



## **Hearings Examiner Meeting Agenda Monday, January 26, 2026, 5:00 PM Council Chambers, 616 NE 4th AVE**

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

### **To Participate Remotely:**

#### **OPTION 1 -**

1. Go to [www.zoom.us](http://www.zoom.us) and download the app or click "Join A Meeting" and use Meeting ID – 841 6524 8333
2. Or, from any device click <https://us06web.zoom.us/j/84165248333>

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

Dial 877-853-5257 and enter meeting ID# 841 6524 8333

#### **For Public Comment:**

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

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

### **CALL TO ORDER**

### **INTRODUCTIONS AND INSTRUCTIONS**

### **HEARING ITEM**

1. Fire Station 41 Parking Major Variance (File No. VAR25-1001)  
Presenter: Lauren Hollenbeck, Senior Planner

### **CLOSE OF MEETING**

### **LAND USE DECISION**

## STAFF REPORT

### Fire Station Parking Major Variance

File No. VAR25-1001

*Type III*

<b>TO</b>	Hearings Examiner	<b>HEARING DATE</b>	January 26, 2026
<b>PROPOSAL</b>	Requested variance from the off-street parking requirements to allow a new fire station to be developed with no on-site parking.		
<b>APPLICANT</b>	Camas Washougal Fire Department Attn: Shaun Ford, Project Manager 616 NE 4 <sup>th</sup> Ave. Camas, WA 98607	<b>OWNER</b>	City of Camas 616 NE 4 <sup>th</sup> Ave. Camas, WA 98607
<b>APPLICATION SUBMITTED</b>	October 1, 2025	<b>APPLICATION COMPLETE</b>	December 3, 2025
<b>LOCATION</b>	The site is located at 528 NE 4 <sup>th</sup> Avenue in Camas, WA, in the NE 1/4 Section 11, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcels 78100000, 78105000		
<b>ZONING</b>	Downtown Commercial (DC)		
<b>COMPREHENSIVE PLAN</b>	Commercial		
<b>ADJACENT USES</b>	North: DC zoning, hardware store South: DC zoning, offices and fast food drive thru East: DC zoning, City Hall West: DC zoning, offices/restaurant		
<b>PUBLIC NOTICES</b>	A consolidated Notice of Application and Public Hearing was mailed to property owners within 300 feet of the site and published in the Post Record on January 8, 2026. Legal publication #1059440.		

APPLICABLE LAW: The application was submitted on 10/1/2025, and the applicable codes are those codes that were in effect at the date of the application's first submittal. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18 Zoning, specifically (but not limited to): Chapter 18.43 Variances and Chapter 18.55 Administrative Procedures. [Note: Citations from Camas Municipal Code (CMC) are indicated in **bold** type.]

## SUMMARY

### Project proposal

Fire Station 41 has plans to place their new fire station building on a 0.85-acre city owned parcel located at 528 NE 4<sup>th</sup> Avenue in the Downtown Commercial (DC) zone. The existing uses on site include a vacant

building (also known as the old Bank of America building) and a parking lot currently utilized by City staff. The new fire station will consist of a two-story 23,280 square foot building designed to accommodate apparatus bays, administrative offices, training rooms, sleeping quarters, community facing spaces including landscaping and a public plaza area. Currently, the Fire Station services are located in two separate buildings in the downtown area. Consolidating them into one new fire station will maintain essential emergency operations to the immediate downtown area. The facility is designed to prioritize emergency response efficiency, public safety operations, and pedestrian-oriented public space.

#### Alternative Site Analysis

The applicant prepared an alternative site analysis evaluating eight (8) locations in the downtown area based on their impact to site, operational response time, and site development cost (See Exhibit 9). Several alternative sites were eliminated in part due to their inability to accommodate essential fire operations within the downtown response area without compromising response times or operational safety. The subject site was selected due to its central location, ownership by the City of Camas and its previously developed conditions, even though the site is constrained due to its downtown location.

To make the site viable, NE Everett Street to the east is needed to be vacated. The NE Everett Street, street vacation will result in the following:

##### [Public Parking Spaces]

- The elimination of ten (10) public on-street parking spaces on NE Everett Street between NE 4<sup>th</sup> Avenue and NE 3<sup>rd</sup> Avenue.
- The elimination of seven (7) public off-street parking spaces on the west side of the existing BOA building.

##### [City Hall Staff Parking Spaces]

The proposed project will also result in the elimination of thirty-two (32) off-street parking spaces. The off-street parking spaces to be eliminated include:

- Twenty-seven (27) City of Camas staff parking spaces in the parking lot on the south side of the existing BOA building.
- Five (5) City of Camas staff parking spaces in the underground City Hall garage.

The proposed project is not proposing any off-street vehicular parking thus the variance request.

#### Variance request

A Major Variance is requested from the off-street parking standards in CMC Table 18.11-1 *Off- Street Parking Standards* due to the project site's limited size to accommodate the fire department's operational and site improvements needs, such as the fire apparatus circulation, and public plaza improvements.

CMC Table 18.11-1 *Off- Street Parking Standards* does not specifically list fire stations, but does list uses similar to the interior uses proposed within the fire station building. As such, staff requested the applicant to prepare a parking analysis to analyze similar uses listed in the CMC Table 18.11-1 with the proposed interior uses of the building (see table below). The applicant also noted that approximately 14 employees will be on site between the hours of 8am-5pm plus and an additional 9 employees will be on site at any given time. Based on this analysis, approximately 38 parking stalls are required.

<b>Proposed use:</b>	<b>Quantity:</b>	<b>Similar Use:</b>	<b>Parking Standard:</b>	<b>Estimated Parking requirement for project:</b>
Sleep Rooms	11 rooms	Studio Apartment	1 per unit	11 stalls
Fitness room	615 sf	Sports club, health, spa, karate club	1 space per 260 sf of gfa, plus 1 space per employee	2 stalls
Offices and meeting rooms	4,033 sf	General office (no customer service)	1 per 250 square feet of GFA	16 stalls
Shop	160sf	Repair shop	1 per 400sf of gfa	.5 stalls
Antique Rig Showcase and Decon/Clean room	829sf	Showroom/contractor's shop	1 per 900sf of gfa	1 stall
Storage rooms	2,542sf	Warehousing, Storage	1 per 1,000sf of gfa	2.5 stalls
Apparatus bays	5,270sf	Warehousing, Storage	1 per 1,000sf of gfa	5 stalls
<b>Total:</b>				<b>38 stalls</b>

CMC 18.11.010 recognizes the constraints of developing new off-street parking in the Downtown Commercial (DC) zone, and provides for a mechanism for the Community Development Director to waive off-street parking requirements in consultation with the City Engineer. However, this mechanism only applies to projects one-half block or less in size. While the 18,536 square foot footprint of the proposed fire station alone would qualify for this administrative parking modification, the total project footprint of 37,026 square feet includes a large concrete apron required for fire apparatus circulation as well as a new pedestrian corridor and public plaza area within the vacated right of way of NE Everett Street that exceeds the threshold. As a result, a major variance is the appropriate review mechanism for this request.

The proposal does not include any off-street parking. Instead, consistent with the purpose and intent of the City's parking standards, 38 new on-street parking spaces are proposed by converting existing parallel parking to new angled stalls within the downtown area. An example of how this may be accommodated is shown on Exhibit 5.

## Chapter 18.45 Major Variance

The applicant is seeking a major variance to the minimum 38 off-street parking stall requirement per CMC Table 18.11-1 *Off-Street Parking Standards*.

### **A. CMC 18.45.040.B - Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:**



- 1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;**

**DISCUSSION:**

The subject property and adjacent surrounding properties are zoned Downtown Commercial (DC). The development character of the downtown area is walkable with many buildings that encompass the entire property and do not provide off-street parking resulting in properties/businesses to utilize existing on-street parking. The new fire station improvements would be consistent with other properties utilizing on-street parking rather than off-street parking. Parking spaces are proposed to be reconfigured within the downtown area to accommodate for new additional on-street parking (See attached example Exhibit 5).

**FINDING:**

Staff finds no special privileges are being granted with this variance request.

- 2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;**

**DISCUSSION:**

The variance is necessary due to the project's small (0.85-acre) size and downtown location, public plaza improvements, and required apparatus access. Providing 38 stalls on this small downtown parcel would consume the site, prevent safe fire department apparatus circulation and necessary fire operation needs, and eliminate public plaza improvements. Keeping the fire station in the downtown area is also consistent with Comprehensive Plan Goal OCF-3 *Ensure that the municipal building and primary services remain downtown, in the heart of the City*. These site constraints are not self-created but are inherent to the downtown location and the operational requirements of a modern fire station.

**FINDING:**

Due to the development character of the Downtown Commercial (DC) zone surrounding properties, the variance request will allow this project to enjoy the use, rights and privileges enjoyed by other downtown properties that utilize on-street parking.

- 3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.**

**DISCUSSION:**

The vision of the City's Comprehensive Plan includes a vibrant walkable downtown and an attractive place to gather for public enjoyment. This is reinforced by Goal T-2.7 *Support enhanced pedestrian improvements in the downtown area* and Goal ED-2.4 *Fulfill the vision of a central gathering place in the heart of downtown, which will support community events*. The variance supports these goals by accommodating a public pedestrian plaza in the heart of downtown opposed to an auto-focused off-street parking lot. To mitigate for the lack of required off-street parking, an additional 38 on-street parking stalls will be required in the downtown area and conditioned as such.

**FINDING:**

Granting this variance will not be materially detrimental to the public welfare or injurious to property or improvements and in the Downtown Commercial (DC) zone as the project proposal focuses on providing a pedestrian oriented development consistent with the City's downtown goals by offering a public plaza and creating additional on-street public parking stalls within the downtown area.

**PUBLIC COMMENTS**

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As of the writing of this staff report, staff has not received any comments.

**CONCLUSION**

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Based on the above findings and discussion provided in this staff report, staff concludes that Camas Fire Station 41 parking Major Variance (VAR25-1001) should be approved because it does comply with the applicable standards if all the conditions of approval are met.

**RECOMMENDATION**

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Staff recommends APPROVAL of the Camas Fire Station parking Major Variance (VAR25-1001) subject to the following conditions of approval:

1. The applicant shall work with the City to provide an additional 38 on-street parking stalls within the downtown area.
2. The approval of the Major Variance shall expire if all necessary building permits are not obtained within two years of the date of the final decision.
3. A copy of the Final Order approving the Major Variance shall be submitted with any city permits for this parcel.

October, 2025

# Camas-Washougal Fire Department Station 41

528 NE 4<sup>th</sup> Avenue, Camas, WA

Type III Major Variance  
City of Camas, WA

**Applicant:**

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821 SE 14<sup>th</sup> Lp, Suite 109  
Battle Ground, WA 98604  
(360) 687-8379  
[terry@aetta.com](mailto:terry@aetta.com)

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Vancouver, WA 98683  
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MSi Job #: 18237.01  
Jurisdiction Case #: PA25-1062

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## Introduction, Site Information, & Associated Applications

The Camas-Washougal Fire Department is proposing the redevelopment of City-owned property at 528 NE 4th Avenue, Camas, Washington for the construction of a new municipal fire station and department headquarters (Fire Station 41). The project site encompasses approximately 37,026 square feet (0.85 acres) across two parcels (Tax Lots 78100000 and 78105000) and a portion of NE Everett Street, which is proposed for vacation and consolidation into the development site. The site is located within the Downtown Commercial (DC) zoning district and is currently occupied by a one-story commercial structure formerly operated as a Bank of America, now owned by the City.

The proposed facility is a two-story, 23,280-square-foot essential public facility designed to house apparatus bays, administrative offices, training rooms, sleeping quarters, and community-facing spaces. Site improvements include utility upgrades, stormwater management facilities, landscaping, and construction of a public plaza. The fire station will operate 24 hours per day with rotating staff shifts to provide uninterrupted emergency response services to Camas, Washougal, and the surrounding area.

Related applications submitted, submitted separately:

- Type II Site Plan Review
- Design Review (Major)
- Boundary Line Adjustment
- SEPA Checklist
- Street Vacation

Future permits associated with the project will include a demolition permit, building permit, engineering/civil permit, plumbing and mechanical permits, fire protection system permits, right-of-way permits, and erosion control permits.

This Major Variance request is narrowly focused on the off-street parking requirements of CMC 18.11. The Camas Municipal Code does not establish a minimum parking standard for fire stations. A comparable-use analysis demonstrates a theoretical requirement of 38 stalls. Providing this amount of on-site parking is not feasible due to the site's limited size, required apparatus circulation, and civic plaza improvements. The applicant therefore requests a Type III Variance to waive the requirement for on-site parking, with parking demand to be accommodated through on-street stalls and nearby municipal parking supply.

### Essential Public Facility and Public Benefit Context

Fire Station 41 is classified as an essential public facility under Washington law. Its downtown location ensures rapid emergency response to Camas, Washougal, and surrounding neighborhoods, and aligns with the City's Comprehensive Plan policies for public safety and civic services. The requested parking variance allows the City to deliver this critical facility while maintaining downtown vitality, supporting multimodal access, and enhancing public amenities through streetscape improvements and a new public plaza.

## **CMC 18.19 – Design Review / Downtown Design Manual**

### **18.19.010 – Purpose.**

*This chapter is intended to provide for orderly and quality development consistent with the design principles of the “Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses,” hereafter referred to as the Design Review Manual (DRM), the “Downtown Design Manual,” and the “North Shore Design Manual.” The design review process is intended to produce a meaningful integration of building, landscaping and natural environment.*

### **18.19.025 – Scope of the Downtown Design Manual.**

*The provisions of this manual shall be applied to public and private parcels located within the downtown commercial zone. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone.*

### **18.19.035 – Downtown Design Manual adopted.**

*The city’s design standards for the downtown commercial zone are contained in the Downtown Design Manual, which is adopted by the city.*

**Response:** The Downtown Design Manual (DDM) supersedes general design review standards in the DC district. The Fire Station 41 project has been designed to comply with these standards, incorporating a civic plaza, pedestrian-oriented frontage, high-quality building materials, and landscaping consistent with downtown streetscape requirements. The requested variance supports the DDM’s intent by avoiding excess surface parking that would detract from walkability and public amenities.

## **CMC 18.45 – Variances**

### **18.45.010 Purpose**

*A variance to any development standard contained in this title, other than density and lot area, may be granted when practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of CMC Title 18, Zoning, would result from the literal enforcement of its requirements. The sole purpose of any variance shall be to prevent such difficulties, hardship, or results, and no variance shall be granted which would have the effect of granting a special privilege not shared by other property in the same vicinity and zone, except when necessary to avoid such difficulties, hardship, or results.*

**Response:** Literal application of CMC 18.11 off-street parking standards creates a practical difficulty for Fire Station 41 and would limit the effective use of downtown Camas available space. The Camas code does not establish a minimum parking standard for fire stations, so the City directed the applicant to analyze “similar uses.” That analysis resulted in an estimated 38 stalls (see breakdown in Table 1). Providing 38 stalls on this small downtown parcel would consume the site, prevent safe fire department apparatus circulation, and eliminate public plaza improvements.

The requested variance avoids unnecessary hardship by allowing the station to operate by utilizing on-street and shared parking supply. This ensures the project functions while maintaining Title 18's purpose of safe, efficient, and compatible development. The variance is not a special privilege but is the minimum relief necessary for a public safety facility with unique operational needs.

#### **18.45.020 Major Variance; Decision Maker; Required Findings**

[...]

*B. A major variance is one that results in the modification of a numerical development standard by more than ten percent. The board of adjustment is generally the decision maker regarding major variances. Where a variance is consolidated with an application for a Type III decision, the decision maker shall be the same as that for the Type III application. A major variance shall not be approved unless findings are made by the approval authority that all the approval criteria under CMC Section 18.45.030 are satisfied.*

**Response:** This request modifies a numerical parking standard by more than 10 percent. The Hearings Examiner is the decision maker. Findings under CMC 18.45.040.B are provided below.

#### **18.45.030 Major Variance – Conditions for Granting-Extension**

*In authorizing the variance, the approval authority may attach thereto such conditions that it deems to be necessary or desirable in order to carry out the intent and purpose of this chapter and the public interest. A variance so authorized shall become void after the expiration of one year, or a longer period as specified at the time of the approval authority action, if no building permit has been issued in accordance with the plans for which such variance was authorized, except that the approval authority may extend the period of variance authorization, without a public hearing, for a period not to exceed twelve months upon a finding that there has been no basic change in pertinent conditions surrounding the property since the time of the original approval.*

**Response:** Acknowledged. The applicant will comply with any conditions deemed necessary.

#### **18.45.040 Major Variance – Approval Criteria**

[...]

*B. Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:*

- 1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located.*

**Response:** Other properties in the Downtown Commercial zone are typically served by shared public parking resources. The variance aligns Fire Station 41 with that same pattern, substituting nearby public for on-site stalls. Reconfiguration of parking spaces along downtown streets is proposed by City of Camas Public Works, resulting in an increase in the amount of available on-street parking. The resulting on-street supply (Dallas, Everett, Franklin) can accommodate the estimated demand of 38 spaces without detriment to surrounding uses who share existing parking spaces. See Exhibit 2 for the location of on-street parking spaces.

*2. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;*

**Response:** The site is uniquely constrained by its downtown location, the Everett Street vacation required for apparatus access and public plaza, and the operational needs of a fire station use that is staffed and available for service 24 hours per day. The proposed development will also serve as CWFD Headquarters, providing an important public service for the surrounding communities. These circumstances justify relief that allows the site to function while retaining use rights enjoyed by other downtown properties.

*3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.*

**Response:** Granting the variance supports downtown vitality by avoiding excessive surface parking, which would conflict with pedestrian-oriented goals. Parking demand is offset by on-street supply documented and the City's commitment to coordinate parking during and after the Everett Street vacation. Together, these ensure no harm to public welfare or surrounding property. The project allows for the development of the proposed plaza which is a space available for anyone.

#### **18.45.060 Prohibited Variance**

*Under no circumstances shall the approval authority grant a variance to permit a use not outright or conditionally permitted in the zone involved, or any use expressly or by implication prohibited by the terms of this title.*

**Response:** The request does not involve a prohibited use; fire stations are allowed in the DC zone.



## CMC 18.11 – Parking

### 18.11.010 Applicability

**Response:** All new development is required to provide the minimum number of off-street parking spaces as specified in CMC Table 18.11-1, unless modified by variance or other provisions of the code. Because fire stations are not listed in the table, the City directed the applicant to conduct a comparable-use analysis under CMC 18.11.060. This requirement establishes the basis for the present variance request.

[...]

### 18.11.060 Unspecified Use

*In case of a use not specifically mentioned in Section 18.11.130 of this chapter, the requirements for off-street parking facilities shall be determined by the city in accordance with a conditional use permit. Such determination shall be based upon the requirements for the most comparable use listed.*

**Response:** Fire stations are not listed in CMC 18.11.130. In consultation with City staff, the appropriate approach has been to conduct a comparable-use parking analysis to determine theoretical demand. This analysis demonstrates a calculated requirement of 38 stalls based on program spaces. While CMC 18.11.060 references use of a conditional use permit for unlisted uses, City staff have not directed that a separate conditional use permit is required for this project. Instead, the parking determination has been incorporated into this variance request and will be evaluated concurrently with the Site Plan Review and Design Review applications. This approach ensures the project record includes a clear parking analysis while maintaining consistency with the City's established permitting pathway.

[...]

### 18.11.130 Standards

*The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-1, Off-Street Parking Standards. The city shall have the authority to request a parking study when deemed necessary.*

**Response:** The applicant prepared a parking demand analysis by evaluating each use in aggregate. Table 1 below shows each anticipated use of the fire station and its associated parking requirement listed in this section. A total of 38 vehicle parking spaces is required.

**Table 1. Estimated Parking Demand, CWFD Station 41**

Use	Quantity	Comparable Standard	Estimated Stalls
Sleeping Rooms	11 each	1 per unit	11
Fitness Room	615 sq. ft.	1/260 sf + 1/employee	2
Offices/Meeting	4,033 sq. ft.	1/250 sf	16

Shop Space	166 sq. ft.	1/400 sf	0.5
Showcase/Decon	829 sq. ft.	1/900 sf	1
Storage	2,542 sq. ft.	1/1,000 sf	2.5
Apparatus Bays	5,270 sq. ft.	1/1,000 sf	5
<b>Total</b>	—	—	<b>38</b>

[...]

### 18.11.070 Joint Use

*The city may authorize the joint use of parking facilities for the following uses: (1) daytime uses such as banks, offices, and retail stores; and (2) nighttime or Sunday uses such as theaters, assembly halls, and churches... Up to fifty percent of the parking facilities required for a church or theater may be supplied by the parking facilities required for a bank, office building, or retail store when such facilities are within three hundred feet of each other and the hours of operation do not normally overlap.*

**Response:** The applicant does not propose on-site vehicle parking spaces. This variance request proposes the 38 parking spaces on adjacent streets. No joint use parking is proposed.

### CMC 18.55 – Procedures (Type III Review)

*Type II or Type III applications include all the materials listed in this subsection. The director may waive the submission of any of these materials if not deemed to be applicable to the specific review sought. Likewise, the director may require additional information beyond that listed in this subsection or elsewhere in the city code, such as a traffic study or other report prepared by an appropriate expert where needed to address relevant approval criteria. In any event, the applicant is responsible for the completeness and accuracy of the application and all of the supporting documentation. Unless specifically waived by the director, the following must be submitted at the time of application:*

- A. A copy of a completed city application form(s) and required fee(s);*
- B. A complete list of the permit approvals sought by the applicant;*
- C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;*
- D. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall also explain how the criteria are or can be met, and address any other information indicated by staff at the preapplication conference as being required;*
- E. Necessary drawings in the quantity specified by the director;*
- F. Copy of the preapplication meeting notes (Type II and Type III);*

*G. SEPA checklist, if required;*

*H. Signage for Type III applications and short subdivisions: Prior to an application being deemed complete and Type III applications are scheduled for public bearing, the applicant shall post one four-foot by eight-foot sign per road frontage, unless a different size (not to be less than six square feet) is approved by the director. The sign shall be attached to the ground with a minimum of two four-inch by four-inch posts or better. The development sign shall remain posted and in reasonable condition until a final decision of the city is issued, and then shall be removed by the applicant within fourteen days of the notice of decision by the city. The sign shall be clearly visible from adjoining rights-of-way and generally include the following:*

- 1. Description of proposal,*
- 2. Types of permit applications on file and being considered by the City of Camas,*
- 3. Site plan,*
- 4. Name and phone number of applicant, and City of Camas contact for additional information,*
- 5. If a Type III application, then a statement that a public hearing is required and scheduled. Adequate space shall be provided for the date and location of the hearing to be added upon scheduling by the city.*

*I. A copy of a full title report.*

**Response:** A Major Variance is subject to Type III review. The applicant acknowledges that this requires a public hearing before the Hearings Examiner. The variance application is being submitted concurrently with the Site Plan Review and Design Review materials, as directed at the pre-application meeting. Required application components are included: a complete application form, list of permit approvals sought, narrative addressing code compliance, site plan drawings, pre-application notes, SEPA checklist, title report, and a certified mailing list of property owners within 300 feet. This narrative document fulfills the narrative requirement of CMC 18.55.

## **Conclusion**

The Fire Station 41 project requires relief from off-street parking standards due to the site's size, emergency circulation needs, and civic design features. The requested variance is the minimum necessary to allow essential fire operations while avoiding adverse impacts to downtown Camas. Parking demand will be met through nearby on-street and municipal supply, ensuring consistency with code intent. Approval will enable the City to provide a modern public safety facility that strengthens community services and downtown vitality.



## PRE-APPLICATION MEETING NOTES

Camas Fire Station

PA25-1062

Thursday, July 10, 2025 @ 10:00am

Virtual meeting with City staff

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<b>Applicant:</b>	MacKay Sposito Steven McAtee
<b>City of Camas attendees:</b>	Lauren Hollenbeck, Senior Planner Robert Maul, Planning Manager Alan Peters, Community Development Director Curleigh Carothers, City Engineer Brian Smith, Building Official Randy Miller, Fire Marshall
<b>Location:</b>	528 NE 4 <sup>th</sup> Avenue Camas, WA 98607 Parcel Number: 78100000
<b>Zoning:</b>	DC (Downtown Commercial)
<b>Description:</b>	Construction of a fire station

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**NOTICE:** Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, <http://www.cityofcamas.us/> on the main page under "Business and Development".

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### PLANNING DIVISION

**LAUREN HOLLENBECK (360) 817-7253**

Applicable codes for new development include Title 16 Environment, Title 17 Land Development and Title 18 Zoning of the Camas Municipal Code ("CMC"), which can be found on the website. Please note it remains the applicant's responsibility to review the CMC and address all applicable provisions. The following pre-application notes are based on application materials and site plan submitted to the City on June 4, 2025:

**PLEASE NOTE:** Land use applications are now required to be submitted and paid on-line at [www.cityofcamas.us/com-dev](http://www.cityofcamas.us/com-dev). Select **Site Plan Review** as your main application submittal type for the consolidated review. If you need assistance, contact the Planning Department.

## Application Requirements

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** as follows:

1. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of land use application submittal. The current fees include the following:

1. Major Variance	\$1,646.00
2. Boundary Line Adjustment	\$131.00
3. Site Plan Review	\$3,654.00 + \$79.00 per 1000sf of GFA
4. Design Review	\$3,017.00
5. SEPA	\$1,029.00
6. Archaeological Review	\$174.00
7. Fire Department Review	\$284.00

Fees for building permit are collected at the time of the building permit submittal. Fees for engineering are collected at time of engineering plan approval.

8. Building Permit and Plan Review	based on the valuation of the project
9. Engineering Review	3% of estimated construction costs

2. A complete list of the permit approval sought by the applicant;
3. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of the Clark County assessor;
4. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The **narrative shall also explain how the criteria are or can be met**, and address any other information indicated by staff at the pre-application conference as being required;
5. Necessary drawings and reports- three full size paper copies of the site plan drawings. All other documents and reports shall be provided with the on-line application submittal;
6. Copy of the preapplication meeting notes (Type II and Type III)

## Boundary Line Adjustment

A narrative demonstrating compliance with the approval criteria in CMC 17.07.040 for boundary line adjustments shall be submitted in addition to the application submittal requirements listed in CMC 17.07.030.

## Site Plan Review

The site development approval process will be considered under a Type II site plan. This is an administrative review process and does not require a public hearing. The application for Site Plan Review shall contain information outlined in CMC 18.18.040 (A-J). The application shall address in a narrative the **criteria of approval** CMC 18.18.060 (A-F). Building height, setback and lot coverage are located in CMC 18.09.030 Table 1.

## Design Review (major)

Development in commercial zones is subject to Design Review and reviewed by the Design Review Committee. The standards applicable to this property for Design Review are found in the Downtown Design Review Manual including the applicable *Standard Principles* and *Specific Principles* for Commercial & Mixed Use in the Design Review Manual to include but not limited to the following:

- Service/trash collections area and roof mounted equipment shall be screened.
- Outdoor seating will require an encroachment permit if in the public right of way.

- Glazing fronting the street shall be utilized on a minimum of 40%, to a maximum of 80% of the ground floor elevation abutting the public right of way.
- Rain protection shall be provided along the public right of way consisting of a 5-foot-wide minimum cover along 90% of the building façade. The building may not cantilever into the public right of way to achieve rain protection.
- Architectural detailing and materials shall be compatible with the existing downtown area.

A submittal for design review should include a site plan drawing, a landscape plan, exterior elevation, building materials and colors, lighting specs and plan, and sign plan (optional). A final design review decision may be consolidated and issued with the Site Plan Permit decision.

Public art is reviewed by the Design Review Committee along with the exterior review. As discussed at the meeting, the City is open to a creative interpretation of public art, such as murals, fountains, artistic and unique benches, etc. The art must be valued at 1% of the construction cost.

### **Landscaping**

Per CMC 18.13.020, landscaping standards apply to governmental uses. A landscape plan must be submitted pursuant to the applicable landscaping standards in CMC 18.13.050 and the landscaping requirements in the Downtown Design Manual to include but not limited to the following:

- Downtown commercial zone properties are not required to meet tree density minimums per CMC 18.13.025.E.
- Street trees are required every 30-feet and included an ADA tree grate that is 6' square per the Downtown Design Manual.

### **Parking Regulations**

The proposed use will need to meet the automobile parking requirements pursuant to CMC Chapter 18.11 and comply with the minimum number of off-street parking spaces in Table 18.11-1. However, no parking is proposed with the proposed site plan. Staff finds the off-street parking requirements cannot be waived because the project is larger than half a block in the DC district per CMC 18.11.010.

### **Major Variance**

If the applicant requests to reduce the parking requirement, the applicant will need to apply for a Major Variance pursuant to CMC 18.45.040.B. A Major Variance is a Type III review which requires a public hearing before the Hearings Examiner and shall be submitted as a separate stand-alone application concurrently with the consolidated Site Plan Review submittal. The following shall be submitted with the Major Variance application:

- A narrative demonstrating compliance with the Major Variance criteria in CMC 18.45.040.B (1-3).
- Provide an alternative analysis as to why this site was chosen.
- A Site Plan showing a breakdown of the parking calculation based on the proposed uses.
- A map showing how to offset the parking that is to be removed.

### **SEPA**

Your proposal may not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.A if the proposal contains more than 500 CY of landfill and excavation.

### **Archaeological Review**

The subject property is located within an area of high probability for the presence of archaeological objects. As such, an archaeological predetermination is required per CMC 16.31.070.A and proof of mailing or emailing the tribes per CMC 16.31.160.

Planning Division's responses to applicant's questions:

**Planning Department**

1. What land use procedures are required for this project? [See pre-application meeting notes](#). What is the timing of the required land use procedures? [TC review is 28-days, Type II and III reviews are 120-days, Appeal period is 14-days. Also, the review clock may pause if additional application information is requested by staff for review.](#)
2. Please describe any additional committee review requirements, such as design review committee. [See pre-application notes](#).
3. Are there any upcoming code changes? [Yes. Likely end of this year/early next year.](#)
4. A passenger [drop](#) off space is provided. Is this acceptable, or is parking required? If required, what are the ADA accessibility and EV charging station requirements? [See Building division pre-app notes.](#)
  - a. Is the project exempt from providing EV charging stations per WAC 427.1?
5. Please describe the timing of the BLA with respect to the street vacation. The property line that the BLA will move does not currently exist. Once the street is vacated, the BLA will then relocate a portion of that line. If the street vacation takes longer than the BLA, can the BLA simply be conditioned on finalizing the street vacation? [Discuss with Engineering.](#)
6. Are any variances or exceptions required? [Yes, a Major Variance is required for the parking reduction request.](#)
7. Will the City require a public pedestrian easement between NE 3rd and NE 4th Avenues? Is there a minimum width requirement for a ped path? [Discuss with Engineering.](#)

**ENGINEERING DIVISION**

**ANITA ASHTON** [aashton@cityofcamas.us](mailto:aashton@cityofcamas.us) (360) 817-7231

**CURLEIGH CAROTHERS** [ccarothers@cityofcamas.us](mailto:ccarothers@cityofcamas.us)

Vacation Requirement:

1. The vacation process is a separate process from the land-use application and decision.
2. The timing and any limitations for vacation process is noted in the Vacation packet.
3. The applicant will be required to contact all utility companies located in and above NE Everett Street between NE 4<sup>th</sup> Avenue and NE 3<sup>rd</sup> Avenue.
4. Public utilities, e.g. gas, power, communication, etc. are to be relocated.
5. Per CMC 17.19.040.C.1 all utilities to serve the proposed development are to be placed underground.
6. There are existing overhead utilities located along the east side of NE Everett Street. The utility lines from the existing poles to serve the proposed development on the west side are to be placed underground.
7. There is an existing streetlight on the west side of NE Everett Street that will need to be removed.
8. The applicant is required to relocate any conflicting underground city utilities, such as water, sewer, and storm that are located in NE Everett Street.
9. An access and maintenance easement to the city is to be recorded over and under the water, sewer, and storm mains in NE Everett Street.

General Requirements:

1. Civil site improvement plans shall be prepared in accordance with the Camas Design Standards Manual (CDSM) and CMC 17.19.040, by a Washington State licensed Civil.
2. **Civil plans required with the Land-use application are to include the sizes of all existing utility mains, e.g. water, sewer, storm, and sizes of proposed on-site utility mains, e.g. water, sewer, and storm, when applicable.**
3. **Final civil construction plans are submitted after Planning issues the land-use decision.**
4. **After the land-use decision is issued, the applicant is to submit the Civil construction plans via the online portal at [www.cityofcamas.us/Permits](http://www.cityofcamas.us/Permits).**

- a. Final civil construction documents are to be submitted via the 'Civil Construction Application'.**
- 5. Building permit applications are NOT to be submitted prior to the issuance of the Land-use decision and the 'Civil Construction Application'.**
  - 6. Building permits are not to be issued prior to engineering plan approval.**
  7. CDev Engineering Dept. is responsible for plan review (PR) and construction inspection (CI) of the civil site improvements outside of building footprints.
  8. A 3% PR&CI fee is collected by engineering for all infrastructure improvements.
    - a. A stamped preliminary engineer's estimate shall be submitted with the submittal of the site improvement plans for first review.
    - b. Engineering staff will review and approve the engineer's estimate, prior to invoicing.
    - c. Payment of the 1% plan review (PR) fee shall be due prior to the start of the first review.
    - d. Payment of the 2% construction inspection (CI) fee shall be due prior to civil plan approval and release of approved plans to the applicant's consultant.
    - e. Under no circumstances will the applicant be allowed to begin construction prior to construction plan approval.
  9. **Final acceptance is issued by the Community Development Engineering Dept.**
  10. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance can be found at CMC 17.21.
  11. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, interior street/parking lighting, and associated appurtenances are installed.

**Traffic/Transportation:**

1. A transportation impact analysis (TIA) may be required if the development generates 199 average daily trips (ADTs) or more.
  - The applicant is to provide a summary of generated trips prepared by a Traffic Engineer for the proposed development, including the proposed public meeting room.
2. The traffic engineer is also to provide a memo addressing:
  - Site distance at the egress from the site onto NE 3<sup>rd</sup> Avenue.
  - Address movement conflicts with existing nearby intersections, which may include analysis for additional emergency traffic signaling.
  - Provide a circulation plan showing the wheel path of the largest emergency vehicle that would ingress and egress the site from NE 3<sup>rd</sup> Avenue.
    - i. Apparatus maneuvering shall not encroach into NE 3<sup>rd</sup> Avenue aka SR 500.
  - Provide trip AM and PM Peak distribution to and from the site based on the proposed use.
3. The applicant is to contact WSDOT concerning the following:
  - Emergency egress from the proposed development onto NE 3<sup>rd</sup> Avenue may need controller adjustments to the existing signals at NE 3<sup>rd</sup> Avenue and NE Dallas Street.
  - A westbound signal may be required on the west side of NE Everett Street at the intersection of NE 3<sup>rd</sup> Avenue.
4. WSDOT has requested that pedestrian access control be considered for the crossing of NE 3<sup>rd</sup> Avenue at NE Everett Street. The WSDOT contact is Martin Fuest, martin.fuest@wsdot.wa.gov.

**Streets:**

1. The proposed development is located on NE Everett Street between NE 3<sup>rd</sup> and NE 4<sup>th</sup> Avenues.
2. The applicant is proposing to vacate NE Everett Street between NE 3<sup>rd</sup> and NE 4<sup>th</sup> Avenues.



3. The applicant will be required to meet CMC 17.19.040.B.1 and B.2 as it relates to streets, which about the perimeter of the proposed development. These improvements are as follows:
  - a. NE 3<sup>rd</sup> Avenue:
    - i. The applicant is to maintain an ADA accessible pedestrian pathway on the north side of NE 3<sup>rd</sup> Avenue along the proposed frontage improvements.
    - ii. The applicant is required to install directional curb ramps on the north side of NE 3<sup>rd</sup> Avenue to align with the receiving ramps on the south side of NE 3<sup>rd</sup> Avenue and NE Everett Street.
  - b. NE 4<sup>th</sup> Avenue:
    - i. The applicant is to maintain an ADA accessible pedestrian pathway on the south side of NE 4<sup>th</sup> Avenue along the proposed frontage improvements and along the east side of the proposed improvements.
4. Provide an exception request for the substandard spacing between the ingress and egress driveways on NE 3<sup>rd</sup> Avenue. The minimum spacing on an arterial is 660 feet. The code reference for the exception request is CMC 17.19.040.B.11.b.

#### Stormwater:

1. The site of the proposed development is 37,026 sf (0.85 acres) in size, which includes a portion of NE Everett that is proposed to be vacated, per the applicant.
2. The applicant shall submit a preliminary stormwater report (PTIR) in accordance with CMC 14.02 Stormwater Control and Ecology's *2024 Stormwater Management Manual for Western Washington (2024 SWMMWW)*.
3. Stormwater treatment and detention shall be designed in accordance with the latest edition of Ecology's *Stormwater Management Manual for Western Washington (2024 SWMMWW)*.
4. Refer to Ecology's *Figure I-3.2 Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3, Page 110)*.
  - a. All re-development projects shall comply with Minimum Requirement (MR) #2 – submittal of Stormwater Pollution Prevention Plan (SWPPP). Contact Building Department for a copy of the *Abbreviated Construction SWPPP* form.
  - b. If the project adds 2,000 sf or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf or greater, then Minimum Requirements (MR) 1- 9 will apply.
  - c. Provisions are to be made for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels. Reference Ecology's latest edition of the SWMMWW for roof downspout controls.
5. The applicant is to address any impacts to stormwater runoff on NE 3<sup>rd</sup> Avenue along the proposed frontage improvements and any impacts to NE Everett Street.
6. A designated concrete washout area (BMP C154, Vol. II, Chap. 4, pgs. 363-367) is to be shown on the site plans. The washout area is to be removed prior to issuance of final occupancy.

#### Erosion Control

1. The parcel is 37,026 sf (0.85 acres) in size per the applicant.
2. This parcel is less than one acre. Therefore, it will not require an Erosion Control Bond or an NPDES Construction Stormwater General Permit from Ecology.
3. The applicant will be responsible for all erosion and sediment control measures to ensure that sediment laden water does not leave the site or impact adjacent parcels.
4. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

#### Water:

1. There is an existing 6-inch ductile iron water main located on the south side of NE 3<sup>rd</sup> Avenue.

2. There is an existing 1-inch water service and meter from the main in NE 3<sup>rd</sup> Ave that services the existing Annex building, the applicant is proposing to use this existing service for domestic water.
  - a. If the existing service is not sufficiently sized to supply water to the proposed development, the applicant will be required to abandon the existing water service, upsize, and tap a new domestic water service.
3. There is an existing 12-inch cast iron water main located on the north side of NE 4<sup>th</sup> Avenue.
4. There is an existing 2-inch water service and meter from the water main in NE 4<sup>th</sup> Ave that also serves the annex building, the applicant is proposing to use this service for the fire line.
  - a. If the existing service is not sufficiently sized for the fire line, the applicant will be required to abandon the existing water service, upsize and tap a new water service for the fire line.
5. The applicant shall demonstrate that there are adequate fire flows available for the development.
6. Trenching and surface restoration on the adjacent streets is to be per CDSM Details G2 and G2A.
7. A 10-foot separation shall be maintained, within the right-of-way, between water services and sanitary sewer laterals.
8. Taps are to be performed by a tapping contractor approved by the City's Water/Sewer

#### Sanitary Sewer:

1. There is an existing 8-inch HDPE gravity sewer main located near the center of NE 3<sup>rd</sup> Avenue.
2. There are (2) existing 6-inch sanitary laterals to the existing property from the sewer main in NE 3<sup>rd</sup> Avenue.
3. There is an existing 8-inch HDPE gravity sewer main located on the west side of NE Everett Street.
4. There is an existing 6-inch sanitary lateral to the existing property from the sewer main in NE Everett Street.
5. The applicant is to verify that the existing sewer laterals have sufficient capacity to serve the proposed development.
6. If the existing sewer laterals are undersized for the proposed development, the applicant will be required to abandon the existing sanitary sewer laterals and tap a new sanitary sewer lateral.
7. The proposed solid waste enclosure will be required to have a drain connected to the sanitary sewer system.
8. Trenching, backfill, and surface restoration on NE 3<sup>rd</sup> Avenue will be required, per CDSM Detail G2 and G2A.
9. A 10-foot separation shall be maintained between water and sanitary sewer lines.

#### City Approved Tapping Contractors:

1. A&A Drilling Services, Inc (water & pressure sewer):  
16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827,  
<http://www.aadrilling.com>
2. Ferguson Waterworks (water only):  
14103 NW 3rd Court, Vancouver, WA 98685, 360-896-8708,  
<https://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks>

#### Garbage and Recycling:

1. Garbage and recycling receptacles are to be located at the public right-of-way for pickup.

#### Parks/Trails:

1. Not applicable.

**Impact Fees & System Development Charges (SDCs):**

1. This development is in the South District.
2. Impact fees and SDCs are collected at time of building permit issuance.
3. The impact fees and SDCs noted below are for informational purposes only.
4. **Impact fees and SDCs are adjusted on January 1<sup>st</sup> of each year.**

**Impact Fees for 2025 (South District):****Commercial:**

1. Traffic Impact Fees (TIF) - \$4,143.00 per PM Peak Hour Trip
  - a. Fees calculated based on Land Use Code (LUC)
2. School Impact Fees (SIF) – Not applicable
3. Park/Open Space (PIF) – Not applicable
4. Fire (FIF) - \$0.92 psf

**System Development Charges (SDCs) – 2025 Charges:**

1. Water – Commercial
  - a. ¾" meter - \$9,337.00 + connection fee
  - b. 1" meter - \$15,560.00 + connection fee
  - c. 1.5" meter - \$31,119.00 + connection fee
2. Sewer – Commercial based on water meter size
  - a. ¾" meter - \$7,407.00 + inspection fee
  - b. 1" meter - \$12,344.00 + inspection fee
  - c. 1.5" meter - \$24,688.00 + inspection fee

<b><u>BUILDING DIVISION</u></b>	<b><u>BRIAN SMITH (360) 817-7243 bsmith@cityofcamas.us</u></b>
<ol style="list-style-type: none"> <li>1. The structure will be reviewed under the most current building codes as adopted by the State of Washington.</li> <li>2. A demo permit is required for the demolition of the existing building.</li> <li>3. The structural plans shall be prepared and stamped by a <u>Structural</u> Engineer licensed by the State of Washington.</li> <li>4. The Fire Station will be considered Risk Category IV buildings per IBC Table 1604.5.</li> <li>5. A copy of the geo technical report is required at time of the building permit submittal.</li> <li>6. The architectural plans shall be prepared and stamped by a State of Washington licensed architect.</li> <li>7. Separate permits from the Camas/Washougal Fire Marshal's office may be required, contact the Fire Marshal's Office to confirm.</li> <li>8. Impact fees and System Development charges will be applicable.</li> </ol>	

**Building Division Responses to Questions Proposed by Applicant****Planning Department**

4. A passenger drop off space is provided. Is this acceptable, or is parking required? If required, what are the ADA accessibility and EV charging station requirements?

**Building Division Response: Accessible parking will be reviewed based on new parking provided in accordance with 1106 of the IBC.**

a. Is the project exempt from providing EV charging stations per WAC 427.1?

**Building Division Response: EV Charging is required by IBC 429**

## **Building Department**

a. Verify the following approach is acceptable:

i. The firefighter kitchen and toilet/showers are designed to be “adaptable for future ADA compliance”. The kitchen counter will be designed for future lowering to provide an ADA compliant sink and workspace (36” to 34”). Blocking will be installed at showers for the future installations of ADA compliant grab bars and seats. The “adaptable approach” is consistent with the Department of Justices’ “Guidance on 2010 Standards “Title ii” (page15) which is specific to the residential nature of the fire station.

**Building Division Response: Submit the DOJ guidance to the Building Official for review prior to building permit submittal.**

ii. Mixed Occupancy Types: B, R-3, S-1 & S-2

**Building Division Response: No objection, will be reviewed under the building permit.**

iii. Using IBC 508.3 Nonseparated Occupancy Approach

**Building Division Response: No objection will be reviewed under the building permit.**

iv. Per IBC 420.2 and 708 Fire Partitions are required between sleeping rooms – ½ hour for sprinkler reduction. A ½ hour assembly is required at the sleeping room floors and for separation of occupancies below.

**Building Division Response: If the building is V-B Construction and sprinklered per NFPA 13, per IBC 708.3, 1/2 HR Rating okay.**

v. One-hour fire-resistive assemblies between sleeping rooms and apparatus bay per WAC 296-305-06507

**Building Division Response: If the provisions of WAC 296-305-06507 are more stringent than the requirements found in the IBC under WAC 51-50, traditionally speaking the more stringent requirements would apply.**

vi. IBC Table 1020.1 Corridor for sleep rooms is not required to be rated as we have less than 10 sleep rooms per floor.

**Building Division Response:**

b. The owner seeks an exception to the 2021 WSEC for heating of the apparatus bay garage. Natural Gas-fired radiant heat is the most efficient and effective way to heat this unique space. This system heats the objects in the space, not the air. A fire station apparatus bay garage is a space where vehicle bay doors open regularly for emergency response. A heat pump system would heat the air and that air would be lost every time the firefighters responded to a call. The owner is asking for a modification to 2021 WSEC C403.1.4 per Exception 9 as the apparatus bay garage cannot be practically served by a heat pump.

**Building Division Response: No objection to this request.**

c. Will the exterior egress path from the admin wing to the south need to be ADA accessible?

**Building Division Response: Accessible means of egress is required per IBC 1009.1. Each accessible means of egress shall be continuous to a public way per IBC 1009.2.**

d. Is a deferred submittal for the fire alarm acceptable?

**Building Division Response: Yes, deferred submittals for Fire Alarms, Sprinklers, Plumbing and Mechanical permits are acceptable.**

e. Confirm grease interceptor is not required for kitchen sink

**Building Division Response: A grease interceptor is not specifically required by the uniform plumbing code.**

f. What is the required number and adjacencies of drinking fountains?

**Building Division Response: Required per IBC 2902.5.**

g. Is the apparatus bay considered a wet location requiring GFI protection? If so, is an exception possible for the OH receptacles serving apparatus?

**Building Division Response: Electrical per Labor and Industries.**

h. Is the commissioning plan required to be included in the permit submittal?

**Building Division Response: Okay to defer plan per C408.**

i. Cooking will be residential in nature and only by and for the firefighters. Will a residential range be acceptable?

**Building Division Response: Further discussion with owner and design team will be required prior to building permit submittal.**

j. Is a certificate of water availability and fire flow available?

**Building Division Response: Contact Camas/Washougal Fire Marshals Office.**

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#### **FIRE DEPARTMENT**

**RANDY MILLER (360) 834-6191 FMO@cityofcamas.us**

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a

Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshals office or the City shall not be considered a waiver by the applicant.

- 1) Multiple permits with the Camas-Washougal Fire Marshals Office (CWFMO) will be required as this project advances. The following is a list of potential permits, other permits may be needed based on the new construction submittal.
- 2) Please coordinate with our office (360-834-6191 option 5, DFM Randy Miller or [FMO@cityofcamas.us](mailto:FMO@cityofcamas.us)) the dates for demolition so that our fire crews may have the opportunity to do skills training that may involve destructive evolutions to the building.

#### **Required and Potential Permits with the Camas Washougal Fire Marshals Office**

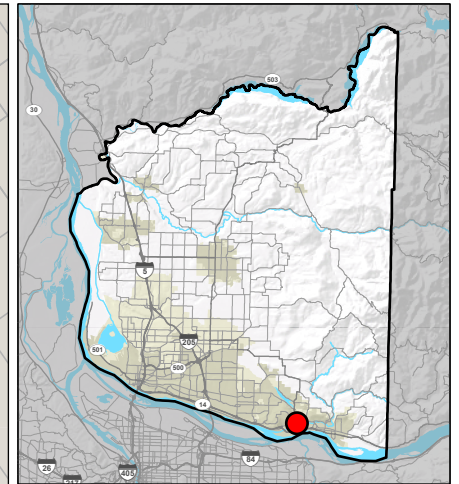
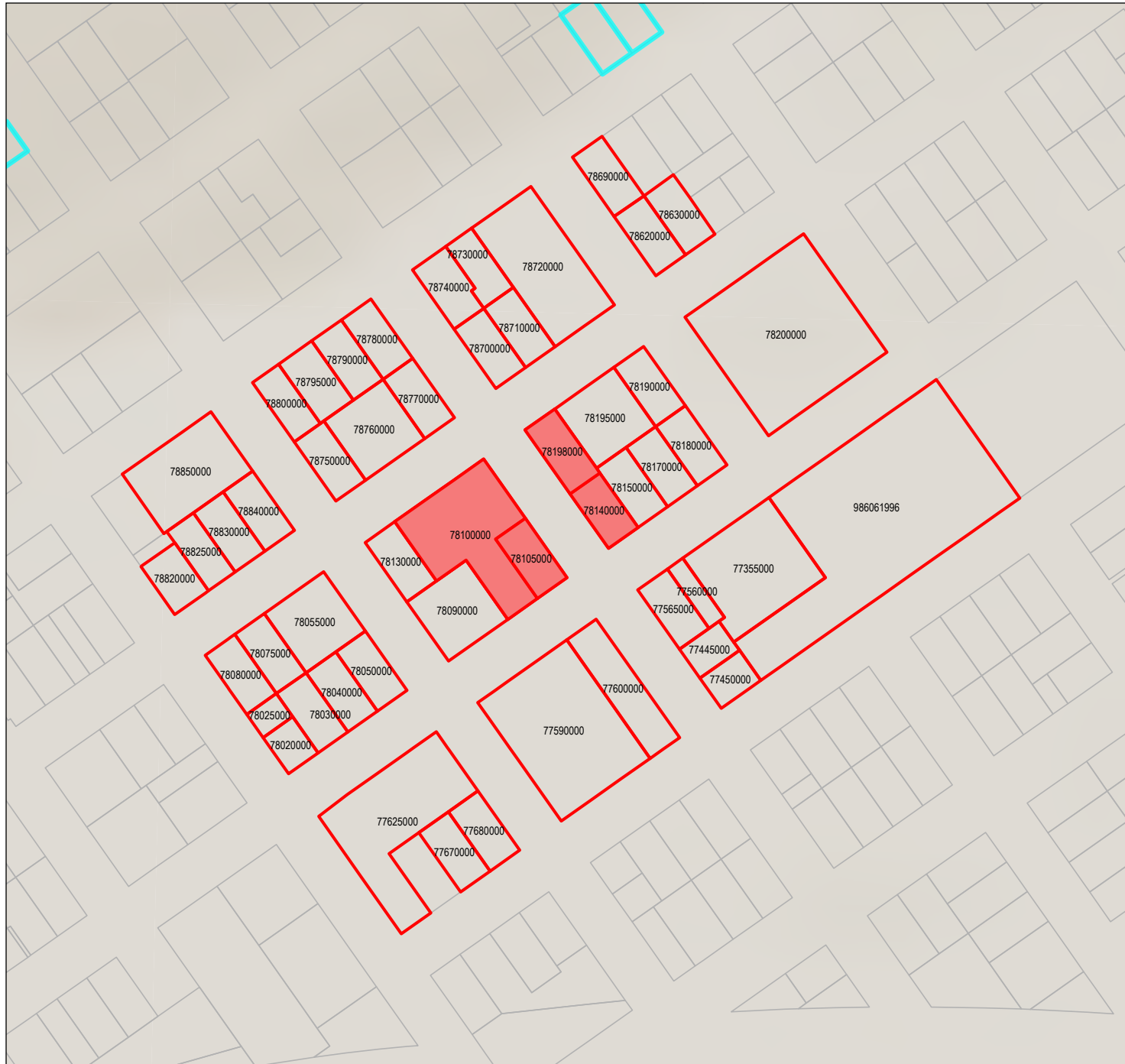
- a. Site Plan submitted through planning.
- b. New Construction Permit required including spec sheets and any explanatory materials necessary to facilitate the review.
- c. Underground Storage Tank decommissioning permit if tanks discovered on property.
- d. NFPA 24 Fire Main Underground Permit required **MINIMUM LEVEL "U" LICENSE OR GREATER REQUIRED FOR ONSITE INSTALLATION**. NO Exceptions Level three fire sprinkler contractor minimum design.
- e. NFPA 13 Above Ground Fire Sprinkler System Permit required. WA State licensed contractor minimum level III fire sprinkler certification required.
- f. Flow Test Permit required with the CWFMO to establish accurate numbers for fire sprinkler design. Numbers shall not be provided from the City of Camas. Numbers to be established

- by a WA State level three fire sprinkler contractor, Fire Protection Engineer or other approved entity.
- g. NFPA 72 Fire Alarm System Permit required. WA State Minimum level III fire sprinkler contractor required. NICET II for acceptance testing.
    - i. A voice evac system is **strongly** encouraged for ease of annual testing, decreased stress on fire crews during annual testing or on alarm. The cost difference between traditional three temporal horns and horn strobes is minimal according to contractors we have researched with and the elimination of low frequency notifiers required in dorm rooms replaced by voice evac devices also helps to offset the cost of these devices.
  - h. If installed an NFPA 110 Generator Permit with the CWFMO is required.
  - i. IFC 510 Emergency Responder Radio Coverage System Permit, this likely will not apply however it is a possibility you need to consider and be prepared for.
  - j. NFPA 17A Hood Suppression system permit required..
  - k. When applicable CO2 permit required typically utilized for beverage dispensing.
  - l. IFC CH 33, Fire Safety during construction. Contractor will be responsible to develop and implement a fire prevention program throughout the construction process.
  - m. Operational permit for any hot-work performed onsite.
  - n. Any onsite refueling operations for equipment.









**PID(s): 78100000, 78105000,  
78198000, 78140000,  
300-Foot Buffer**

**KEY**

- Subject Property
- Buffer Selection
- Parcels



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





Owner Name	Mailing Address
415 NE 4TH LLC	603 NW VALLEY ST, CAMAS, WA, 98607
ANDERSON RONALD J	425 NE 2ND AVE APTS 1 2 & 3, CAMAS, WA, 98607
APEX INVESTMENTS LLC	222 NE EVERETT ST, CAMAS, WA, 98607
CHRISTENSEN JEREMY D & CHRISTENSEN INGRID L	1911 NW 22ND AVE, CAMAS, WA, 98607
CHRISTIAN SCIENCE SOCIETY	704 NE 5TH, CAMAS, WA, 98607
CITY OF CAMAS	616 NE 4TH AVE, CAMAS, WA, 98607
CITY OF CAMAS	616 NE 4TH AVE, CAMAS, WA, 98607
CITY OF CAMAS	631 NE 4TH AVE, CAMAS, WA, 98607
CITY OF CAMAS	PO BOX 675, CAMAS, WA, 98607
COLUMBIA RIVER LAND LLC	1104 NE 152ND AVE, VANCOUVER, WA, 98684
EAKINS KYLE D & EAKINS STEPHANIE A	417 NE DALLAS ST, CAMAS, WA, 98607
LEIGH WILLIAM O TRUSTEE ETAL	PO BOX 364, VANCOUVER, WA, 98666
LUTZ 425 LLC	PO BOX 1158, CAMAS, WA, 98607
LUTZ AARON D	PO BOX 1158, CAMAS, WA, 98607
LUTZ CAMAS LLC	850 N P ST, WASHOUGAL, WA, 98671
M G R LLC	504 NE 5TH AVE, CAMAS, WA, 98607
MACPHERSON SHAWN R (C/B)	2213 NW SIERRA WAY, CAMAS, WA, 98607
OSTENSON GARY (C/B)	271 MALFAIT TRACTS RD, WASHOUGAL, WA, 98671
OSTENSON GARY & OSTENSON DANA (C/B)	271 MALFAIT TRACTS RD, WASHOUGAL, WA, 98671
P&B CEDAR PROPERTY LLC	4911 NE 274TH CT, CAMAS, WA, 98607
RIVCAM LLC	13615 SE RIVERCREST DR, VANCOUVER, WA, 98683
RIVERVIEW COMMUNITY BANK	PO BOX 872290, VANCOUVER, WA, 98687
S&D INVESTMENTS LLC	29900 NE KELLY RD, YACOLT, WA, 98675
S&G HOSPITALITY LLC	405 NE 4TH AVE, CAMAS, WA, 98607
SAFEWAY INC	250 PARKCENTER BLVD, BOISE, ID, 83726
SAFEWAY REALTY LLC	250 E PARKCENTER BLVD, BOISE, WA, 83706
STANLEY PROPERTIES LLC	440 NE 4TH AVE, CAMAS, WA, 98607
STOLLER PROPERTIES LLC	1608 NE IONE LOOP, CAMAS, WA, 98607
TEMPLE STEVE L & TEMPLE SHARON G	3414 P CIRCLE, WASHOUGAL, WA, 98671
THE HOLLAND INC	109 W 17TH ST, VANCOUVER, WA, 98660
UNITED STATES POSTAL SERVICE	1211 DANIELLS ST, VANCOUVER, WA, 98660

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Washington Geographic Information System**

**Number of Records** 31

**Number of Pages** 1

**Date Created** 9/11/2025

**Employee** 

**Employee Name** Jesse Manley

Clark County GIS

Certified Situs Address List

PID	Situs Address			
77355000			WA	0
77445000	216 NE EVERETT ST	CAMAS	WA	98607
77450000			WA	0
77560000			WA	0
77565000	222 NE EVERETT ST UNIT 200	CAMAS	WA	98607
77590000	518 NE 3RD AVE	CAMAS	WA	98607
77600000	532 NE 3RD AVE	CAMAS	WA	98607
77625000	450 NE 3RD AVE	CAMAS	WA	98607
77670000	425 NE 2ND AVE	CAMAS	WA	98607
77680000	437 NE 2ND AVE	CAMAS	WA	98607
78020000	401 NE 3RD AVE	CAMAS	WA	98607
78025000	316 NE CEDAR ST	CAMAS	WA	98607
78030000	413 NE 3RD AVE	CAMAS	WA	98607
78040000	435 NE 3RD AVE	CAMAS	WA	98607
78050000			WA	0
78055000	440 NE 4TH AVE	CAMAS	WA	98607
78075000	428 NE 4TH AVE	CAMAS	WA	98607
78080000	408 NE 4TH AVE	CAMAS	WA	98607
78090000	501 NE 3RD AVE	CAMAS	WA	98607
78100000	528 NE 4TH AVE	CAMAS	WA	98607
78105000	533 NE 3RD AVE	CAMAS	WA	98607
78130000	500 NE 4TH AVE	CAMAS	WA	98607
78140000	306 NE EVERETT ST	CAMAS	WA	98607
78150000	605 NE 3RD AVE	CAMAS	WA	98607
78170000			WA	0
78180000			WA	0
78190000			WA	0
78195000	616 NE 4TH AVE	CAMAS	WA	98607
78198000			WA	0
78200000	700 NE 4TH AVE	CAMAS	WA	98607
78620000	703 NE 4TH AVE	CAMAS	WA	98607
78630000	713 NE 4TH AVE	CAMAS	WA	98607
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78770000	413 NE EVERETT ST	CAMAS	WA	98607
78780000	536 NE 5TH AVE	CAMAS	WA	98607
78790000			WA	0
78795000			WA	0
78800000	504 NE 5TH AVE	CAMAS	WA	98607

Clark County GIS

Certified Situs Address List

PID	Situs Address			
78820000	405 NE 4TH AVE	CAMAS	WA	98607
78825000	415 NE 4TH AVE	CAMAS	WA	98607
78830000	425 NE 4TH AVE	CAMAS	WA	98607
78840000	411 NE DALLAS ST	CAMAS	WA	98607
78850000	440 NE 5TH AVE	CAMAS	WA	98607
986061996			WA	0

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**Number of Records** 51

**Number of Pages** 2

**Date Created** 9/11/2025

**Employee** 

**Employee Name** Jesse Manley

SAFEWAY INC  
250 PARKCENTER BLVD  
BOISE, ID 83726

APEX INVESTMENTS LLC  
222 NE EVERETT ST  
CAMAS, WA 98607

SAFEWAY REALTY LLC  
250 E PARKCENTER BLVD  
BOISE, WA 83706

APEX INVESTMENTS LLC  
222 NE EVERETT ST  
CAMAS, WA 98607

APEX INVESTMENTS LLC  
222 NE EVERETT ST  
CAMAS, WA 98607

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109 W 17TH ST  
VANCOUVER, WA 98660

TEMPLE STEVE L & TEMPLE SHARON  
G  
3414 P CIRCLE  
WASHOUGAL, WA 98671

RIVERVIEW COMMUNITY BANK  
PO BOX 872290  
VANCOUVER, WA 98687

ANDERSON RONALD J  
425 NE 2ND AVE APTS 1 2 & 3  
CAMAS, WA 98607

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29900 NE KELLY RD  
YACOLT, WA 98675

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CAMAS, WA 98607

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271 MALFAIT TRACTS RD  
WASHOUGAL, WA 98671

OSTENSON GARY & OSTENSON  
DANA (C/B)  
271 MALFAIT TRACTS RD  
WASHOUGAL, WA 98671

COLUMBIA RIVER LAND LLC  
1104 NE 152ND AVE  
VANCOUVER, WA 98684

CITY OF CAMAS  
616 NE 4TH AVE  
CAMAS, WA 98607

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LEIGH WILLIAM O TRUSTEE ETAL  
PO BOX 364  
VANCOUVER, WA 98666

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RIVCAM LLC  
13615 SE RIVERCREST DR  
VANCOUVER, WA 98683

CITY OF CAMAS  
616 NE 4TH AVE  
CAMAS, WA 98607

CHRISTENSEN JEREMY D &  
CHRISTENSEN INGRID L  
1911 NW 22ND AVE  
CAMAS, WA 98607

CHRISTIAN SCIENCE SOCIETY  
704 NE 5TH  
CAMAS, WA 98607

CITY OF CAMAS  
PO BOX 675  
CAMAS, WA 98607

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631 NE 4TH AVE  
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2213 NW SIERRA WAY  
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LUTZ CAMAS LLC  
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417 NE DALLAS ST  
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BOISE, ID 83726

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Camas-Washougal Fire Station #41 - Parking Analysis



Legend

- Existing Parking Space
- Parking Space to be removed
- Proposed Parking Space based on City of Camas Public Works Downtown On-Street Alternative Plan
- Proposed On-street Parking for new Fire Station (38 spaces)
- On-street Parking
- Off-street Parking
- Vacated Street

Notes

Net gain of parking reconfiguration on orange-shaded streets: **38 spaces**

Proposed on-street parking for new fire station: **38 spaces**

Additional parking spaces will be gained on adjacent streets according to the City's Downtown Alternative Plan.

9/24/2025



Form 1756  
Commitment Face Page

91-2899

## COMMITMENT FOR TITLE INSURANCE

ISSUED BY

### *First American Title Insurance Company*

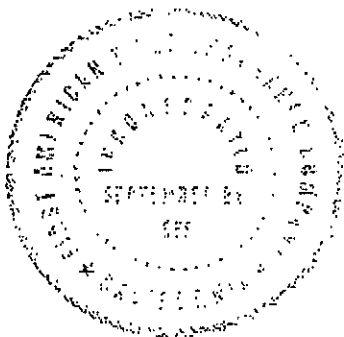
FIRST AMERICAN TITLE INSURANCE COMPANY, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent indorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

To	Roger Knapp	File	Jacque
Dept.			
WFS			100-1447-230-1447
RE:			100-1447-230-1447



### *First American Title Insurance Company*

BY *Parker S. Kennedy* PRESIDENT

ATTEST *William C. Ziegler* SECRETARY

BY *Linda Martin* COUNTERSIGNED  
LINDA MARTIN, TITLE EXAMINER

## COMMITMENT

### Conditions and Stipulations

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate of interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the Insuring provisions, exclusion from coverage, and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this Commitment.

FIRST AMERICAN TITLE COMPANY  
OF CLARK COUNTY  
108 E. Mill Plain Blvd.  
Vancouver, WA 98660  
(206) 699-4445 . (503) 230-1447

Commitment No.: A-25212

Your Ref.: 91-2899/SAWYER & LOCKWOOD

First American Title Insurance  
108 E Mill Plain  
Vancouver, WA 98660

Attention: Jacque Baylous

#### SCHEDULE A

1. Effective Date: December 12, 1991 at 7:30 a.m.

2. Policy or Policies to be issued:

(X) ALTA Owner's Policy	Rate Applied:	General
(10/21/87)	Schedule - 01	
(X) Standard ( ) Extended	Amount	: \$50,000.00
	Premium	: \$ 350.00
	Tax	: \$ 26.60
	Total	: \$ 376.60

Proposed Insured: CITY OF CAMAS, a Municipal Corporation

( ) ALTA Loan Policy	Rate Applied:	
( ) Standard ( ) Extended	Amount	: \$
( ) ALTA Construction Loan	Premium	: \$
(Form 1)	Tax	: \$
	Total	: \$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple estate and title thereto is at the effective date hereof vested in:

RICHARD M. SAWYER and FLORENCE F. SAWYER, husband and wife and  
GERTRUDE M. LOCKWOOD, an unmarried woman

4. The land referenced to in this Commitment is described as follows:

Please see Schedule "C"



SCHEDULE B - Section 1  
Requirements

No.: A-25212

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

SCHEDULE B - Section 2  
Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

Part One:

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- E. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water, Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

## SCHEDULE B - Section 2

A-25212

## Exceptions

## Part Two:

1. Lien of any real estate excise sales tax due upon the sale of said premises, if unpaid.
2. Municipal assessments, if any, levied by the Town of Camas.

NOTE: General Taxes for the year 1991 were paid in the amount of \$428.43 for Tax Account No.: 078105-000.  
School District No.: 117.000

Examination of the records disclosed no matters pending against the name(s) of CITY OF CAMAS, a Municipal Corporation, the proposed purchaser(s).

NOTE: IN EVENT THE TRANSACTION FAILS TO CLOSE AND THIS COMMITMENT IS CANCELED, A FEE WILL BE CHARGED TO COMPLY WITH THE STATE INSURANCE CODE AND THE FILED SCHEDULE OF THIS COMPANY.

- End of Schedule B - Section 2 -

LM:jm

cc: United Properties - Sherri Mark, Rosalie Nicholson  
25212.352/91

## SCHEDULE C

No.: A-25212

## Legal Description

The land referred to in this Commitment is situated in the State of Washington, County of Clark and is described as follows:

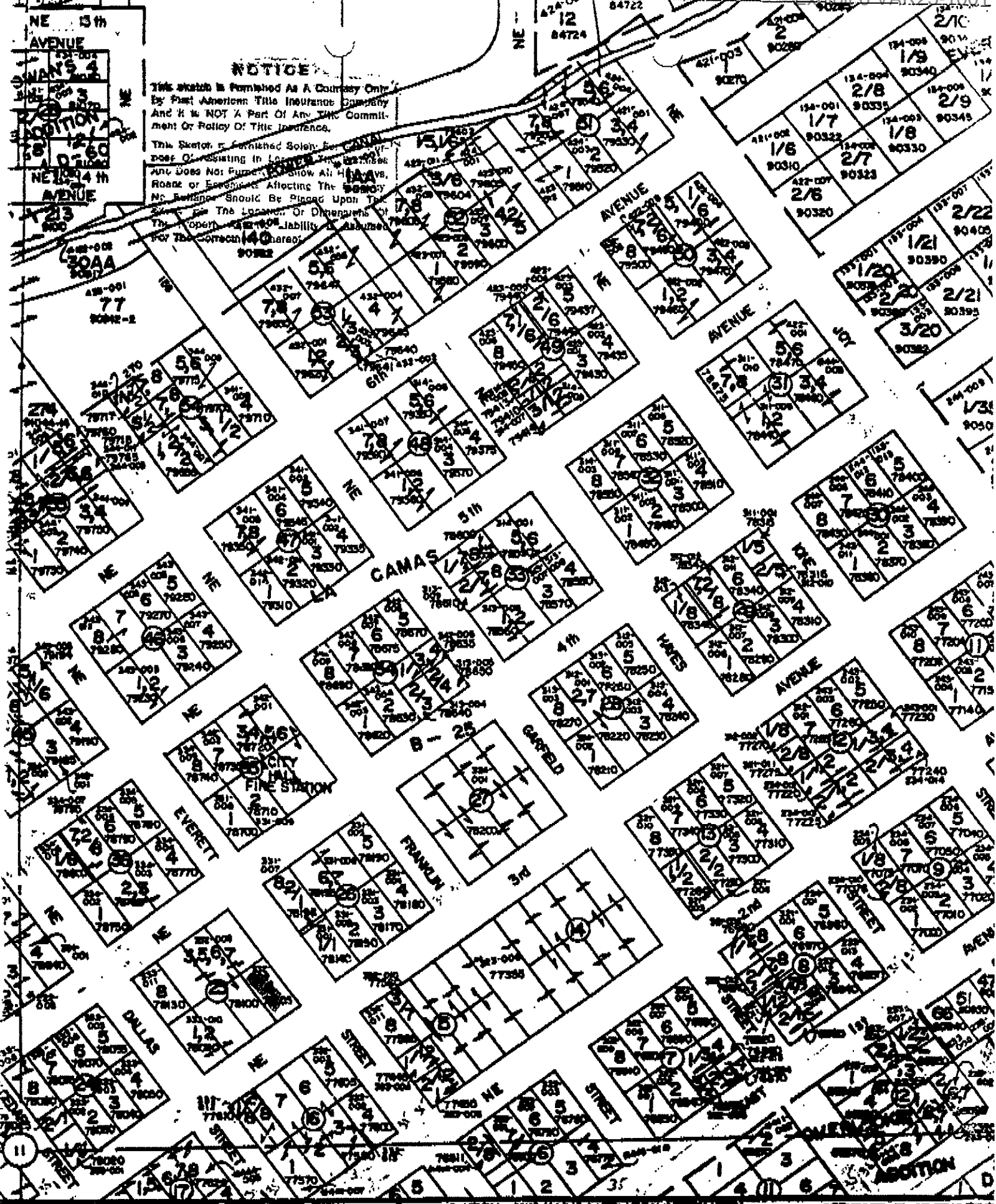
PARCEL I

Lot 4, Block 25, CAMAS, according to the plat thereof, recorded in Volume "B" of Plats, Page 25, records of Clark County, Washington.

PARCEL II

The perpetual right and easement of light and air over and across that certain parcel of land adjoining and Westerly of said Parcel I, described as follows:

The Easterly 5 feet of Lot 3, Block 25, CAMAS, measured at right angles to the Southerly line thereof and parallel with the Easterly line of said Lot 3.





**WFG National Title Company of Clark County**  
a Williston Financial Group company

**For closing assistance please contact:**

WFG National Title Company of Clark County WA, LLC  
5101 NE 82nd Avenue, Bldg A. Suite 102  
Vancouver, WA 98662

**Escrow Officer:** Kerry Newell  
**LPO No.:** 10788  
**Escrow Assistant:** Sherri Hedger  
**E-Mail:** newellteam@wfgtitle.com

**Escrow No.** 18-237695

**For title assistance on this order please contact:**

WFG National Title Company of Clark County WA, LLC  
5101 NE 82nd Avenue Bldg A Suite 102  
Vancouver, WA 98662

**Title Officer:** Dennis Gish  
**Phone No.:** (360) 891-5433  
**Email:** DGish@wfgtitle.com

**License No.:** 927557

**For Informational Purposes Only:**

<b>Seller(s):</b>	528 Dallas, LLC
<b>Buyer(s):</b>	City of Camas
<b>Address:</b>	528 NE 4th Avenue, Camas, WA 98607
<b>County:</b>	Clark
<b>Tax Account No.:</b>	078100-000
<b>Abbreviated Legal:</b>	LOTS 3, 5, 6 AND 7, BLOCK 25, LACAMAS (NOW CAMAS), B/25

**SCHEDULE A**

Transaction Identification Data for reference only:

Issuing Agent: **WFG National Title Company of Clark County WA, LLC**  
 Issuing Office: **5101 NE 82nd Avenue Bldg A Suite 102, Vancouver, WA 98662**  
 ALTA Universal ID:  
 Loan ID Number: **Not Available**  
 Commitment Number: **18-237695**  
 Issuing Office File Number: **18-237695**  
 Property Address: **528 NE 4th Avenue, Camas, WA 98607**  
 Revision Number:

1. Commitment Date: **November 28, 2018 at 8:00 a.m.**
2. Policy or Policies to be issued:

<b>ALTA® Owner's Policy (06-17-06)</b>	<b>Amount:</b>	<b>\$1,600,000.00</b>
	<b>Premium:</b>	<b>\$1,900.00</b>
	<b>Tax:</b>	<b>\$159.60</b>
	<b>Total:</b>	<b>\$2,059.60</b>

Proposed Insured: **City of Camas**

<b>ALTA® Ext Loan Policy (06-17-06)</b>	<b>Amount:</b>	<b>TBD</b>
	<b>Premium:</b>	<b>\$0.00</b>
	<b>Tax:</b>	
	<b>Total:</b>	<b>\$0.00</b>

Proposed Insured: **Lender To Follow**

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
**528 Dallas, LLC, a Washington limited liability company**
5. The land referred to in this Commitment is described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF****Countersigned:**

**WFG National Title Company of Clark County**  
**WA, LLC, as Issuing Agent for WFG National**  
**Title Insurance Company**

By: \_\_\_\_\_

Authorized Signature

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 3, 5, 6 AND 7, BLOCK 25, LACAMAS (NOW CAMAS), ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME B OF PLATS, PAGE 25, RECORDS OF CLARK COUNTY, WASHINGTON.

SITUATE IN THE CITY OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON.

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ALTA Commitment 08-01-2016  
WFG Form No 3173900

Order No. 18-237695

**COMMITMENT FOR TITLE INSURANCE**  
**Issued By**  
**WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE B, PART I**  
**REQUIREMENTS**

The following requirements are to be complied with:

Instruments necessary to create the estate or interest to be properly executed, delivered and duly filed for record.  
 Payment of all premiums, fees and charges for the policy.

Payment of the full consideration to, or for the account of, the grantors or mortgagors.

**INFORMATIONAL NOTES**

**NOTE:** Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees may be charged, subject to the Auditor's discretion.

**NOTE:** As to any and all covenants and restrictions set forth herein, the following is added: "but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to a handicap, but does not discriminate against handicapped persons."

**NOTE:** In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

**NOTE:** If you would like the company to act as trustee in a proposed Deed of Trust, please note that WFG National Title Company, a Washington limited liability company may act as Trustee of a Deed of Trust under RCW 61.24.010(1).

**NOTE:** Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.

**END OF REQUIREMENTS**

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ALTA Commitment 08-01-2016  
 WFG Form No 3173900



Order No. 18-237695

**COMMITMENT FOR TITLE INSURANCE**  
**Issued By**  
**WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE B, PART II**

**EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Any rights, interests or claims of parties in possession not shown by the public records.
4. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
5. Any encroachment, encumbrance, violation, conflict in boundary line(s), shortage in area, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and/or physical inspection of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Easements or claims of easements not shown by the public records.
8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; and (c) Oil, natural gas, coal, fissionable materials or other minerals previously conveyed, leased or retained by prior owners, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.
10. Water rights, and claims or title to water, whether or not shown by the Public Records.
11. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

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12. Easement and the terms, conditions and provisions thereof, as disclosed by that certain instrument recorded as F10129, Book 342, Page 80, of Official Records.  
For: Light and Air
13. Real estate excise tax pursuant to the authority of RCW Chapter 82.45 and subsequent amendments thereto.  
As of the date herein, the tax rate for said property is 1.78%.  
Levy Code: 117000
14. Taxes and charges, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
- |                            |                        |
|----------------------------|------------------------|
| Tax Year:                  | 2018                   |
| Tax Type:                  | County                 |
| Tax ID No.:                | 078100-000             |
| Taxing Entity:             | Clark County Treasurer |
| Total Annual Tax:          | \$12,605.34            |
| First Installment:         | \$6,302.72             |
| First Installment Status:  | Paid                   |
| Second Installment:        | \$6,302.62             |
| Second Installment Status: | Paid                   |
- Taxes and charges, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
- |                            |   |
|----------------------------|---|
| Tax Year:                  | 2018  |
| Tax Type:                  | County  |
| Tax ID No.:                | 986004-323                                      |
| Taxing Entity:             | Clark County Treasurer                          |
| Total Annual Tax:          | \$689.29  |
| First Installment:         | \$344.69  |
| First Installment Status:  | Paid  |
| Second Installment:        | \$344.60  |
| Second Installment Status: | Paid  |
| Notes:                     | Personal Property Tax for Bank of America, N.A. |
- Taxes and charges, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
- |                           |  |
|---------------------------|--|
| Tax Year:                 | 2018   |
| Tax Type:                 | County   |
| Tax ID No.:               | 986025-690   |
| Taxing Entity:            | Clark County Treasurer                               |
| Total Annual Tax:         | \$36.51  |
| First Installment:        | \$36.51  |
| First Installment Status: | Paid   |
| Notes:                    | Personal Property Tax for Senior Market Partner, LLC |
15. Any unpaid assessments or charges, and liability for further assessments or charges by:  
City of Camas.
16. Memorandum of Lease:
- |                |   |
|----------------|---|
| Lessor:        | 528 Dallas, LLC, a Washington limited liability company               |
| Lessee:        | Bank of America, National Association, a national banking association |
| Dated:         | March 29, 2017  |
| Recorded:      | March 31, 2017  |
| Recording No.: | <u>5390222</u> , of Official Records.                                 |
17. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.
18. We are informed that 528 Dallas, LLC is a limited liability company (LLC).  
A copy of the duplicate original of the filed LLC certificate of formation, the LLC agreement, and all subsequent modifications or amendments must be submitted to the company for review.

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- Note 1: According to the application for title insurance, the proposed insured(s) is/are: City of Camas. We find no pertinent matters of record against the name(s) of said party(ies).
- Note 2: Evidence and authority of the officers of the City of Camas, to execute the forthcoming instrument should be submitted.
- Note 3: The following is incorporated herein for information purposes only and is not part of the exception from coverage (Schedule B-II of the commitment and Schedule B of the policy): The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this commitment:

## Warranty Deed

Grantee(s): 528 Dallas, LLC, a Washington limited liability company  
 Grantor(s): First States Investors 5200, LLC, a Delaware limited liability company  
 Dated: March 29, 2017  
 Recorded Date: March 31, 2017  
 Recording No: (instrument) 5390221, of Official Records  
 COMMENTS: [View Image](#)

- Note 4: The matters relating to the questions of survey, rights of parties in possession, and unrecorded liens for labor and material have been cleared for the loan policy which, when issued, will contain the ALTA 9-06 or WLTA 100 Endorsement, as appropriate for the policy form.

- Note 5: Based on information provided to the company, on the date of this commitment it appears that there is located on the land:

Commercial/Industrial

Known As:  
 528 NE 4th Avenue  
 Camas, WA 98607

- Note 6: The county tax rolls disclose the current assessed valuations as follows:

Land:	\$287,500.00
Improved:	\$582,500.00
Total:	\$870,000.00
Levy Code:	117000

- Note 7: The Company requires the proposed insured to verify that the land covered by this Commitment is the land intended to be conveyed in this transaction. The description of the land may be incorrect, if the application for title insurance contained incomplete or inaccurate information. Notify the Company well before closing if changes are necessary. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.

- Note 8: The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LOTS 3, 5, 6 AND 7, BLOCK 25, LACAMAS (NOW CAMAS), B/25

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Note 9: When sending documents for recording, via U.S. mail or special courier service, please send to the following address, unless specific arrangements have been made with your title unit:  
WFG National Title Company  
5101 NE 82nd Avenue  
Suite 102  
Vancouver, WA 98662  
Attn: Recording Dept.

**End of Schedule B-II**

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**COMMITMENT FOR TITLE INSURANCE**  
 Issued By  
**WFG NATIONAL TITLE INSURANCE COMPANY**

**Notice**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, WFG National Title Insurance Company, a South Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

In Witness Whereof, WFG National Title Insurance Company has caused this commitment to be signed and sealed by its duly authorized officers as of Date of Commitment shown in Schedule A.

**WFG NATIONAL TITLE INSURANCE COMPANY**

By: \_\_\_\_\_  
 President

ATTEST: \_\_\_\_\_  
 Secretary



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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- b. "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- c. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- d. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- e. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- f. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- g. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- h. "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I—Requirements; and
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

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- iii. acquire the Title or create the Mortgage covered by this Commitment.

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- b. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
  - e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
  - f. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
  - g. In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - b. Any claim must be based in contract and must be restricted solely to the terms and provisions of this commitment.
  - c. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. PRO-FORMA POLICY
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. ARBITRATION – INTENTIONALLY DELETED

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Order No. 18-237695



## ABOUT YOUR PRIVACY

At WFG, we believe it is important to protect the privacy and confidences of our customers. This notice is intended to explain how we collect, use, and protect any information that we may collect. It will explain the choices you may make about the use of that information.

### What Information Do We Collect About You?

We collect certain types of information about you. This may consist of:

- Your name, address, and telephone number.
- Your email address.
- Your social security or government ID numbers.
- Your financial information.

We collect this information from:

- The application or other forms you fill out with us.
- The correspondence you and others direct to us.
- Our transactions with you.
- Others involved in your transaction, including the real estate agent or lender.

In some cases, we collect information from third parties. For instance, we may receive real estate information from local assessor's offices.

### How Do We Use This Information?

We use the information we collect to respond to your requests. **WE DO NOT SHARE** your information with other companies.

### How Can You "Opt Out?"

We do not share your information so there is no need to opt out.

### The information We Collect About You On Our Website

When you enter our website, we automatically collect and store certain information. This consists of:

- Your IP Address
- (Internet Protocol Address) and domain name.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.

If you register with us or fill out an on online survey, we will collect additional personal information, such as your name, telephone number, email address and mailing address.

### Cookie Usage

In order to provide you with customized service, we make use of "cookies." Cookies are essentially files that help us identify your computer and respond to it. You may disable cookies on your own computer, but you may not be able to download online documents unless cookies are enabled.

## How We Use Information

The information we collect concerning:

- Your browser
- The time and date of your visit
- The web pages or services you accessed

is used for administrative and technical purposes. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you here, assess how our advertisements on other sites are working, and to help with maintenance.

We use information contained in your emails only for the purpose of responding to those emails. If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

## Your Right to See and Correct Information

If you wish to see the information collected about you, please contact your settlement agent.

## Children's Policy

We do not knowingly collect information from children under the age of 18. We delete any information that we discover has been provided by children.

## Security

### --Generally

We make every effort to protect the integrity of your information. Any personal information you enter into online forms or surveys will be encrypted to ensure it remains private. We limit the right of access to your information to employees that need to use the information to respond to or process your request or transaction. We also take industry standard (IPSEC) measures to protect our sites from malicious intrusions or hacking.

### --Phishing and Pretexting

As you know, consumers are increasingly targeted by unscrupulous persons attempting to acquire sensitive personal or financial information, by impersonating legitimate businesses. We will never send you an unsolicited email or other communication requesting your private information. If you receive a communication directing you to enter your personal information, please disregard the instruction and contact us immediately at [Compliance@wfgnationaltitle.com](mailto:Compliance@wfgnationaltitle.com).

## Oregon Residents

We may not disclose personal or privileged information about you unless we provide you with a disclosure authorization form that is executed by you or your representative and otherwise complies with certain statutory requirements. Any such authorization is not valid for more than 24 months and may be revoked by you at any time, subject to the rights of anyone who relied on the authorization prior to your notice of revocation.

In addition, if your personal or privileged information was collected or received by us in connection with a title insurance transaction, we cannot disclose such information if the disclosure authorization form that you executed is more than one year old or if the requested disclosure is for a purpose other than a purpose expressly permitted by statute.

You have the right at any time to request in writing access to recorded personal information about you that is reasonably described by you and reasonably available to us. Within 30 days of the date of our receipt of any such written request from you, we will inform you of the nature and substance of any such information, permit you to see and copy that information or obtain a copy by mail, disclose the identity, if recorded, of the persons to whom we have disclosed such information during the previous two years, and provide you with a summary of the procedures by which you may request that such information be corrected, amended or deleted.

Order No. 18-237695

**Do Not Track**

Because there is not an industry-standard process or defined criteria to permit a user to opt out of tracking their internet access (Do Not Track or DNT), we do not currently respond to the various DNT signals.

**How to Contact Us**

If you have any questions about our privacy policy, please contact WFG:

- By email: [Compliance@wfgnationaltitle.com](mailto:Compliance@wfgnationaltitle.com)
- By telephone: 800-385-1590
- By fax: 503-974-9596
- By mail: 12909 SW 68<sup>th</sup> Pkwy, Suite 350, Portland, OR 97223
- In person: 12909 SW 68<sup>th</sup> Pkwy, Suite 350, Portland, OR 97223

**WFG FAMILY**

WILLISTON FINANCIAL GROUP LLC  
 WFG NATIONAL TITLE INSURANCE COMPANY  
 WFG LENDER SERVICES, LLC  
 WFGLS TITLE AGENCY OF UTAH, LLC  
 WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC  
 WFG NATIONAL TITLE COMPANY OF CALIFORNIA  
 WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY  
 UNIVERSAL TITLE PARTNERS, LLC  
 VALUTRUST SOLUTIONS, LLC  
 WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC  
 WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL TITLE  
 INLAND PROFESSIONAL TITLE LLC D/B/A WFG NATIONAL TITLE COMPANY OF EASTERN WA  
 WFG NATIONAL TITLE COMPANY OF COLORADO





### Notice of Proposed Development

#### "Major Variance Camas - Washougal Fire Station 41 for Parking"

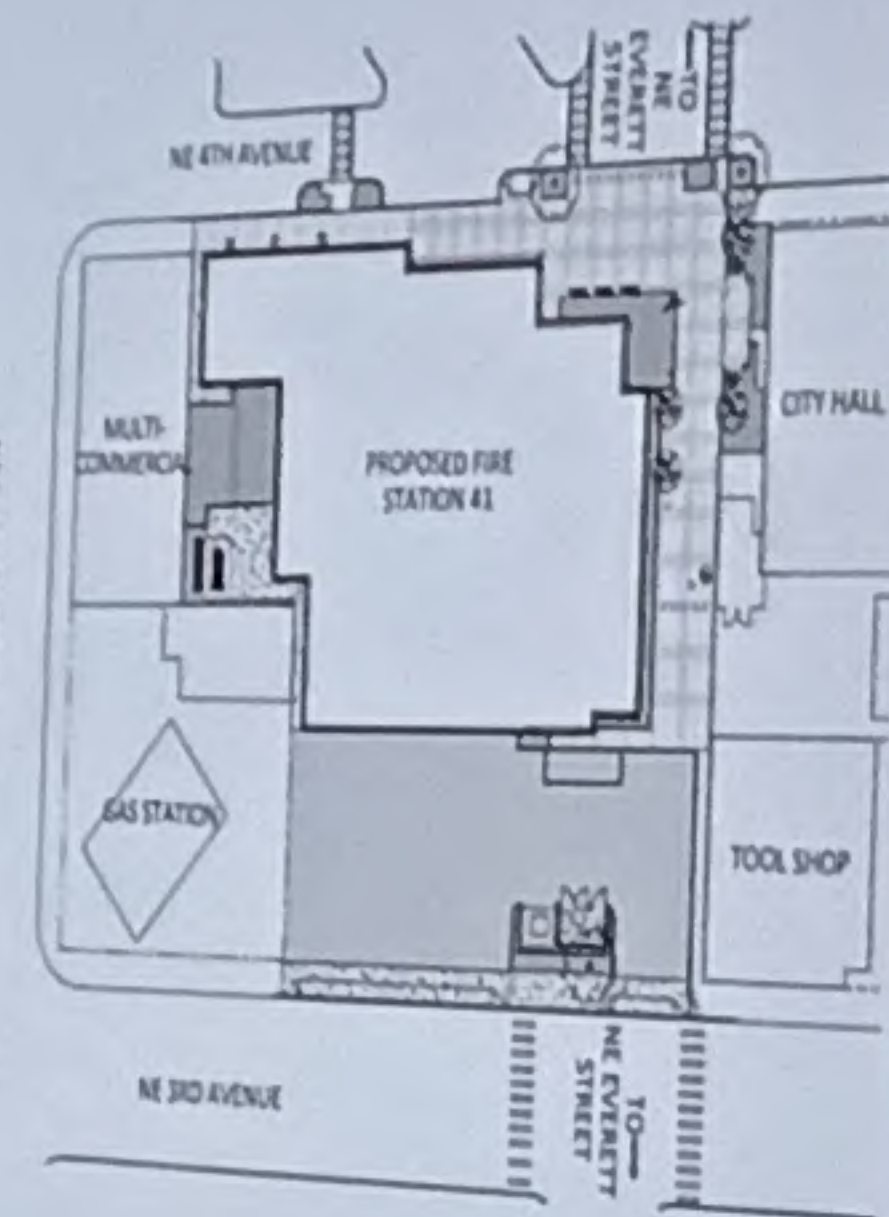
An application has been submitted to the City of Camas for a Major Variance for the proposed Camas-Washougal Fire Department Station 41 at 520 NE 4th Avenue. The proposal includes a request to use on-street parking in connection with the project. This request will be reviewed under the City's zoning regulations, development standards, and other applicable requirements.

For more information regarding this project contact:  
Applicant Contact: Steven McLean, [smc@camas-washougal.com](mailto:smc@camas-washougal.com)  
City Contact: Community Development, 360-837-1562

Public Hearing Schedule: to be filed in 30 days, or more, prior to hearing.

Hearing Date Time: \_\_\_\_\_

Hearing Location: \_\_\_\_\_





## Notice of Proposed Development

### "Major Variance Camas - Washougal Fire Station 41 for Parking"

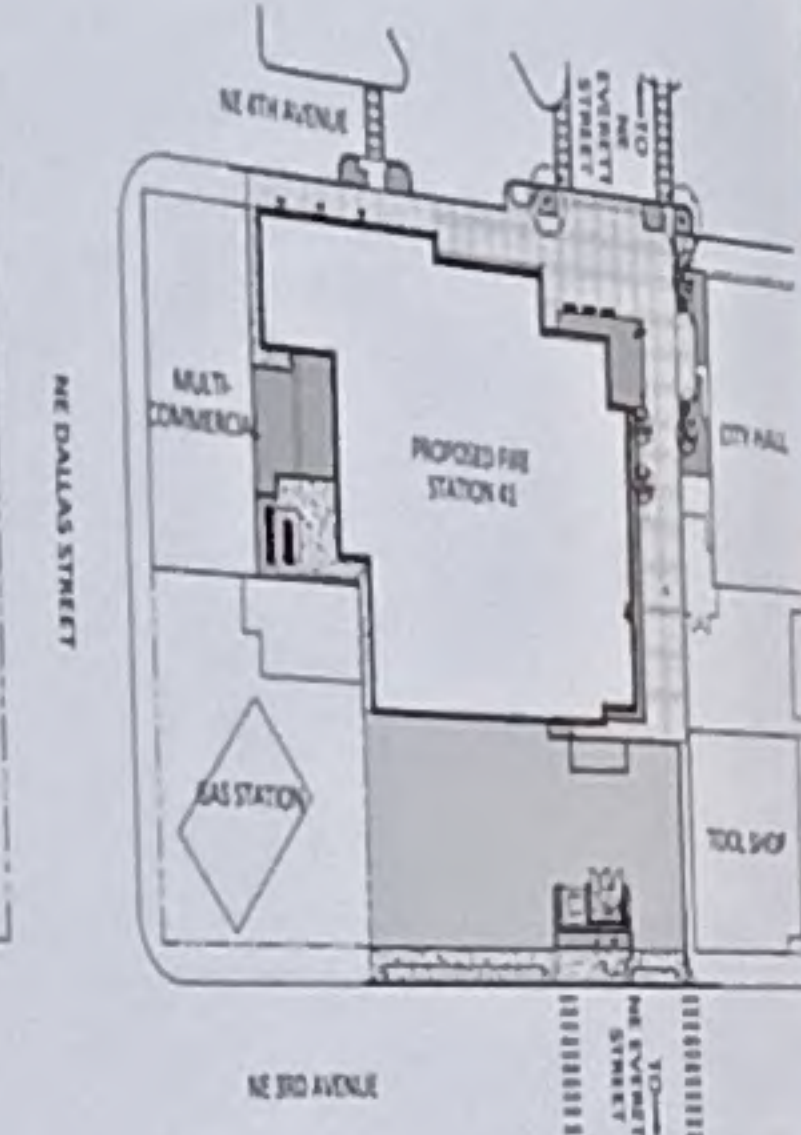
An application has been submitted to the City of Camas for a Major Variance for the proposed Camas-Washougal Fire Department Station 41 at 528 NE 4th Avenue. The proposal includes a request to use on-street parking in connection with the project. This request will be reviewed under the City's zoning regulations, development standards, and other applicable requirements.

For more information regarding this project contact:  
Applicant Contact: Steven McAtee, smcatee@macysposito.com  
City Contact: Community Development, 360-817-1562

Public Hearing Schedule: *to be filled in 14 days, or more, prior to hearing*

Hearing Date/Time: \_\_\_\_\_

Hearing Location: \_\_\_\_\_







November 3, 2025

Lauren Hollenbeck, Senior Planner  
City of Camas Planning  
616 NE 4<sup>th</sup> Ave  
Camas, WA 98607

RE: Fire Station 41 parking variance (VAR25-1001)

Dear Lauren,

I am writing in response to your request for an alternative analysis for the site selection in regard to a parking variance.

The site at 528 NE 4<sup>th</sup> Ave, was found to be the most suitable relocation for Station 41 in a Pre-Design Study completed in May 2024. In this study, eight locations were evaluated on their impact to site, operational response time and site development cost, see Fire Station Site Options, Exhibit A.

Next, a criteria matrix was created to evaluate the pros and cons of each site, see Fire Station Site Comparison, Exhibit B. Each criteria was given a weighted factor for scoring purposes and the site at 528 NE 4<sup>th</sup> was found to be the most suitable.

Site advantages for this parcel include its central location, ownership by the City of Camas and its previously developed condition. A disadvantage was the constrained downtown site area. The space needed for the Station and vehicle maneuvering was estimated to take up nearly the entire site. Even by increasing the available area with the vacation of Everett St., only 2 parking stalls were estimated to be able to be provided, see Site Option E + Street Vacation Concept 2, Exhibit C.

Overall, this site was found to be the leading candidate for long term success of the new Camas Washougal Station 41, however in order to make this site viable, it is essential to vacate NE Everett St., and distribute parking off site. It is for these reasons that a parking variance has been applied for. Please find this major variance acceptable.

Sincerely,

Terry Werdel, AIA

Associate Principal

Attached:

Exhibit A, Exhibit B, Exhibit C  
City of Camas Letter dated Oct 28, 2025

**Battle Ground, WA** – 821 SE 14<sup>th</sup> Loop, Suite 109, P.O. Box 798, Battle Ground, WA 98604 (360) 687-8379

**Longview, WA** – 950 12<sup>th</sup> Avenue, Suite 200, Longview, WA 98632 (360) 425-0000

**Tacoma, WA** – 950 Broadway, Suite M100, Tacoma, WA 98402 (360) 687-8379

**Palmer, AK** - 247 South Alaska Street, P.O. Box 2732, Palmer, AK 99645 (907) 360-9696

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
 Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

October 28, 2025

Steven McAtee  
 MacKay Sposito  
 18405 SE Mill Plain Blvd. #100  
 Vancouver, WA 98683

RE: Fire Station 41 parking variance (VAR25-1001)

Dear Mr. McAtee,

Thank you for your application submittal for the parking variance for Fire Station 41. There is an item that remains to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on October 1, 2025, has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

**Items necessary for completeness:**

1. The following item shall be submitted with the Major Variance application per the pre-application notes:
  - Provide an alternative analysis as to why this site was chosen (see excerpt from pre-app notes below):

**Major Variance**

If the applicant requests to reduce the parking requirement, the applicant will need to apply for a Major Variance pursuant to CMC 18.45.040.B. A Major Variance is a Type III review which requires a public hearing before the Hearings Examiner and shall be submitted as a separate stand-alone application concurrently with the consolidated Site Plan Review submittal. The following shall be submitted with the Major Variance application:

- A narrative demonstrating compliance with the Major Variance criteria in CMC 18.45.040.B (1-3).
- Provide an alternative analysis as to why this site was chosen.
- A Site Plan showing a breakdown of the parking calculation based on the proposed uses.
- A map showing how to offset the parking that is to be removed.

**Other review items to be addressed but not necessary for completeness:**

1. What is the average staff occupancy for a work shift?

**Once the application is deemed complete, the City will begin its review of the project application and provide subsequent review comments.** If you have any questions, please contact me at [lhollenbeck@cityofcamas.us](mailto:lhollenbeck@cityofcamas.us).

Respectfully,

Lauren Hollenbeck  
 Senior Planner

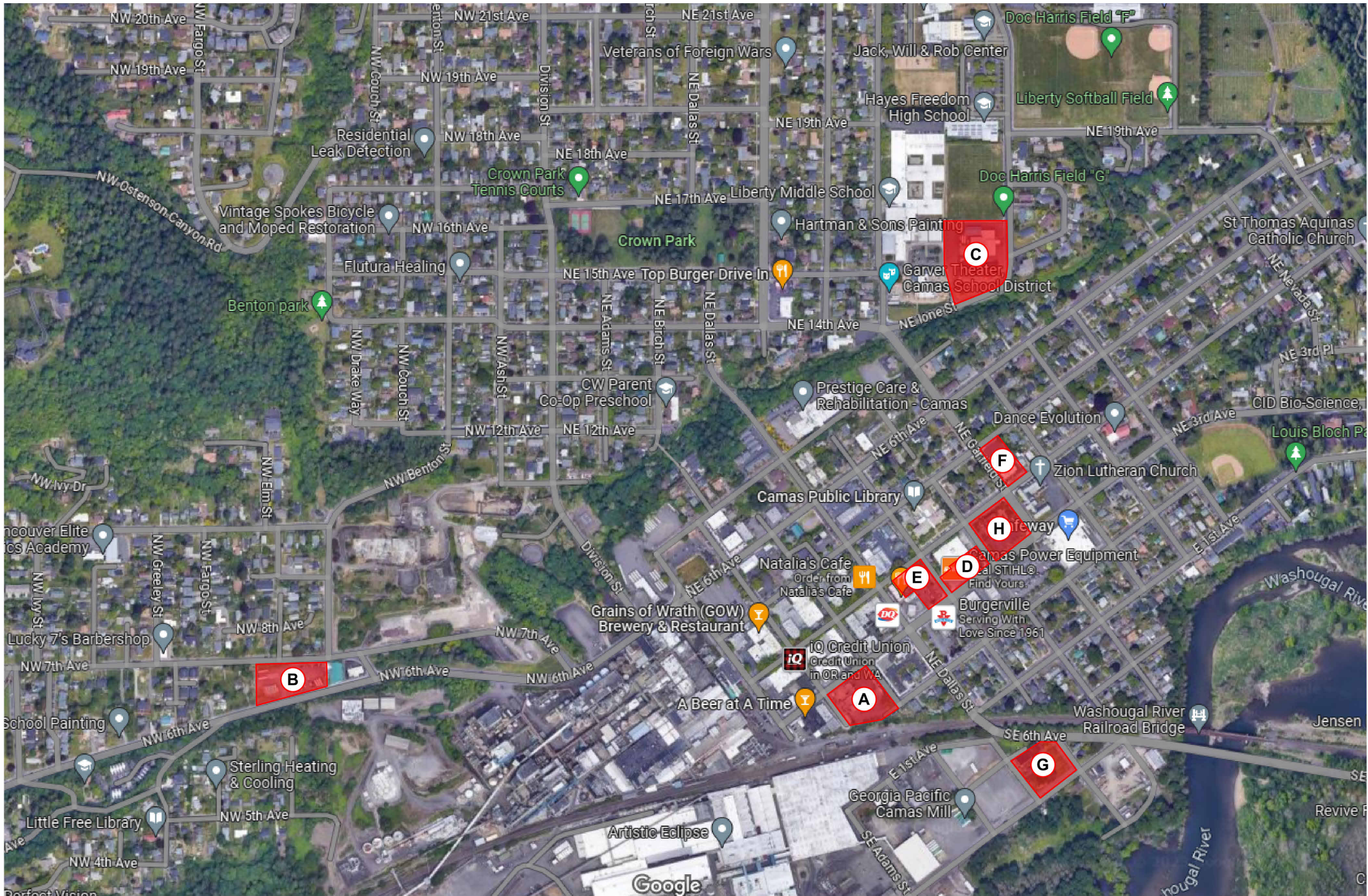


# CWFD STATION 41

## FIRE STATION SITE OPTIONS

10/04/2023

## EXHIBIT A



- SITE A**  
3 PARCELS  
PROPERTY OWNERS:  
FMG BODY SHOP LLC  
FMG INVESTMENTS LLC  
RUDOLPH DIERICKX & KERENDIERICKX
- SITE B**  
6 PARCELS  
PROPERTY OWNERS:  
METRO PROPERTY GROUP INC
- SITE C**  
1 PARCEL  
PROPERTY OWNERS:  
CAMAS SCHOOL DISTRICT #117
- SITE D**  
4 PARCELS  
PROPERTY OWNERS:  
CALCEUS LLC  
CITY OF CAMAS
- SITE E**  
2 PARCELS  
PROPERTY OWNERS:  
CITY OF CAMAS
- SITE F**  
3 PARCELS  
PROPERTY OWNERS:  
RONALD BROWN
- SITE G**  
7 PARCELS  
PROPERTY OWNERS:  
RIVERVIEW SAVINGS BANK  
JAY HOFER & SANDRA HOFER  
CHRISTINA GREEN  
GEORGIA PACIFIC CONSUMER PRODUCTS LLC



CWFD STATION 41

10/04/2023

FIRE STATION SITE COMPARISON

EXHIBIT B

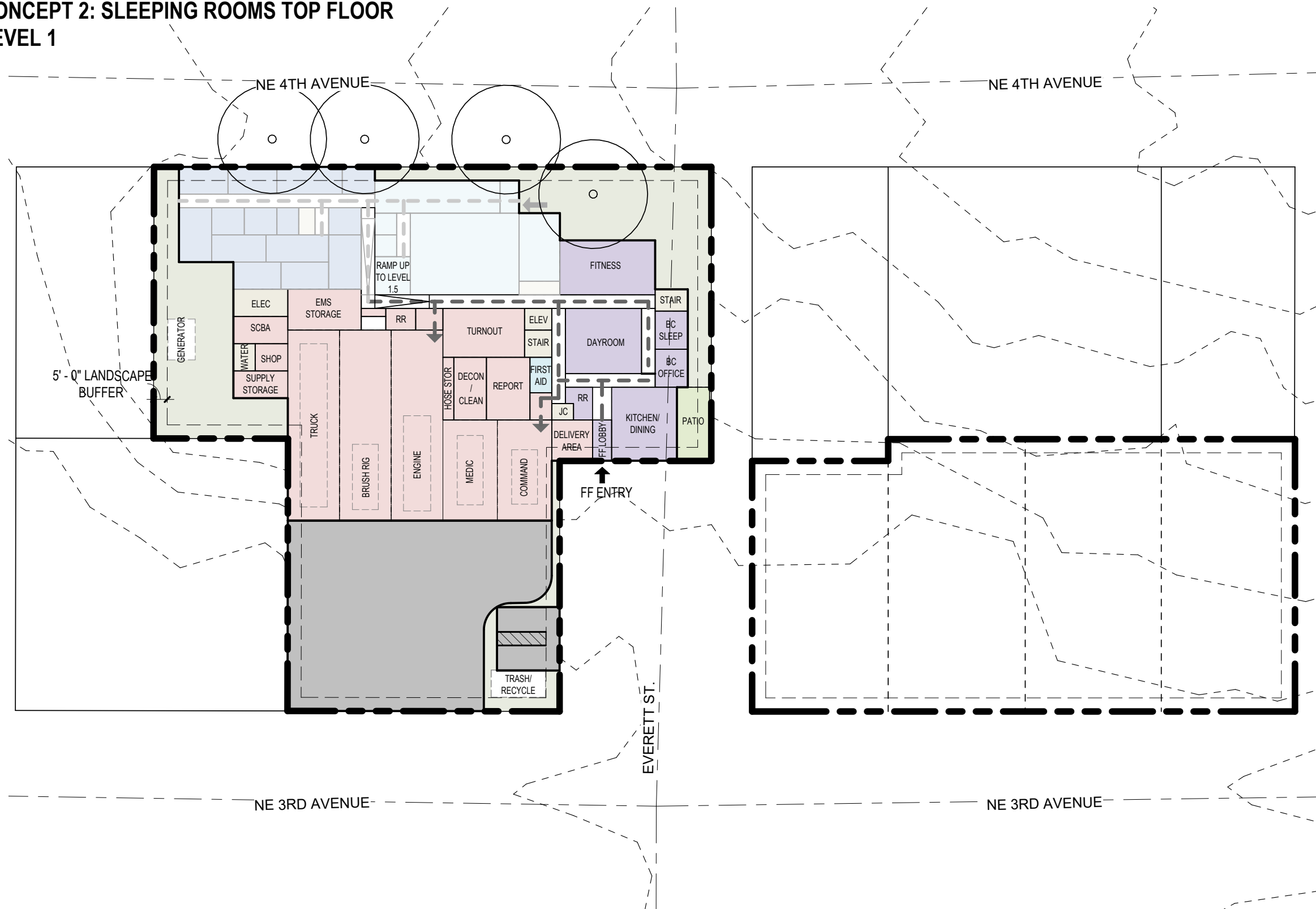
	SITE A	SITE B	SITE C	SITE D	SITE E	SITE F	SITE G	SITE H
SITE								
SIZE / CONFIGURATION	Can accommodate entire program	Can accommodate entire program, challenging configuration	Can accommodate entire program	Cannot accommodate entire program	Cannot accommodate entire program	Cannot accommodate entire program	Can accommodate entire program	Can accommodate entire program
ENVIRONMENTAL REMEDIATION	Abuts active railroad	Known site contaminants	-	-	-	-	-	-
LAND USE / CODE	Downtown Commercial Zone	Multi-family residential zone	Residential zone	Downtown Commercial Zone	Downtown Commercial Zone	Downtown Commercial Zone	Heavy Industrial Zone	Downtown Commercial Zone
TOPOGRAPHY	Mostly flat site with sloped south	Steep slope to the North along 7th Ave., moderate slope to West	Mostly flat site	Mostly flat site	Mostly flat to the north, sloped along Everett St.	Mostly flat site	Sloped from North to South	Gradually sloped from North to South
OPERATIONS								
DELIVERY OF SERVICE	Central to target service area	Further away from target service area	Separated from target service area by significant grade change	Central to target service area	Central to target service area	Central to target service area	Separated from target service area by bridges, vulnerable infrastructure	Central to target service area
DRIVE-THRU BAYS	Can accommodate three drive-thru bays	Can accommodate two drive-thru bays	Can accommodate five drive-thru bays	Cannot accommodate drive-thru bays	Cannot accommodate drive-thru bays	Cannot accommodate drive-thru bays	Can accommodate two drive-thru bays	Can accommodate three drive-thru bays
APPARATUS APRON	Can accomodate longest apparatus	Can accomodate longest apparatus	Can accomodate longest apparatus	Can accomodate longest apparatus	Cannot accomodate full size apron	Cannot accomodate full size apron	Can accomodate longest apparatus	Can accomodate longest apparatus
TRAFFIC IMPACTS	Traffic signal not anticipated	Traffic signal needed, high traffic volume	-	-	-	-	-	-
FINANCIAL								
SITE ACQUISITION COSTS	-	-	-	-	-	-	-	Expensive property with existing building
DIFFICULTY OF ACQUISITION	Privately owned by two parties	Privately owned by one party	Owned by Camas school district, acquisition may exceed project timeline	Owned by Camas and private party. Potential City Hall expansion site	Owned by City of Camas	Privately owned by one party	Privately owned by four parties	Privately owned by one party
DEVELOPMENT COST	-	-	-	-	-	-	-	-

- OPTIMAL CONDITION
- MODERATE CONDITION
- DIFFICULT CONDITION
- DEAL BREAKER CONDITION
- LONG LIST SITES / NOT IN PURSUIT



## SITE OPTION E + STREET VACATION CONCEPT 2: SLEEPING ROOMS TOP FLOOR LEVEL 1

## EXHIBIT C



## SITE INFORMATION

- ADDRESS: 528 NE 4TH AVE  
CAMAS, WA 98607
- PARCEL NUMBERS: 78100000, 78105000
- PROPERTY OWNERS: CITY OF CAMAS
- LEGAL DESCRIPTION:  
CAMAS LOTS 3,4,5,6 & 7 BLK 25
- SITE AREA: 25,000 SF OR .57 ACRES

## PLANNING

- JURISDICTION: CITY OF CAMAS
- CAMAS, WASHINGTON MUNICIPAL CODE (CWMC)
- ZONING: DOWNTOWN COMMERCIAL (DC)

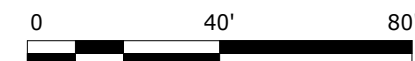
**ZONE REQUIREMENTS** (CWMC TABLE 18.09.030)

- MAXIMUM LOT COVERAGE: NONE
- MAXIMUM IMPERVIOUS AREA %: N/A
- MAX BUILDING HEIGHT: NONE
  
- SETBACKS (CWMC TABLE 18.09.030):
  - ROW: NONE
  - SIDE - STREET: NONE
  - REAR: NONE
  
- LANDSCAPE BUFFERS (CWMC TABLE 18.13.055)
  - ABUTTING STREET: 5'-0" L2 LOW SCREEN
  - ABUTTING COMMERCIAL: 5'-0" L2 LOW SCREEN

## PARKING

- DETERMINED BY SIMILAR USES (CMMC 18.11.130)
  - BUSINESS SPACES: 1 SPACE PER 250 SF OF GROSS FLOOR AREA
  - CREW AREA: 1 PER SLEEPING ROOM
- PARKING STALL AND AISLE DIMENSIONAL STANDARDS (CMMC 18.11.020)
  - DRIVE AISLE: 24'-0"
  - STANDARD PARKING SPACE: 9'-0" X 18'-0"
  - COMPACT PARKING SPACE: 8'-0" X 15'-0"
- STALL COUNT: 2 STALLS
  - FF: 0 STALLS
  - ADMIN: 0 STALLS
  - PUBLIC: 2 STALLS

NOTE: PROPERTY LINES ARE APPROXIMATE





November 3, 2025

Lauren Hollenbeck, Senior Planner  
City of Camas Planning  
616 NE 4th Ave  
Camas, WA 98607

RE: Fire Station 41 parking variance (VAR25-1001)

Dear Lauren,

I am writing in response to your request for an alternative analysis for the site selection in regard to the parking variance and average staff occupancy for a work shift.

**Site Selection:**

The site at 528 NE 4th Ave, was found to be the most suitable relocation for Station 41 in a Pre-Design Study completed in May 2024. In this study, eight locations were evaluated on their impact to site, operational response time and site development cost, see Fire Station Site Options, Exhibit A.

Next, a criteria matrix was created to evaluate the pros and cons of each site, see Fire Station Site Comparison, Exhibit B. Each criteria was given a weighted factor for scoring purposes and the site at 528 NE 4th was found to be the most suitable.

Site advantages for this parcel include its central location, ownership by the City of Camas and its previously developed condition. A disadvantage was the constrained downtown site area. The space needed for the Station and vehicle maneuvering was estimated to take up nearly the entire site. Even by increasing the available area with the vacation of Everett St., only 2 parking stalls were estimated to be able to be provided, see Site Option E + Street Vacation Concept 2, Exhibit C.

Overall, this site was found to be the leading candidate for long term success of the new Camas Washougal Station 41, however in order to make this site viable, it is essential to vacate NE Everett St., and distribute parking off site. It is for these reasons that a parking variance has been applied for. Please find this major variance acceptable.

**Staff Occupancy:**

Fire Station Shift Staff	9 current FTE per shift, 10 future.
Engine Crew	3 FTE

**Battle Ground, WA** – 821 SE 14<sup>th</sup> Loop, Suite 109, P.O. Box 798, Battle Ground, WA 98604 (360) 687-8379

**Longview, WA** – 950 12<sup>th</sup> Avenue, Suite 200, Longview, WA 98632 (360) 425-0000


**Tacoma, WA** – 950 Broadway, Suite M100, Tacoma, WA 98402 (360) 687-8379

**Palmer, AK** - 247 South Alaska Street, P.O. Box 2732, Palmer, AK 99645 (907) 360-9696

Truck Crew	3 FTE
Medic Crew	2 FTE
Battalion Chief	1 FTE
Future	1 FTE
Brush Rig Crew	Drawn from Engine, Medic, and Truck Crews

Admin Staff, (8am - 5pm)	14 FTE
Fire Chief	1 FTE
Division Chief EMS	1 FTE
Division Chief OPS	1 FTE
Fire Marshal	1 FTE
Assist Fire Marshal	2 FTE
Fire Marshal Staff	3 FTE
Admin Assistant	1 FTE
Admin Manager	1 FTE
Payroll / Finance	1 FTE
Human Resources	1 FTE

Sincerely,



Terry Werdel, AIA  
Associate Principal

Attached:

Exhibit A, Exhibit B, Exhibit C  
City of Camas Letter dated Oct 28, 2025

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
 Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

October 28, 2025

Steven McAtee  
 MacKay Sposito  
 18405 SE Mill Plain Blvd. #100  
 Vancouver, WA 98683

RE: Fire Station 41 parking variance (VAR25-1001)

Dear Mr. McAtee,

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**Items necessary for completeness:**

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**Major Variance**

If the applicant requests to reduce the parking requirement, the applicant will need to apply for a Major Variance pursuant to CMC 18.45.040.B. A Major Variance is a Type III review which requires a public hearing before the Hearings Examiner and shall be submitted as a separate stand-alone application concurrently with the consolidated Site Plan Review submittal. The following shall be submitted with the Major Variance application:

- A narrative demonstrating compliance with the Major Variance criteria in CMC 18.45.040.B (1-3).
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- A map showing how to offset the parking that is to be removed.

**Other review items to be addressed but not necessary for completeness:**

1. What is the average staff occupancy for a work shift?

**Once the application is deemed complete, the City will begin its review of the project application and provide subsequent review comments.** If you have any questions, please contact me at [lhollenbeck@cityofcamas.us](mailto:lhollenbeck@cityofcamas.us).

Respectfully,

Lauren Hollenbeck  
 Senior Planner



# CWFD STATION 41

## FIRE STATION SITE OPTIONS

10/04/2023

## EXHIBIT A



- SITE A**  
3 PARCELS  
PROPERTY OWNERS:  
FMG BODY SHOP LLC  
FMG INVESTMENTS LLC  
RUDOLPH DIERICKX & KERENDIERICKX
- SITE B**  
6 PARCELS  
PROPERTY OWNERS:  
METRO PROPERTY GROUP INC
- SITE C**  
1 PARCEL  
PROPERTY OWNERS:  
CAMAS SCHOOL DISTRICT #117
- SITE D**  
4 PARCELS  
PROPERTY OWNERS:  
CALCEUS LLC  
CITY OF CAMAS
- SITE E**  
2 PARCELS  
PROPERTY OWNERS:  
CITY OF CAMAS
- SITE F**  
3 PARCELS  
PROPERTY OWNERS:  
RONALD BROWN
- SITE G**  
7 PARCELS  
PROPERTY OWNERS:  
RIVERVIEW SAVINGS BANK  
JAY HOFER & SANDRA HOFER  
CHRISTINA GREEN  
GEORGIA PACIFIC CONSUMER PRODUCTS LLC



CWFD STATION 41

10/04/2023

FIRE STATION SITE COMPARISON

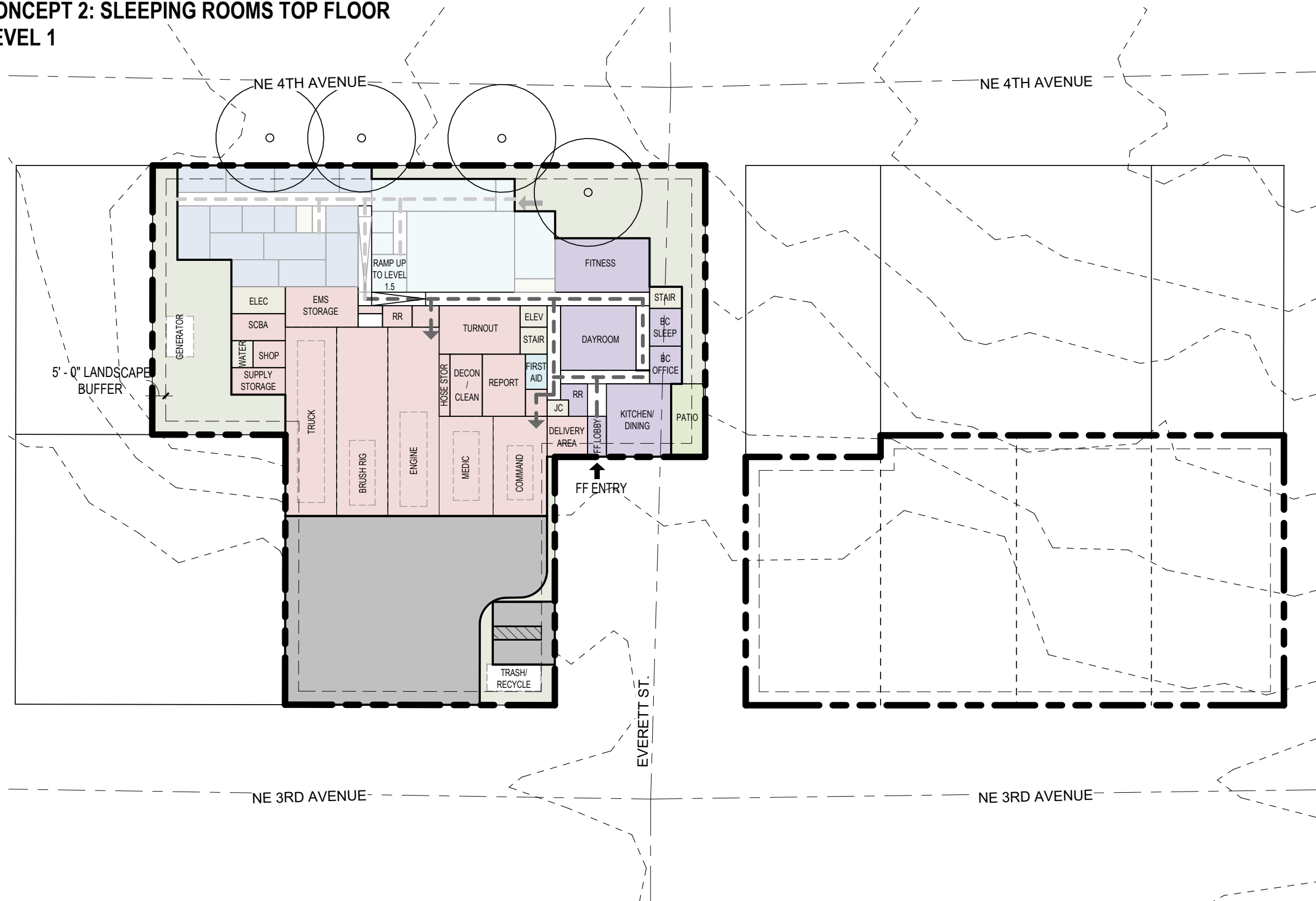
EXHIBIT B

	SITE A	SITE B	SITE C	SITE D	SITE E	SITE F	SITE G	SITE H
SITE								
SIZE / CONFIGURATION	Can accommodate entire program	Can accommodate entire program, challenging configuration	Can accommodate entire program	Cannot accommodate entire program	Cannot accommodate entire program	Cannot accommodate entire program	Can accommodate entire program	Can accommodate entire program
ENVIRONMENTAL REMEDIATION	Abuts active railroad	Known site contaminants	-	-	-	-	-	-
LAND USE / CODE	Downtown Commercial Zone	Multi-family residential zone	Residential zone	Downtown Commercial Zone	Downtown Commercial Zone	Downtown Commercial Zone	Heavy Industrial Zone	Downtown Commercial Zone
TOPOGRAPHY	Mostly flat site with sloped south	Steep slope to the North along 7th Ave., moderate slope to West	Mostly flat site	Mostly flat site	Mostly flat to the north, sloped along Everett St.	Mostly flat site	Sloped from North to South	Gradually sloped from North to South
OPERATIONS								
DELIVERY OF SERVICE	Central to target service area	Further away from target service area	Separated from target service area by significant grade change	Central to target service area	Central to target service area	Central to target service area	Separated from target service area by bridges, vulnerable infrastructure	Central to target service area
DRIVE-THRU BAYS	Can accommodate three drive-thru bays	Can accommodate two drive-thru bays	Can accommodate five drive-thru bays	Cannot accommodate drive-thru bays	Cannot accommodate drive-thru bays	Cannot accommodate drive-thru bays	Can accommodate two drive-thru bays	Can accommodate three drive-thru bays
APPARATUS APRON	Can accomodate longest apparatus	Can accomodate longest apparatus	Can accomodate longest apparatus	Can accomodate longest apparatus	Cannot accomodate full size apron	Cannot accomodate full size apron	Can accomodate longest apparatus	Can accomodate longest apparatus
TRAFFIC IMPACTS	Traffic signal not anticipated	Traffic signal needed, high traffic volume	-	-	-	-	-	-
FINANCIAL								
SITE ACQUISITION COSTS	-	-	-	-	-	-	-	Expensive property with existing building
DIFFICULTY OF ACQUISITION	Privately owned by two parties	Privately owned by one party	Owned by Camas school district, acquisition may exceed project timeline	Owned by Camas and private party. Potential City Hall expansion site	Owned by City of Camas	Privately owned by one party	Privately owned by four parties	Privately owned by one party
DEVELOPMENT COST	-	-	-	-	-	-	-	-

- OPTIMAL CONDITION
- MODERATE CONDITION
- DIFFICULT CONDITION
- DEAL BREAKER CONDITION
- LONG LIST SITES / NOT IN PURSUIT

## SITE OPTION E + STREET VACATION CONCEPT 2: SLEEPING ROOMS TOP FLOOR LEVEL 1

# EXHIBIT C



## SITE INFORMATION

- ADDRESS: 528 NE 4TH AVE  
CAMAS, WA 98607
- PARCEL NUMBERS: 78100000, 78105000
- PROPERTY OWNERS: CITY OF CAMAS
- LEGAL DESCRIPTION:  
CAMAS LOTS 3,4,5,6 & 7 BLK 25
- SITE AREA: 25,000 SF OR .57 ACRES

## PLANNING

- JURISDICTION: CITY OF CAMAS
- CAMAS, WASHINGTON MUNICIPAL CODE (CWMC)
- ZONING: DOWNTOWN COMMERCIAL (DC)

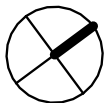
**ZONE REQUIREMENTS (CWMC TABLE 18.09.030)**

- MAXIMUM LOT COVERAGE: NONE
- MAXIMUM IMPERVIOUS AREA %: N/A
- MAX BUILDING HEIGHT: NONE
  
- SETBACKS (CWMC TABLE 18.09.030):
  - ROW: NONE
  - SIDE - STREET: NONE
  - REAR: NONE
  
- LANDSCAPE BUFFERS (CWMC TABLE 18.13.055)
  - ABUTTING STREET: 5'-0" L2 LOW SCREEN
  - ABUTTING COMMERCIAL: 5'-0" L2 LOW SCREEN

## PARKING

- DETERMINED BY SIMILAR USES (CWMC 18.11.130)
  - BUSINESS SPACES: 1 SPACE PER 250 SF OF GROSS FLOOR AREA
  - CREW AREA: 1 PER SLEEPING ROOM
- PARKING STALL AND AISLE DIMENSIONAL STANDARDS (CWMC 18.11.020)
  - DRIVE AISLE: 24'-0"
  - STANDARD PARKING SPACE: 9'-0" X 18'-0"
  - COMPACT PARKING SPACE: 8'-0" X 15'-0"
- STALL COUNT: 2 STALLS
  - FF: 0 STALLS
  - ADMIN: 0 STALLS
  - PUBLIC: 2 STALLS

NOTE: PROPERTY LINES ARE APPROXIMATE





**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
 Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

October 28, 2025

Steven McAtee  
 MacKay Sposito  
 18405 SE Mill Plain Blvd. #100  
 Vancouver, WA 98683

RE: Fire Station 41 parking variance (VAR25-1001)

Dear Mr. McAtee,

Thank you for your application submittal for the parking variance for Fire Station 41. There is an item that remains to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on October 1, 2025, has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

**Items necessary for completeness:**

1. The following item shall be submitted with the Major Variance application per the pre-application notes:
  - Provide an alternative analysis as to why this site was chosen (see excerpt from pre-app notes below):

**Major Variance**

If the applicant requests to reduce the parking requirement, the applicant will need to apply for a Major Variance pursuant to CMC 18.45.040.B. A Major Variance is a Type III review which requires a public hearing before the Hearings Examiner and shall be submitted as a separate stand-alone application concurrently with the consolidated Site Plan Review submittal. The following shall be submitted with the Major Variance application:

- A narrative demonstrating compliance with the Major Variance criteria in CMC 18.45.040.B (1-3).
- Provide an alternative analysis as to why this site was chosen.
- A Site Plan showing a breakdown of the parking calculation based on the proposed uses.
- A map showing how to offset the parking that is to be removed.

**Other review items to be addressed but not necessary for completeness:**

1. What is the average staff occupancy for a work shift?

**Once the application is deemed complete, the City will begin its review of the project application and provide subsequent review comments.** If you have any questions, please contact me at [lhollenbeck@cityofcamas.us](mailto:lhollenbeck@cityofcamas.us).

Respectfully,

Lauren Hollenbeck  
 Senior Planner

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
 Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

November 13, 2025

Steven McAtee  
 MacKay Sposito  
 18405 SE Mill Plain Blvd. #100  
 Vancouver, WA 98683

RE: Fire Station 41 parking variance (VAR25-1001) application review

Dear Mr. McAtee,

Thank you for your application resubmittal for the parking variance for Fire Station 41. There is one item that remains to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on October 1, 2025, and resubmitted November 3, 2025, has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

**Item necessary for completeness:**

- Per CMC 18.55.110.H, install the "Notice of Proposed Development" sign on site and submit proof of posting.

**Once the application is deemed complete, the City will begin its review of the project application and provide subsequent review comments.** If you have any questions, please contact me at [lhollenbeck@cityofcamas.us](mailto:lhollenbeck@cityofcamas.us).

Respectfully,

A handwritten signature in black ink that reads "Lauren Hollenbeck". The signature is written in a cursive, flowing style.

Lauren Hollenbeck  
 Senior Planner

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

December 3, 2025

Steven McAtee  
MacKay Sposito  
18405 SE Mill Plain Blvd. #100  
Vancouver, WA 98683

RE: Fire Station 41 parking variance (VAR25-1001) technically complete letter

Dear Mr. McAtee,

The purpose of this letter is to inform you that the above application submitted on October 1, 2025, and resubmitted November 3, 2025, and December 3, 2025 has been **deemed complete** in accordance with the Camas Municipal Code (CMC) Section 18.55.130. Meanwhile, staff will begin reviewing the application and contact you with review comments and/or questions.

Do not hesitate to reach out should you have any questions.

Respectfully,

A handwritten signature in black ink that reads "Lauren Hollenbeck". The signature is written in a cursive, flowing style.

Lauren Hollenbeck, Senior Planner

In re: Camas Fire Station 41

) NO. VAR25-1001  
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 ) AFFIDAVIT OF MAILING  
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 ) Respondent. )

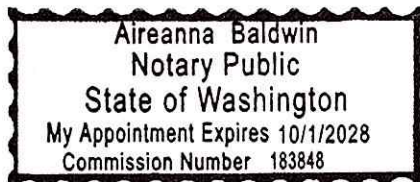
STATE OF WASHINGTON )  
 ) ss.  
 CLARK COUNTY )

I, Carey Certo, on oath says:

I, Carey Certo, on December 18, 2025, I directed a true and correct copy of the Notice of Application & Notice of Public Hearing be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo  
 SIGNATURE

SUBSCRIBED and SWORN to before me this 18<sup>th</sup> day of December, 2025.



Aireanna Baldwin  
 Notary Public in and for the State of  
 Washington, residing at Clark County  
 My appointment expires: 10/1/2028

SAFEWAY INC  
250 PARKCENTER BLVD  
BOISE, ID 83726

APEX INVESTMENTS LLC  
222 NE EVERETT ST  
CAMAS, WA 98607

SAFEWAY REALTY LLC  
250 E PARKCENTER BLVD  
BOISE, WA 83706

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G  
3414 P CIRCLE  
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A  
417 NE DALLAS ST  
CAMAS, WA 98607

UNITED STATES POSTAL SERVICE  
1211 DANIELLS ST  
VANCOUVER, WA 98660

SAFEWAY REALTY LLC  
250 E PARKCENTER BLVD  
BOISE, WA 83706



**Notice of APPLICATION and Notice of PUBLIC HEARING**  
**Fire Station 41 Parking Major Variance**  
 (File no. MajVar25-1001)

**NOTICE IS HEREBY GIVEN** that an application requesting Major Variance approval to the off-street parking code requirements in Camas Municipal Code (CMC) Chapter 18.11 for a new fire station was received by the City of Camas on October 1, 2025, and was deemed technically complete on December 3, 2025.

**Location:** The subject property is located at 528 NE 4<sup>th</sup> Avenue, Camas, WA in the NE ¼ of Section 11, Township 1 North, Range 3 East, Camas, WA, Parcel Numbers: 78100000 and 78105000. The 0.85-acre site is zoned Downtown Commercial (DC) in the City of Camas.

**Scheduled Public Hearing:** A public hearing will be held **Thursday, January 22, 2026, at 5:00 p.m.**, or soon thereafter, remotely and in-person at City Hall located at 616 NE 4<sup>th</sup> Avenue, Camas, WA before the Hearings Examiner. Instructions and a link to participate will be available on the agenda page of the city's website at least seven days prior to the meeting. The agenda will be located at the following link: [www.cityofcamas.us/yourgovernment/minuteagendavideo](http://www.cityofcamas.us/yourgovernment/minuteagendavideo).

**Questions/Comments:** The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing held at City Hall or remotely via Zoom; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by phone (360) 817-7253 or by email to: [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)

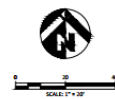
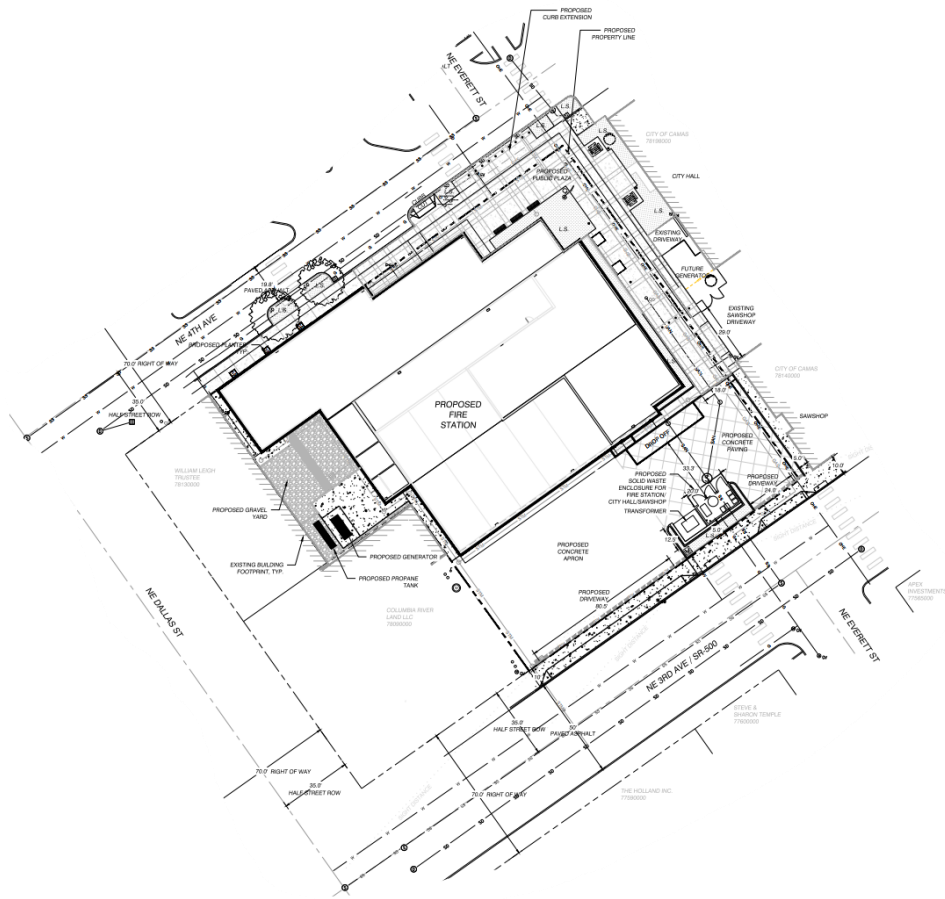
It is preferable that written comments be received at least five (5) working days prior to the public hearing, to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00pm) the day of the hearing to be included in deliberations. During the hearing, oral comments may also be submitted as well as written comments via email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)

**Application Materials:** The application included the following: project narrative, parking site plan, parking alternative analysis site selection, and title reports. Application materials are available for review from the Community Development Department during regular business hours Monday – Friday 8am-5pm.

**Participate:** All citizens are entitled to have equal access to the services, benefits, and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The city will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.



## Preliminary Site Plan



### Vicinity Map







**Notice of APPLICATION and Notice of PUBLIC HEARING  
Fire Station 41 Parking Major Variance  
(File no. MajVar25-1001)**

**NOTICE IS HEREBY GIVEN** that an application requesting Major Variance approval to the off-street parking code requirements in Camas Municipal Code (CMC) Chapter 18.11 for a new fire station was received by the City of Camas on October 1, 2025, and was deemed technically complete on December 3, 2025.

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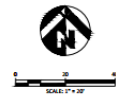
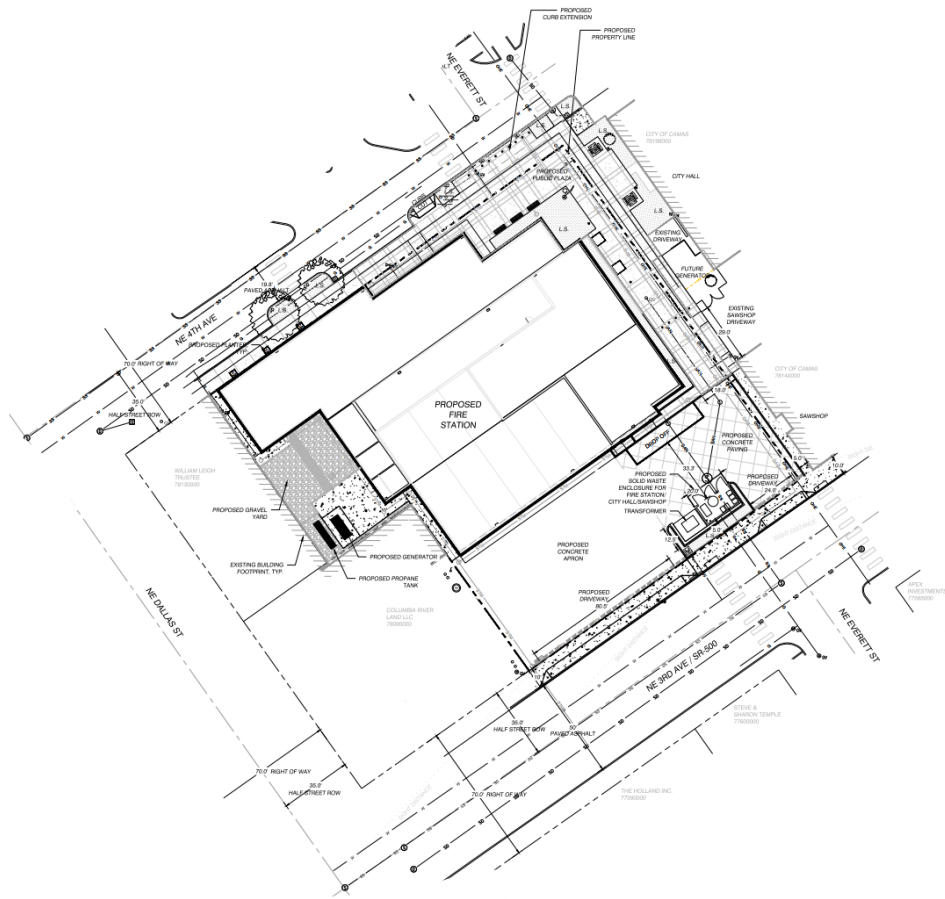
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## Preliminary Site Plan



### Vicinity Map





## Notice of Proposed Development

### "Major Variance Camas - Washougal Fire Station 41 for Parking"

An application has been submitted to the City of Camas for a Major Variance for the proposed Camas-Washougal Fire Department Station 41 at 528 NE 4th Avenue. The proposal includes a request to use on-street parking in connection with the project. This request will be reviewed under the City's zoning regulations, development standards, and other applicable requirements.

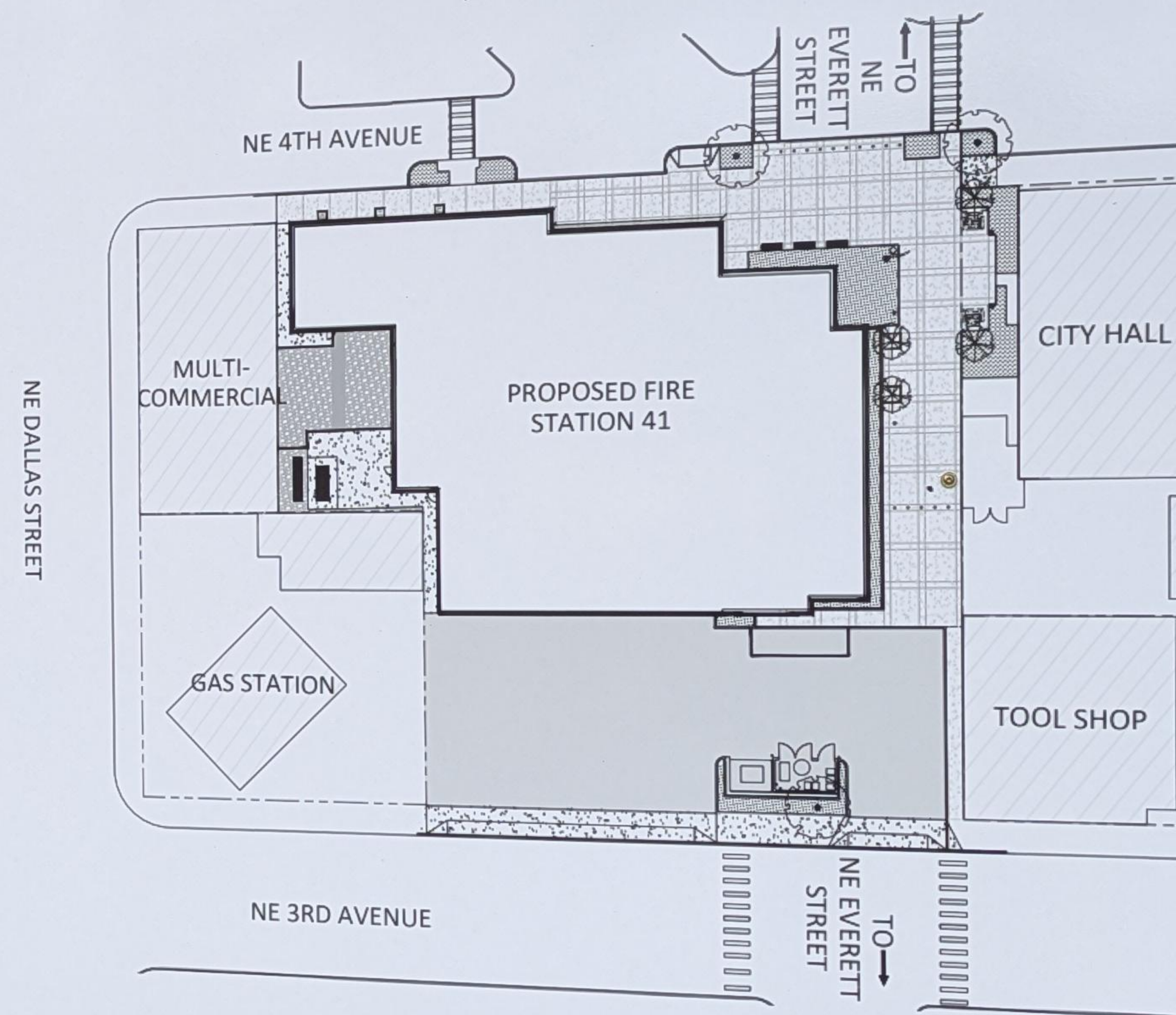
**For more information regarding this project contact:**

Applicant Contact: Steven McAtee, [smcatee@mackaysposito.com](mailto:smcatee@mackaysposito.com)  
City Contact: Community Development, 360-817-1562

**Public Hearing Schedule:** *(to be filled in 14 days, or more, prior to hearing)*

Hearing Date/Time: Jan. 26/2026 @ 5:00 p.m.

Hearing Location: Camas City Hall  
616 NE 4th Ave Camas, WA







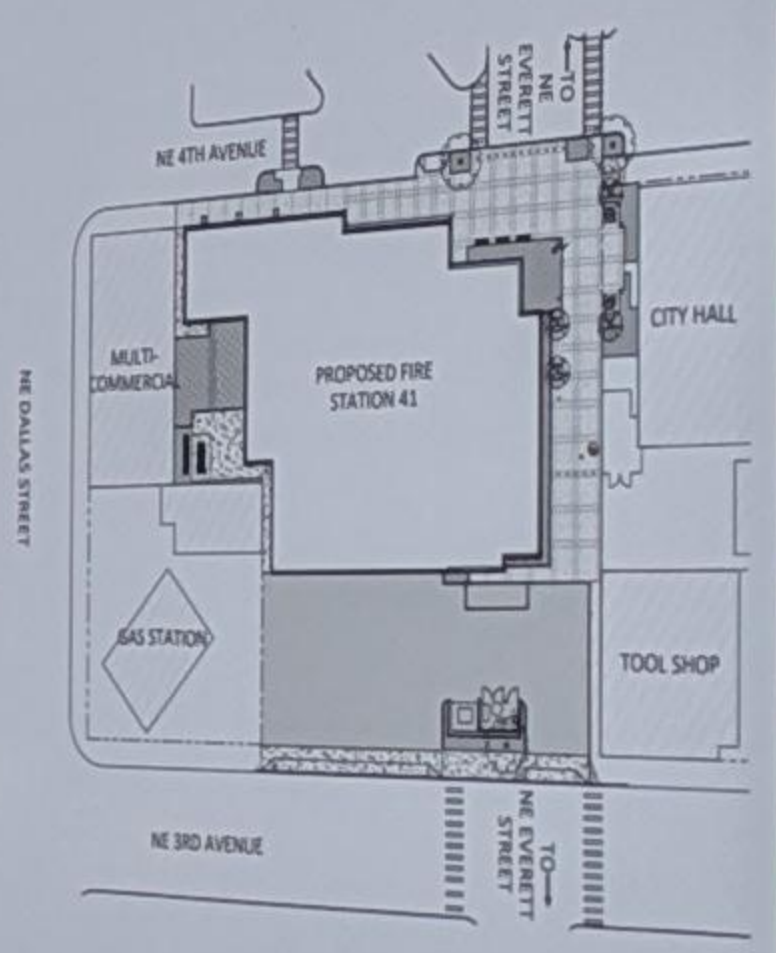
### Notice of Proposed Development

*"Major Variance Camas - Washougal  
Fire Station 41 for Parking"*

An application has been submitted to the City of Camas for a Major Variance for the proposed Camas-Washougal Fire Department Station 41 at 238 NE 4th Avenue. The proposal includes a request to use on-street parking in connection with the project. This request will be reviewed under the City's zoning regulations, development standards, and other applicable requirements.

For more information regarding this project contact:  
City Contact: Steve McNamee, [steve@camaswa.gov](mailto:steve@camaswa.gov)  
City Contact: Community Development, 360-817-1562

Public Hearing Schedule: to be held in 30 days or more prior to hearing  
Hearing Date/Time: June 12, 2025 @ 5:00pm  
Hearing Location: Camas City Hall  
616 NE 4th Ave Camas, WA





## Notice of Proposed Development

### "Major Variance Camas - Washougal Fire Station 41 for Parking"

An application has been submitted to the City of Camas for a Major Variance for the proposed Camas-Washougal Fire Department Station 41 at 528 NE 4th Avenue. The proposal includes a request to use on-street parking in connection with the project. This request will be reviewed under the City's zoning regulations, development standards, and other applicable requirements.

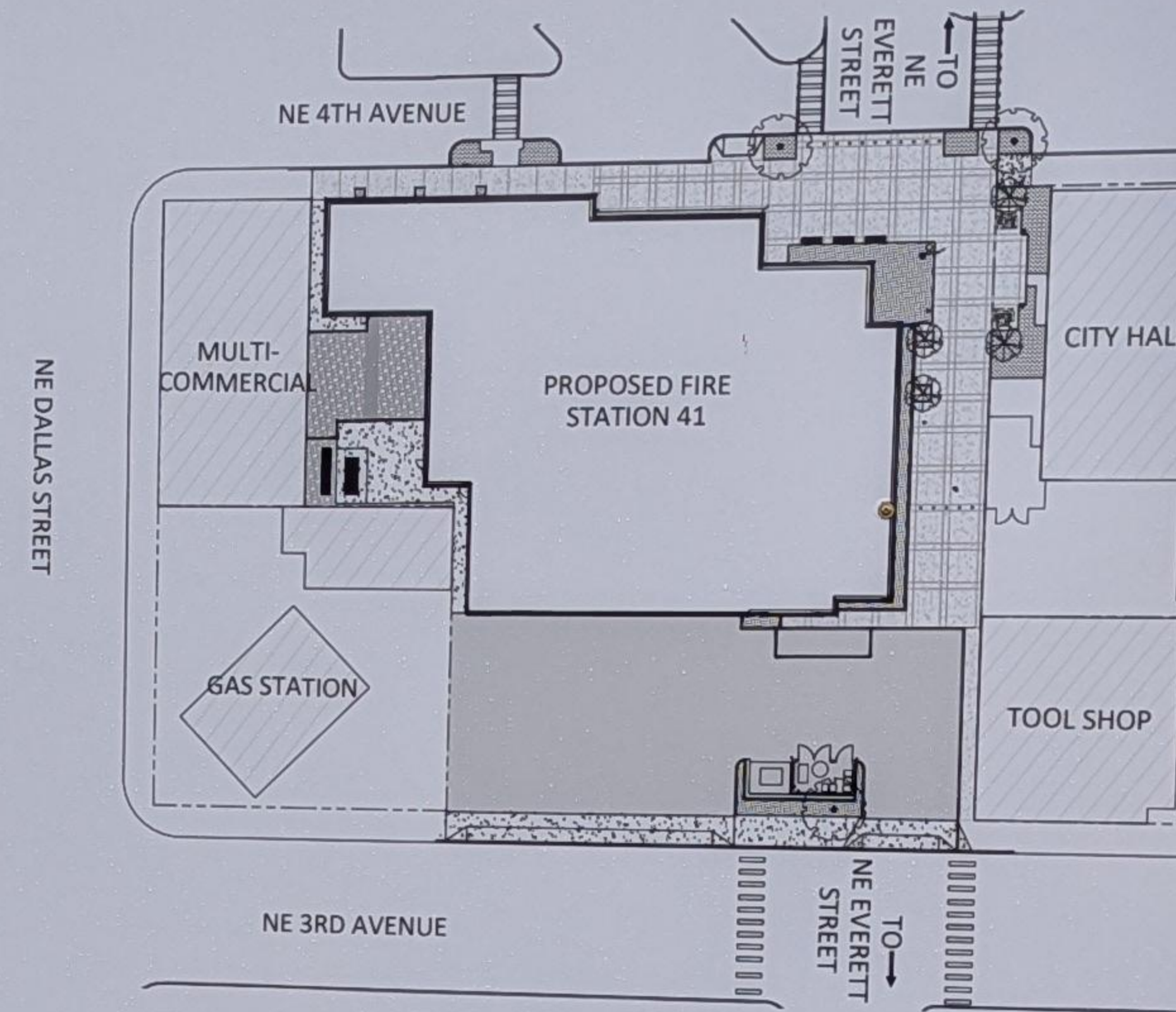
**For more information regarding this project contact:**

Applicant Contact: Steven McAtee, [smcatee@mackaysposito.com](mailto:smcatee@mackaysposito.com)  
City Contact: Community Development, 360-817-1562

**Public Hearing Schedule:** *(to be filled in 14 days, or more, prior to hearing)*

Hearing Date/Time: Jan. 126/2026 @ 5:00 p.m.

Hearing Location: Camas City Hall  
616 NE 4th Ave. Camas, WA



EMPLOYEE PARKING ONLY  
MON-FRI  
TAKEN





### Notice of Proposed Development

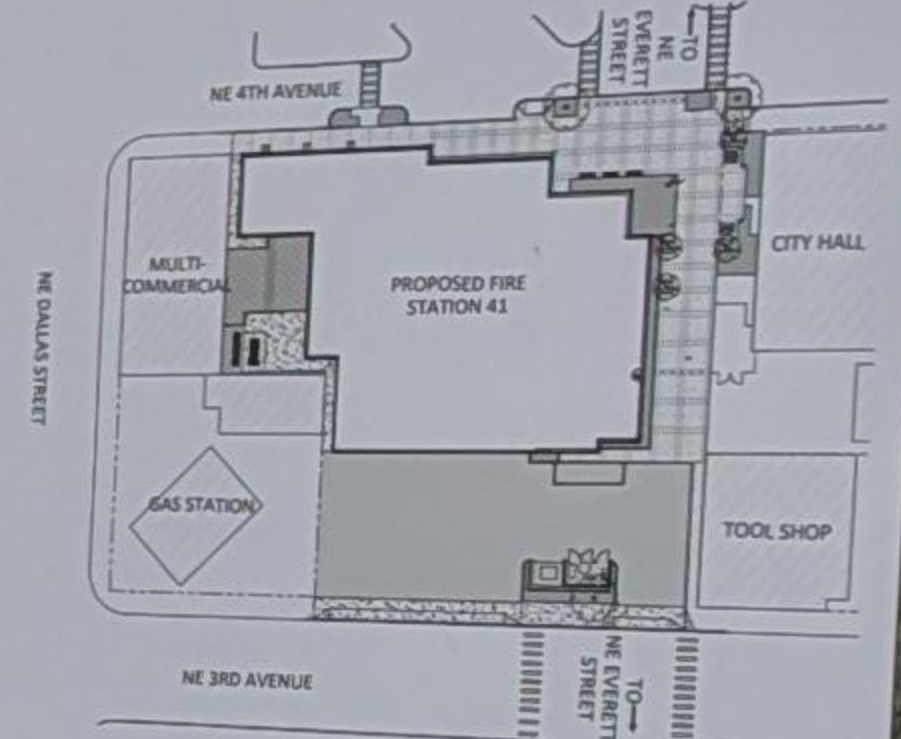
#### "Major Variance Camas - Washougal Fire Station 41 for Parking"

An application has been submitted to the City of Camas for a Major Variance for the proposed Camas-Washougal Fire Department Station 41 at 528 NE 4th Avenue. The proposal includes a request to use on-street parking in connection with the project. This request will be reviewed under the City's zoning regulations, development standards, and other applicable requirements.

For more information regarding this project contact:  
Applicant Contact: Steven McAtee, [smcatee@camas.wa.gov](mailto:smcatee@camas.wa.gov)  
City Contact: Community Development, 360-817-1562

Public Hearing Schedule: (to be filed by 14 days, or more, prior to hearing)  
Hearing Date/Time: Jan. 26/2016 @ 5:00pm

Hearing Location: Camas City Hall  
616 NE 4th Ave. Camas, WA



CITY OF CAMAS  
EMPLOYEE  
PARKING  
ONLY  
MON - FRI  
7AM - 5PM



In re: Camas-Washougal Fire Station 41

) NO. VAR25-1001  
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 ) AFFIDAVIT OF MAILING  
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 Respondent. )

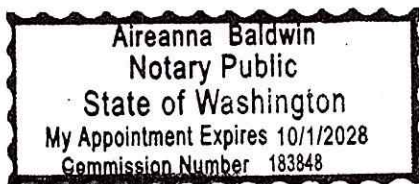
STATE OF WASHINGTON )  
 ) ss.  
 CLARK COUNTY )

I, Carey Certo, on oath says:

I, Carey Certo, on January 7, 2026, I directed a true and correct copy of the Notice of Rescheduled Public Hearing be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo  
 SIGNATURE

SUBSCRIBED and SWORN to before me this 8<sup>th</sup> day of January, 2025. 2026



Aireanna Baldwin  
 Notary Public in and for the State of  
 Washington, residing at Clark County  
 My appointment expires: 10/1/2028

SAFEWAY INC  
250 PARKCENTER BLVD  
BOISE, ID 83726

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1211 DANIELLS ST  
VANCOUVER, WA 98660

SAFEWAY REALTY LLC  
250 E PARKCENTER BLVD  
BOISE, WA 83706



**Notice of RESCHEDULED Public Hearing**  
**Fire Station 41 Parking Major Variance**  
 (File no. VAR25-1001)

**NOTICE IS HEREBY GIVEN** that an application requesting Major Variance approval to the off-street parking code requirements in Camas Municipal Code (CMC) Chapter 18.11 for a new fire station was received by the City of Camas on October 1, 2025, and was deemed technically complete on December 3, 2025.

**Location:** The subject property is located at 528 NE 4<sup>th</sup> Avenue, Camas, WA in the NE ¼ of Section 11, Township 1 North, Range 3 East, Camas, WA, Parcel Numbers: 78100000 and 78105000. The 0.85-acre site is zoned Downtown Commercial (DC) in the City of Camas.

**Scheduled Public Hearing:** A public hearing that was scheduled for **January 22, 2026**, has been **canceled** and **rescheduled to Monday, January 26, 2026, at 5:00 p.m.**, or soon thereafter, remotely and in-person at City Hall located at 616 NE 4<sup>th</sup> Avenue, Camas, WA before the Hearings Examiner. Instructions and a link to participate will be available on the agenda page of the city's website at least seven days prior to the meeting. The agenda will be located at the following link: [www.cityofcamas.us/yourgovernment/minuteagendavideo](http://www.cityofcamas.us/yourgovernment/minuteagendavideo).

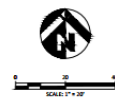
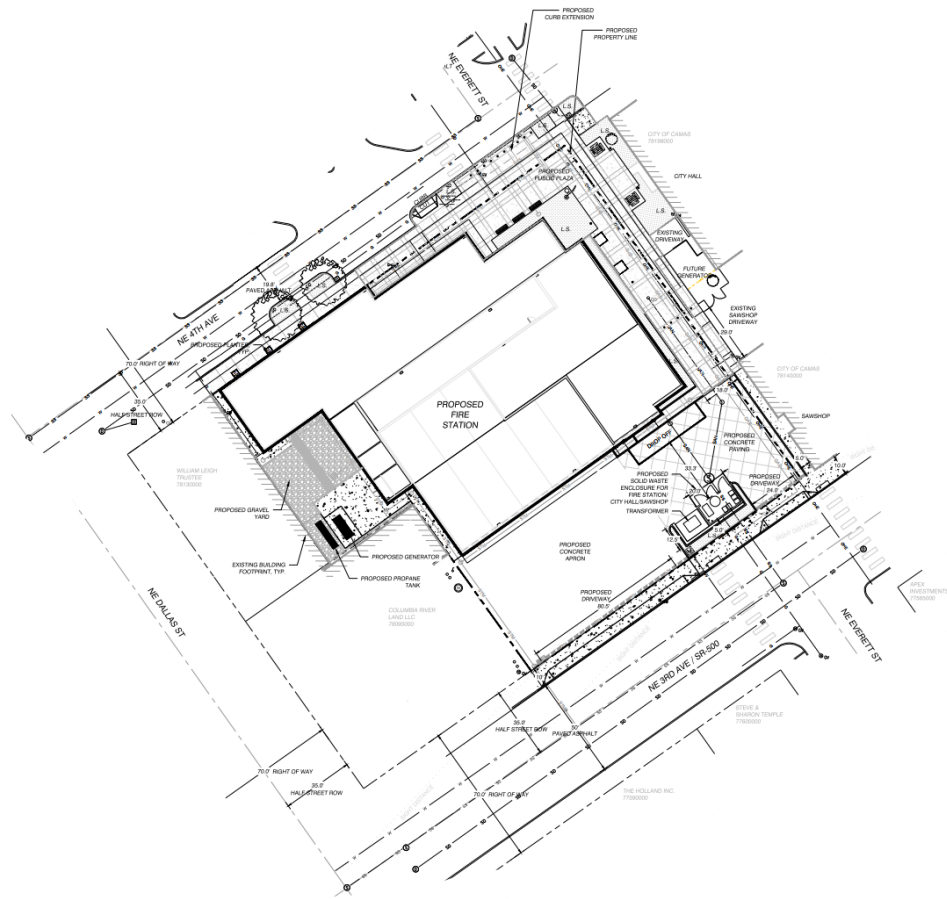
**Questions/Comments:** The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing held at City Hall or remotely via Zoom; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by phone (360) 817-7253 or by email to: [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)

It is preferable that written comments be received at least five (5) working days prior to the public hearing, to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00pm) the day of the hearing to be included in deliberations. During the hearing, oral comments may also be submitted as well as written comments via email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)

**Application Materials:** The application included the following: project narrative, parking site plan, parking alternative analysis site selection, and title reports. Application materials are available for review from the Community Development Department during regular business hours Monday – Friday 8am-5pm.

**Participate:** All citizens are entitled to have equal access to the services, benefits, and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The city will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

## Preliminary Site Plan



### Vicinity Map





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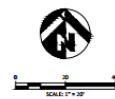
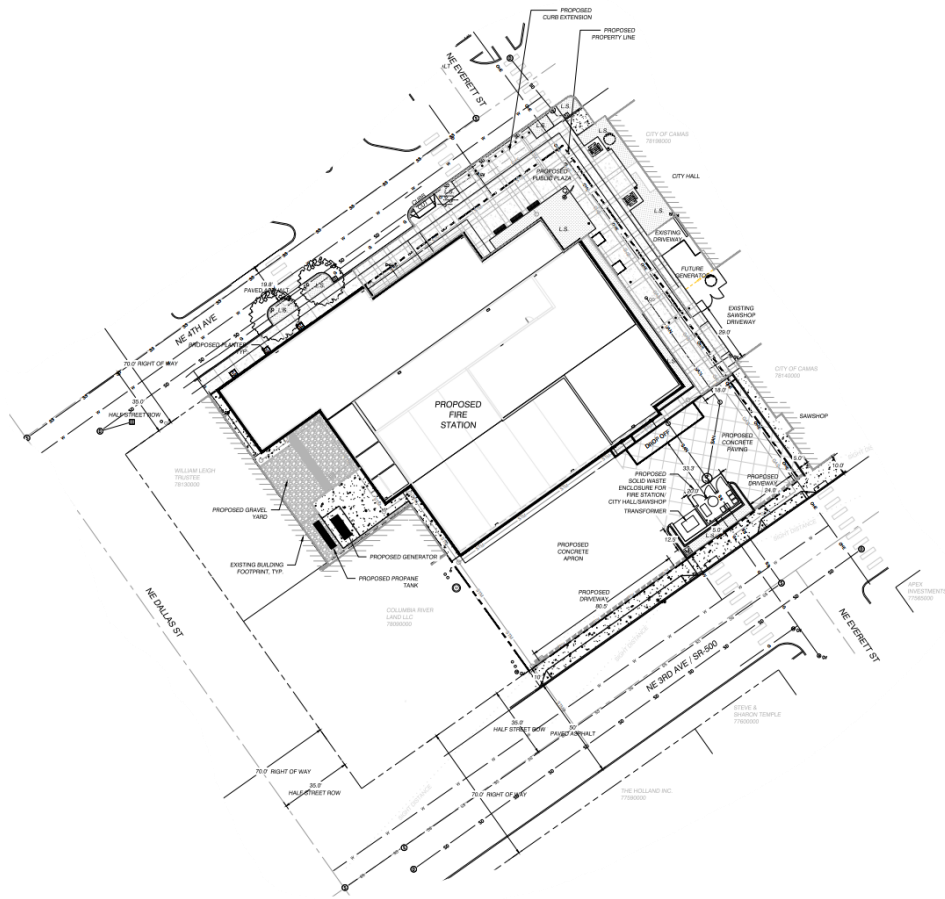
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## Fire Station 41 Parking Variance (VAR25-1001)

### Index of Exhibits

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2	Pre-Application Conference Notes	7/10/25
3	Site Plan	8/2025
4	Mailing Labels	9/11/25
5	On Street Parking Locations	9/24/25
6	Title Report - 533 NE 3rd Ave	12/12/91
7	Title Report – 528 NE 4th Ave	11/28/18
8	Development Sign Posting	
9	Alternative Analysis Site Selection for Parking	11/3/25
10	Staff Occupancy	11/3/25
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12	Second Application Review Letter	11/13/25
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