5,000 square feet and could not divide.

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

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.

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, 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.

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." Contrary to this statement, across the street to the south are 288 apartments approved for development (Holland Group), and 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, across 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.

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), in order to match the historic and current uses in the area. The 0.28 acre property that is designated as "Park" is owned by the State of Washington and is not within the city's Park, Recreation and Open Space Comprehensive Plan. The property has never been developed and would fit the criteria for amending based on the reason that the current designation cannot continue as it will not be a city park. The question is whether it should be designated to match the surrounding properties (MF) or whether it should be grouped with the adjacent commercially used property.

The adjacent property, which is designated MF was 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 noted that there is an opportunity to convert the commercially used property to a conforming land use designation, when amending the park 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.

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 box at right). 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.



VI PUBLIC COMMENT

At the writing of this report, two comments were received and are attached to the agenda.

VII NEXT STEPS

This report was provided in order for Planning Commission to discuss the applications and provide feedback to staff. No action is required at this time.

A public hearing will be held to consider the proposed amendments. At that time, a staff report "shall contain the department's recommendation on **adoption, rejection or deferral** of each proposed change" pursuant to CMC18.51.030.

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

The following acreages represents the proposals as submitted, and does not include expansions or reductions to those areas as discussed within the staff report.

Comprehensive Plan Designations	Current Acres	Proposed Change	Final Acres
Single Family			
· Low Density	871	-9.36	861.6
· Medium Density	3617	7.425	3624.4
· High Density	425	0.325	425.3
Multi-Family			
· Low Density	279		279.0
· High Density	246	11.94	257.9
Commercial	992	-10.05	982.0
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

The following list includes those developments that have received preliminary approvals since 2016.	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 Planned Residential Development (127 lots developed)	1,483	Various
Hancock Springs (pending)	20	SUB18-05
Total	1,755	

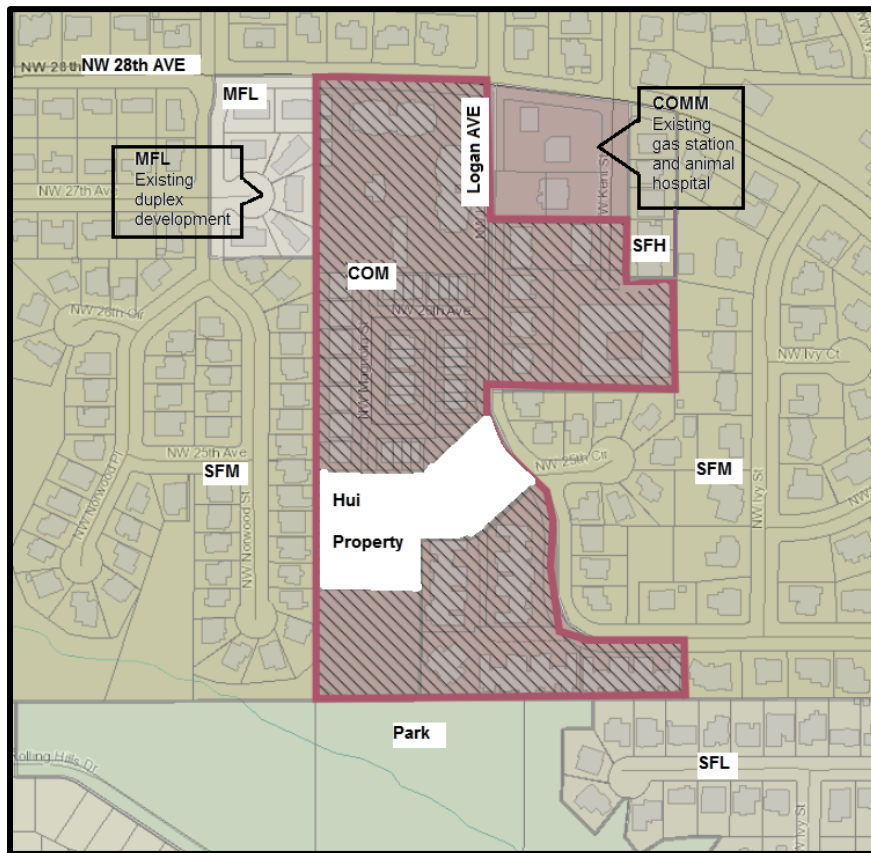
New multi-family developments:	Units	Built?
Hetherwood Apartments	150	NO
Riverview Apartments	120	YES
6th & Birch Mixed Use	30	NO
The Village Phase 1	30	NO
Parklands Multifamily	24	NO
Grass Valley Master Plan - Holland Group	288	NO
Total	642	

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.



CAMAS CROSSING (CPA19-04)

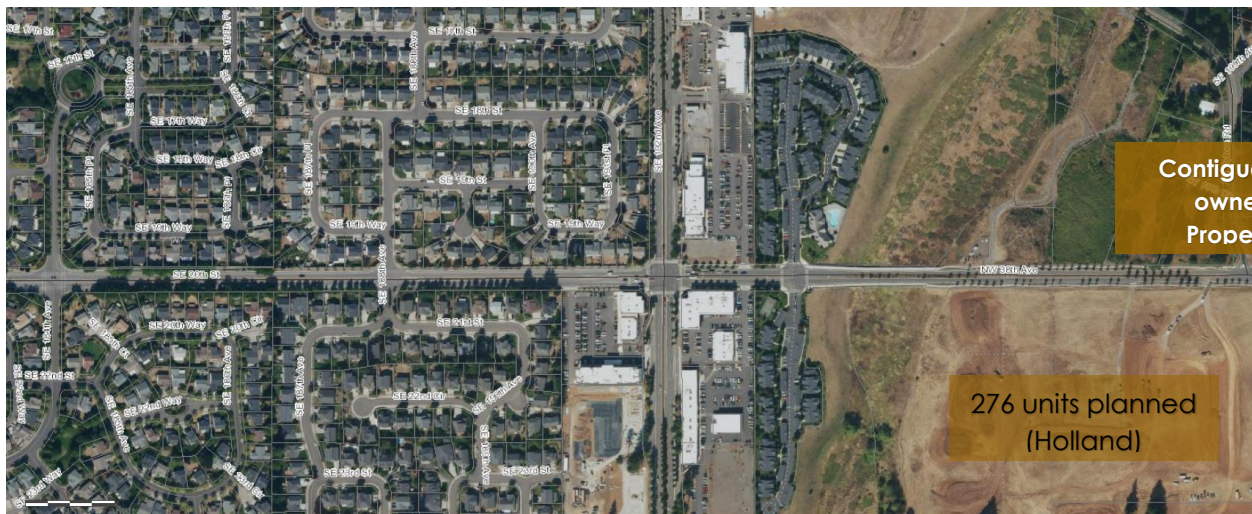
Location: NW 38th Avenue and SE 202nd Ave

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), in order to match the historic and current uses in the area.

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



Proposed 2019 Comprehensive Plan Map Amendments

- | | |
|--|-------------|
| 1. Sui Hui Property—File #CPA19-01 | 2.22 acres |
| 2. Rouse Property—File #CPA19-02 | 0.325 acres |
| 3. Knopp Property—File #CPA19-03 | 6.32 acres |
| 4. Camas Crossing—File #CPA19-04
(and Transportation Comp Plan Change) | 4.32 acres |
| 5. City of Camas—newly acquired properties north of Lacomas Lake and misc. at NW Hill Street | 82.63 acres |





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

January 30, 2019

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

Project No. 19056



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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

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



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

<i>Street Address</i> Vancouver	<i>E-mail Address</i> WA	<i>ZIP Code</i> 98660
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

Property Information

Property Address: Intersection of NW Logan St and NW 25th Circle 81958123

<i>Street Address</i> Camas	<i>County Assessor # / Parcel #</i> WA	<i>ZIP Code</i> 98607
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

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 Sui Phone: (360) 907.7008

Last *First*

Address: 8103 SE Evergreen Highway

<i>Street Address</i> Vancouver	<i>Apartment/Unit #</i> WA	<i>ZIP Code</i> 98674-2302
<i>City</i>	<i>State</i>	<i>Zip</i>

Signature

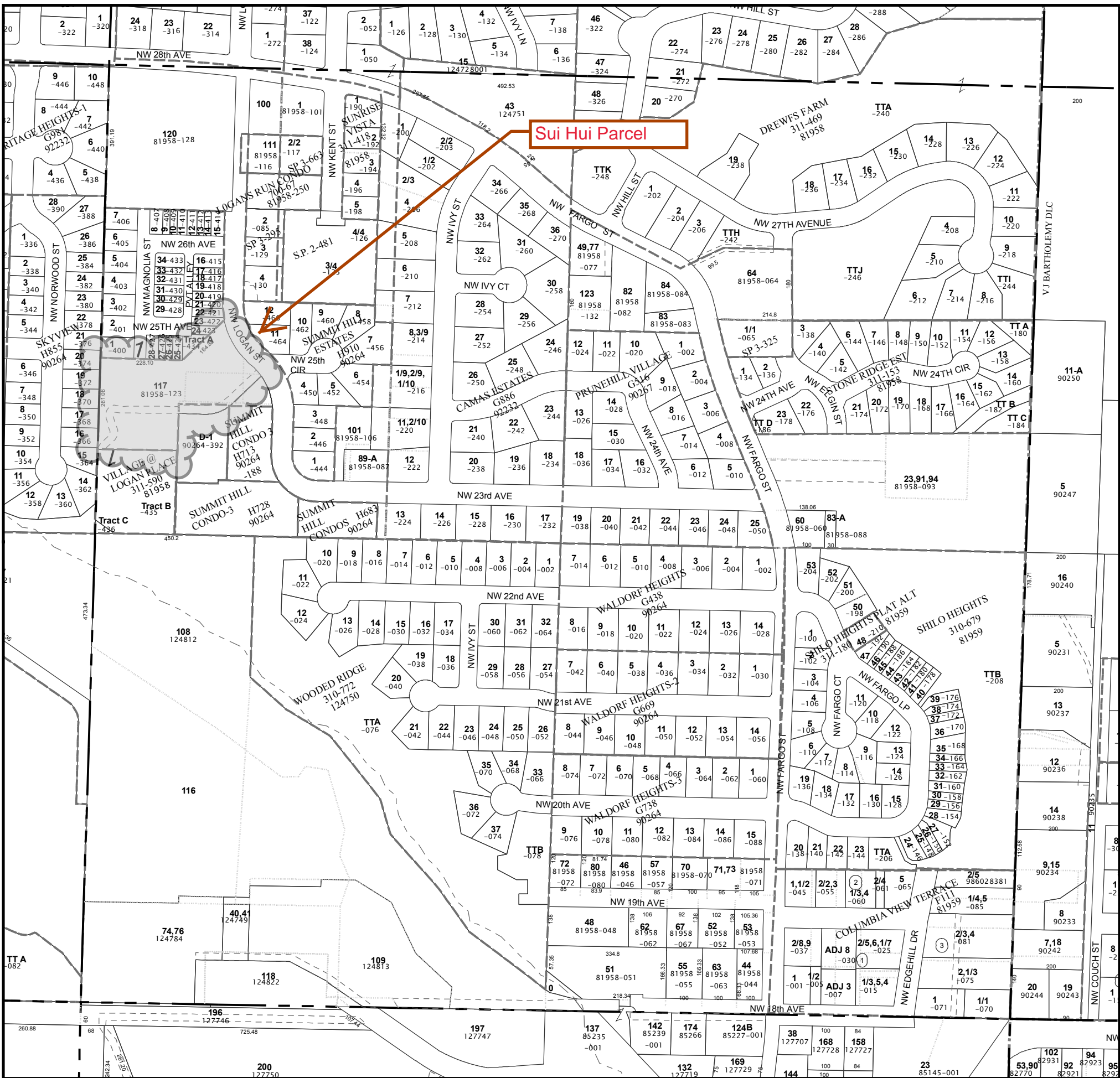
I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Date: 11.29.19

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 #	<input type="checkbox"/> Electronic Copy Submitted
		Validation of Fees

Appendix C
Map of Proposed Amendment





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 Kathryne Phone: (360) 903-0505
Last First

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: 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: <u>1-30-19</u>	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted Validation of Fees <u>\$ 6372.00</u> <u># 473874</u>
Staff:	Related Cases #	

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 *Camas 2035 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 2035 comprehensive 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

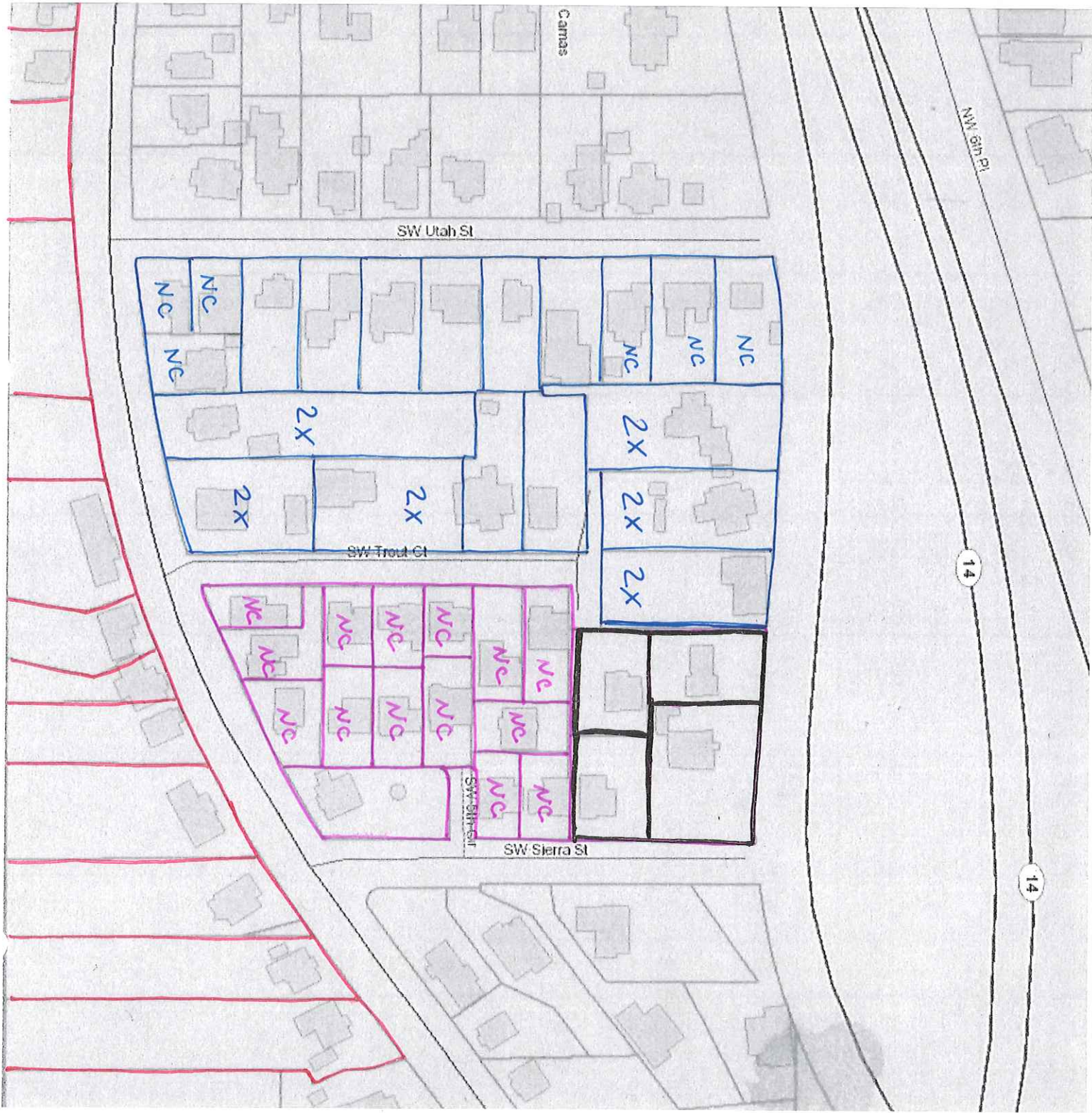
While the comprehensive plan change would bring the properties along SW Utah Street into compliance, no additional changes by the city would be required. Since the changes would be in legality form only, there would be no need for capital improvements to support such a change. However, while the six 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, an 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*.



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

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 environmental 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 existing 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.

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 soils 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)? Relatively 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 amenities 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 neighborhoods

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

- 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

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



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)

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:

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.



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: 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 #
Camas	WA 98607
City	State Zip

E mail Address: contact applicant

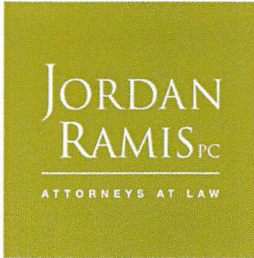
Signature

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:	<input type="checkbox"/> Electronic Copy Submitted	Validation of Fees
Staff:	Related Cases #		



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

A handwritten signature in black ink, appearing to read "Armand Resto-Spotts", is written over the typed name.

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 entire 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.

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



SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

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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:

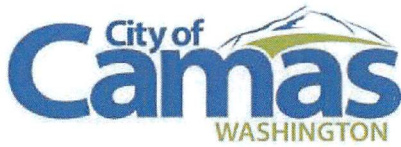
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed 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)**



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.

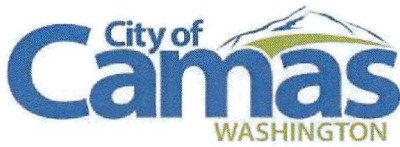
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

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.**

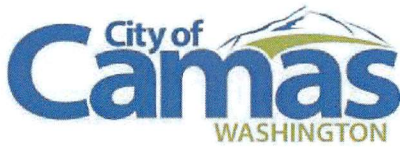
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No.**

- 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

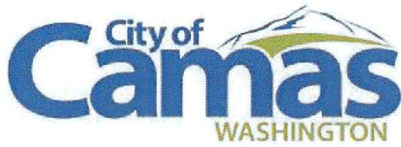
a. Check the types of vegetation found on the site: (Based on preliminary site evaluation; consistent with prior application)

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?

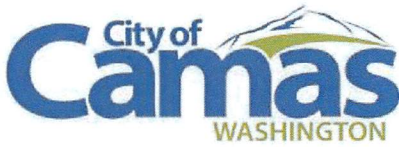
None anticipated.

- 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.**

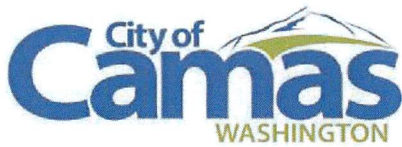
- d. Will any structures be demolished? If so, what? **Not anticipated.**



- 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.

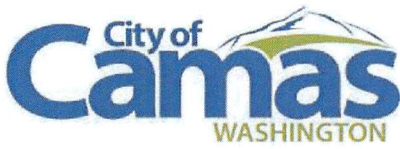
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

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

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.

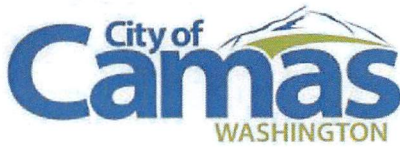
Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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.



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

General Application Form

Case Number: CPA19-04 / SEP19-07

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

<i>Street Address</i>	<i>E-mail Address</i>	
<u>Vancouver</u>	<u>WA</u>	<u>98683</u>
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

Property Information

Property Address: no situs address 986028-434/986028-435/125195-000

<i>Street Address</i>	<i>County Assessor # / Parcel #</i>	
<u>Camas</u>	<u>WA</u>	<u>98607</u>
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

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

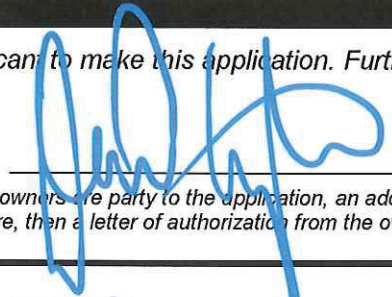
<i>Last</i>	<i>First</i>
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Address: 16420 SE McGillivray Blvd #103-197

<i>Street Address</i>	<i>Apartment/Unit #</i>	
<u>Vancouver</u>	<u>WA</u>	<u>98683</u>
<i>City</i>	<i>State</i>	<i>Zip</i>

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: 1/31/19

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: <u>1-31-19</u>	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted Validation of Fees <u>\$6,372.00</u> <u># 474036</u>
Staff: <u>SF</u>	Related Cases #	

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. add'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;

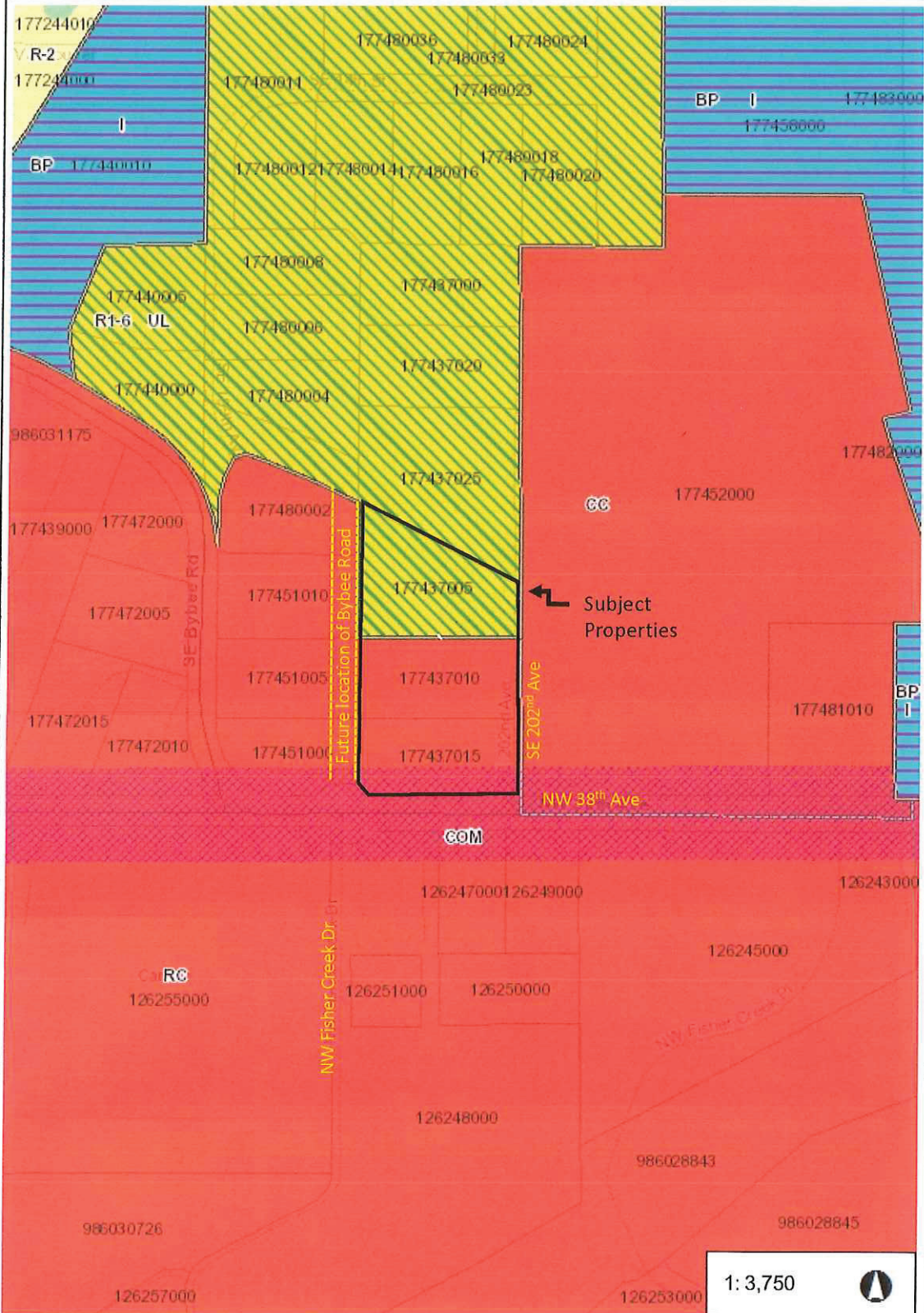
Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018

For office use only

Total Fees Due: \$ 6,372.00

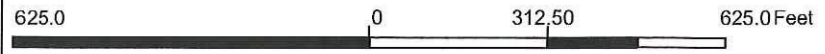


Camas Crossing Comp Plan and ZC Map



- ### 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 Overlay
 - Mixed Residential Area Overlay
 - Multifamily Residential Area Overlay
 - 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 District
 - Employment Mixed Use Overlay
 - Airport Overlay
 - Gateway Corridor
 - Bidsfield Mixed Use Overlay (2011)

Notes:



1: 3,750

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
<i>On-Site</i>	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
<i>North</i>	Urban Low with Urban Holding Overlay	R1-6 (Clark Co)	Single Family Housing
<i>South</i>	Commercial	RC	Commercial Offices/ Single Family Residential
<i>East</i>	Commercial	CC	Vacant
<i>West¹</i>	Commercial	RC	Vacant

¹- Property is subject to a concurrent request for MXPDP 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.

Sarah Fox

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

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Licensed: WA, OR, CA



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. Lugliani'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

cc: Client